

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY GEORGE	MISSAUKEE COUNTY	1,000	10/19/1968	WD	21-NOT USED/OTHER	171P291	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
MISSAUKEE COUNTY PARK	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MISSAUKEE COUNTY PO BOX 800 LAKE CITY MI 49651	MAP #:					
		2025 Est TCV 0				

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
B100'@5000/FF	350.00	545.75	0.6450	0.9132	5000	100		1,030,772
350 Actual Front Feet, 4.38 Total Acres			Total Est. Land Value =					1,030,772

Tax Description  
 SEC 1 T22N R8W ALL THAT PART OF GOVT LOT 2 OF SEC 1 LYING E'LY OF PLAT OF NORTH LAWN BEACH. EXC ANY PORTION OF GOVT LOT 2 LYING W'LY OF PRIVATE RD IN PLAT OF NORTH LAWN BEACH. 4.385A M/L

Comments/Influences  
 MARINA LAGOON & CHANNEL TO LAKE



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMSEN ALLEN CHARLES	THOMSEN ALLEN CHARLES	0	07/31/2023	QC	15-LADY BIRD	2023-02137	PROPERTY TRANSFER	0.0
THOMSEN ALLEN C & BETTY J	THOMSEN ALLEN CHARLES	0	01/05/2021	QC	09-FAMILY	2021-00036	PROPERTY TRANSFER	0.0
		130,000	06/01/1998	WD	33-TO BE DETERMINED	319:895	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6731 W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/10/2000					

Owner's Name/Address	MAP #:
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THOMSEN ALLEN CHARLES 6731 W NORTSHORE DRIVE LAKE CITY MI 49651	2025 Est TCV 38,514 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	78.23	315.00	1.2645	0.9420	200	100		18,637
78 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value = 18,637

Tax Description	X	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
D/W/P: 4in Concrete	6.39	144	0	0

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

OWNS 520-023-00 ACROSS STREET	X	Street Lights
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Standard Utilities	X	Underground Utils.
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Topography of Site	X	Level
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		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain
		Private Road

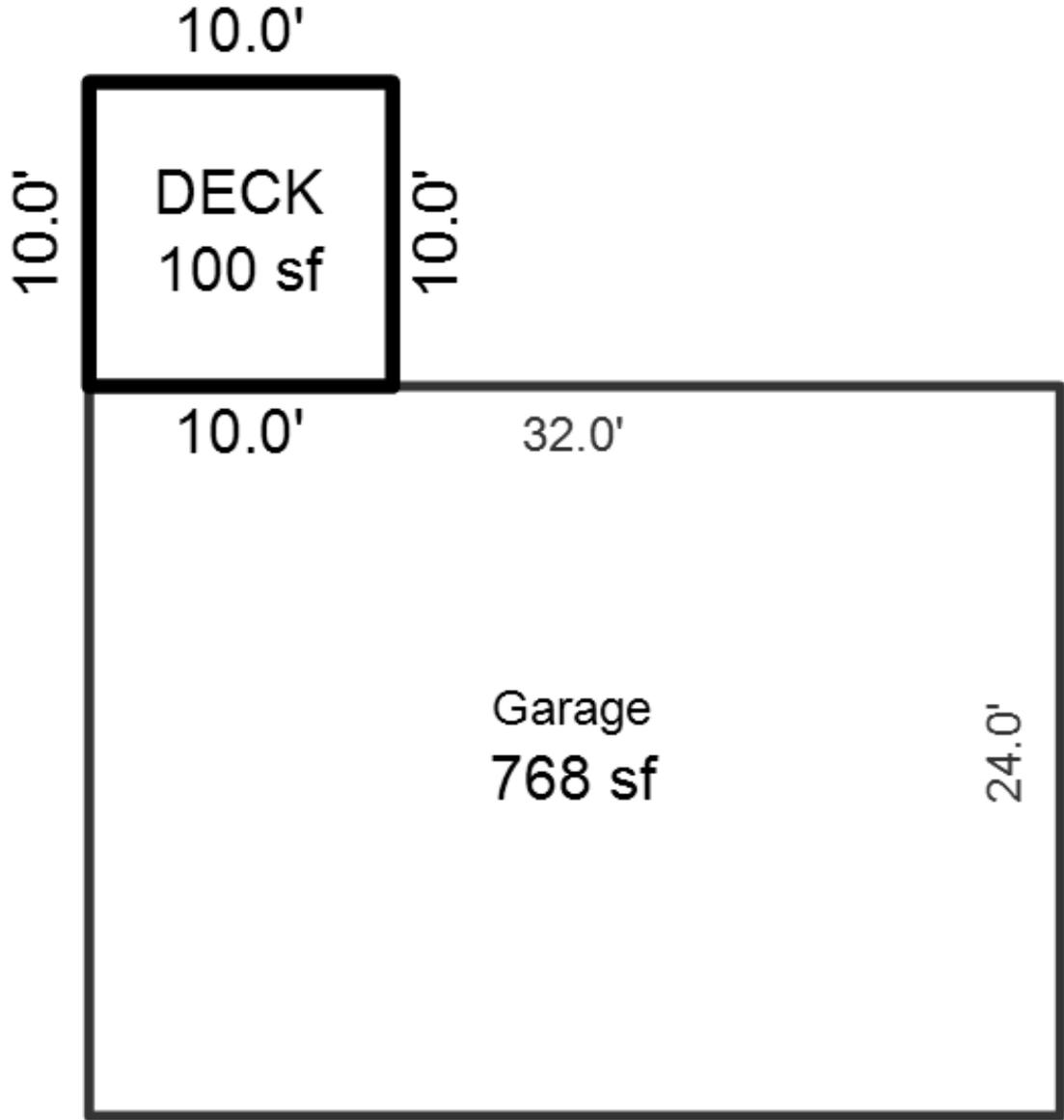
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	9,300	10,000	19,300			8,928C
		TPC 04/30/2021 INSPECTED	2024	8,000	8,600	16,600			8,660C
		TPC 12/27/2017 INSPECTED	2023	8,000	8,400	16,400			8,248C
		TPC 08/28/2015 INSPECTED	2022	7,500	6,500	14,000			7,856C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		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 100	Type Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 26,470 Total Depr Cost: 17,206 Estimated T.C.V: 18,927							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100					Bsmnt Garage:			
	Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets						Carpport Area: Roof:			
	Condition: Average	Lg	Ord	Small	Room List			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls CD Blt 0		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
	(1) Exterior	Kitchen: Other: Other:			0 Amps Service			Building Areas							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation							
	Insulation				Ex. Ord. Min			Size Cost New Depr. Cost							
	(2) Windows	(7) Excavation			No. of Elec. Outlets			Other Additions/Adjustments							
	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			Deck							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood							
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Garages							
	Gable Hip Flat	(9) Basement Finish			(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost							
	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			Totals:							
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
	Chimney:	Joists: Unsupported Len: Cntr.Sup:						768 24,015 15,610							

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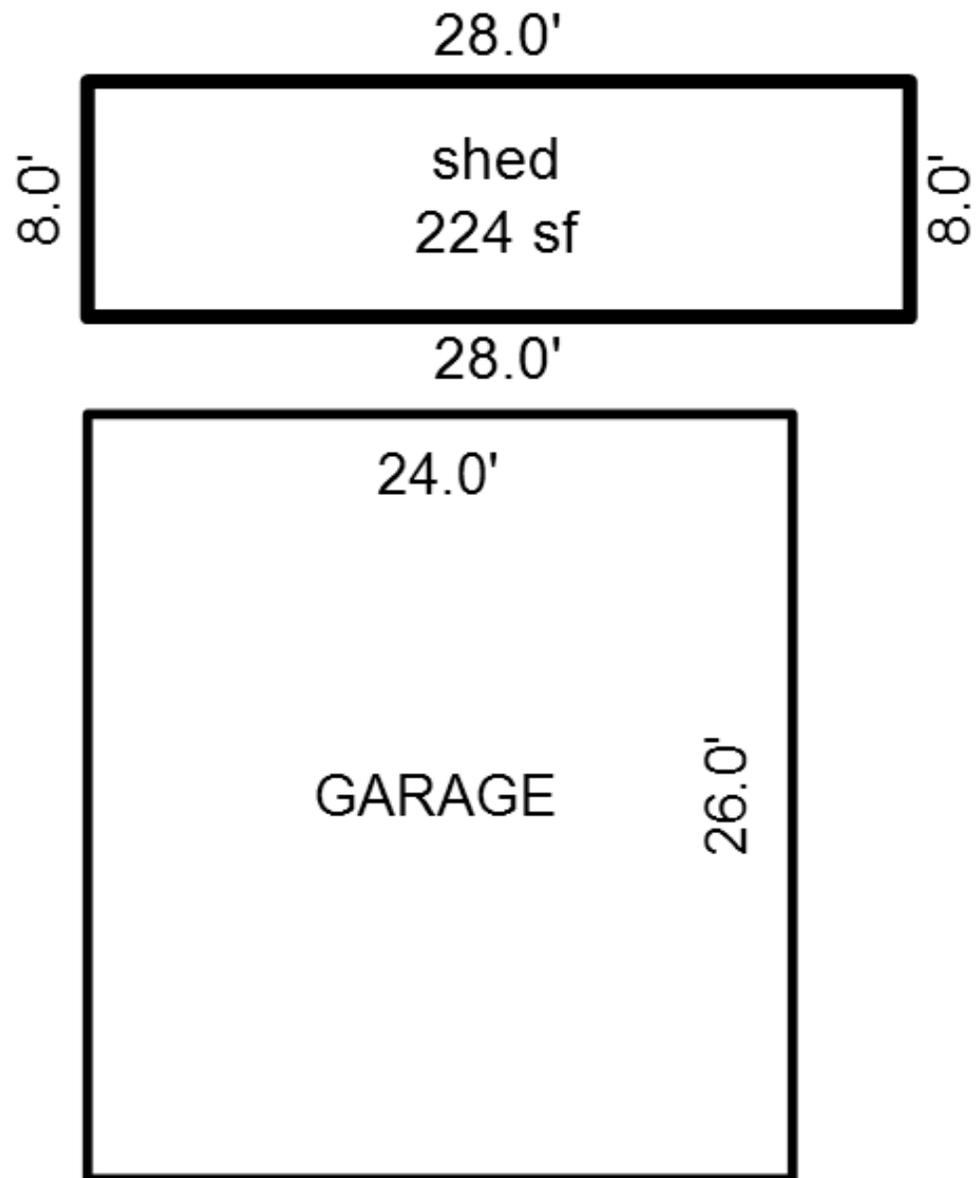
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CROUCH THOMAS & DEBROAH T	TJ'S TRUCKING INC	200,000	06/10/2016	WD	03-ARM'S LENGTH	2016-02102	PROPERTY TRANSFER	100.0		
DRUMM WILLAR & ROBINETTE	CROUCH THOMAS & DEBROAH	0	01/12/2016	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0		
CROUCH THOMAS & DEBORAH	CROUCH THOMAS & DEBROAH T	0	02/14/2013	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0		
DRUMM WILLARD & ROBINETTE	CROUCH THOMAS & DEBORAH	210,000	09/10/2010	WD	03-ARM'S LENGTH	2010-4226WD	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
W NORTSHORE DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
T J'S TRUCKING INC PO BOX 98 CADILLAC MI 49601		MAP #:								
		2025 Est TCV 29,510 TCV/TFA: 0.00								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				C200'@200/	60.00	127.99	1.3512 0.7521	200 100	12,195	
				60 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	12,195
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: Asphalt Paving	3.06	1000	50	1,530		
				Wood Frame	24.06	224	50	2,694		
				Total Estimated Land Improvements					True Cash Value =	4,224
Tax Description				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016-XXXX SEC 1 T22N RSW BEG AT NW COR LOT 29 NORTH LAWN BEACH TH N 48 DEG 40' W 60 FT, NE'LY AT RT ANGLES TO FIRST COURSE TO PT DIRECTLY N OF POB, N 70 DEG 16'E 124FT, S 41 DEG 20'W 176.7 FTTO POB .1763 A M/L				2025	6,100	8,700	14,800			11,717C
				2024	5,300	7,700	13,000			11,365C
				2023	5,300	7,400	12,700			10,824C
				2022	5,000	5,500	10,500			9,071C
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		TPC 04/30/2021 INSPECTED								
		TPC 12/27/2017 INSPECTED								
		TPC 08/28/2015 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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % 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: 35 Floor Area: 0 Total Base New : 18,308 Total Depr Cost: 11,901 Estimated T.C.V: 13,091		
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 1975		
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=65/100/100/100/65		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		Other Additions/Adjustments		Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 624 17,884 11,625		
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Door Opener 1 424 276		Totals: 18,308 11,901		
Yr Built Remodeled 1975 GAR 0		Kitchen: Other: Other:		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Condition: Average		Lg Ord Small		(6) Ceilings			(14) Water/Sewer										
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Lump Sum Items:										
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish												
(2) Windows		Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		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.
CREBASSA ANNA M TRUST &	HALE JOSEPH S & SALLY J T	10,000	07/29/2010	WD	03-ARM'S LENGTH	2010-3119WD	PROPERTY TRANSFER	100.0
CREBASSA ANNA M TRUST &		0	09/29/1995	QC	09-FAMILY	2010/2534	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W NORTSHORE DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #: 21002685 \$10,000					
	2025 Est TCV 25,608 TCV/TFA: 0.00					

HALE JOSEPH S & SALLY J TRUSTEES 6741 W NORTSHORE DR Lake City MI 49651	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
			* Factors * 41X104 IRR TRIANGLE					
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value	
			C200'@200/	41.00	52.49	1.4861 0.6019	200 100	
			41 Actual Front Feet, 0.05 Total Acres				Total Est. Land Value =	7,335

Tax Description  
 . SEC 1 T22N R8W BEG AT SE COR LOT 68  
 PLAT OF CLAYTONS HARBOR TH W^LY ALONG S  
 LINE LOT 68 TO SW COR TH S 20 DEG 54'40"  
 E 104.16 FT TO W LINE LOT 15 PLAT OF  
 NORTH LAWN BEACH TH N ALONG W LINE OF THE  
 PLAT TO POB. .0482A.

Comments/Influences  
 ADJACENT TO 520-016-00 NORTH LAWN BEACH



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	3,700	9,100	12,800			6,961C
2024	5,600	7,800	13,400			6,752C
2023	5,600	6,800	12,400			6,431C
2022	5,000	5,100	10,100			6,125C

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 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 21,624 Total Depr Cost: 14,056 Estimated T.C.V: 18,273
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 1980		
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=65/100/100/100/65				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1980		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: C Exterior: Siding Foundation: 42 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		Basement			Totals:		(13) Plumbing		Garages				
1st Floor		No. of Elec. Outlets		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			480 21,624 14,056		(13) Plumbing		Garages				
2nd Floor		Many Ave. Few		(9) Basement Finish			18,273		(13) Plumbing		Garages				
Bedrooms		Ex. Ord. Min		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:		(13) Plumbing		Garages				
(1) Exterior		Lg Ord Small		(10) Floor Support			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCv:		(13) Plumbing		Garages				
Wood/Shingle		Doors Solid H.C.		Joists: Unsupported Len: Cntr.Sup:					(13) Plumbing		Garages				
Aluminum/Vinyl		Ex. Ord. Min							(13) Plumbing		Garages				
Brick		Ex. Ord. Min							(13) Plumbing		Garages				
Insulation		Ex. Ord. Min							(13) Plumbing		Garages				
(2) Windows		Ex. Ord. Min							(13) Plumbing		Garages				
Many Avg. Few		Ex. Ord. Min							(13) Plumbing		Garages				
Large Avg. Small		Ex. Ord. Min							(13) Plumbing		Garages				
Wood Sash		Ex. Ord. Min							(13) Plumbing		Garages				
Metal Sash		Ex. Ord. Min							(13) Plumbing		Garages				
Vinyl Sash		Ex. Ord. Min							(13) Plumbing		Garages				
Double Hung		Ex. Ord. Min							(13) Plumbing		Garages				
Horiz. Slide		Ex. Ord. Min							(13) Plumbing		Garages				
Casement		Ex. Ord. Min							(13) Plumbing		Garages				
Double Glass		Ex. Ord. Min							(13) Plumbing		Garages				
Patio Doors		Ex. Ord. Min							(13) Plumbing		Garages				
Storms & Screens		Ex. Ord. Min							(13) Plumbing		Garages				
(3) Roof		Ex. Ord. Min							(13) Plumbing		Garages				
Gable		Ex. Ord. Min							(13) Plumbing		Garages				
Hip		Ex. Ord. Min							(13) Plumbing		Garages				
Flat		Ex. Ord. Min							(13) Plumbing		Garages				
Asphalt Shingle		Ex. Ord. Min							(13) Plumbing		Garages				
Chimney:		Ex. Ord. Min							(13) Plumbing		Garages				

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



Survey by Apex 1/7/11

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	HALL ROB	125,000	04/27/2018	WD	32-SPLIT VACANT	2018-01448	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
248 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		New House	06/01/2018	2018-0203	100%

Owner's Name/Address	MAP #:
HALL ROB 248 S CAROLYN DR LAKE CITY MI 49651	2025 Est TCV 941,880 TCV/TFA: 499.94

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road		B 67' @ 4000/FF	100.02	287.44	0.8362	1.1354	4000	100		379,839
X Gravel Road		100 Actual Front Feet,	0.66	Total Acres			Total Est.		Land Value =	379,839

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
2018-02071 L S-5P0255 A PORTION OF GOV LOT 2 AND 3, SEC2 T22N R8W LAKE TOWNSHIP MISSAUKEE MICHIGN COMM AT THE NE COR OF LOT 27 IN THE PLAT OF CROWS NEST, SAID POINT SHOWN ON SAID PLAT BEING S88DEG02'50"E 226.91FT, S 1320.81 FT AND N88DEG02'50"W 68.74FEET FROM THE NORTH 1/4 COR OF SAID SECT 2 THENCE N18DEG04'36"E 78.07 FT ALONG THE WESTERLY RIGHT OF WAY LINE OF CAROLYN DR TO THE POB, THENCE N88DEG02'50"W PARALEL TO THE NORTH LINE OF SAID PLAT TO THE SHORE OF LAKE MISSAUKEE, 272.04 FT TO A POINT ON THE TRAVERSE LINE ALONG SAID SHORE THENCE N03DEG13'31"E ALONG SAID TRAVERSE LINE 100.02 FT, THENCE S88DEG02'50"E 298.72 FT TO A POINT ON SAID WESTERLY ROW LINE OF	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	2025	189,900	281,000	470,900			293,944C
X Rolling	2024	166,500	263,100	429,600			285,106C
X Low	2023	85,000	253,700	338,700			271,530C
X High	2022	60,100	233,300	293,400			258,600C

Landscaped  
Swamp  
Wooded  
X Pond  
X Waterfront  
Ravine  
Wetland  
Flood Plain



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 128	Type CCP (1 Story) Wood Balcony	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	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: 1,884 Total Base New : 374,774 Total Depr Cost: 348,525 Estimated T.C.V: 557,640	
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1884 SF Floor Area = 1884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Cls C 5 Blt 2018						
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 Basement 1,884			Total: 278,879 259,343						
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 1884 35,909 33,395						
Building Style: 1S		Ex Ord Min		Many Ave. Few			Exterior Stone Veneer 104 3,892 3,620			Basement, Outside Entrance, Above Grade 2 3,687 3,429						
Yr Built 2018	Remodeled 0	Size of Closets		(13) Plumbing			Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Condition: Average		Lg Ord Small		(14) Water/Sewer			Porches			CCP (1 Story) 80 2,274 2,115						
Room List		Doors Solid H.C.		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Balcony			Wood Balcony 128 5,142 4,782						
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 32,225 Common Wall: 1.5 Wall 1 -3,971 -3,693 Door Opener 2 1,078 1,003 Water/Sewer Public Sewer 1 1,473 1,370 Water Well, 100 Feet 1 5,725 5,324						
(1) Exterior		Kitchen: Other: Other:					Totals: 374,774 348,525			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 557,640						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings														
Insulation		(7) Excavation														
(2) Windows		Basement: 1884 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Many Avg. Few Large Avg. Small		(8) Basement														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
Gable Hip Flat Gambrel Mansard Shed		1884 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)														
Asphalt Shingle		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLASHOWER THOMAS J & KIMB	GLASHOWER THOMAS J & KIME	0	07/19/2017	WD	09-FAMILY	2017-02281	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	GLASHOWER THOMAS J & KIMB	100,000	05/15/2017	WD	32-SPLIT VACANT	2017-01631	PROPERTY TRANSFER	100.0
MIC LIMITED	INDIAN LAKES L C	1	12/13/2016	QC	09-FAMILY	2017-01523	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/27/2018	2018-0442	100%

Owner's Name/Address	MAP #:
GLASHOWER THOMAS J & KIMERLY A 3683 FILLMORE ST JENISON MI 49428	2025 Est TCV 393,308 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
2017-01631 PCL 27A S-5P223 A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 2, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 27 IN THE PLAT OF CROW'S NEST, SAID POINT SHOWN ON SAID PLAT BEING S88°02'50"E 226.91 FEET, SOUTH 1320.81 FEET, AND N88°02'50"W 68.74 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N88°02'50"W ALONG THE NORTH LINE OF SAID LOT 27 TO THE SHORE OF LAKE MISSAUKEE, 252.02 FEET (REC. AS 252. 85 FEET) TO A POINT ON THE TRAVERSE LINE ON SAID SHORE, THENCE N03°13'31"E ALONG SAID TRAVERSE LINE 75.02 FEET, THENCE S88°02' 50"E 272.04 FEET TO A POINT ON THE WESTERLY			

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.		C 67' @ 4000/FF	75.02	261.29	0.9248	1.0981	4000	100		304,727
		75 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	304,727

2017-01631 PCL 27A S-5P223 A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 2, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 27 IN THE PLAT OF CROW'S NEST, SAID POINT SHOWN ON SAID PLAT BEING S88°02'50"E 226.91 FEET, SOUTH 1320.81 FEET, AND N88°02'50"W 68.74 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N88°02'50"W ALONG THE NORTH LINE OF SAID LOT 27 TO THE SHORE OF LAKE MISSAUKEE, 252.02 FEET (REC. AS 252. 85 FEET) TO A POINT ON THE TRAVERSE LINE ON SAID SHORE, THENCE N03°13'31"E ALONG SAID TRAVERSE LINE 75.02 FEET, THENCE S88°02' 50"E 272.04 FEET TO A POINT ON THE WESTERLY



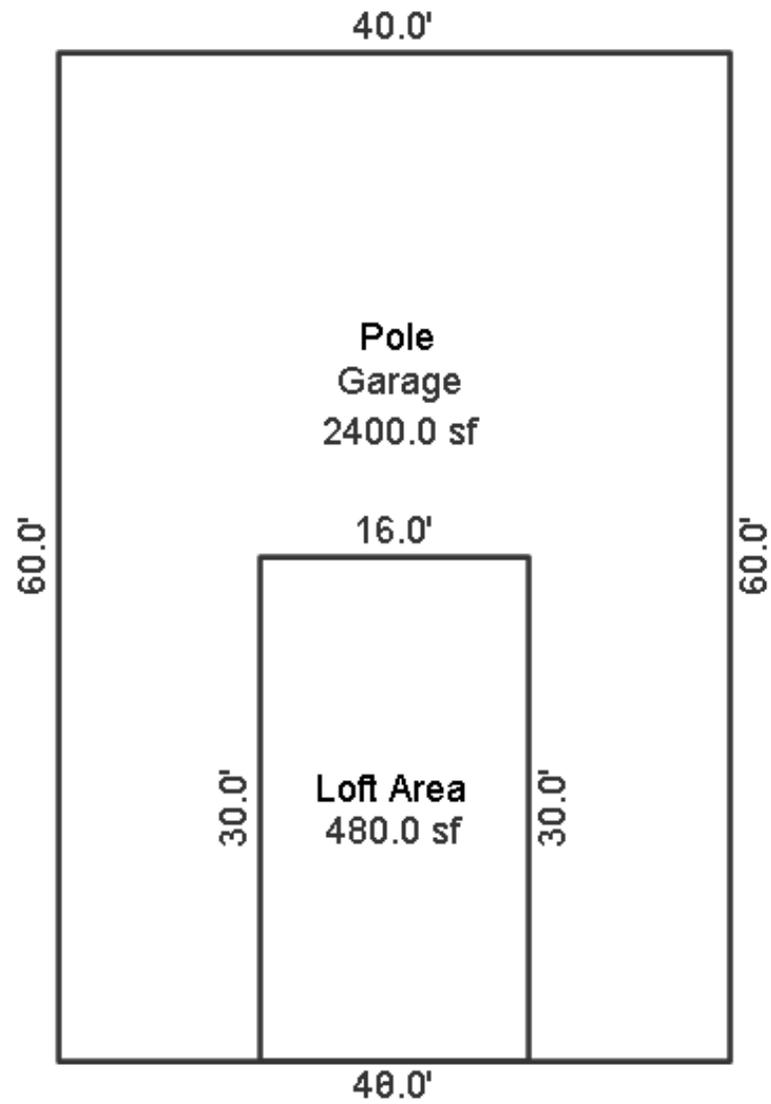
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	152,400	44,300	196,700			88,442C
		JWV 10/31/2018 INSPECTED	2024	122,300	41,400	163,700			85,783C
		TPC 05/08/2017 INSPECTED	2023	63,000	40,400	103,400			81,699C
			2022	47,400	36,300	83,700			77,809C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2018 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: 2400 % Good: 0 Storage Area: 480 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: 7 Floor Area: 0 Total Base New : 59,530 Total Depr Cost: 55,363 Estimated T.C.V: 88,581								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.600								
	Yr Built 2018	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace									
	Condition: Average	Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG								
	Room List	Doors	Solid	H.C.	Ex.			Clas C							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Ord.			Blt 2018								
	(1) Exterior	Kitchen: Other: Other:		Min			Plumbing								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	Insulation			Many			Average								
	(2) Windows	(7) Excavation		Few			Plumbing								
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ave.			3 Fixture Bath								
	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages								
	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)			Class: C Exterior: Pole (Unfinished) Storage Over Garage Door Opener Base Cost								
	(3) Roof	(9) Basement Finish		Gable Hip Flat			Totals:								
	Gambrel Mansard Shed			Asphalt Shingle			59,530								
	Chimney:	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:								
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => 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.
WEBSTER SHARON TRUST	WEBSTER MARK	1	10/24/2024	QC	09-FAMILY	2024-02716	DEED	0.0
WEBSTER DALE A TRUST	WEBSTER MARK	0	10/24/2024	QC	09-FAMILY	2024-02717	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WEBSTER MARK 215 N EAST COURT OVID MI 48866	MAP #:					
	2025 Est TCV 46,213 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
						I 200' @ 200/ 70 Actual Front Feet, 0.35 Total Acres	70.00	217.80	1.3001	0.8590	200 100
			Total Est. Land Value =						15,635		

. SEC 2 T22N R8W THAT PART OF A PARCEL RECORDED IN LIBER S-2 PG 38 LYING E OF A LINE BEG AT A PT S 88 DEG 12' 57", E 1737.5 FT FROM N 1/4COM SEC 2 TH S TO N R/W LINE REDMAN DRIVE. APP .35A.

Comments/Influences



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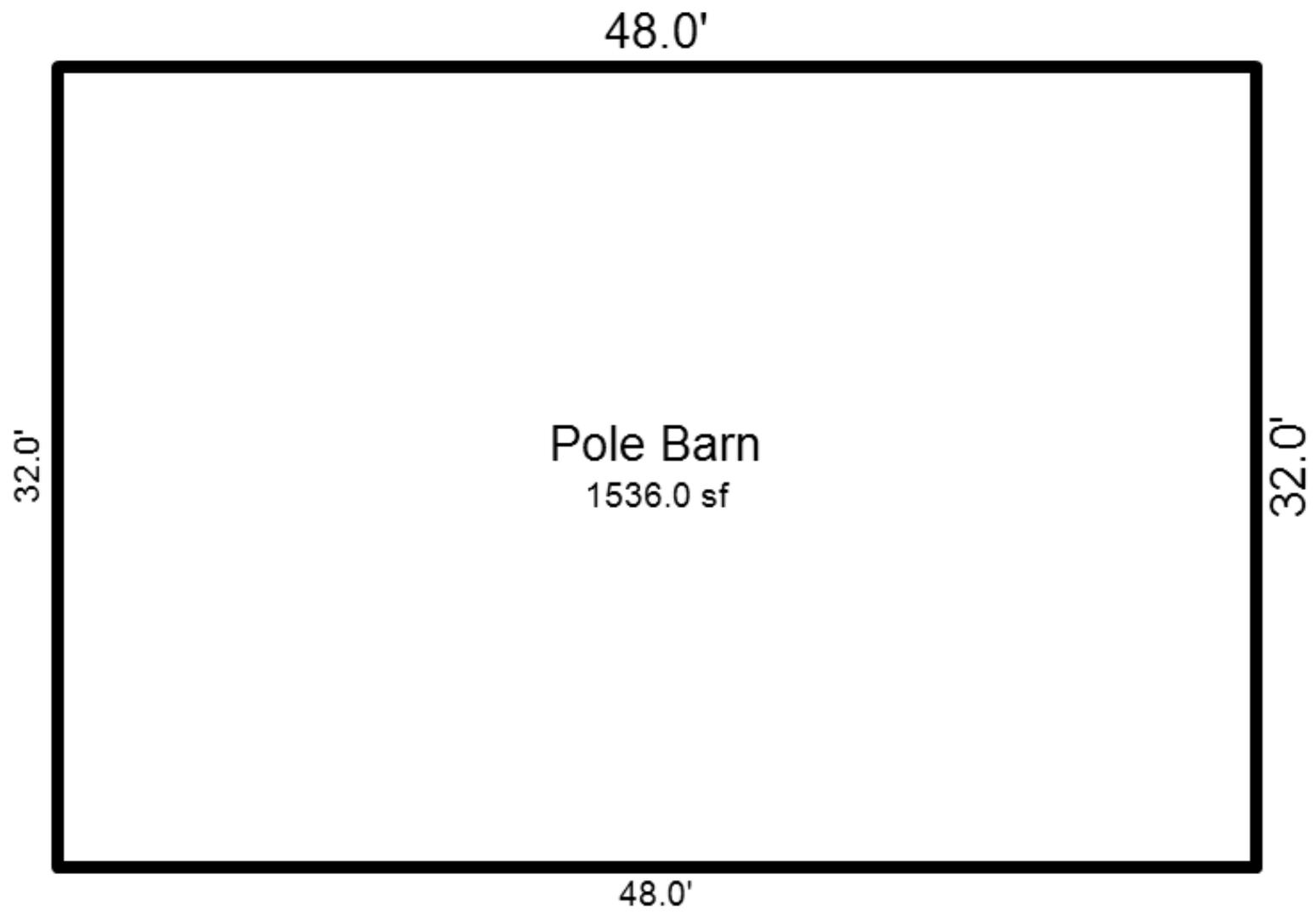
X	Dirt Road	
X	Gravel Road	
X	Paved Road	
X	Storm Sewer	
X	Sidewalk	
X	Water	
X	Sewer	
X	Electric	
X	Gas	
X	Curb	
X	Street Lights	
X	Standard Utilities	
X	Underground Utils.	
	Topography of Site	
X	Level	
X	Rolling	
X	Low	
X	High	
	Landscaped	
	Swamp	
	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	
Who	When	What
TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 08/01/2016	INSPECTED	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,800	15,300	23,100			12,715C
2024	7,800	13,100	20,900			12,333C
2023	7,800	12,700	20,500			11,746C
2022	3,500	11,700	15,200			11,187C

\*\*\* Information herein deemed reliable 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: 1987 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage:	Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 37,065 Total Depr Cost: 27,798 Estimated T.C.V: 30,578
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1987	
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=75/100/100/100/75	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: C Exterior: Pole (Unfinished)	
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Door Opener		1 539 404	
Yr Built	Remodeled	Ex Ord Min		Kitchens			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Base Cost		1536 36,526 27,394		Totals: 37,065 27,798	
1987	0	Lg Ord Small		Other:			(9) Basement Finish		(14) Water/Sewer		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		30,578	
Condition: Average		Lg Ord Small		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
Room List		Doors Solid H.C.		(6) Ceilings												
Basement		Doors Solid H.C.		No. of Elec. Outlets												
1st Floor		Doors Solid H.C.		No. of Elec. Outlets												
2nd Floor		Doors Solid H.C.		No. of Elec. Outlets												
Bedrooms		Doors Solid H.C.		No. of Elec. Outlets												
(1) Exterior		Doors Solid H.C.		No. of Elec. Outlets												
Wood/Shingle		Doors Solid H.C.		No. of Elec. Outlets												
Aluminum/Vinyl		Doors Solid H.C.		No. of Elec. Outlets												
Brick		Doors Solid H.C.		No. of Elec. Outlets												
Insulation		Doors Solid H.C.		No. of Elec. Outlets												
(2) Windows		Doors Solid H.C.		No. of Elec. Outlets												
Many Avg. Few		Doors Solid H.C.		No. of Elec. Outlets												
Large Avg. Small		Doors Solid H.C.		No. of Elec. Outlets												
Wood Sash		Doors Solid H.C.		No. of Elec. Outlets												
Metal Sash		Doors Solid H.C.		No. of Elec. Outlets												
Vinyl Sash		Doors Solid H.C.		No. of Elec. Outlets												
Double Hung		Doors Solid H.C.		No. of Elec. Outlets												
Horiz. Slide		Doors Solid H.C.		No. of Elec. Outlets												
Casement		Doors Solid H.C.		No. of Elec. Outlets												
Double Glass		Doors Solid H.C.		No. of Elec. Outlets												
Patio Doors		Doors Solid H.C.		No. of Elec. Outlets												
Storms & Screens		Doors Solid H.C.		No. of Elec. Outlets												
(3) Roof		Doors Solid H.C.		No. of Elec. Outlets												
Gable		Doors Solid H.C.		No. of Elec. Outlets												
Hip		Doors Solid H.C.		No. of Elec. Outlets												
Flat		Doors Solid H.C.		No. of Elec. Outlets												
Asphalt Shingle		Doors Solid H.C.		No. of Elec. Outlets												
Chimney:		Doors Solid H.C.		No. of Elec. Outlets												
		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORRIGAN MICHELLE	CORRIGAN MICHELLE L TRUST	0	11/25/2024	PTA	14-INTO/OUT OF TRUST	PTA	PROPERTY TRANSFER	0.0
CORRIGAN MICHELLE L	CORRIGAN MICHELLE L TRUST	0	10/27/2024	WD	14-INTO/OUT OF TRUST	2024-03010	DEED	0.0
CORRIGAN TERRY D & MICHEL	CORRIGAN MICHELLE L	1	09/20/2023	QC	06-COURT JUDGEMENT	2024-00112	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CORRIGAN MICHELLE L TRUST 6999 W REDMAN DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 42,447 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			I 200' @ 200/	70.00	217.80	1.3001	0.8590	200 100	15,635	
			70 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	15,635

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 2 T22M R8W THAT PART OF A PARCEL RECORDED IN LIBER S-2 PG 38 LYING W OF A LINE BEG AT A PT S 88 DEG 12' 57" E 1737.5 FT FROM N 1/4 COR SEC 2 TH S TO N R/W LINE REDMAN DRIVE. APP .35A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			
			6.39	1700 50	5,431
			Total Estimated Land Improvements True Cash Value =		5,431



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	7,800	13,400	21,200			11,837C
X Rolling	2024	7,800	11,900	19,700			11,482C
X Low	2023	7,800	11,500	19,300			10,936C
X High	2022	3,500	8,700	12,200			10,416C
X Landscaped							
X Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

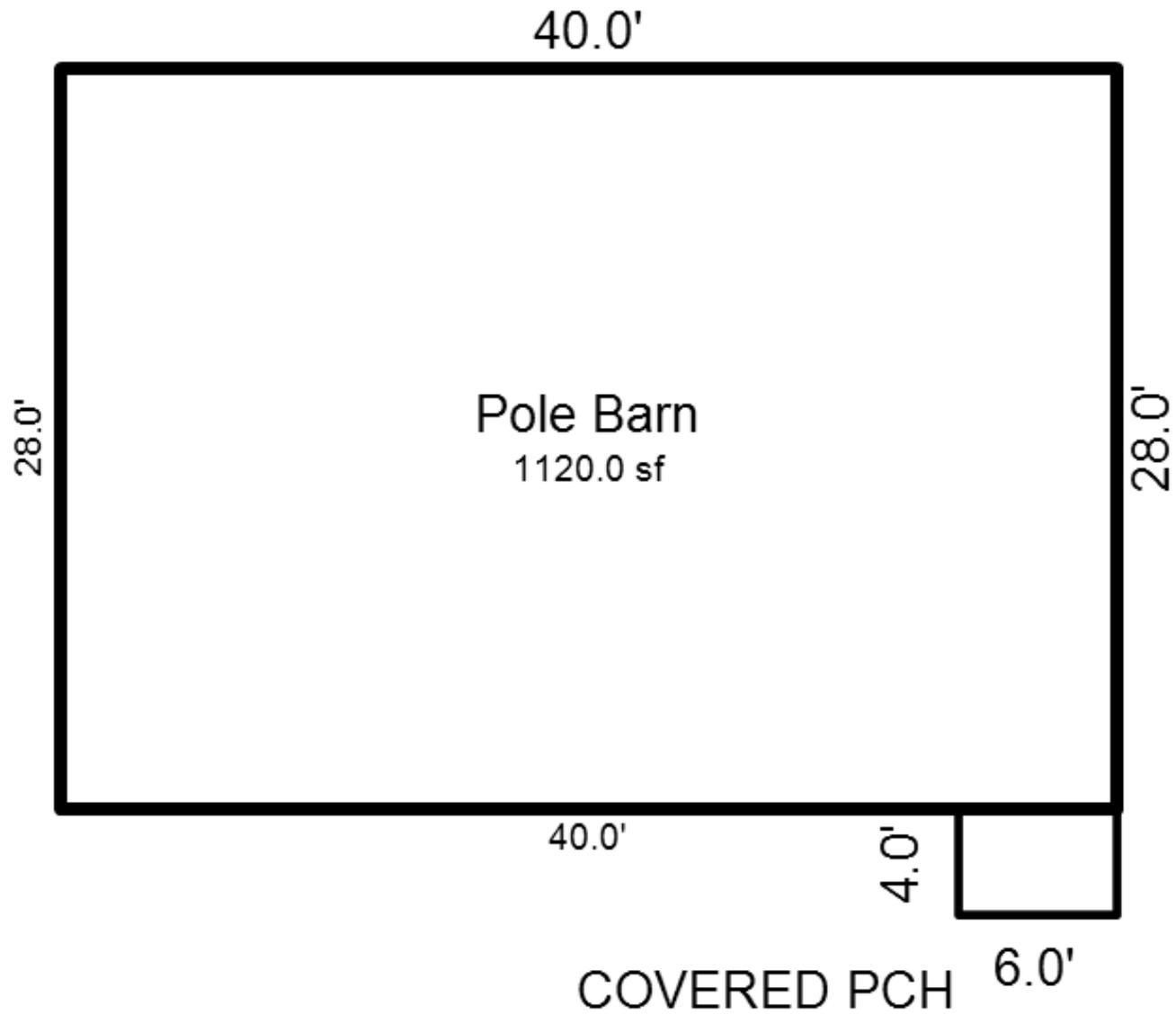
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	7,800	11,900	19,700			11,482C
TPC	12/27/2017	INSPECTED	2023	7,800	11,500	19,300			10,936C
TPC	08/01/2016	INSPECTED	2022	3,500	8,700	12,200			10,416C

\*\*\* Information herein deemed reliable 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 24	Type CCP (1 Story)	Year Built: 1998 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior
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 : 25,916 Total Depr Cost: 19,437 Estimated T.C.V: 21,381		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Duplex		Drywall Paneled		No Heating/Cooling			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1998		
A-Frame		Plaster Wood T&G		Central Air Wood Furnace			Ex. Ord. Min		(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.		
Wood Frame		Trim & Decoration		(12) Electric			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Building Style: GRG		Ex Ord Min		0 Amps Service			Many Ave. Few		Building Areas		Garages		Class: CD Exterior: Pole (Unfinished)		
Yr Built 1998	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Average Fixture(s)		Other Additions/Adjustments		Door Opener		2 956 717		
Condition: Average		Lg Ord Small		Ex. Ord. Min			1		Solar Water Heat		Base Cost		1120 23,845 17,884		
Room List		Doors Solid H.C.		No. of Elec. Outlets			3 Fixture Bath		No Plumbing		Porches		CCP (1 Story)		
Basement		(5) Floors		(13) Plumbing			2 Fixture Bath		Extra Toilet		Solar Water Heat		24 1,115 836		
1st Floor		Kitchen:		Average Fixture(s)			2 Fixture Bath		Extra Sink		Solar Water Heat		Totals: 25,916 19,437		
2nd Floor		Other:		3 Fixture Bath			Softener, Auto		Separate Shower		Solar Water Heat		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC: 21,381		
Bedrooms		Other:		Softener, Manual			No Plumbing		Ceramic Tile Floor		Solar Water Heat				
(1) Exterior		(6) Ceilings		Extra Toilet			Extra Sink		Ceramic Tile Wains		Solar Water Heat				
Wood/Shingle		No. of Elec. Outlets		Extra Sink			Separate Shower		Ceramic Tile Floor		Solar Water Heat				
Aluminum/Vinyl		Many Ave. Few		Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Solar Water Heat				
Brick		No. of Elec. Outlets		Ceramic Tile Floor			Ceramic Tile Wains		Ceramic Tub Alcove		Solar Water Heat				
Insulation		Many Ave. Few		Ceramic Tile Wains			Ceramic Tub Alcove		Vent Fan		Solar Water Heat				
(2) Windows		(7) Excavation		Vent Fan			(14) Water/Sewer			Solar Water Heat					
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			Public Sewer			Solar Water Heat					
Large Avg. Small		(8) Basement		Public Sewer			Water Well			Solar Water Heat					
Wood Sash		Conc. Block		1000 Gal Septic			2000 Gal Septic			Solar Water Heat					
Metal Sash		Poured Conc.		Lump Sum Items:						Solar Water Heat					
Vinyl Sash		Stone								Solar Water Heat					
Double Hung		Treated Wood								Solar Water Heat					
Horiz. Slide		Concrete Floor								Solar Water Heat					
Casement		(9) Basement Finish								Solar Water Heat					
Double Glass		Recreation SF								Solar Water Heat					
Patio Doors		Living SF								Solar Water Heat					
Storms & Screens		Walkout Doors (B)								Solar Water Heat					
(3) Roof		No Floor SF								Solar Water Heat					
Gable		Walkout Doors (A)								Solar Water Heat					
Hip		(10) Floor Support								Solar Water Heat					
Flat		Joists:								Solar Water Heat					
Asphalt Shingle		Unsupported Len:								Solar Water Heat					
Chimney:		Cntr.Sup:								Solar Water Heat					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SADOWSKI JOHN & KAREN	ELENBAAS LYNN J & LUANNE	38,000	06/13/2016	WD	03-ARM'S LENGTH	2016-02076	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
ELENBAAS LYNN J & LUANNE TURST 4635 ABIGAIL CT HOLLAND MI 49423	2025 Est TCV 38,110					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3700	10.30	Acres	3700	100		38,110
10.30 Total Acres Total Est. Land Value =								38,110

Tax Description  
 SEC 2 T22N R8W PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-2, PP 39-46 INCL. EXC PCL H-1 OF THE SURVEY RECORDED IN LIBER S-6 P? 10.3A.  
 10/29/2021 SPLIT PART TO 009-002-002-90 FORMERLY. SEC 2 T22N R8W PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-2, PP 39-46 INCL. 12.3A.

- 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  
 ALSO OWNS ADJ 9A IN CALDWELL Split/Comb. on 10/29/2021 completed 10/29/2021 TIM  
 Lake Township Plat No. 009-002-50; 009-002-90;



- 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
2025	19,100	0	19,100			10,913C
2024	15,500	0	15,500			10,585C
2023	13,400	0	13,400			10,081C
2022	10,300	0	10,300			9,601C

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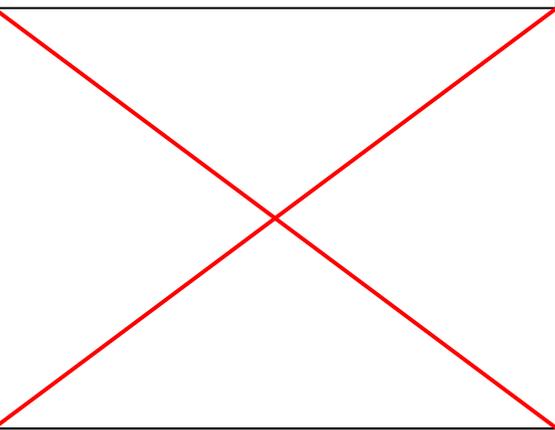
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELENBAAS LYNN J & LUANNE	PARMER KEITH	50,000	11/03/2021	WD	32-SPLIT VACANT	2021-03714	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6972 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Carpport	09/07/2022	2022-0630	100%
Owner's Name/Address	P.R.E. 100% 05/17/2022		Pole Barn	02/10/2022	2022-0067	100%
PARMER KEITH 6969 W REDMAN DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 151,809 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors *							
SEC 2 T22N R8W PCL H-1 OF SURVEY RECORDED IN BOOK OF SURVEYS LIBER S-6, P? 2.0A. SPLIT ON 10/29/2021 FROM 009-002-002-50; Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			I 200' @ 200/	200.00	435.60	1.0000	1.0215	200	100	

Land Improvement Cost Estimates			Rate	Size	% Good	Cash Value
Description						
D/W/P: 4in Ren. Conc.			10.12	1588	50	8,035
Total Estimated Land Improvements True Cash Value =						8,035

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	20,400	55,500	75,900			59,761C
X	Rolling	2024	17,600	48,700	66,300			57,965C
X	Low	2023	17,600	47,400	65,000			55,205C
X	High	2022	7,500	600	8,100			8,100S
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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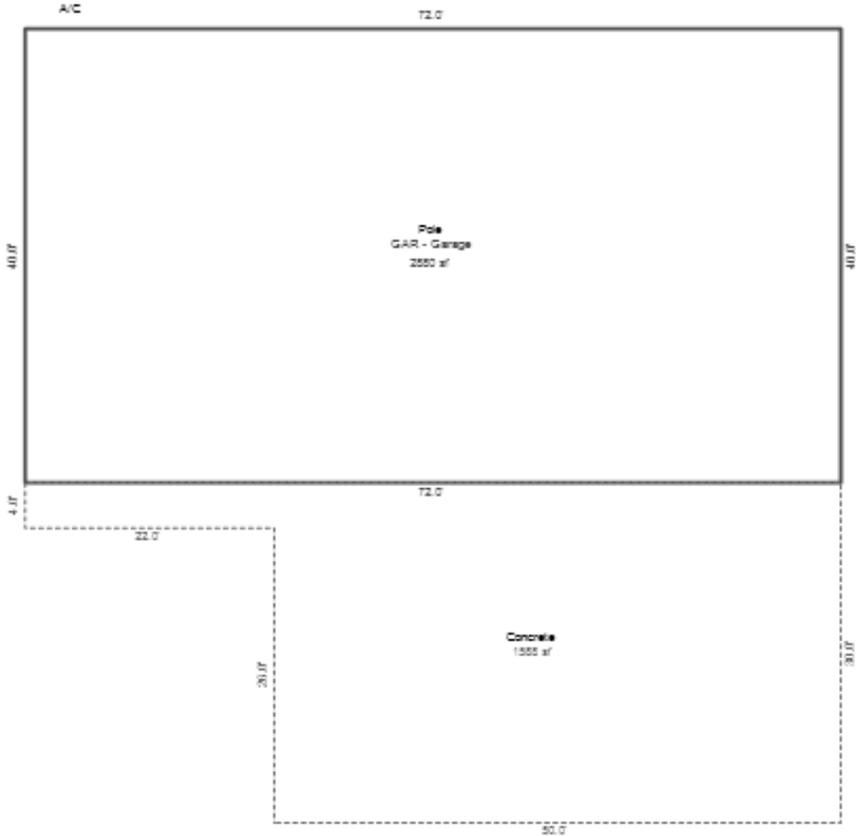
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		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: 2022 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 2880 % 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: BC Effec. Age: 3 Floor Area: 0 Total Base New : 96,450 Total Depr Cost: 93,556 Estimated T.C.V: 102,912								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2022	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace									
	Condition: Average	Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG								
	Room List	Lg	Ord	Small	Ex.			Cls BC							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Ord.			Blt 2022								
	(1) Exterior	Kitchen: Other: Other:		Min			Plumbing								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	Insulation	(7) Excavation		Many			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ave.			Plumbing								
	Many Avg. Few	Large Avg. Small		Few			Notes:								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 102,912								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
	Asphalt Shingle	(9) Basement Finish													
	Chimney:	(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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Pre-Existing Shed Removed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRONSON DAVID E & JEAN A	ROGERS CORY L & RACHEL R	2,500	09/04/2012	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
ROGERS CORY L & RACHEL R	ROGERS CORY L & RACHEL R	0	12/05/2008	WD	21-NOT USED/OTHER	2009/063	DEED	0.0
		93,000	01/01/2003	WD	33-TO BE DETERMINED	03-0:0488	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7200 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	06/10/2011	2011-0258	100%
	P.R.E. 100% 05/01/2004		New House	04/23/2003	20030414	Complete
Owner's Name/Address	MAP #:					
ROGERS CORY L & RACHEL R TRUST 7200 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 746,902 TCV/TFA: 218.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 2 T22N R8W (4*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWN IN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4.& EXC BEG AT SW COR LOT 28 TOM'S BAY NO 2 TH N 73 DEG 52' 20"W 223.32 FT, N67 DEG 52'20" W 29.65 FT, NN 18 DEG 10' 40" E 153.32 FT, S 71 DEG 42'21"E TO THE W LINE TOM'S BAY NO 2 S18			* Factors *			

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
SEC 2 T22N R8W (4*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWN IN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4.& EXC BEG AT SW COR LOT 28 TOM'S BAY NO 2 TH N 73 DEG 52' 20"W 223.32 FT, N67 DEG 52'20" W 29.65 FT, NN 18 DEG 10' 40" E 153.32 FT, S 71 DEG 42'21"E TO THE W LINE TOM'S BAY NO 2 S18			Residential Local Cost Land Improvements			

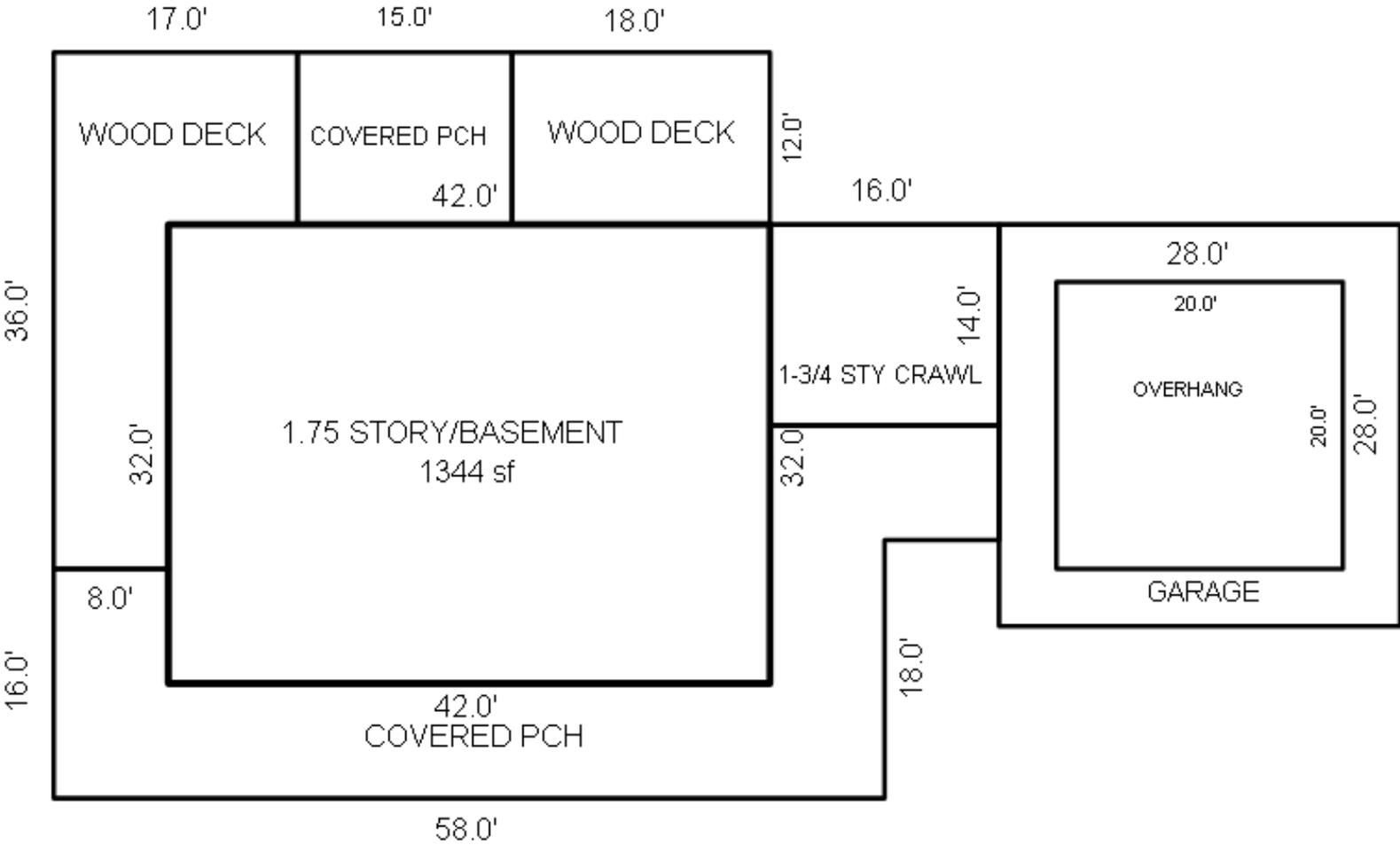
Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
SEC 2 T22N R8W (4*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWN IN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4.& EXC BEG AT SW COR LOT 28 TOM'S BAY NO 2 TH N 73 DEG 52' 20"W 223.32 FT, N67 DEG 52'20" W 29.65 FT, NN 18 DEG 10' 40" E 153.32 FT, S 71 DEG 42'21"E TO THE W LINE TOM'S BAY NO 2 S18			LAND IMPROVE 10000			

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	70,600	302,900	373,500			211,162C
TPC 04/30/2021 INSPECTED	2024	57,200	260,500	317,700		204,813C			
TPC 12/27/2017 INSPECTED	2023	46,000	265,000	311,000		192,087C			
TPC 07/04/2017 INSPECTED	2022	34,500	244,000	278,500		182,940C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							180 WCP (1 Story) 720 WCP (1 Story) 216 Treated Wood 396 Treated Wood						
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 20 Floor Area: 3,420 Total Base New : 677,033 Total Depr Cost: 541,628 Estimated T.C.V: 595,791			E.C.F. X 1.100		Bsmnt Garage:			
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls BC		Blt 2004			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Heat & Cool Ground Area = 1568 SF Floor Area = 3420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas								
X	Many Avg. X Few	Large Avg. Small	Basement: 1344 S.F. Crawl: 224 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			1.75 Story Siding 1.75 Story Siding 1 Story Siding			Foundation Basement Crawl Space Overhang			Size 1,344 224 676		Cost New 469,531 375,625			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
(3) Roof		(9) Basement Finish		Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		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			Plumbing			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
				Lump Sum Items:			1000 Gal Septic Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 3 Fixture Bath		1000 Gal Septic Water Well, 100 Feet		Water/Sewer	
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				Lump Sum Items:			1000 Gal Septic											



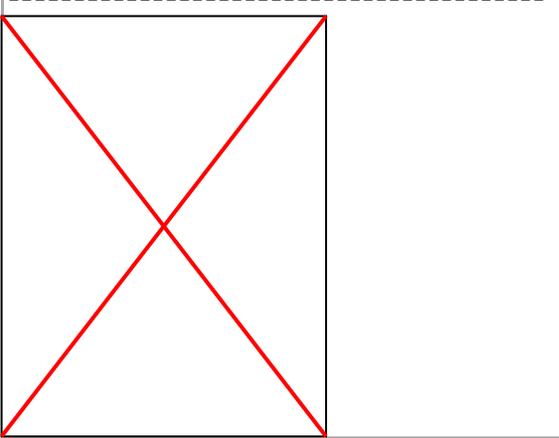
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROGERS CORY L & RACHEL R	CURRIER ROBERT J TRUST	60,000	06/23/2023	WD	32-SPLIT VACANT	2023-01686&016	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
7532 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CURRIER ROBERT J TRUST 2363 GULF SHORE BLVD NORTH NAPLES FL 34103	2025 Est TCV 34,888					

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
Dirt Road	66	150.00	1.0051	1.0514	500	100		34,888
Gravel Road	66 Actual Front Feet,	0.23 Total Acres	Total Est. Land Value =					34,888
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								

Tax Description  
 SEC2T22NR8W BEG AT SW COR LOT 28 TOM'S BAY NO 2, TH N 73DEG 52' 20" W 66.03 FT, N18DEG 16'29"E 150 FT, S73DEG 43'31"E TO THE W LINE TOM'S BAY NO 2, S 18DEG16'29"W TO POB.  
 SPLIT ON 6/12/2023 FROM 009-002-003  
 Comments/Influences  
 Split/Comb. on 06/12/2023 completed 06/12/2023 TIM ;  
 Parent Parcel(s): 009-002-003-00;  
 Child Parcel(s): 009-002-003-35;



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
2025	17,400	0	17,400			10,722C
2024	10,400	0	10,400			10,400S
2023	0	0	0			0
2022	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.
ROGERS CORY & RACHEL R TR	VERBERKMOES DANIEL D & DA	6,500	06/22/2017	QC	32-SPLIT VACANT	2017-02232	PROPERTY TRANSFER	100.0
ROGERS CORY & RACHEL R	ROGERS CORY L & RACHEL R	0	12/05/2008	WD	09-FAMILY	2009P063	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/10/2017	2017-0375	100%
Owner's Name/Address	P.R.E. 0%					
VERBERKMOES DANIEL D & DAWN TRUST 7749 W WHITE BIRCH AVE LAKE CITY MI 49651	MAP #: 2025 Est TCV 41,715 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
2017-01912L:S-5P0227CSUR SPLIT PART .23 FROM PIN 009-002-003-00 A PART OF GOVERNMENT LOT 3, SECTION 2, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT IF 18, CAROLYN'S PLAT; TRIENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY FOR GREEN ROAD, 73.45 FEET ALONG A CURVE TO THE LEFT (RADIUS = 118.84 FEET, LONG CHORD = N48°27'52"E, 73.44 FEET) TO THE SOUTH RIGHT-OF-WAY OF REDMAN DRIVE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, 47.65 FEET ALONG A CURVE TO THE LEFT (RADIUS= 163.54 FEET, LONG CHORD = S55°30'35"E, 47.48 FEET); THENCE S06DEG037'24"E, 102.01 FEET; THENCE			* Factors *						
			C200'@200/	73.45	136.40	1.2846	0.7642	200	100
			73 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 14,420						

2017-01912L:S-5P0227CSUR SPLIT PART .23 FROM PIN 009-002-003-00 A PART OF GOVERNMENT LOT 3, SECTION 2, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT IF 18, CAROLYN'S PLAT; TRIENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY FOR GREEN ROAD, 73.45 FEET ALONG A CURVE TO THE LEFT (RADIUS = 118.84 FEET, LONG CHORD = N48°27'52"E, 73.44 FEET) TO THE SOUTH RIGHT-OF-WAY OF REDMAN DRIVE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, 47.65 FEET ALONG A CURVE TO THE LEFT (RADIUS= 163.54 FEET, LONG CHORD = S55°30'35"E, 47.48 FEET); THENCE S06DEG037'24"E, 102.01 FEET; THENCE

- 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

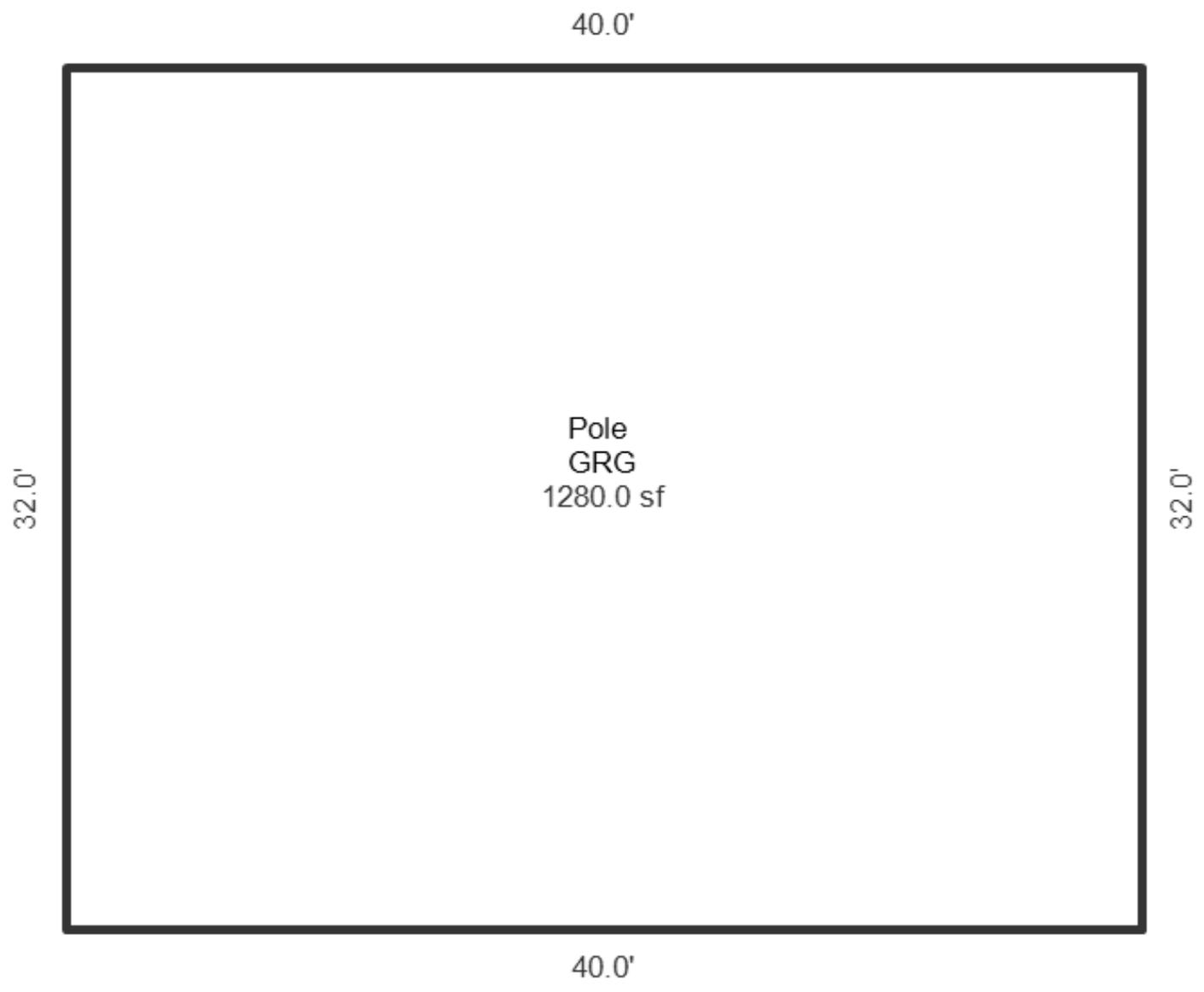
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	7,200	13,700	20,900			12,668C
2024	10,000	11,700	21,700			12,288C
2023	7,500	11,800	19,300			11,703C
2022	4,000	10,700	14,700			11,146C

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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: 2017 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: 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	Forced Air w/o Ducts Forced Air w/ Ducts 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 : 26,397 Total Depr Cost: 24,814 Estimated T.C.V: 27,295
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 2018		
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=94/100/100/100/94				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2018		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 -4,580 -4,305				
Condition: Average		Doors Solid H.C.		Notes:			Notes:		Garages		Class: C Exterior: Pole (Unfinished)				
Room List		(5) Floors		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 27,295			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 27,295		Door Opener		1 539 507				
Basement		Kitchen:							Base Cost		1280 30,438 28,612				
1st Floor		Other:							Totals:		26,397 24,814				
2nd Floor		Other:													
Bedrooms		(6) Ceilings													
(1) Exterior		No. of Elec. Outlets													
Wood/Shingle		Many Ave. Few													
Aluminum/Vinyl		(7) Excavation													
Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Insulation		(8) Basement													
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Many Avg. Few		Large Avg. Small													
Wood Sash		(9) Basement Finish													
Metal Sash		Recreation SF													
Vinyl Sash		Living SF													
Double Hung		Walkout Doors (B)													
Horiz. Slide		No Floor SF													
Casement		Walkout Doors (A)													
Double Glass		(10) Floor Support													
Patio Doors		Joists:													
Storms & Screens		Unsupported Len:													
(3) Roof		Cntr.Sup:													
Gable															
Hip															
Flat															
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.
FAUGHT MICHAEL J	ORAZEN MICHAEL C & KERRIE	629,900	02/10/2023	WD	19-MULTI PARCEL ARM'S LE	2023-00397	PROPERTY TRANSFER	100.0
BROWN LEONARD E & DIANE R	FAUGHT MICHAEL	6,000	03/11/2017	WD	03-ARM'S LENGTH	2017-00707	PROPERTY TRANSFER	100.0
ROGERS CORY L & RACHEL R	BROWN LEONARD E & DIANE R	1	10/18/2005	QC	21-NOT USED/OTHER	05-0/4112	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%					
ORAZEN MICHAEL C & KERRIE L 52 AMBROSE DR HUDSON OH 44236	MAP #:					
	2025 Est TCV 7,938					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 200/	42.00	67.00	1.4772	0.6397	200	100		7,938	
42 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value =	7,938

Tax Description  
 SEC 2 T22N R8W  
 BEG AT INT OF NE COR ROB TRAIL & LOT 6  
 NANCY PLAT, TH N87 DEG 22'W 42 FT, N'LY  
 AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO  
 A PT LYING N OF NW COR LOT 6, S TO POB.  
 .065A.

Comments/Influences  
 Split from 009-002-003-00 for 06.

- 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
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	4,000	0	4,000			4,000S
2024	5,000	0	5,000			5,000S
2023	4,000	0	4,000			3,253C
2022	3,500	0	3,500			3,099C

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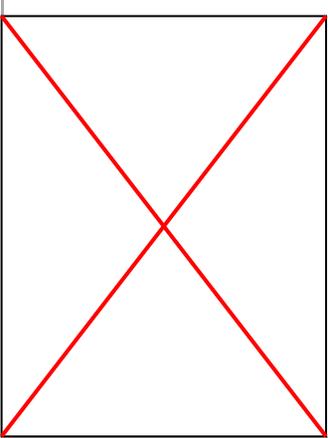
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RHODE ROY & MARY ANN	MORGAN NOAH & DANIELLE	35,000	06/26/2024	WD	03-ARM'S LENGTH	2024-01555	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MORGAN NOAH & DANIELLE 15102 PINWOOD TRL LINDEN MI 48451	2025 Est TCV 21,082					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 2 T22N R8W (0*2001) BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAIL, S'LY ALONG W LINE OF ROBTRAIL TO POB. .35A. 01 SPLIT FROM 003-00 FOR 02		X		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				I 200' @ 200/	127.26	119.80	1.1197	0.7398	200	100	21,082
				127 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =	21,082	

Comments/Influences	Public Improvements
01 SPLIT FROM 003-00 FOR 02	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.



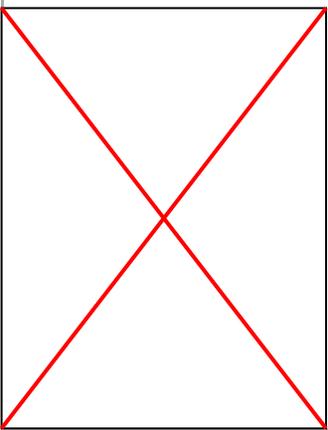
Topography of Site
<input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Landscaped <input checked="" type="checkbox"/> Swamp <input checked="" type="checkbox"/>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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	10,500	0	10,500			10,500S
2024	9,100	0	9,100			2,816C
2023	9,100	0	9,100			2,682C
2022	12,500	0	12,500			2,555C

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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%										
MULDER JOHN A 301 ST LAWRENCE BLVD NORTHVILLE MI 48168		MAP #:										
		2025 Est TCV 88,333 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements		* Factors * 70X200								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		F 67' @ 500/	70.00	200.00	0.9848	1.1627	500	100		40,077
		Paved Road		70 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 40,077								
		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										
		High										
		Landscaped										
		X	Swamp									
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		X	Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	20,000	24,200	44,200		22,707C		
		TPC 04/30/2021 INSPECTED		2024	11,600	22,200	33,800			22,025C		
		TPC 05/06/2018 INSPECTED		2023	11,600	19,300	30,900			20,977C		
		TPC 12/27/2017 INSPECTED		2022	12,500	17,400	29,900			19,979C		

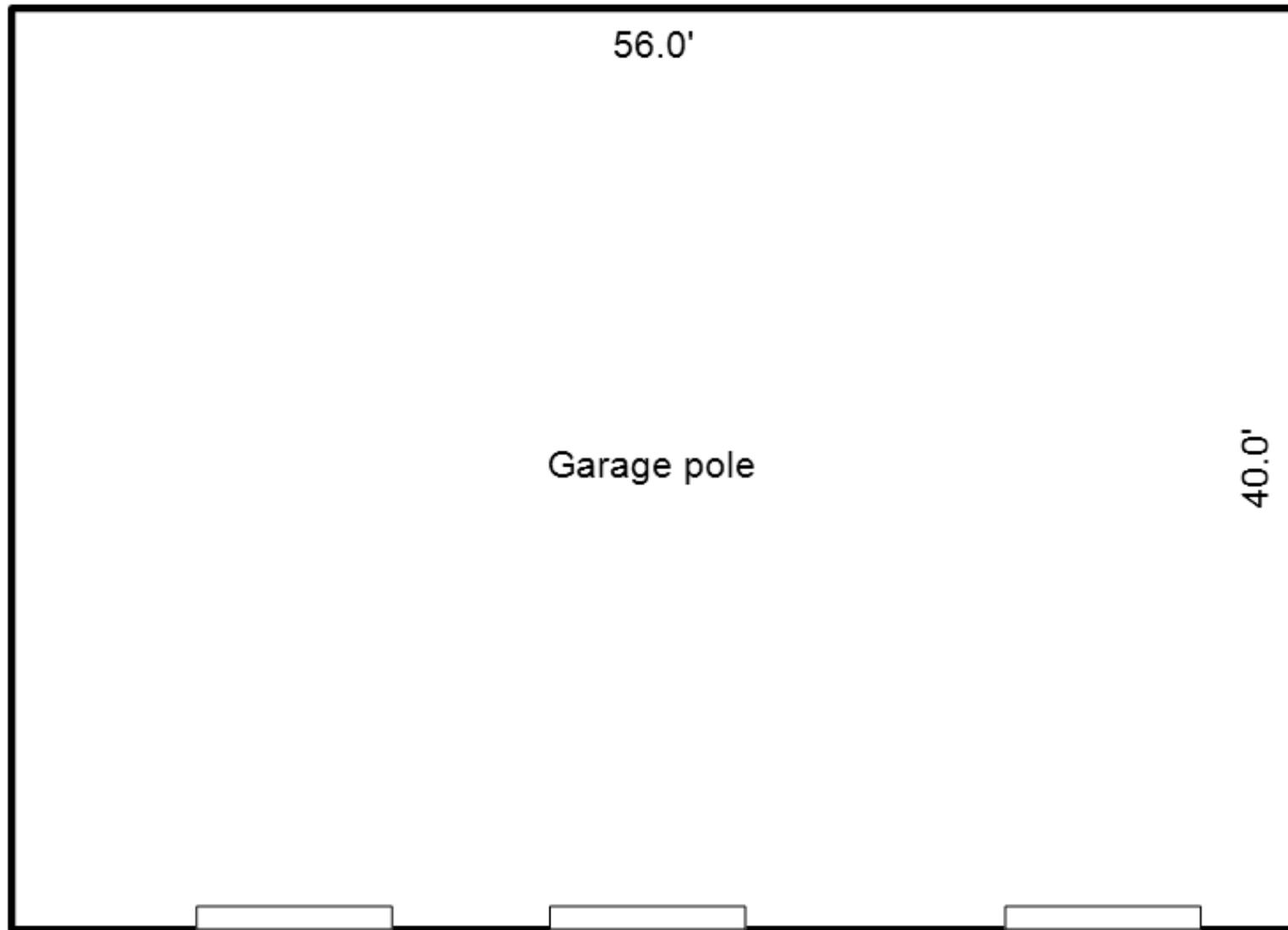


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 1993 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: 2230 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	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: 30 Floor Area: 0 Total Base New : 53,029 Total Depr Cost: 37,120 Estimated T.C.V: 48,256
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 1993		
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=70/100/100/100/70				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built Remodeled 1993 GAR 0		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			1		3 Fixture Bath 2 Fixture Bath Softener, Auto 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		(1) Exterior		(6) Ceilings			(13) Plumbing		Garages		Other Additions/Adjustments				
Room List		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Pole (Unfinished) Base Cost		2230 53,029 37,120				
Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Notes:		Totals: 53,029 37,120					
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCv: 48,256							
Wood/Shingle Aluminum/Vinyl Brick		(2) Windows			(10) Floor Support			Lump Sum Items:							
Insulation		Many Avg. Few Large Avg. Small			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
(2) Windows		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Joists: Unsupported Len: Cntr.Sup:										
Many Avg. Few Large Avg. Small		(3) Roof													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Gable Hip Flat Gambrel Mansard Shed													
(3) Roof		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.
MCKINNON DONALD J & MARIL	UTECH KEITH & MEGHAN	130,000	01/01/2024	MLC	03-ARM'S LENGTH	2024-00018	PROPERTY TRANSFER	100.0
MCKINNON DONALD J & MARIL	MCKINNON DONALD J & MARIL	0	11/06/2002	QC	09-FAMILY	2002-05654	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					
Owner's Name/Address	P.R.E. 0%					
UTECH KEITH & MEGHAN 121 S MARK TRL LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 124,918 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 PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL. Comments/Influences	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>F 67' @ 500/</td> <td>140.00</td> <td>180.00</td> <td>0.7726</td> <td>1.1206</td> <td>500</td> <td>100</td> <td></td> <td>60,610</td> </tr> <tr> <td colspan="8">140 Actual Front Feet, 0.58 Total Acres</td> <td></td> </tr> <tr> <td colspan="8">Total Est. Land Value =</td> <td>60,610</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	F 67' @ 500/	140.00	180.00	0.7726	1.1206	500	100		60,610	140 Actual Front Feet, 0.58 Total Acres									Total Est. Land Value =								60,610
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
F 67' @ 500/	140.00	180.00	0.7726	1.1206	500	100		60,610																															
140 Actual Front Feet, 0.58 Total Acres																																							
Total Est. Land Value =								60,610																															

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

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

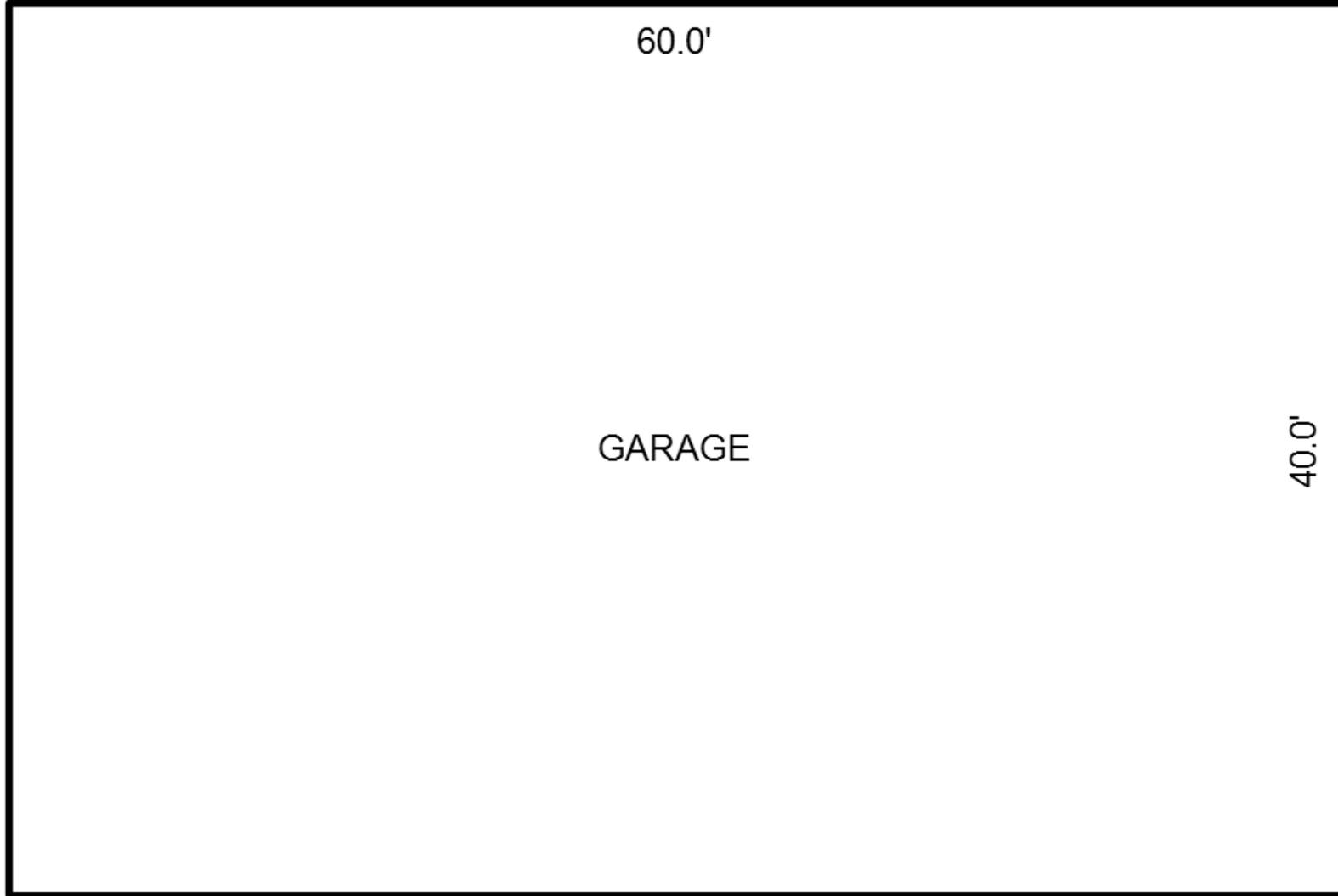
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	30,300	32,200	62,500			62,500S
2024	19,100	31,800	50,900			22,834C
2023	19,100	27,700	46,800			21,747C
2022	20,000	25,000	45,000			20,712C

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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: 1993 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: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	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: 35 Floor Area: 0 Total Base New : 76,104 Total Depr Cost: 49,468 Estimated T.C.V: 64,308
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 1993		
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=65/100/100/100/65				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1993		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: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		2400 76,104 49,468		
Room List		Basement 1st Floor 2nd Floor Bedrooms		Excavation					Totals:		76,104 49,468				
Basement		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCv:		64,308		
1st Floor		No. of Elec. Outlets		(8) Basement											
2nd Floor		Many Ave. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Bedrooms		(7) Excavation		(9) Basement Finish											
(1) Exterior		Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Wood/Shingle		Large Avg. Small		(10) Floor Support											
Aluminum/Vinyl		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:											
Brick		(2) Windows													
Insulation		Many Avg. Few													
(2) Windows		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens													
(3) Roof		Gable Hip Flat													
Gable Hip Flat		Gambrel Mansard Shed													
Asphalt Shingle															
Chimney:															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANHOPE ROBERT G ETAL	STANHOPE KRISTY L	0	10/26/2021	PTA	09-FAMILY	2021-03615	DEED	0.0
WAINRIGHT & ENGLISH (H/W)	MAROLE ENGLISH TRUST	0	02/28/2008	QC	21-NOT USED/OTHER	2008/1823	DEED	0.0
		45,000	10/01/2000	WD	03-ARM'S LENGTH	341:437	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH 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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STANHOPE KRISTY L ETAL 271 S NORA DRIVE LAKE CITY MI 49651	2025 Est TCV 92,526 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	78X160 IRR
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 500/	78.00	160.00	0.9482	1.0754	500	100		39,767
78 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								39,767

Tax Description	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
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D/W/P: 4in Concrete	6.87	96	50	330
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D/W/P: 4in Concrete	6.87	144	50	494
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Total Estimated Land Improvements True Cash Value =				824
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	19,900	26,400	46,300			31,070C
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2024	11,900	24,300	36,200			30,136C
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2023	11,900	21,200	33,100			28,701C
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2022	12,500	19,100	31,600			27,335C
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Who	When	What
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TPC	04/30/2021	INSPECTED
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JWV	04/28/2018	INSPECTED
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TPC	12/27/2017	INSPECTED
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*** Information herein deemed reliable but not guaranteed***		
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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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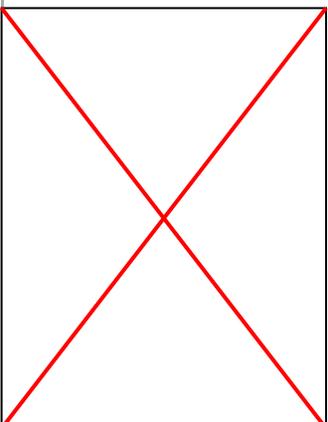
Pond		
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Waterfront		
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Ravine		
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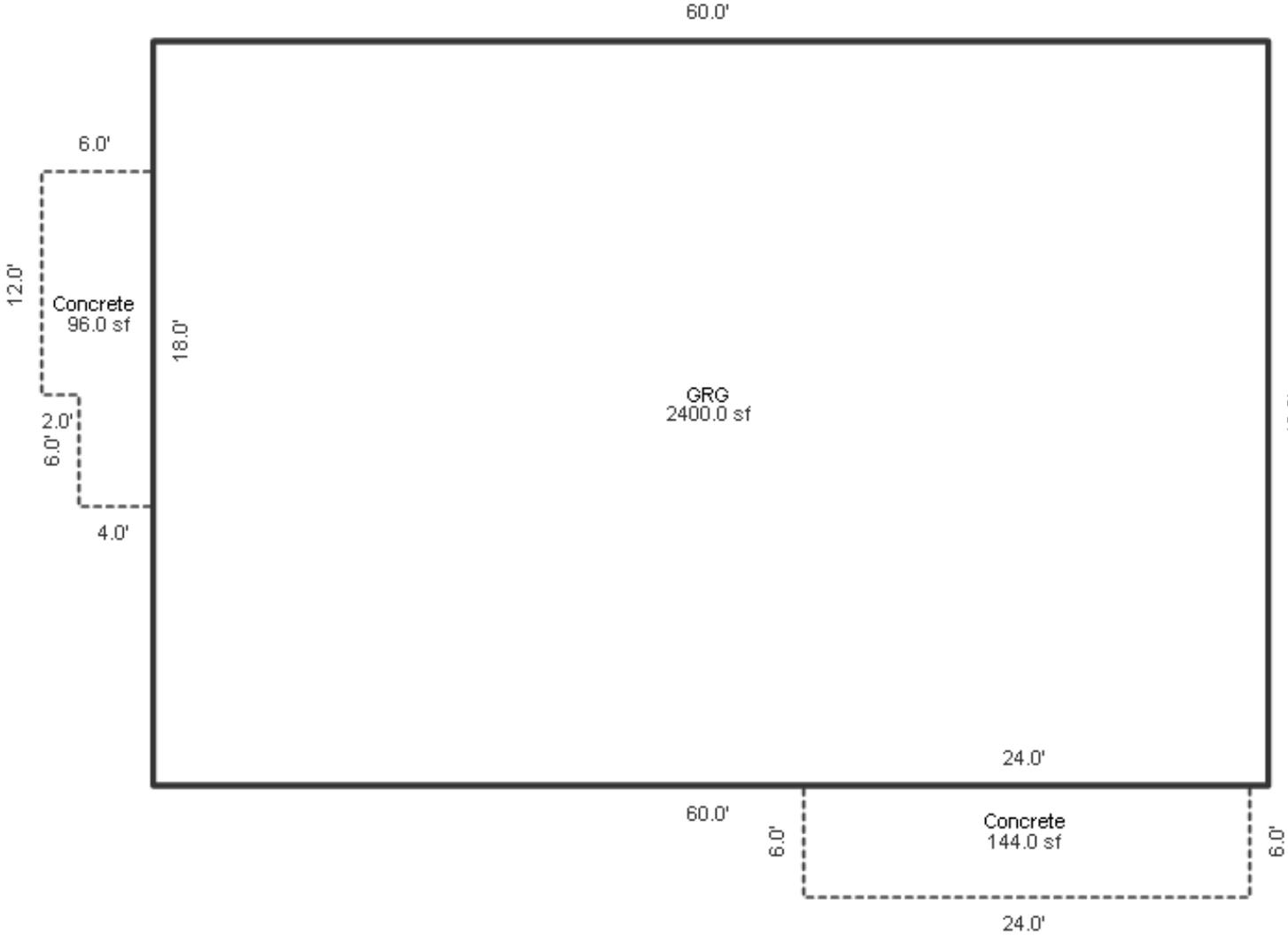
Wetland		
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Flood Plain		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	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: 1993 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	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: 30 Floor Area: 0 Total Base New : 57,072 Total Depr Cost: 39,950 Estimated T.C.V: 51,935	
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 1993	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Size of Closets		Lg Ord Small			Average Fixture(s)		Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Notes:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Yr Built Remodeled 1993 GAR 0		Kitchen: Other: Other:		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Condition: Average		(6) Ceilings		(7) Excavation			(14) Water/Sewer		Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Room List		Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
(1) Exterior		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish									Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Insulation		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
(2) Windows		Many Avg. Few Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
(3) Roof		Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	
Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 2400 57,072 39,950	

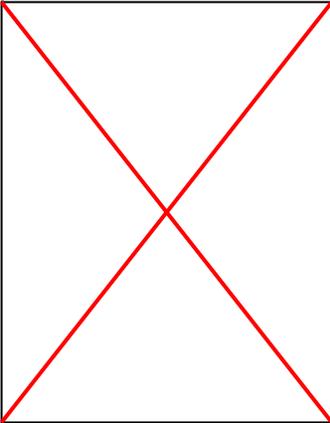
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 34,129							
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
MIC LIMITED 8252 EAST LANSING ROAD DURAND MI 48429		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description THAT PART OF GOVT LOTS 3 & 4 LYING N L/Y OF PLAT OF CROWS NEST W'LY OF CAROLYN AVE EXC N 400FT THOF & EXC PCL 27A AS SHOWN IN LIER S-5 P223 7 ECX THAT PART OF GOVT LOT 3 LYING WITHIN BEG A NE COR LOT 27 CROWS NEST TH N88DEG 02'50"W 252.02', N03DEG13'31"E175.04FT, 588DEG02'50"E298.72FT, S18DEG04'36"W182.16FT TO POB SEC2 T22N R8W 11.521 A SPLIT ON 4/30/18 TO 002-003-63 FORMERLY SEC 2 T22N R8W (5*2000) THAT PART OF GOVT LOTS 3 & 4 LYING N'LY OF Y OF CAROLYN AVE T THOF & EXC LYING WITHIN BEG ST TH N88DEG 3'31"E 75.02', 8DEG04'36"W 9-002-003-64 ON FILE*** completed ; -003-50; 003-63; -----		Dirt Road		Residentia 8 - 17 @\$5000		5.00 Acres		5000	100					25,000	
		Gravel Road		Residentia INFERIOR@\$1400		6.52 Acres		1400	100						
		Paved Road		11.52 Total Acres		Total Est. Land Value =								34,129	
		Storm Sewer													
		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value							
Who	When	What	2025	17,100	0	17,100		7,005C							
TPC	05/30/2022	INSPECTED	2024	17,300	0	17,300		6,795C							
TPC	04/30/2021	INSPECTED	2023	16,100	0	16,100		6,472C							
TPC	05/08/2017	INSPECTED	2022	14,400	0	14,400		6,164C							

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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 CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 46,200													
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS															
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		400 X 1006.236															
Tax Description		Dirt Road		Gravel Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value					
SEC 2 T22N R8W (0*2000) N 400 FT OF GOV'T LOTS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYNAVE & COUNTY ROAD. 9.2424A. 00 SPLIT FROM 003-50 FOR 01		X Paved Road		Storm Sewer		Residentia 8 - 17 @\$5000		9.24 Acres		5000		100				46,200					
Comments/Influences		X Electric		Gas		9.24 Total Acres		Total Est. Land Value =								46,200					
00 SPLIT FROM 003-50 FOR 01		Curb		Street Lights																	
		Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X Rolling		Low		High		2025		23,100		0		23,100						13,807C	
		X Landscaped		X Swamp		X Wooded		2024		24,100		0		24,100						13,392C	
		X Pond		Waterfront		Ravine		2023		18,300		0		18,300						12,755C	
		X Wetland		Flood Plain				2022		17,000		0		17,000						12,148C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		2025		23,100		0		23,100						13,807C	
		TPC 04/30/2021		INSPECTED				2024		24,100		0		24,100						13,392C	
		TPC 12/27/2017		INSPECTED				2023		18,300		0		18,300						12,755C	
		TPC 02/07/2012		INSPECTED				2022		17,000		0		17,000						12,148C	

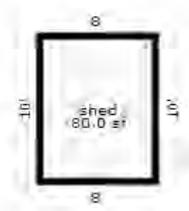
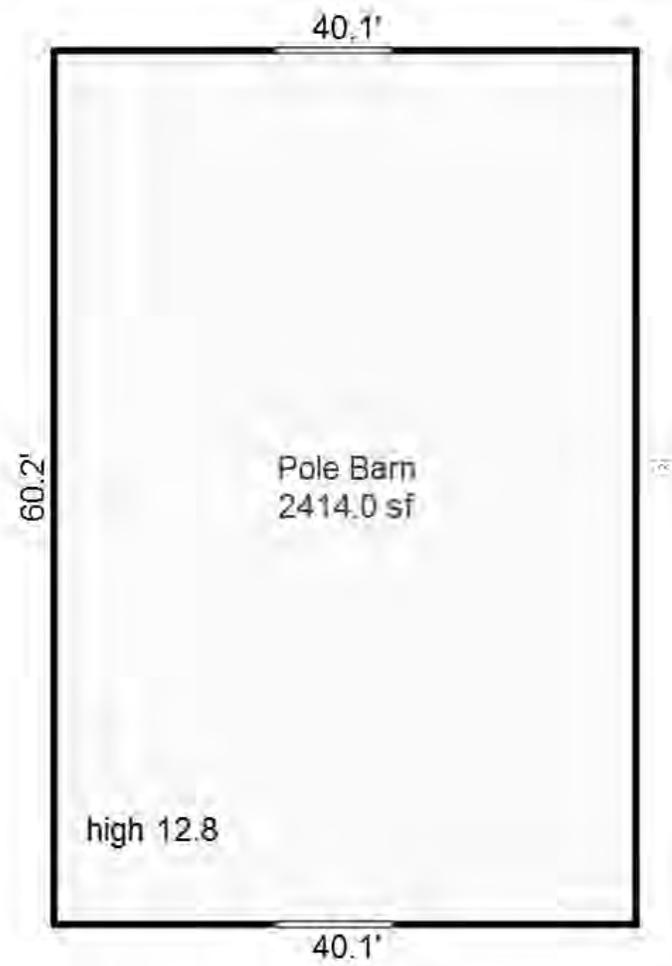
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIEGRIST MICHAEL E & MARG	VEURINK RUTH M TRUST	90,000	08/18/2016	WD	03-ARM'S LENGTH	2016-02780	PROPERTY TRANSFER	100.0				
SIEGRIST MICHAEL & MARGAE	SIEGRIST MICHAEL E & MARG	0	11/03/2013	QC	09-FAMILY	2013-03861 QD	PROPERTY TRANSFER	0.0				
BRONSON DAVID E & JEAN A	SIEGRIST MICHAEL & MARGAE	16,000	08/31/2012	WD	32-SPLIT VACANT	2012-02925	PROPERTY TRANSFER	100.0				
BRONSON DAVID E & JEAN A	BRONSON DAVID E & JEAN A	1	04/11/2012	PTA	21-NOT USED/OTHER	2012-01720 QD	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		Pole Barn		08/07/2014		2014-0304	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 122,986 TCV/TFA: 0.00						
VEURINK RUTH M TRUST 4951 ROSABELLE BEACH HOLLAND MI 49424		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
SPLIT ON 08/28/2012 INTO 009-002-003-83; NEW PARCEL 4.00 ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO POB OF PLAT OF CROWS NEST; THENCE S18°10'40"W		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		F 67' @ 500/ /ACRE	100.00	325.00	0.8692	1.3781	500	100		59,893
		X		INFERIOR		3.25	Acres	1400	100			4,556
		X		100 Actual Front Feet, 4.00 Total Acres				Total Est. Land Value =				64,449
		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		Wood Frame	28.31	80	95	2,152				
		X		Total Estimated Land Improvements True Cash Value =								2,152
		X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Level	2025	32,200	29,300	61,500			34,409C		
		X	Rolling	2024	37,900	25,200	63,100			33,375C		
		X	Low	2023	21,400	25,800	47,200			31,786C		
		X	High	2022	15,000	23,700	38,700			30,273C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	Who	When	What							
		X	TPC 04/30/2021	INSPECTED								
		X	TPC 12/27/2017	INSPECTED								
		X	TPC 08/20/2017	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2414 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 56,954 Total Depr Cost: 51,259 Estimated T.C.V: 56,385								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100			Bsmnt Garage:		Carport Area: Roof:			
Yr Built 2014		Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 2014			
Condition: Average		Ex	Ord	Min	(12) Electric			Ground Area = 0 SF Floor Area = 0 SF.							
Room List		Lg	Ord	Small	0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
	(1) Exterior	Kitchen: Other: Other:		Ex. Ord. Min			Stories Exterior Foundation			Water Sewer		Garages		Class: CD Exterior: Pole (Unfinished)	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Water Well, 100 Feet		Base Cost		Notes:	
	(2) Windows	(7) Excavation		Many Ave. Few			Water/Sewer			2414		51,394		46,255	
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			5,560		5,004			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Notes:			2414		51,394		46,255	
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			56,954		51,259		56,385	
	Gable Hip Flat	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1											
	Chimney:	(10) Floor Support		Joints: 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.
		8,500	06/01/2002	WD	33-TO BE DETERMINED	02-0:2577	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					
Owner's Name/Address	P.R.E. 0%					
VEURINK RUTH M TRUST 4951 ROSABELLE BEACH AVE HOLLAND MI 49424	MAP #:	2025 Est TCV 59,951				

	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
				F 67' @ 500/	100.01	300.00	0.8692	1.3400	500	100	58,242
				/ACRE INFERIOR			1.22	Acres	1400	100	1,709
				100 Actual Front Feet, 1.91 Total Acres					Total Est. Land Value =		59,951

Tax Description

A PARCEL OF LAND BEING PART OF PARCEL B-3 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71°24'20"E, 695.91 FEET; 86 FEET TO THE ED NEW PARCEL; 8 FEET; THENCE TO THE NORTH E; THENCE ; THENCE TO THE POINT OF 91 ACRES MORE OR N ON FILE\*\*\*

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

5 COMPLETED ROVAL DALE											
2-003-87;											
003-89;											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
				2025	30,000	0	30,000			4,695C	
	TPC 04/30/2023	INSPECTED		2024	21,700	0	21,700			4,554C	
	TPC 06/27/2023	INSPECTED		2023	5,500	0	5,500			4,338C	
	TPC 12/27/2017	INSPECTED		2022	4,500	0	4,500			4,132C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHMAN DUANE S & BONITA J	LAUGHTER JEAN M	0	08/20/2024	QC	09-FAMILY	20J24-02902	DEED	0.0
MCPHILLIPS TRUST NO. 1	LEHMAN DUANE S TRUST	50,000	08/15/2017	WD	03-ARM'S LENGTH	2017-02535	PROPERTY TRANSFER	100.0
MC PHILLIPS MICHAEL E & D	MC PHILLIPS TRUST NO.1	0	06/19/2001	QC	21-NOT USED/OTHER	06-0/2488	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					
Owner's Name/Address	P.R.E. 0%					
LAUGHTER JEAN M 2617 HILLANDALE DR NW WALKER MI 49534-1349	MAP #:					
	2025 Est TCV 91,413 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 THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH			F 67' @ 500/	181.94	153.23	0.7049	1.0592	500 100	67,926
				182 Actual Front Feet, 0.64 Total Acres				Total Est. Land Value =	67,926

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Dirt Road				
		Gravel Road				
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Paved Road				
		Storm Sewer				
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Sidewalk				
		Water				
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Sewer				
		Electric				
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Gas				
		Curb				
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Street Lights				
		Standard Utilities				
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Underground Utils.				
		Topography of Site				

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				Rolling	2025	34,000	11,700	45,700	
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Low	2024	22,300	12,200	34,500			18,129C
		High	2023	9,000	11,800	20,800			17,266C
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Landscaped	2022	7,500	10,900	18,400			16,444C
		Swamp							
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Wooded							
		Pond							
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Waterfront							
		Ravine							
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		Wetland							
		Flood Plain							

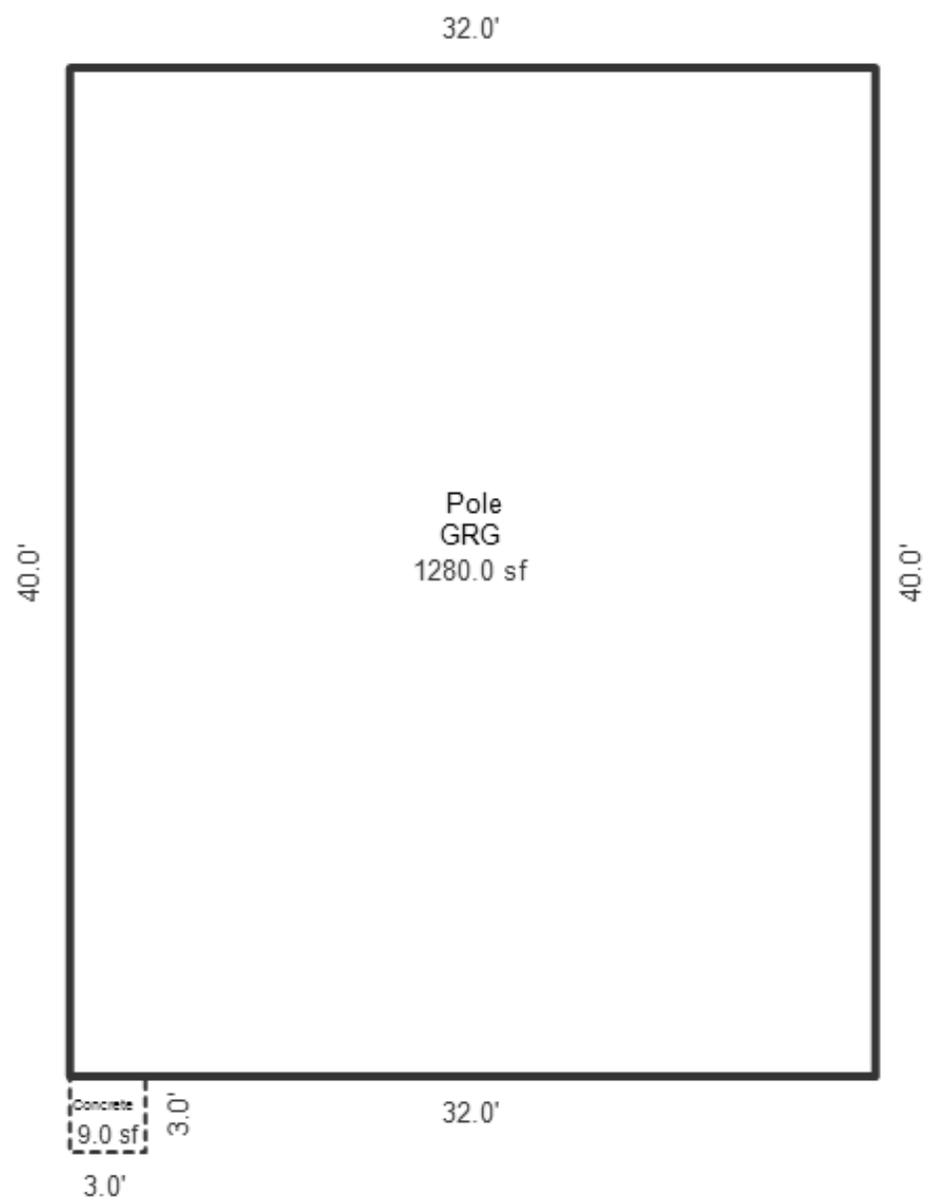
Tax Description	X	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					Who	2025	34,000	11,700	45,700	
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		TPC 05/30/2022 INSPECTED	2024	22,300	12,200	34,500			18,129C	
		TPC 04/30/2021 INSPECTED	2023	9,000	11,800	20,800			17,266C	
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH		JWV 04/28/2018 INSPECTED	2022	7,500	10,900	18,400			16,444C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 0 Total Base New : 30,438 Total Depr Cost: 21,307 Estimated T.C.V: 23,438							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100								
	Yr Built 1992	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			Bsmnt Garage:							
	(1) Exterior	Kitchen: Other: Other:			(12) Electric			Carport Area: Roof:							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			0 Amps Service			No./Qual. of Fixtures							
	Insulation	No. of Elec. Outlets			Ex.			Ord.							
	(2) Windows	Many			Ave.			Few							
	Many Avg. Few	Large Avg. Small			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 1992		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			1280		21,307		
	(3) Roof	(7) Excavation			1			Building Areas			30,438		21,307		
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Stories Exterior Foundation			Cost New		Depr. Cost		
	Asphalt Shingle	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Garages		Class: C Exterior: Pole (Unfinished)		
	Chimney:	(9) Basement Finish			Lump Sum Items:			Garages			Base Cost		1280		
		Joists: Unsupported Len: Cntr.Sup:						Garages			Totals:		30,438		
								ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC:					23,438		

\*\*\* 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.
MORRIS GERALDINE M & EDWA	MORRIS GERALDINE M	0	11/04/2022	QC	09-FAMILY	2022-03566	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7149 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
MORRIS GERALDINE M 7149 W WHITEBIRCH AVE LAKE CITY MI 49651	2025 Est TCV 136,410 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 COMM AT N 1/4 COR SEC 2, TH S 83 DEG 05'43" E 1843.44 FT, TH S 06 DEG 54'17" W 1353.22 FT TO POB, TH N 56 DEG 33' E 176.91 FT, N 67 DEG 50' E 151.29 FT, N 80 DEG 45' E 109.81 FT, S 06 DEG 52'30" E 200.17 FT, S 80 DEG 45' W 78.88 FT, S 67 DEG 50' W 108.89 FT, S 56 DEG 33' W 124.19 FT, N 42 DEG 48'30" W 202.7 FT TOPOB. 1.75A.	X		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			F 67' @ 500/	312.88	236.68	0.5831	1.2333	500 100	112,504	
			313 Actual Front Feet, 1.70 Total Acres						Total Est. Land Value =	112,504

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Water	29.53	72	50	1,063		
			Wood Frame						
			Total Estimated Land Improvements True Cash Value =						1,063

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

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

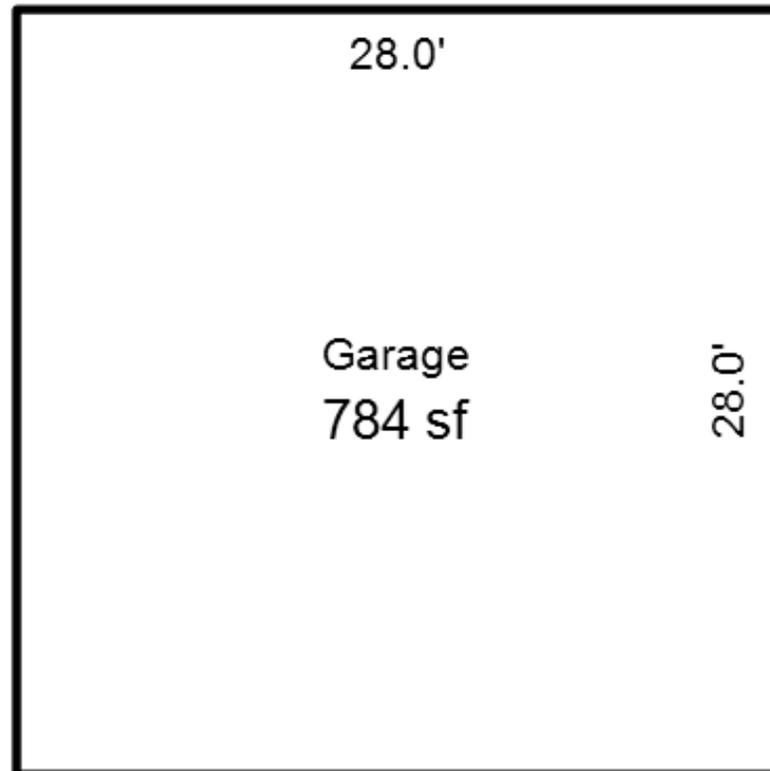
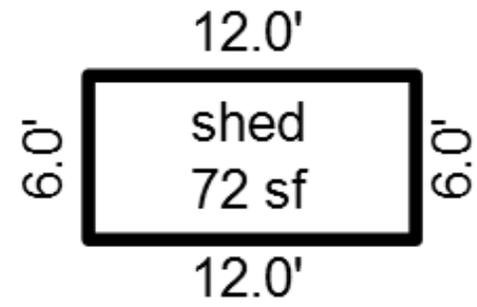
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	56,300	11,900	68,200			12,418C
			2024	21,100	10,400	31,500			12,045C
			2023	21,100	10,000	31,100			11,472C
			2022	20,300	8,800	29,100			10,926C

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\*\*\* Information herein deemed reliable 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	Type	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % 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 : 27,689 Total Depr Cost: 20,766 Estimated T.C.V: 22,843
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 1986		
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=75/100/100/100/75				
Building Style: GRG		Lg Ord Small		No. of Elec. Outlets			(14) Water/Sewer		Plumbing		Building Areas				
Yr Built 1986	Remodeled 0	Size of Closets		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Average Fixture(s)		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Doors Solid H.C.		Lump Sum Items:			Plumbing		Average Fixture(s)		Other Additions/Adjustments				
Room List		(5) Floors		Lump Sum Items:			Garages		Average Fixture(s)		Fireplaces				
Basement		Kitchen:		Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Average Fixture(s)		Wood Stove				
1st Floor		Other:		Lump Sum Items:			Base Cost		Average Fixture(s)		Wood Stove				
2nd Floor		Other:		Lump Sum Items:			Fireplaces		Average Fixture(s)		Wood Stove				
Bedrooms		(6) Ceilings		Lump Sum Items:			Wood Stove		Average Fixture(s)		Wood Stove				
(1) Exterior		No./Qual. of Fixtures		Lump Sum Items:			Totals:		Average Fixture(s)		Wood Stove				
Wood/Shingle		Ex. Ord. Min		Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Average Fixture(s)		Wood Stove				
Aluminum/Vinyl		No. of Elec. Outlets		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Brick		Many Ave. Few		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Insulation		(13) Plumbing		Lump Sum Items:					Average Fixture(s)		Wood Stove				
(2) Windows		(7) Excavation		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Large Avg. Small		(8) Basement		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Wood Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Metal Sash		(9) Basement Finish		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Vinyl Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Double Hung		(10) Floor Support		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Horiz. Slide Casement		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Double Glass		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Patio Doors		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Storms & Screens		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Average Fixture(s)		Wood Stove				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Gable		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Hip		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Gambrel		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Mansard		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:					Average Fixture(s)		Wood Stove				

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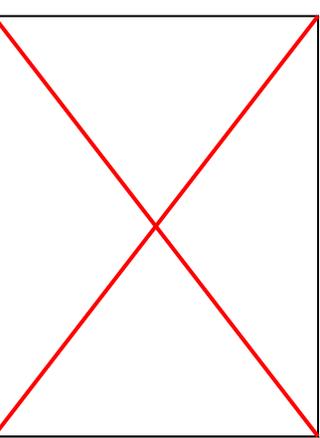


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGNER JEFF & AMY	HINDY GERARD T & MOLLIE M	20,000	05/11/2018	WD	03-ARM'S LENGTH	2018-01576	PROPERTY TRANSFER	100.0
BARTHOLOMEW SAMUEL M & ED	WAGNER JEFF & AMY	0	05/11/2018	WD	16-LC PAYOFF	PTA	PROPERTY TRANSFER	0.0
BARTHOLOMEW SAMUEL & EDIT	WAGNER JEFF & AMY	10,000	11/12/2014	PTA	16-LC PAYOFF	PTA	PROPERTY TRANSFER	100.0
BARTHOLOMEW SAMUEL M	BARTHOLOMEW SAMUEL & EDIT	1	05/24/2012	QC	21-NOT USED/OTHER	2013-01916	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
7894 W PINE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HINDY GERARD T & MOLLIE M 7939 W PINE DR LAKE CITY MI 49651	2025 Est TCV 29,827					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Public Improvements			* Factors * BETWEEN PINE DR & WA, IRR							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			F 67' @ 500/	37.06	280.14	1.2303	1.3083	500	100	29,827
			25 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 29,827							

Tax Description	X	Value
. SEC 2 T22N R8W PARCEL DESC IN THE SURVEY RECORDED IN BLOOK OF SURVEYS S-6 P55 EXC LOT 26 DESC AS: THAT AREA SHOWN AS NOT INCLUDED IN THIS PLAT IN THE PLAT OF CROW'S NEST. APP 1.07 A.		
Comments/Influences		
AREA BETWEEN PINE DR & WALLEYE CHANNEL		

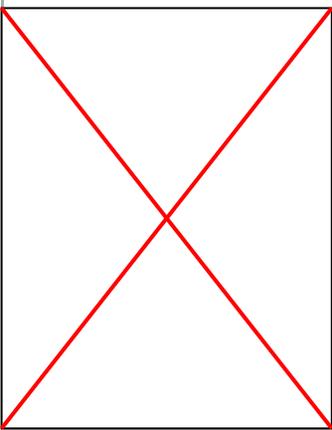


Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2025	14,900	0	14,900		5,870C
		TPC 05/30/2022 INSPECTED	2024	21,000	0	21,000		5,694C
		TPC 04/30/2021 INSPECTED	2023	11,200	0	11,200		5,423C
		TPC 12/27/2017 INSPECTED	2022	7,500	0	7,500		5,165C

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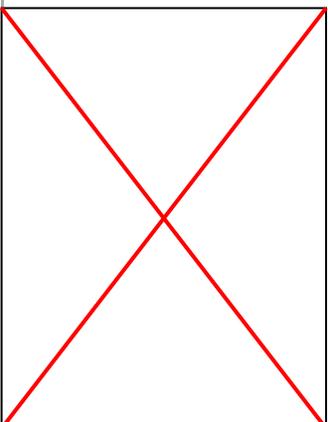
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
PRAY JOSEPH E 316 W SEMINARY ST CHARLOTTE MI 48813		MAP #:		2025 Est TCV 46,967								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. SEC 2 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING A PART OF GOV'T LOT 4. 10.01 A.		Public Improvements		* Factors *		298' X 1463 IRR						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		F 67' @ 500/	67.00	127.00	1.0000	0.9919	500	100		33,227
		Paved Road		/ACRE	INFERIOR		9.81 Acres		1400	100		13,740
		Storm Sewer		67 Actual Front Feet, 10.01 Total Acres				Total Est. Land Value =		46,967		
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		X Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	23,500	0	23,500			6,967C	
		TPC 01/22/2024	INSPECTED		2024	32,100	0	32,100			6,758C	
		TPC 04/30/2021	INSPECTED		2023	14,000	0	14,000			6,437C	
		TPC 05/06/2018	INSPECTED		2022	16,400	0	16,400			6,131C	



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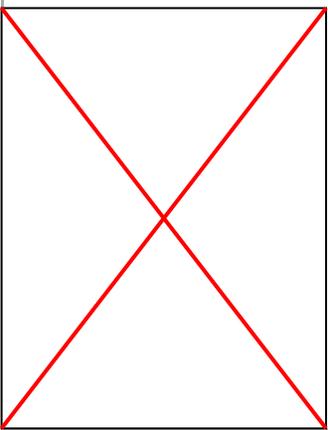
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LAKE MISSAUKEE ISLAND ASSOC AYOTTE TODD TREASURER 7139 W WHITE BIRCH AVE LAKE CITY MI 49651		2025 Est TCV 14,923										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
SEC 2 T22N R8W THAT PART OF SEC 1 & 2 LYING NE'LY OF WHITE BIRCH AVE & SE'LY OF LOT 1 NANCY'S PLAT EXC E 175 FT THOF.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WETLAND / LAKE ACCESS - ADJ ROAD RIGHT OF WAY		Gravel Road		F 67' @ 500/	80.00	150.00	0.9398	L0.3970	500	100	ACCESS POINT ONLY	14,923
		Paved Road		0.28 Total Acres				Total Est. Land Value =		14,923		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	7,500	0	7,500			397C	
		TPC 04/30/2021 INSPECTED			2024	6,800	0	6,800			386C	
		TPC 12/27/2017 INSPECTED			2023	6,800	0	6,800			368C	
					2022	7,500	0	7,500			351C	



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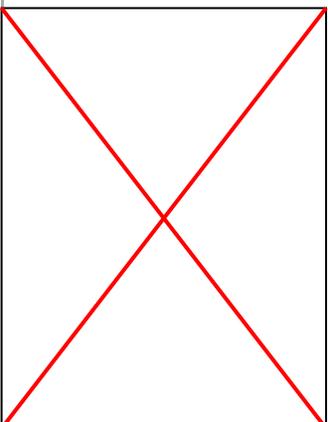
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
LAKE MISSAUKEE ISLAND ASSOC AYOTTE TODD TREASURER 7139 W WHITE BIRCH AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 13,640								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
SEC 2 T22N R8W E 175 FT OF ALL THAT PART SEC 1 & 2 LYING NE'LY OF WHITE BIRCH AVE & SE'LY OF LOT 1 NANCY'S PLAT.		Public Improvements		* Factors * TRIANGULAR SHAPE								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		F 67' @ 500/	175.00	10.00	0.7146	0.2181	500	100	ACCESS POINT ONLY	13,640
		Paved Road		0.04 Total Acres				Total Est. Land Value =		13,640		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		X 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	2025	6,800	0	6,800		264C		
		TPC 04/30/2021 INSPECTED			2024	6,200	0	6,200		257C		
		TPC 12/27/2017 INSPECTED			2023	6,200	0	6,200		245C		
					2022	7,500	0	7,500		234C		



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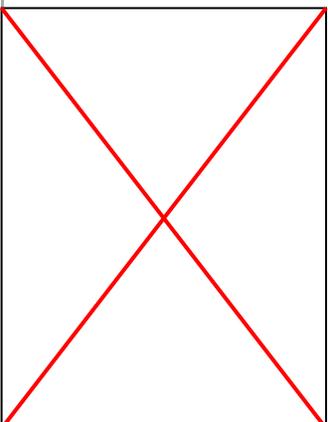
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status			
ISLAND IN LAKE MISSAUKEE AVE		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
LAKE MISSAUKEE ISLAND ASSOC AYOTTE TODD TREASURER 7139 W WHITE BIRCH AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 20,979							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
SEC 2 T22N R8W A PCL OF LAND BEING AN ISLAND IN LAKE MISSAUKEE DESC AS COM AT SW COR LOT 67 REDMAN'S ISLE N 2 DEG 25'03" W 258.67 FT TO POB. TH N 11 DEG 20'09" E 76.24 FT N 44 DEG 44'20" E 128.25 FT N 24 DEG 34'17" E 139.75 FT, TH S 35 DEG 41'30" E 96.77 FT, S 21 DEG 27'37" W 93.55 FT, S 55 DEG 33'28" W 225.06 FT, TO POB. .7A		Public Improvements		* Factors *		ISLAND		Value			
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		F 67' @ 500/	51.16	399.95	1.0990	0.7462	500	100	20,979
		Paved Road		0.35 Total Acres		Total Est. Land Value =				20,979	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		X Level									
		Rolling									
		X Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	10,500	0	10,500		672C	
		TPC 04/30/2021 INSPECTED			2024	8,400	0	8,400		652C	
		TPC 12/27/2017 INSPECTED			2023	8,400	0	8,400		621C	
					2022	7,500	0	7,500		592C	



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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 MARK TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 9,958			
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
PIEKACZ KENNETH & WEBER LISA 5375 WRIGHT DR TROY MI 48098		Public Improvements		* Factors *		268'X13'(TO WATERS EDGE)					
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason Value	
SEC 2 T22N T8W COM AT N COR LOT 15 CLAYTON'S HARBOR S 44 DEG 21' E 10.38 FT TO POB. N 31 DEG 11'30" E 134.65 FT, N 45 DEG 57'50" E 134.9 FT, N 24 DEG 48'10" E 44.32 FT, TO S COR LOT 14 CLAYTON'S HARBOR, W TO WATERS EDGE SW'LY ALONG WATERS EDGE TO NE PROPERTY LINE LOT 15 TH ALONG NE LINES 43 DEG 21' E TO POB.		X Gravel Road		F 67' @ 500/		13.00		268.00		1.7752L0.8630 500 100 ACCESS POINT ONLY 9,958	
Comments/Influences		X Paved Road		0.08 Total Acres		Total Est. Land Value =		9,958			
ADJ TO LOT 14 & ALONG S MARK TRL		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	
		X Landscaped		Swamp		Wooded		Pond		X Waterfront	
		X Ravine		Wetland		Flood Plain		Year		Land Value	
		Who		When		What		2025		5,000	
		TPC 04/30/2021 INSPECTED		2024		3,500		0		3,500	
		TPC 12/27/2017 INSPECTED		2023		3,500		0		3,500	
				2022		5,000		0		5,000	
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										873C	
										847C	
										807C	
										769C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FITZPATRICK JOSEPH T & EL	PAULITE PAUL	1	06/24/2012	QC	03-ARM'S LENGTH	2018-04196	DEED	100.0
LOPER BRUCE	FITZPATRICK JOSEPH T & EL	500	08/14/2008	QC	03-ARM'S LENGTH		DEED	100.0
DNR	LOPER BRUCE	0	06/25/1999	QC	21-NOT USED/OTHER	2008/2784	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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PAULITE PAUL 532 GITCHEGUMEE DR BUCKLEY MI 49620	2025 Est TCV 3,953
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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F 67' @ 500/	213.00	0.25	0.6671	0.0556	500	100		3,953
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		0.00	Total Acres		Total Est. Land Value =			3,953
--	--	------	-------------	--	-------------------------	--	--	-------

Tax Description	X	Dirt Road						
. SEC 2 T22N R8W COM AT WATERS EDGE E OF N COR LOT 29 CLAYTON'S HARBOR W TO N COR LOT 29, NE'LY ALONG S SIDE OF REDMAN DRIVE TO NW COR OF LOT 30 TH ALONG WATERS EDGE TO POB.	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
---------------------	--------------------

FROM DNR FOR 00	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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2025	2,000	0	2,000			1,855C
------	-------	---	-------	--	--	--------

2024	1,800	0	1,800			1,800S
------	-------	---	-------	--	--	--------

2023	2,900	0	2,900			1,794C
------	-------	---	-------	--	--	--------

2022	2,800	0	2,800			1,709C
------	-------	---	-------	--	--	--------

Who	When	What
-----	------	------

TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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TPC 02/07/2012	INSPECTED	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	MINERT DOUGLAS & MANSOUR	44,000	06/11/2024	WD	32-SPLIT VACANT	2024-01627	DEED	100.0

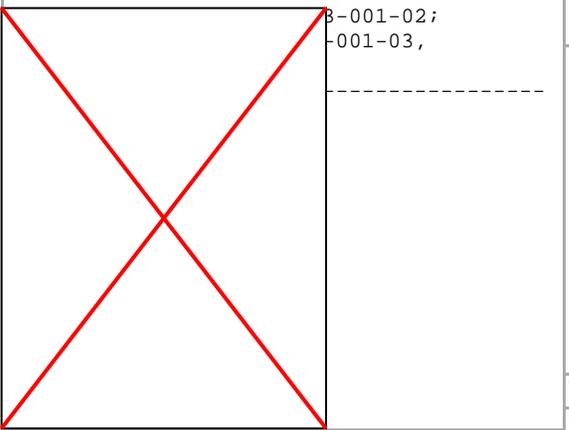
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MINERT DOUGLAS & MANSOUR AMAL 811 ANCHOR LN PORTAGE MI 49002	2025 Est TCV 37,840					

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
C75'@\$300/FF	150.00	100.00	0.8409	1.0000	300	100		37,840
150 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 37,840

Tax Description  
 SEC 3 T22N RSW (0\*2025) PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-190  
 DESC AS: BEG 71 DEG 33'20"E 67.97 FT FROM NE COR LOT 11 CHIPPEWA SHORES, TH S 57 DEG 33'23"E 100 FT, S 32 DEG 26'42"W 150 FT, N 57 DEG 33'23"W 100 FT, N 32 DEG 20'42"E 150 FT TO POB. .34A.  
 2025 SPLIT ON 02/14/2024 FROM 009-003-001-02;

- 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  
 Split/Comb. on 05/13/2024 completed 05/13/2024 TIM



- 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
2025	18,900	0	18,900			18,900S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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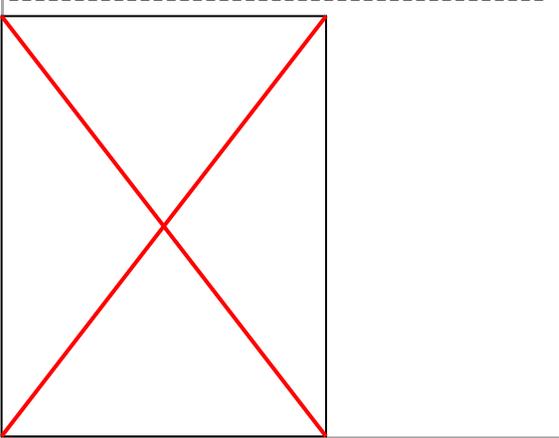
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAWKINS KRYSTAL L	HAWKINS MATTHEW B & KRYST	0	09/05/2024	WD	15-LADY BIRD	2024-02424	DEED	0.0
BRAIDWOOD JOHN W TRUST	HAWKINS KRYSTAL L	1	04/21/2023	WD	09-FAMILY	2023-01161	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	BRAIDWOOD JOHN W TRUST	20,000	08/01/2018	WD	32-SPLIT VACANT	2019-00074	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HAWKINS MATTHEW B & KRYSTAL L 7836 N 30TH ST RICHLAND MI 49083	2025 Est TCV 22,500					

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
Dirt Road	75.00	100.00	1.0000	1.0000	300	100		22,500
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			22,500

Tax Description  
 2019-00074 BEG S0DEG12'26"W 1651.77FT AND S89DEG47'34"E 1048.65 FT FROM NW COR OF NW1/4 TH N20DEG15'52"W 75 FT, N68DEG16'45"E 100FT, S20DEG15'52"E 75FT, S68DEG16'45"W100FT TO POB. FORMERLY PART OF 009-003-001-00

Comments/Influences  
 SPLIT ON 02/05/2019 COMPLETED 02/05/2019  
 TIM 2019-00074 SOLD 8/1/2018;  
 PARENT PARCEL(S): 009-003-001-00;  
 CHILD PARCEL(S): 009-003-001-80;



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling	Low	2025	11,300	0	11,300			9,279C
High	Landscaped	Swamp	2024	9,000	0	9,000			9,000S
Wooded	Pond	Waterfront	2023	9,000	0	9,000			9,000S
Ravine	Wetland	Flood Plain	2022	9,000	0	9,000			9,000S

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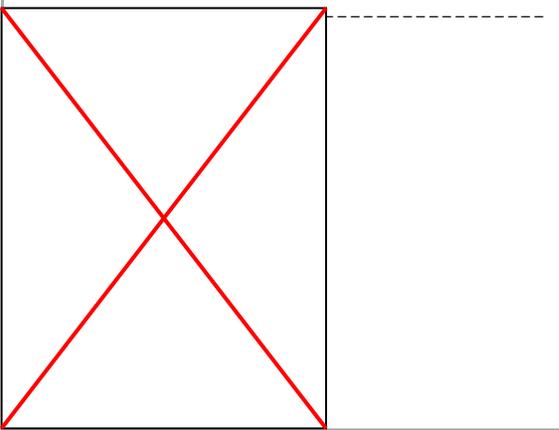
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	HABEL MICHAEL A & ELAINE	33,000	10/28/2023	WD	32-SPLIT VACANT	2024-00181	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HABEL MICHAEL A & ELAINE TRUST 45521 LILAC LN BELLEVILLE MI 48111	MAP #:					
	2025 Est TCV 30,395					

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		
Dirt Road										
Gravel Road										
Paved Road										
Storm Sewer										
Sidewalk										
Water										
Sewer										
Electric										
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										
			C75'@\$300/FF	112.00	100.00	0.9046	1.0000	300	100	30,395
			112 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		30,395	

Tax Description  
 BEG 246.4 FT E, 132.7FT S, S 39DEG 21'00" E 25.7 FT FROM NW COR TH S 39DEG21'00" E 112 FT N 50DEG39'00"E 100 FT, N 39DEG 21'00"W 112FT, S 50DEG 39'00" W 100 FT TO POB. SEC3 T22N R8W .26A  
 SPLIT ON 12/06/2023 FROM 009-003-001-00;  
 Comments/Influences  
 Split/Comb. on 12/06/2023 completed 12/06/2023 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-02, 009-003-001-81;

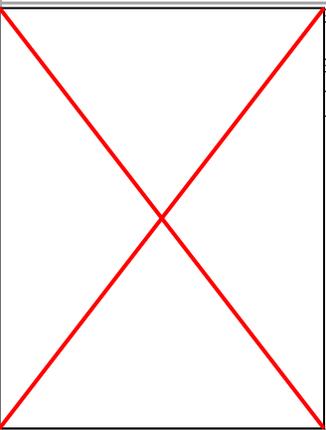


Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,200	0	15,200			9,279C
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0

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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			
S OAK DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 22,500							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
SEC 3 T22N RSW BEG E 246.4 FT, S 132.7 FT S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT, S 20 DEG 28'58"E 450 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 75 FT, N 69 DEG 31'03"E 100 FT, N 20 DEG 28'58"W 75 FT, S 69 DEG 31'02"W 100 FT TO POB. .17A. SPLIT ON 03/20/2023 FROM 009-003-001-00; SPLIT/COMBINED ON 12/07/2023 FROM 009-003-001-88;		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100	22,500
		Paved Road		75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		22,500	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
 <p>Completed 001-88; 001-82;</p>		X Level		2025	11,300	0	11,300			283C	
		Rolling									
		Low									
		High									
		Landscaped									
		X Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		X Wetland									
		X Flood Plain									
		Who When What		2024	9,000	0	9,000			275C	
		TPC 04/30/2021 INSPECTED									
				2023	0	0	0			0	
				2022	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.
INDIAN LAKES L C	HAUCK EDMUND CHRIS TRUST	22,000	10/28/2023	WD	32-SPLIT VACANT	2024-00126	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HAUCK EDMUND CHRIS TRUST 5470 BROOKDALE RD BLOOMFIELD HILLS MI 48304	MAP #:					
	2025 Est TCV 23,154					

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	
			C75'@\$300/FF	77.81	100.31	0.9908	1.0011	300 100	23,154
			75 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	23,154

Tax Description  
 SEC 3 T22N R8W BEG 246.4 FT E, 132.7 FT S, S39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT FROM NW COR SEC 3, S 20 DEG 28'58"E 75 FT, N 69 DEG 31'02"E 100 FT, N 20 DEG 28'58"W 84.43 FT, S64DEG 42"30" W 100.61 FT TO POB. .18 A M/L SPLIT ON 3/20/2023 FROM 009-003-001-00; SPLIT ON 12/07/2023 FROM 009-003-001-89;

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

Comments/Influences  
 Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;  
 Parent Parcel(s): 009-003-001-89; 001-83;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,600	0	11,600			9,279C
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	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.
INDIAN LAKES L C	ANDERSEN CHRISTIAN J TRUS	44,000	10/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023-03352	DEED	100.0

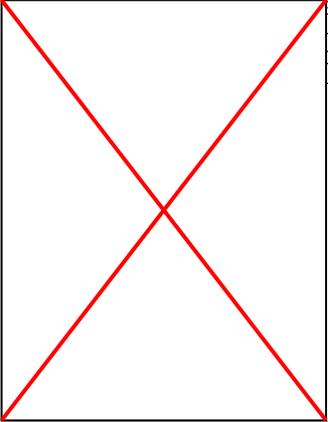
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	2025 Est TCV 22,500					

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
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 22,500

**Tax Description**  
 SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"W 75 FT, FROM NW COR, TH S 20 DEG 28'58"W 75 FT, TH N69 DEG 31'02" E 100 FT, N 20DEG 28'58" W 75 FT, S 69 DEG 31'02" W 100 FT TO POB. .17 A M/L  
 SPLIT ON 3/20/2023 FROM 009-003-001-00;  
 SPLIT ON 12/07/2023 FROM 009-003-001-89;  
**Comments/Influences**

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

Split/Comb. on 12/07/2023 completed  
 12/07/2023 TIM



009-003-001-89;  
 009-003-001-84,  
 009-003-001-86;

- 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
2025	11,300	0	11,300			9,279C
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0

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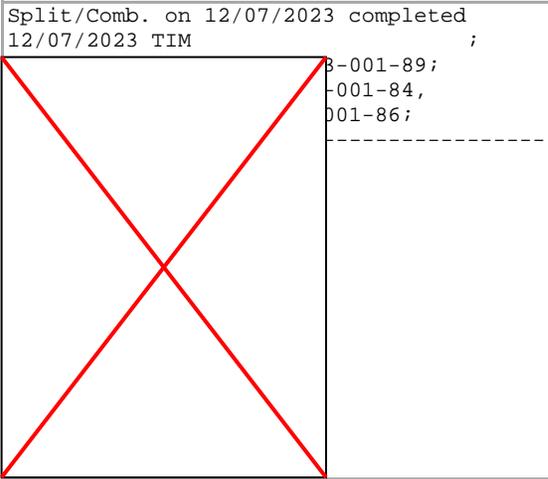
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	ANDERSEN CHRISTIAN J TRUS	44,000	10/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023-03352	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	2025 Est TCV 22,500					

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
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 22,500

Tax Description	X	
SEC 3 T22N R8W BEG 246.4 FT E, 132.7 FT S S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"E 150 FT, FROM NW COR TH, S 20 DEG 28'58"W 75 FT, N 69 DEG 31'02"E 100 FT, N 20 DEG 28'58"W 75 FT, S69 DEG 31'02" W 100.00 FT TO POB. .17 A M/L SPLIT ON 3/20/2023 FROM 009-003-001-00; SPLIT ON 12/07/2023 FROM 009-003-001-89;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
Comments/Influences		
Split/Comb. on 12/07/2023 completed 12/07/2023 TIM		



009-001-89;  
009-001-84,  
009-001-86;

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	11,300	0	11,300			9,279C
Rolling	2024	9,000	0	9,000			9,000S
Low	2023	0	0	0			0
High	2022	0	0	0			0
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2025	11,300	0	11,300			9,279C
TPC 04/30/2021 INSPECTED	2024	9,000	0	9,000			9,000S
	2023	0	0	0			0
	2022	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.
INDIAN LAKES L C	LOVE ROBERT B	22,000	10/28/2023	WD	32-SPLIT VACANT	2023-03304	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	11/14/2024	PB24-0228	0%
Owner's Name/Address	P.R.E. 0%					
LOVE ROBERT B 312 GRAND RIVER RD BANCROFT MI 48414	MAP #:					
	2025 Est TCV 22,500					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"E 225 FT, FROM NW COR TH, S 20DEG 28'58" E 75FT, N 69DEG 31'02"E 100FT, N 20DEG 28'58" W 75FT, S 69DEG 31'02"W 100 FT TO POB. .17 A M/L SPLIT ON 3/20/2023 FROM 009-003-001-00; SPLIT ON 12/7/2023 FROM, 009-003-001-89 TO 009-003-001-83, 009-003-001-84, 009-003-001-85, 009-003-001-86.	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100	22,500	
				75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

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

Comments/Influences  
 DELETED 12/07/2023  
 009-003-001-89;  
 009-003-001-83;  
 009-003-001-85;  
 -----  
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 Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,300	0	11,300			9,279C
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status						
S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 21,250								
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE										
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value										
Tax Description		Dirt Road		C75'@\$300/FF		69.50 100.00 1.0192 1.0000		300 100		21,250						
BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT, S 20 DEG 28'58"E 525 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 70.22 FT, N 68 DEG 16'45"E 100 FT, N 20 DEG 28'58"W 68.05 FT, S 69 DEG 31'02"W 100 FT TO POB. .16A. SPLIT ON 12/7/2023 PART TO 009-003-001-89 FORMERLY AT 3/2023 SEC 3 T22N RSW (1 *2023) BEG E 246.4 FT, S 132.7 FT, S 39 DEG 2L'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT, S 20 DEG 28'58"E 450 FT FROM S 28'58"E 145.22 FT, N 20 DEG DEG 31'02"W 100 009-003-001-00; B completed ; B-001-88; -001-82; ----- B completed ; B-001-00; -001-88, The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Gravel Road		70 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value =		21,250		21,250						
		Paved Road														
		Storm Sewer														
		Sidewalk														
		Water														
		Sewer														
		Electric														
		Gas														
		Curb														
		Street Lights														
		Standard Utilities														
		Underground Utils.														
		Topography of Site														
		X Level														
		Rolling														
		Low														
		High														
		Landscaped														
		Swamp														
		X Wooded														
		Pond														
		Waterfront														
		Ravine														
		Wetland														
		Flood Plain														
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value				
		Who		When		What		2025		10,600		0	10,600			265C
		TPC 04/30/2021 INSPECTED		2024		9,000		0		9,000						258C
		2023		0		0		0								0
		2022		0		0		0								0

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	MORTENSON RONALD L TRUST	12,000	11/13/2017	WD	32-SPLIT VACANT	2017-03726	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
689 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	03/29/2018	2018-0077	100%
Owner's Name/Address	P.R.E. 0%					
MORTENSON RONALD L TRUST 790 SW OAK DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 54,319 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID			* Factors *					

Tax Description	Public Improvements	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID	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					

Tax Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID	2025	8,300	18,900	27,200			22,077C
	TPC 04/30/2021 INSPECTED	2024	9,000	16,200	25,200		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	JWV 08/22/2018 INSPECTED	2023	9,000	15,800	24,800		20,395C
	TPC 12/27/2017 INSPECTED	2022	7,500	14,700	22,200		19,424C

\*\*\* Information herein deemed reliable 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: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1680 % 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: 6 Floor Area: 0 Total Base New : 35,909 Total Depr Cost: 33,755 Estimated T.C.V: 37,131	
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 2018	
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=94/100/100/100/94	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		Plumbing		Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 -4,580 -4,305	
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Garages		Class: C Exterior: Pole (Unfinished)		Door Opener 1 539 507		1680 39,950 37,553	
Yr Built 2018	Remodeled 0	Kitchen: Other: Other:		Kitchen: Other: Other:			2 Fixture Bath		Softener, Auto		Base Cost 1 539 507		1680 39,950 37,553		Totals: 35,909 33,755	
Condition: Average		Lg Ord Small		(6) Ceilings			Softener, Manual		Solar Water Heat		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		37,131	
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			No Plumbing		Extra Toilet							
Basement		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Sink		Separate Shower							
1st Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Ceramic Tile Floor		Ceramic Tile Wains							
2nd Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Ceramic Tub Alcove		Vent Fan							
Bedrooms		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water		Public Sewer							
(1) Exterior		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Public Sewer			Water Well		1000 Gal Septic							
Wood/Shingle		Gable Hip Flat		Gambrel Mansard Shed			2000 Gal Septic		Lump Sum Items:							
Aluminum/Vinyl		Asphalt Shingle		Chimney:												
Brick																
Insulation																
(2) Windows		Many Avg. Few Large Avg. Small														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	SILVER MICHAEL & BONNIE	12,000	11/13/2017	WD	03-ARM'S LENGTH	2017-03866	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. 100% 07/02/2019					
	MAP #:					
	2025 Est TCV 16,668					

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
			C75'@\$300/FF	50.00	101.17	1.1067	1.0041	300 100	16,668
			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	16,668

Tax Description  
 PARCEL 23A FROM SURVEY PART OF THE WEST 1/4, SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO.2, THENCE N17°57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO. 2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT

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

20'E 101.17 FEET  
 LLEL TO AND 100  
 D EASTERLY RIGHT  
 0'W 101.17 FEET  
 LY RIGHT OF WAY  
 00 FEET ALONG  
 INE TO THE POINT  
 0.115 ACRES MORE  
 ON FILE\*\*\*

completed  
 ;  
 -001-00;  
 001-90,

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	8,300	0	8,300			7,043C
2024	9,000	0	9,000			6,832C
2023	9,000	0	9,000			6,507C
2022	7,500	0	7,500			6,198C

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Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 05/06/2018 INSPECTED  
 TPC 12/27/2017 INSPECTED

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	HELMSTADTER DONALD	18,000	06/09/2017	WD	32-SPLIT VACANT	2017-01875	PROPERTY TRANSFER	100.0

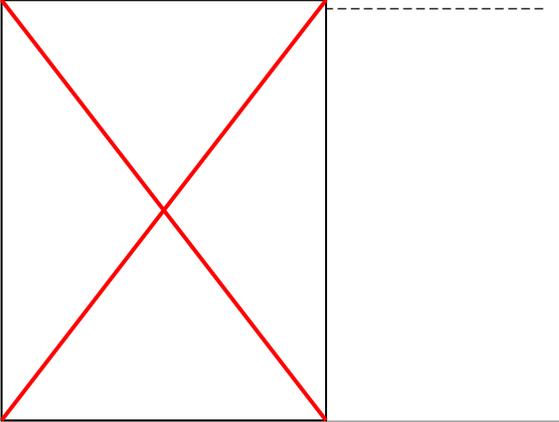
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HELMSTADTER DONALD 48638 PINE HILL DR PLYMOUTH MI 48170	MAP #:					
	2025 Est TCV 22,400					

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
C75'@\$300/FF	75.00	98.74	1.0000	0.9956	300	100		22,400
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 22,400

**Tax Description**  
 SPLIT ON 05/15/2017 FROM 009-003-001-00 PART OF NW 1/4 SEC3T22NR8W BEG S0DEG12'26"W 700.67' & S89DEG47'35"E 656.81' FROM NW COR SEC3 TH N58DEG25'E 100', S31DEG35'E 75', S58DEG25'W 10', N31DEG35'W 75' TO POB .17A

- 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**  
 Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-94, 009-003-001-93, 009-003-001-92;



- 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
2025	11,200	0	11,200			9,279C
2024	9,000	0	9,000			9,000S
2023	9,000	0	9,000			9,000S
2022	9,000	0	9,000			9,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	12/19/2023	QC	09-FAMILY	2023-03384	PROPERTY TRANSFER	0.0
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	11/07/2018	QC	09-FAMILY	2018-03975	DEED	0.0
MOORE GABRIEL G & STACY L	SKAGGS MATTHEW D & STACY	192,000	11/06/2018	WD	19-MULTI PARCEL ARM'S LE	2018-03732	DEED	100.0
INDIAN LAKES L C	MOORE GABRIEL G & STACY L	18,000	05/12/2017	WD	32-SPLIT VACANT	2017-01615	PROPERTY TRANSFER	100.0

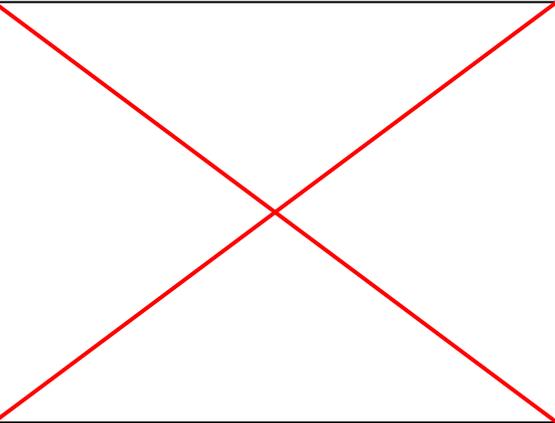
Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/27/2022	2022-0679	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SKAGGS MATTHEW D & STACY D & SKAGGS MICHELLE R 111 HIGHFIELD RD BATTLE CREEK MI 49017	2025 Est TCV 71,104 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		C75'@\$300/FF 75.00 98.74 1.0000 0.9956 300 100 22,400
		75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 22,400

Tax Description	Public Improvements	Land Improvement Cost Estimates
5/2017 SPLIT FROM 009-003-001-00 PART OF THE NW 1/4 SEC3T22NR8W BEG S0DEG12'26"W 573.17' & S89DEG47'34"E 577.79' FROM NW COR SEC3 TH N31DEG 35'W 75', N58DEG25' 100', S31DEG35'E 75', S58DEG25'W 100' TO POB. .17A	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.06 300 50 1,209 Total Estimated Land Improvements True Cash Value = 1,209

Comments/Influences	Topography of Site
Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ; Parent Parcel(s): 009-003-001-00; Child Parcel(s): 009-003-001-94, 009-003-001-93, 009-003-001-92;	X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain X PRIVATE RD

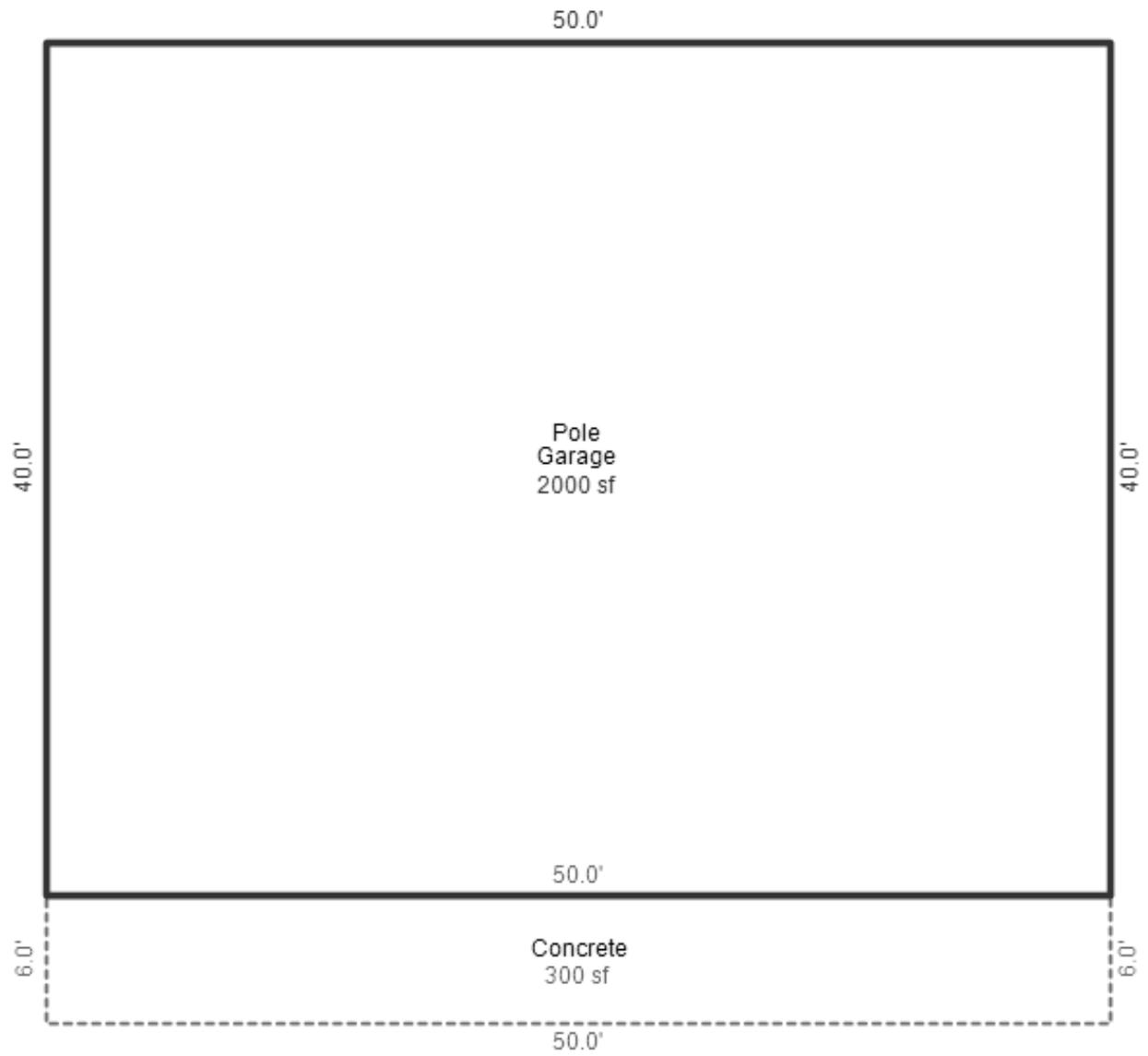


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/03/2022	INSPECTED	2025	11,200	24,400	35,600			30,930C
JWV	11/04/2022	INSPECTED	2024	9,000	21,000	30,000			30,000S
TPC	05/06/2018	INSPECTED	2023	9,000	20,500	29,500			29,500S
			2022	9,000	0	9,000			9,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 2 Mech. Doors: 0 Area: 2000 % 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: 2 Floor Area: 0 Total Base New : 44,058 Total Depr Cost: 43,177 Estimated T.C.V: 47,495
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		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2022		Remodeled 0		Basement 1st Floor 2nd Floor Bedrooms			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No. of Elec. Outlets			3 Fixture Bath		Other Additions/Adjustments		Plumbing		Garages	
Room List		(6) Ceilings			No. of Elec. Outlets			Softener, Auto		Class: C Exterior: Pole (Unfinished)		Door Opener		Base Cost	
Basement		(7) Excavation			Many Ave. Few			Solar Water Heat		Notes:		2000		47,560	
1st Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			No Plumbing		ECF (4012 RURAL METES & BOUNDS) 1.100 => TC		44,058		43,177	
2nd Floor		(8) Basement			3 Fixture Bath			Extra Toilet				Totals:		47,495	
Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath			Extra Sink							
(1) Exterior		(9) Basement Finish			Softener, Manual			Separate Shower							
Wood/Shingle		Recreation SF			Solar Water Heat			Ceramic Tile Floor							
Aluminum/Vinyl		Living SF			No Plumbing			Ceramic Tile Wains							
Brick		Walkout Doors (B)			Extra Toilet			Ceramic Tub Alcove							
Insulation		No Floor SF			Extra Sink			Vent Fan							
(2) Windows		Walkout Doors (A)			Separate Shower			Lump Sum Items:							
Many Avg. Few		Concrete Floor			Ceramic Tile Floor										
Large Avg. Small		(10) Floor Support			Ceramic Tile Wains										
Wood Sash		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove										
Metal Sash					Vent Fan										
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	LANTERMAN BRENT R & SUSAN	18,000	05/12/2017	WD	32-SPLIT VACANT	2017-02143	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:
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LANTERMAN BRENT R & SUSANNE M 17 MARTIN RD TEWKSBURY MA 01876	2025 Est TCV 23,289
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Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	110.35	1.0000	1.0351	300	100		23,289
75 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								23,289

Tax Description	X	
SPLIT ON 05/15/2017 FROM 009-003-001-00 PART OF NW1/4 SEC3T22NR8W BEG S0DEG12'26"W445.68' & S89DEG47'34"E 498.76' FROM NW COR SEC 3 TH N50DEG39'11"E 10.93', S31DEG35'E88.63', S58DEG25'W 10', N31DEG35'W75' TO POB. .19 A		

Comments/Influences	
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Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ; Parent Parcel(s): 009-003-001-00; Child Parcel(s): 009-003-001-94, 000 000 001 00 000 000 001-92;	
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Topography of Site	
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X Level	
Rolling	
Low	
High	
Landscaped	
Swamp	
X Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	
X PRIVATE RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,600	0	11,600			9,279C
2024	9,000	0	9,000			9,000S
2023	9,000	0	9,000			9,000S
2022	9,000	0	9,000			9,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	ESAU STEVEN & PICARD ROBE	36,000	07/09/2016	WD	32-SPLIT VACANT	2016-02581	DEED	100.0

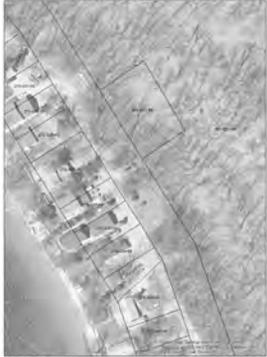
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ESAU STEVEN & PICARD ROBERTA 4992 W LIBERTY RD ANN ARBOR MI 48103	2025 Est TCV 32,175					

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
Dirt Road	100.00	150.00	0.9306	1.1525	300	100		32,175
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 32,175

Tax Description

2016-02581 PART OF THE NORTHWEST 1/4, SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S00°L2126"W 573.17 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47' 34"E 577.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N58°25'E 100.00 FEET, THENCE S31°35'E 150.00 FEET, THENCE S58°25'W 100.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY

0.00 FEET ALONG O THE POINT OF 34 ACRES MORE OR TS, RESERVATIONS RD.



6 completed PT TRANSFER TO 3-001-00; -001-95; -----

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
2025	16,100	0	16,100			4,435C
2024	12,500	0	12,500			4,302C
2023	12,500	0	12,500			4,098C
2022	12,500	0	12,500			3,903C

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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.
BLACKHURST SCOTT D & CHRI	BLACKHURST SCOTT D & CHRI	0	07/13/2017	WD	09-FAMILY	2017-02280	DEED	0.0
INDIAN LAKES DEVELOPMENT	BLACKHURST SCOTT D & CHRI	18,000	08/20/2011	WD	03-ARM'S LENGTH	2011-03522	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BLACKHURST SCOTT D & CHRISTINE M 20489 LEXINGTON BLVD NORTHVILLE MI 48167	MAP #:					
	2025 Est TCV 22,500					

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
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	22,500

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
Part of the West 1/2 of the Northwest 1/4 of Section 3, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as Commencing at the Northwest Corner of Section 3, thence S00012'26"W 1862.63 feet along the West line of said Section 3, thence S89°47'34"E 1127.36 feet to a point on the East Right of Way line of Oak Drive, thence N20015'52"W 150.00 feet along said Right of Way line to the Point of Beginning, thence N20015'52"W 75.00 feet along said Right of Way line, thence N68°16'45"E 100.00	X												
75.00 feet, 0	X												
inning. ce or less. servation and 2011 SPLIT FROM	X												

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	PRIVATE RD
THE NORTHWEST 1/2 LAKE TOWNSHIP, AN MORE FULLY AT THE NORTHWEST NCE S00012'26"W EST LINE OF SAID	X													

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,300	0	11,300			7,277C
2024	9,000	0	9,000			7,059C
2023	9,000	0	9,000			6,723C
2022	9,000	0	9,000			6,403C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIZINSKI CLAUDIA L	GIZINSKI CLAUDIA L TRUST	0	12/10/2021	QC	09-FAMILY	2021-04251	DEED	0.0
GIZINSKI THOMAS E & CLAUD	GIZINSKI CLAUDIA L	0	02/05/2021	QC	09-FAMILY	2021-00793	DEED	0.0
INDIAN LAKES DEVELOPMENT	GIZINSKI THOMAS & CLAUDIA	18,000	08/20/2011	WD	03-ARM'S LENGTH	2011-03545	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/04/2016	2016-0506	100%

Owner's Name/Address	MAP #:
GIZINSKI CLAUDIA L TRUST 380 S OAK DR LAKE CITY MI 49651	2025 Est TCV 64,527 TCV/TFA: 0.00

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00012'26"W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE AND THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE, THENCE N68°16'45"E 100.00 FEET THENCE S20015'52"E 75.00 FEET	X Dirt Road	75.00	100.00	1.0000	1.0000	300	100		22,500
	X Gravel Road	75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 4in Ren. Conc.		8.06	280	94	2,122
Total Estimated Land Improvements True Cash Value =					2,122

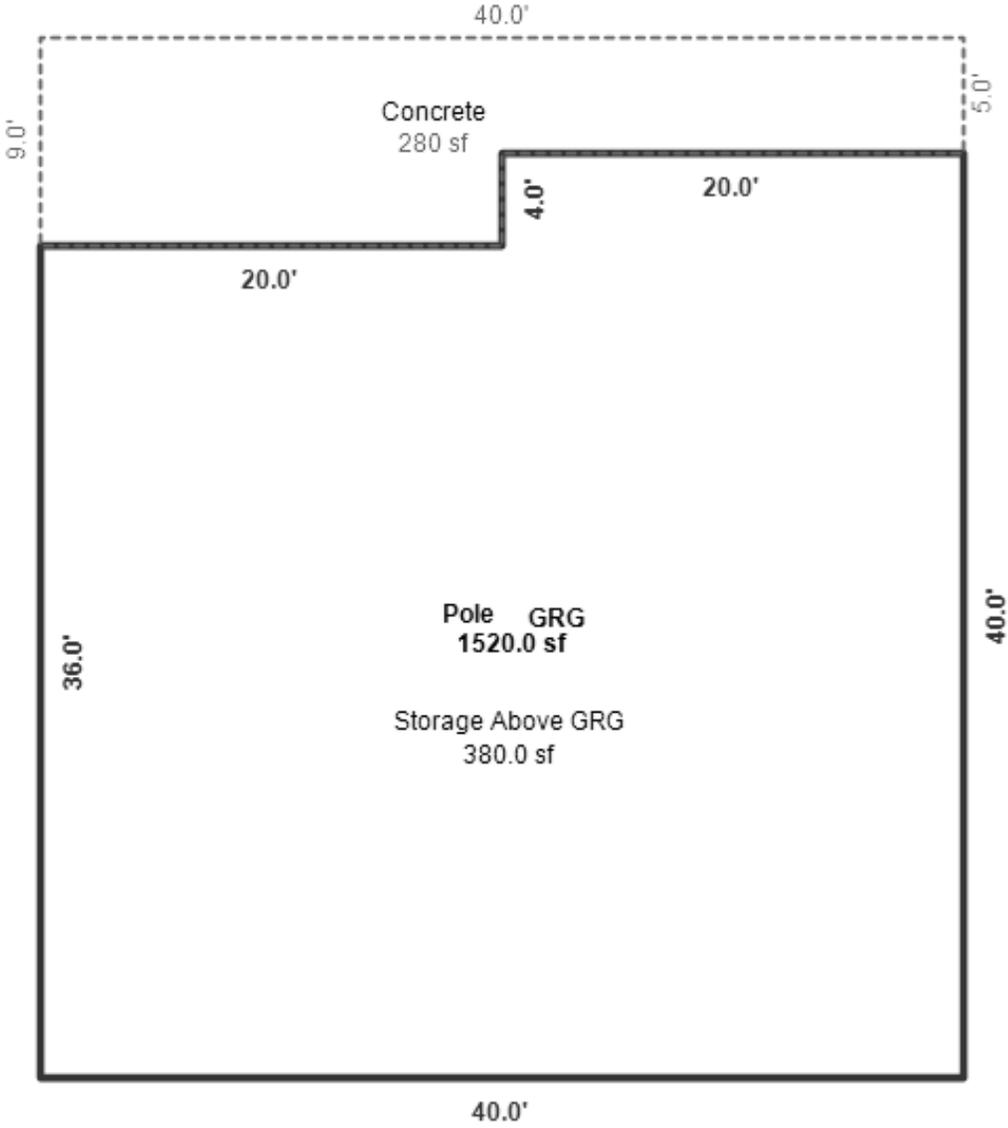
Topography of Site	
X Level	
Rolling	
Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	
X PRIVATE RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	11,300	21,000	32,300			29,168C
2024	9,000	27,900	36,900			28,291C
2023	9,000	23,300	32,300			26,944C
2022	9,000	22,300	31,300		31,300W	25,661C

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\*\*\* Information herein deemed reliable 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: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1520 % Good: 0 Storage Area: 380 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: 4 Floor Area: 0 Total Base New : 37,789 Total Depr Cost: 36,277 Estimated T.C.V: 39,905
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2021		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Yr Built Remodeled 2021 0		Lg Ord Small		(5) Floors			Plumbing		Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 -4,580 -4,397		
Condition: Average		Lg Ord Small		Kitchens			Garages		Class: C Exterior: Pole (Unfinished)		Storage Over Garage 380 5,145 4,939				
Room List		Basement		Other:			Door Opener 2 1,078 1,035		Base Cost 1520 36,146 34,700		Totals: 37,789 36,277				
Basement		1st Floor		(6) Ceilings			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 39,905						
1st Floor		2nd Floor		No. of Elec. Outlets											
Bedrooms		(1) Exterior		Many Ave. Few											
Wood/Shingle		Wood Sash		(7) Excavation											
Aluminum/Vinyl		Metal Sash		Basement: 0 S.F.											
Brick		Vinyl Sash		Crawl: 0 S.F.											
Insulation		Double Hung		Slab: 0 S.F.											
(2) Windows		Horiz. Slide		Height to Joists: 0.0											
Many Avg. Few		Casement		(8) Basement											
Large Avg. Small		Double Glass		Conc. Block											
Wood Sash		Patio Doors		Poured Conc.											
Metal Sash		Storms & Screens		Stone											
Vinyl Sash		(3) Roof		Treated Wood											
Double Hung		Gable		Concrete Floor											
Horiz. Slide		Hip		(9) Basement Finish											
Casement		Gambrel		Recreation SF											
Double Glass		Mansard		Living SF											
Patio Doors		Shed		Walkout Doors (B)											
Storms & Screens		Asphalt Shingle		No Floor SF											
(3) Roof		Chimney:		Walkout Doors (A)											
Gable		Joists:		(10) Floor Support											
Hip		Unsupported Len:		Recreation SF											
Flat		Cntr.Sup:		Living SF											
Asphalt Shingle				Walkout Doors (B)											
Chimney:				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
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				No Floor SF											
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				(14) Water/Sewer											
				Recreation SF											
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				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
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				(14) Water/Sewer											
				Recreation SF											
				Living SF											
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				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
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				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											
				No Floor SF											
				Walkout Doors (A)											
				Concrete Floor											
				(14) Water/Sewer											
				Recreation SF											
				Living SF											
				Walkout Doors (B)											



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	ROBINSON BARRY C	18,000	08/20/2011	WD	32-SPLIT VACANT	2011-02743	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
375 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/10/2024	PB24-0173	100%
Owner's Name/Address	P.R.E. 0%		New House	04/01/2024	PM24-0037	100%
ROBINSON BARRY C 8285 WEMBLEY CT CHAGRIN FALLS OH 44023	MAP #:		New House	02/27/2024	PE24-0030	100%
	2025 Est TCV 223,045 TCV/TFA: 196.86		New House	02/26/2024	PM24-0022	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E	X		Dirt Road	75	100.00	1.0000	1.0000	300	100	22,500
			Gravel Road	75 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value = 22,500

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E	X		D/W/P: 4in Ren. Conc.	8.06	1467	50	5,912
			Total Estimated Land Improvements True Cash Value =				5,912

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E	X		2025	11,300	100,200	111,500			110,716C
			2024	9,000	14,100	23,100			23,100S

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E	X		2023	9,000	0	9,000			9,000S
			2022	9,000	0	9,000			9,000S

Tax Description	X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E	X		2024	9,000	14,100	23,100			23,100S
			2023	9,000	0	9,000			9,000S

Tax Description	X	Low	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E	X		2024	9,000	14,100	23,100			23,100S
			2023	9,000	0	9,000			9,000S

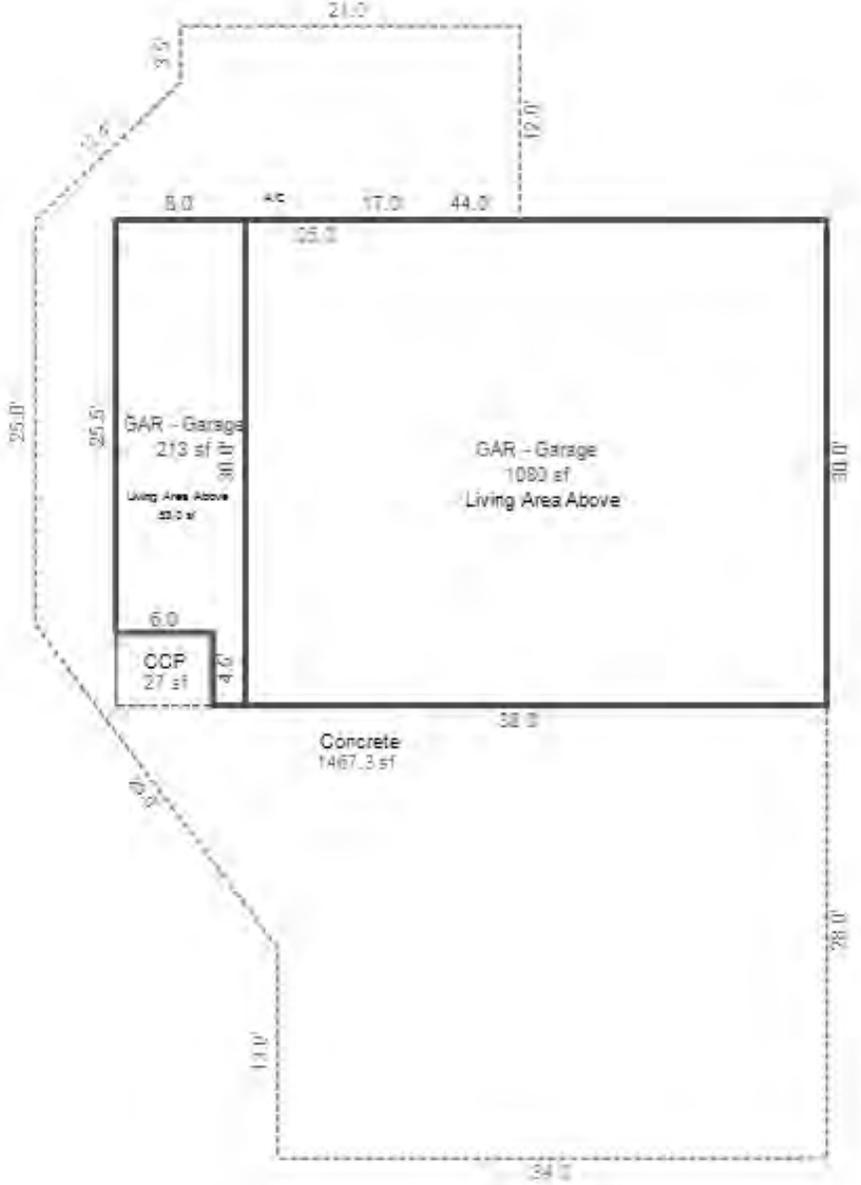
Tax Description	X	High	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E	X		2024	9,000	14,100	23,100			23,100S
			2023	9,000	0	9,000			9,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 27	Type CCP (1 Story)	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 48 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1293 % 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: 1 Floor Area: 1,133 Total Base New : 178,727 Total Depr Cost: 176,939 Estimated T.C.V: 194,633			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 2S							
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 1133 SF Floor Area = 1133 SF.			Cls C Blt 2024		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			Building Areas					
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
	Many Avg. Few Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Blt-in Gar. 1,133					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches				
X	Asphalt Shingle	Chimney:		Lump Sum Items:			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			CCP (1 Story)					
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages					
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
		Chimney:		Lump Sum Items:			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			Door Opener Stone Veneer Base Cost					
		Chimney:		Lump Sum Items:			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					
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer Water Well, 100 Feet					
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins					
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.					
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces					
		Chimney:		Lump Sum Items:			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			Prefab 1 Story					
		Chimney:		Lump Sum Items:			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			Local Cost Items					
		Chimney:		Lump Sum Items:			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			GENERATOR					
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1		
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:			178,727 176,939		
		Chimney:		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 194,633		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BERRY DIANNE A	BERRY DIANNE A	0	12/06/2023	QC	15-LADY BIRD	2023-03278	PROPERTY TRANSFER	0.0			
BOUGHNER JOHN A & CARON	BERRY DIANNE A	219,900	06/13/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01946	PROPERTY TRANSFER	100.0			
BOUGHNER DALE K	BOUGHNER JOHN A & CARON	1	04/19/2018	QC	03-ARM'S LENGTH	2018-01353	PROPERTY TRANSFER	0.0			
INDIAN LAKES L C	BOUGHNER JOHN A & CARON (	10,000	11/14/2006	WD	32-SPLIT VACANT	06-0/4119	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 35,583			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
BERRY DIANNE A 1402 JEFFERY DR CADILLAC MI 49601		Public Improvements		* Factors *							
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
SEC 3 T22N R8W BEG S0D12M26S W 1489.21 FT; S 89D47M34S E 917.13 FT; N 20D18M14S E 101,09 FT FROM NW COR OF SEC 3; TH N 68D16M41S E 100 FT; S 20D26M07S E 200 FT; S 68D16M45S W 100 FT; N 20D26M05S W 200 FT TO POB. .46 Ac. M/L Split on 12/05/2006 from 009-003-001-00; Comments/Influences		X		Electric		Gas		Curb		Street Lights	
Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ; Parent Parcel(s): 009-003-001-00; Child Parcel(s): 009-003-001-99;		X		Standard Utilities		Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value			
		Topography of Site		Level		Rolling		Low		High	
		X		Landscaped		Swamp		Wooded		Pond	
		X		Waterfront		Ravine		Wetland		Flood Plain	
		X		Private Road		Year		Land Value		Building Value	
		Who		When		What		2025		17,800	
		TPC 04/30/2021 INSPECTED		2024		18,000		0		17,800	
		TPC 12/27/2017 INSPECTED		2023		12,500		0		18,000	
		TPC 04/27/2015 INSPECTED		2022		12,500		0		12,500	
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										13,531C	
										13,125C	
										12,500S	
										12,500S	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0
QUINT WILLIAM L JR	QUINT JENNIFER M	0	08/15/2023	QC	09-FAMILY	2023-02206	PROPERTY TRANSFER	0.0
QUINT WILLIAM L SR	QUINT WILLIAM L SR ESTATE	0	08/02/2019	AFF	06-COURT JUDGEMENT	2019-02950	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Garage	08/13/2013	2013-0370	100%

Owner's Name/Address	MAP #:
QUINT JENNIFER M 10323 STAHL RD LAKE ODESSA MI 48849	2025 Est TCV 23,064

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Public Improvements			* Factors * 214.1 FF
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			A 200' @ 90/FF 214.10 878.93 0.9831 1.2175 90 100 23,064
			214 Actual Front Feet, 4.32 Total Acres Total Est. Land Value = 23,064

Tax Description	X	Land Improvement Cost Estimates
SEC 4 T22N R8W (0*2022) PCL N-1 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 4.32A. SPLIT ON 03/09/2022 INTO 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37; 4/2022 SPLIT PARTS TO -34, -35, -36, -37 FORMERLY SEC 4 T22N R8W PCL N OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 EXC THAT PART LYING S'LY OF CROOKED LAKE PARK ROAD. 8.35A.		Description Rate Size % Good Cash Value
		Dock: Light posts 40.20 80 0 0
		Total Estimated Land Improvements True Cash Value = 0

Comments/Influences	X	Topography of Site
MH , GRG FOR 94... 00 Split 2.59 Ac to		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
2025	11,500	0	11,500			2,587C
2024	6,500	0	6,500			2,510C
2023	6,500	0	6,500			2,391C
2022	44,000	119,700	163,700			69,060C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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QUINT WILLIAM L JR 14176 BELL DR LAKE ODESSA MI 48849	2025 Est TCV 12,574
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	129.07	354.37	1.1157	0.9702	90	100		12,574
129 Actual Front Feet, 1.05 Total Acres								Total Est. Land Value = 12,574

Tax Description	X	Dirt Road
SEC 4 T22N R8W (0*2022) PCL N-2 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 1.05A. SPLIT/COMBINED ON 03/09/2022 FROM 009-004-001-30;		Gravel Road
Comments/Influences		Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer
		Electric
		Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;		Topography of Site
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Parent Parcel(s): 009-004-001-30;		Level
Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;		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
2025	6,300	0	6,300			621C
2024	5,000	0	5,000			603C
2023	3,500	0	3,500			575C
2022	0	0	0			0

Who	When	What
TPC	04/30/2021	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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TEPASTTE DONNA 12945 MOTE RD LAKE ODESSA MI 48849	2025 Est TCV 11,743
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	117.73	355.20	1.1417	0.9707	90	100		11,743
118 Actual Front Feet, 0.96 Total Acres								Total Est. Land Value = 11,743

Tax Description	X	Dirt Road
SEC 4 T22N R8W (0*2022) PCL N-3 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. .96A. SPLIT/COMBINED ON 03/09/2022 FROM 009-004-001-30;		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer
		Electric
		Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Comments/Influences	
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Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;	
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Parent Parcel(s): 009-004-001-30;	
Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,900	0	5,900			621C
2024	5,000	0	5,000			603C
2023	3,500	0	3,500			575C
2022	0	0	0			0

Who	When	What	2025	5,900	0	5,900			621C
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			2024	5,000	0	5,000			603C
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			2023	3,500	0	3,500			575C
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			2022	0	0	0			0
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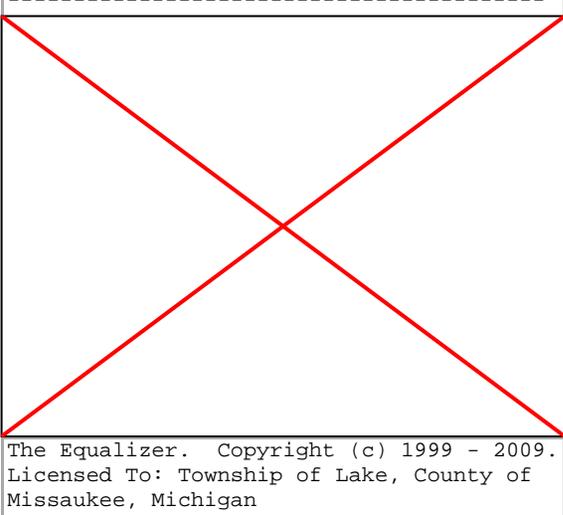
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9520 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
QUINT WILLIAM L JR 14176 BELL DR LAKE ODESSA MI 48849	MAP #:	2025 Est TCV 331,031 TCV/TFA: 330.70				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 4 T22N R8W (0*2022) PCL N-4 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 1.12A. SPLIT ON 03/09/2022 FROM 009-004-001-30;	X	Dirt Road		B 220@\$1400/FF	124.85	390.77	0.8947	0.6187	1400	100	96,753
Comments/Influences		Gravel Road		125 Actual Front Feet, 1.12 Total Acres Total Est. Land Value = 96,753							
Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;	X	Paved Road		Land Improvement Cost Estimates							
Parent Parcel(s): 009-004-001-30;		Storm Sewer		Description				Rate	Size % Good	Cash Value	
Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;		Sidewalk		Residential Local Cost Land Improvements							
-----		Water		Description				Rate	Size % Good	Cash Value	
		Sewer		LAND IMPROVE 2500				2,500.00	1 95	2,375	
		Electric		Total Estimated Land Improvements True Cash Value = 2,375							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

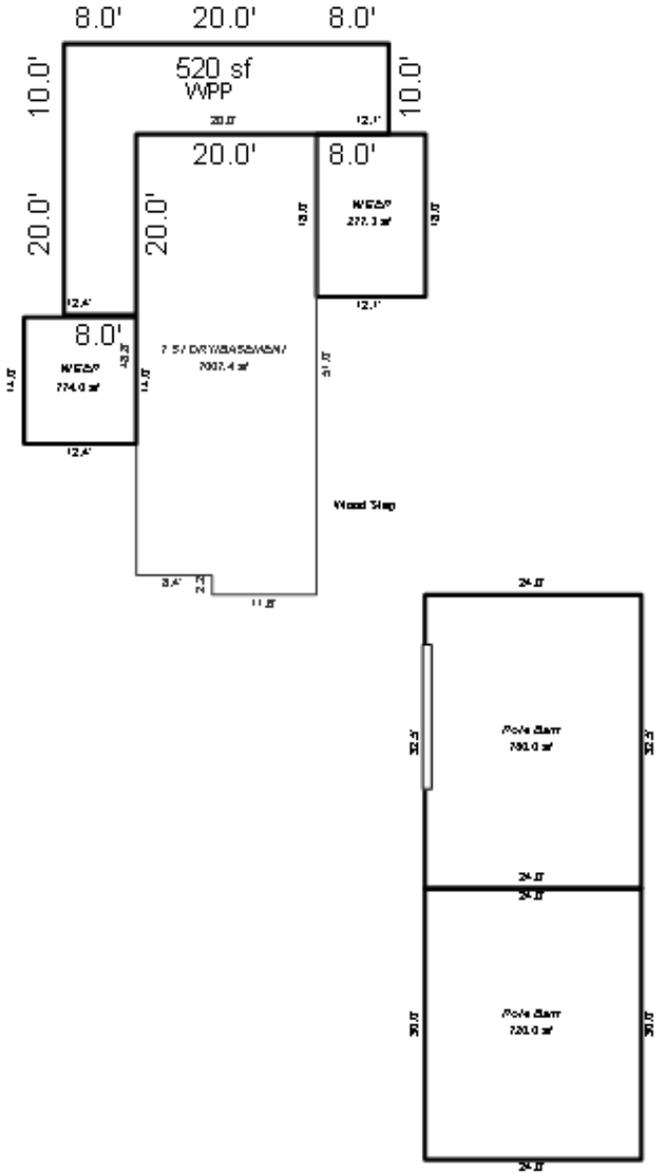
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling			2025	48,400	117,100	165,500			62,885C
Low			2024	34,800	123,800	158,600			60,995C
High			2023	30,900	118,300	149,200			58,091C
Landscaped			2022	0	0	0			0
Swamp									
Wooded									
Pond									
Waterfront	X								
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
			2025	48,400	117,100	165,500			62,885C
			2024	34,800	123,800	158,600			60,995C
			2023	30,900	118,300	149,200			58,091C
			2022	0	0	0			0

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





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

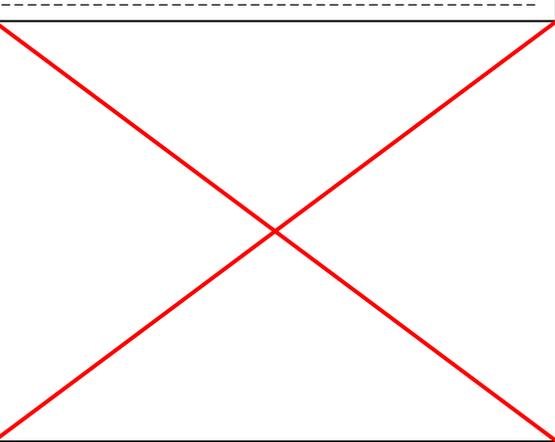
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9526 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	02/13/2024	PM24-0016	100%
Owner's Name/Address	P.R.E. 0%		Construction (new)	12/11/2023	PE23-0276	100%
TEPASTTE DONNA 12945 MOTE RD LAKE ODESSA MI 48849	MAP #:		New House	10/06/2023	2023-0600	100%
	2025 Est TCV 266,578 TCV/TFA: 396.69					

	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
			B 220@\$1400/FF	123.35	356.67	0.8974	0.6047	1400 100	93,717
			123 Actual Front Feet, 1.01 Total Acres		Total Est. Land Value =		93,717		

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 4 T22N R8W (0*2022) PCL N-5 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 1.01A. SPLIT ON 03/09/2022 FROM 009-004-001-30;		Dirt Road			
Comments/Influences		Gravel Road			
Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;		Paved Road			
Parent Parcel(s): 009-004-001-30;		Storm Sewer			
Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;		Sidewalk			
		Water			
		Sewer			
		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value =			7,049

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	46,900	86,400	133,300			90,575C
		Low	2024	33,800	8,100	41,900			11,421C
		High	2023	30,300	7,800	38,100			10,878C
		Landscaped	2022	0	0	0			0
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



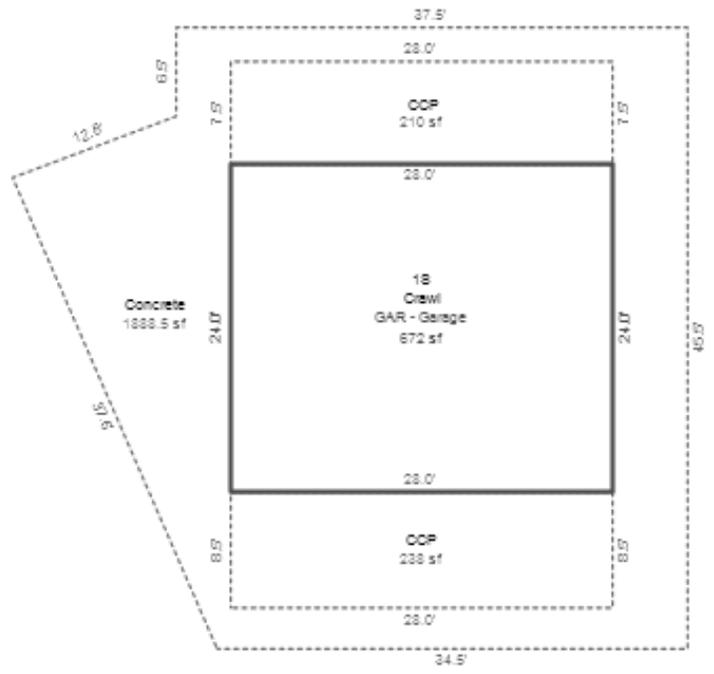
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2025	46,900	86,400	133,300			90,575C
			TPC 08/13/2024 INSPECTED	2024	33,800	8,100	41,900			11,421C
			TPC 10/06/2023 INSPECTED	2023	30,300	7,800	38,100			10,878C
			TPC 04/30/2021 INSPECTED	2022	0	0	0			0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 1200			
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: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
Yr Built 1987	Remodeled 1998	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small						
Room List		Doors		Solid	X	H.C.		Central Air Wood Furnace							
1	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric										
(1) Exterior		Kitchen: Other: Other:			100	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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.		Few				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing										
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer								
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,805 -2,854 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1200 25,548 19,161 Solar Water Heat 1200 -7,224 -5,418 No Concrete Floor Totals: 14,519 10,889												E.C.F. X 1.400		Cls CD Blt 1987	
Notes:												ECF (4085 CROOKED LAKE) 1.400 => TCV:		15,245	

\*\*\* 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.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	PROPERTY TRANSFER	0.0
QUINT WILLIAM L SR	QUINT WILLIAM L SR ESTATE	0	08/02/2019	AFF	06-COURT JUDGEMENT	2019-02950	PROPERTY TRANSFER	0.0
BRADFORD BRENDA AKA HENDL	QUINT WILLIAM & ELEANOR	0	07/16/2010	PTA	23-PART OF REF	201-/3033OTHER	DEED	0.0
QUINT WILLIAM & ELEANOR (	BRADFORD BRENDA (F)	18,900	02/24/2006	LC	21-NOT USED/OTHER	06-0/721	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status				
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
TEPASTTE DONNA 12945 MOTE RD LAKE ODESSA MI 48849	2025 Est TCV 23,310									
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		A 200' @ 90/FF	220.00	512.82	1.0000	0.0000	90	100*		0
		Residentia 1 - 2.99 @\$9000	2.59	Acres	9000	100				23,310
		* denotes lines that do not contribute to the total acreage calculation.								
		220 Actual Front Feet,	2.59	Total Acres	Total Est. Land Value =					23,310

Tax Description	Improvements	Value
SEC 4 T22N R8W (0*2000) THAT PART OF PCL N OF SURVEY RECORDED IN LIBER S-3 PP 93-100 LYING S'LY OF CROOKED LAKE PARK ROAD. 2.59A.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	
Comments/Influences		
00 SPLIT FROM 001-30 FOR 01	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	
	Topography of Site	
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,700	0	11,700			5,165C
2024	10,300	0	10,300			5,010C
2023	8,000	0	8,000		8,000A	4,772C
2022	5,500	0	5,500			4,545C

Who	When	What
TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 10/06/2015	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.
BRAVATA ALICE L ESTATE	BREWSTER CAROL	0	02/03/2016	QC	06-COURT JUDGEMENT	2016-00394	PROPERTY TRANSFER	100.0
BRAVATA ALICE L ESTATE	BRAVATA ALICE L ESTATE	0	12/17/2015	OTH	06-COURT JUDGEMENT	2016-00393	PROPERTY TRANSFER	0.0
BRAVATA ALICE	BRAVATA ALICE ESTATE	0	03/07/2015	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0
BRAVATA ALICE L	FINANICAL FREEDOM SENIOR	0	07/25/2003	CD	12-FROM LENDING INSTITUT	2003-03886	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9566 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/09/2017					
Owner's Name/Address	MAP #:					
BREWSTER CAROL 9566 W ANDERSON TRL LAKE CITY MI 49651	2025 Est TCV 252,660 TCV/TFA: 228.86					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
		Public Improvements	* Factors *											
SEC 4 T22N R8W (1*1998) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100, LYING N'LY OF A LINE BEG 1566.17 FT N OF SW COR OF PCL M TH S 70 DEG 56'05"E 163.89 FT, S 66 DEG 55'32"E 69.84 FT TO POE. 4.2236A.	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
		B 220@\$1400/FF		220.00	836.35	0.7765	0.7483	1400	100	178,982				
		220 Actual Front Feet, 4.22 Total Acres		Total Est. Land Value =						178,982				

Tax Description	X	Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
		Description	Rate	Size	% Good	Cash Value		
	X	Fencing: Wd, Picket, 30-40	10.98	60	0	0	0	
		Total Estimated Land Improvements True Cash Value =				0		

Comments/Influences	Topography of Site	
SEE SPLIT FILE..	X	Level
		Rolling
		Low
		High
		Landscaped
		Swamp
	X	Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain
	X	Private Road

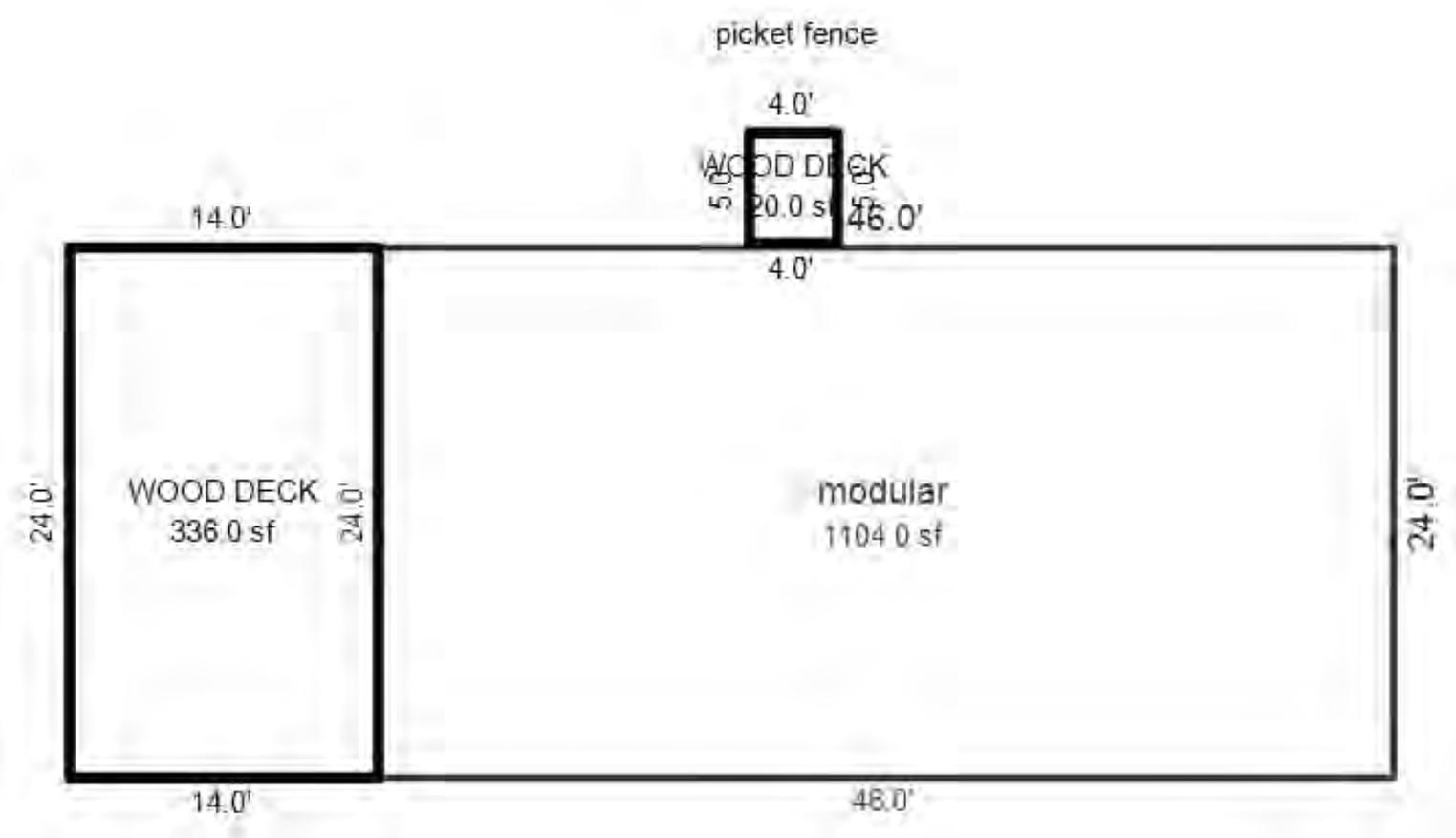
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	89,500	36,800	126,300			74,415C
2024	63,700	37,400	101,100			72,178C
2023	54,000	32,400	86,400			68,741C
2022	44,000	28,400	72,400			65,468C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/06/2015	INSPECTED
TPC	07/01/2011	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 336 46	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: D Effec. Age: 25 Floor Area: 1,104 Total Base New : 130,988 Total Depr Cost: 98,238 Estimated T.C.V: 73,678		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls D		Blt 1991			
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1104 SF		Floor Area = 1104 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			
Condition: Fair		Size of Closets		Lg	X	Ord		Few	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story	Siding	Piers	1,104	108,446	81,333		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments		Plumbing		Average Fixture(s)			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing		Average Fixture(s)		3 Fixture Bath			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s)		3 Fixture Bath		Softener, Auto			
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s)		3 Fixture Bath		Softener, Manual		
X	Avg. X Avg. Few Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat			
(3) Roof		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing		
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
Chimney: Metal		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
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				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		3 Fixture Bath		Solar Water Heat		No Plumbing	
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (													



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REID COLLEEN K F/K/A HILL	REID COLLEEN K	1	06/30/2014	QC	09-FAMILY	2014-02344	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
REID COLLEEN K 2241 W MOORESTOWN RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 25,159					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	230.00	1003.77	0.9657	1.2586	90	100		25,159
230 Actual Front Feet, 5.30 Total Acres					Total Est. Land Value =			25,159

Tax Description	X	Value
SEC 4 T22N R8W (0*2000) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 LYING N OF CROOKED LAKE PARK RD & S OF A LINE BEG 1566.17 FT N OF SW COR PCL M TH S 70 DEG 56'05"E 163.89 FT, S 66 DEG 55' 32"E 69.84 FT TO POE. 5.3A.	X	25,159

Comments/Influences	X	Value
01 SPLIT FROM 001-40 FOR 01	X	25,159

Topography of Site	X	Value
Level	X	25,159
Rolling	X	25,159
Low	X	25,159
High		
Landscaped		
Swamp	X	25,159
Wooded	X	25,159
Pond		
Waterfront		
Ravine		
Wetland		
Flood Plain		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,600	0	12,600			4,620C
2024	8,000	0	8,000			4,482C
2023	8,000	0	8,000			4,269C
2022	6,600	0	6,600			4,066C

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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.
BRAVATA ALICE L ESTATE	BREWSTER CAROL	0	02/03/2016	QC	06-COURT JUDGEMENT	2016-00394	PROPERTY TRANSFER	100.0
BRAVATA ALICE L ESTATE	BRAVATA ALICE L ESTATE	0	12/17/2015	OTH	06-COURT JUDGEMENT	2015-04193	PROPERTY TRANSFER	0.0
BRAVATA THOMAS E & ALICE	BRAVATA THOMAS & ALICE ES	0	03/07/2015	AFF	06-COURT JUDGEMENT	2015-04193	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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BREWSTER CAROL 9566 ANDERSON TRL LAKE CITY MI 49651	2025 Est TCV 17,280
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/FF	220.00	380.16	1.0000	0.0000	90	100*		0
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Residentia 1 - 2.99 @\$9000	1.92	Acres	9000	100				17,280
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* denotes lines that do not contribute to the total acreage calculation.							
--	--	--	--	--	--	--	--

220 Actual Front Feet, 1.92 Total Acres Total Est. Land Value =								17,280
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Tax Description  
SEC 4 T22N R8W (0\*1998) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. 1.9164A.

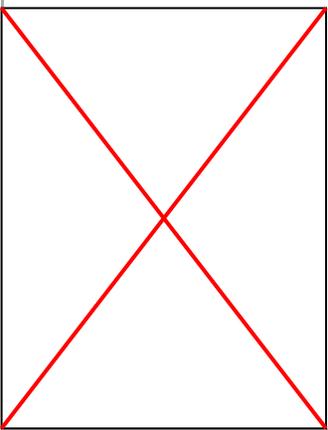
Comments/Influences

98 SPLIT FROM 001-40 FOR 99

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,600	0	8,600			2,934C
2024	5,000	0	5,000			2,846C
2023	3,500	0	3,500			2,711C
2022	3,000	0	3,000			2,582C

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

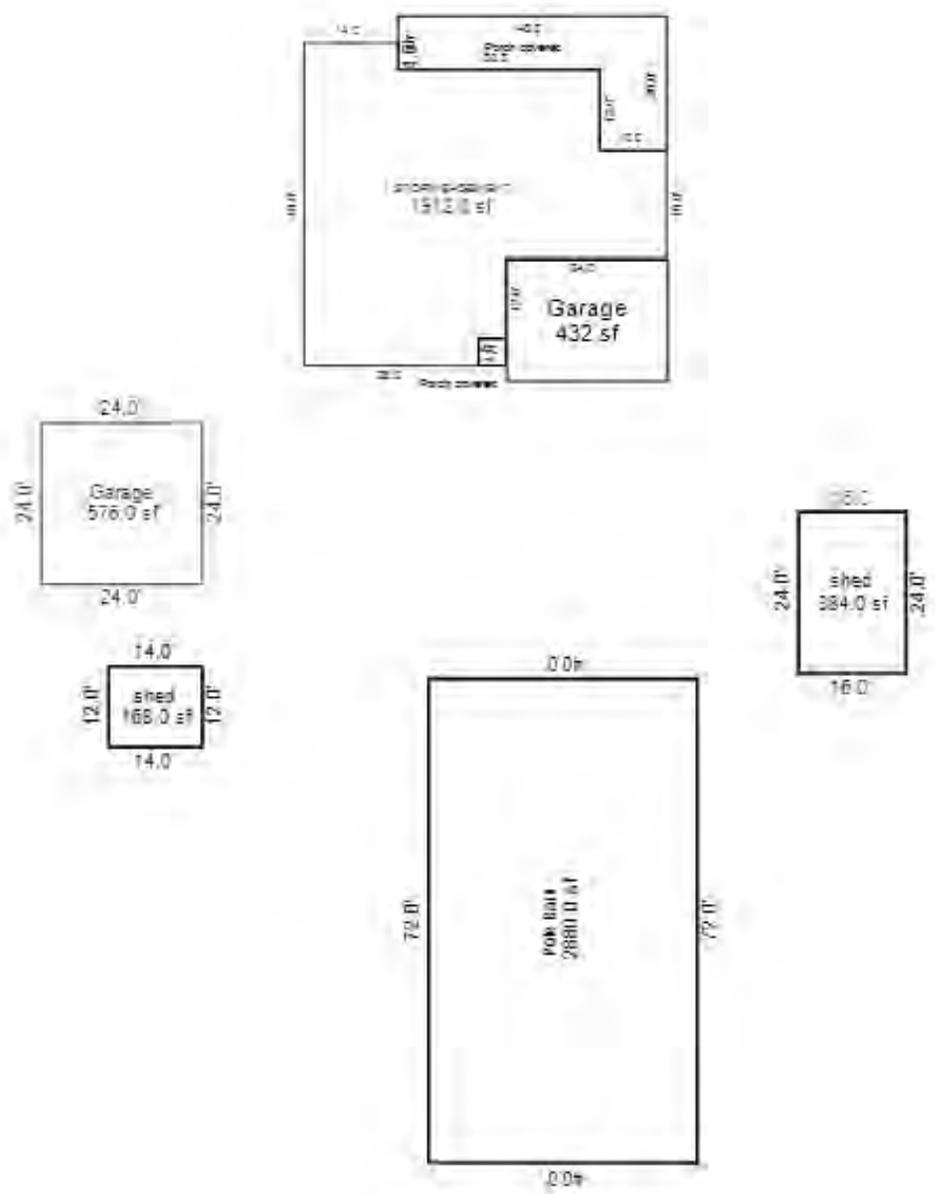
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
EDWARDS JANE A ESTATE	TUBBS TODD & SHELLY &	626,000	08/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02759	PROPERTY TRANSFER	100.0					
EDWARDS JANE A	EDWARDS JANE A ESTATE	0	10/26/2020	OTH	08-ESTATE	2021-03679	OTHER	0.0					
EDWARDS BENJAMIN I	EDWARDS JANE A	0	11/26/2013	AFF	07-DEATH CERTIFICATE	2015-02444 DC	DEED	0.0					
EDWARDS BENJAMIN I & JANE	EDWARDS BENJAMIN I & JANE	0	04/24/2009	QC	21-NOT USED/OTHER	2009/1829	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9730 W ANDERSON TRL		School: LAKE CITY AREA SCHOOL DIST		New House		06/07/2004		20040169	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 662,609 TCV/TFA: 346.55							
TUBBS TODD & SHELLY & FISHER JOHN & JAMIE 9730 W ANDERSON TRL LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *									
SEC 4 T22N R8W (0*1997) THAT PART OF PCL I OF THE SURVEY RECORDED LN BOOK OF SURVEYS S-3 P-92-100 LYING N'LY OF PARK ROAD. 13.47A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		B 220@\$1400/FF		220.00	2667.06	0.7765	1.0000	1400	100		239,177
231-779-0399		X	Paved Road	220 Actual Front Feet, 13.47 Total Acres		Total Est. Land Value =		239,177					
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.		7.24	1200	0	0				
		Sewer		Wood Frame		19.94	384	50	3,828				
		Electric		Wood Frame		22.78	168	50	1,913				
		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 =		8,116							
		Underground Utils.											
		Topography of Site											
		Level											
		X	Rolling										
		Low											
		High											
		Landscaped											
		Swamp											
		X	Wooded										
		Pond											
		X	Waterfront										
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	Private Drive	2025	119,600	211,700	331,300			296,943C			
		TPC 04/30/2021 INSPECTED		2024	80,300	223,800	304,100			288,015C			
		TPC 05/06/2018 INSPECTED		2023	60,700	213,600	274,300			274,300S			
		TPC 12/27/2017 INSPECTED		2022	44,000	221,300	265,300			229,712C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 1,912 Total Base New : 371,034 Total Depr Cost: 296,654 Estimated T.C.V: 415,316			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No. of Elec. Outlets			X		No. of Elec. Outlets					
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			X			Ex.		Ord.	Min		
Room List		Doors		Solid	X	H.C.	(12) Electric			X			Ex.			Ord.	Min			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			X			Ex.			Ord.	Min			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			X			Ex.			Ord.	Min			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	X			Many			X	Ave.		Few	(13) Plumbing			1			Average Fixture(s)
(2) Windows		(7) Excavation		X			2			1			Average Fixture(s)			2			3 Fixture Bath	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			1			3 Fixture Bath			2			2 Fixture Bath	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1			1000 Gal Septic			1			3 Fixture Bath	
(3) Roof		(9) Basement Finish		X			1			1			Solar Water Heat			1			No Plumbing	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			No Plumbing			1			1000 Gal Septic	
X	Asphalt Shingle	(10) Floor Support		X			1			1			Solar Water Heat			1			1000 Gal Septic	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		(14) Water/Sewer		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Public Water Public Sewer Water Well		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Lump Sum Items:		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Base Cost		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Base Cost		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Common Wall: 1.5 Wall		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Door Opener		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Class: CD Exterior: Pole (Unfinished)		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		Base Cost		X			1			1			Solar Water Heat			1			1000 Gal Septic	
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		X			1			1			Solar Water Heat			1			1000 Gal Septic	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ROGER D	MENDEZ EDWARD J & KATHY M	74,000	07/20/2021	WD	16-LC PAYOFF	2021-02491	DEED	0.0
ANDERSON ROGER D	MENDEZ EDWARD J & KATHY M	74,000	11/17/2014	LC	03-ARM'S LENGTH	2014-03920	PROPERTY TRANSFER	100.0
JOHNSON MICHAEL BRIAN	ANDERSON ROGER D	74,000	08/08/2014	WD	03-ARM'S LENGTH	2014-03069	PROPERTY TRANSFER	100.0
WELLS FARGO FINANCIAL AME	JOHNSON MICHAEL BRIAN	35,000	09/21/2010	CD	11-FROM LENDING INSTITUT	2010 04577CD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9707 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/23/2021	2021-0659	100%
	P.R.E. 100% 11/17/2014					

Owner's Name/Address	MAP #:
MENDEZ EDWARD J & KATHY M 9707 CROOKED LAKE RD LAKE CITY MI 49651	2025 Est TCV 192,639 TCV/TFA: 143.33

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	257.00	193.22	0.9392	0.8337	90	100	18,111	
			257 Actual Front Feet, 1.14 Total Acres							Total Est. Land Value =	18,111

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
2014-03069 THAT PART OF PARCEL I AS SHOWN IN BOOK OF SURVEY~ RECORDED LIBER S-3, PAGES 92 THROUGH 100, INCLUSIVE AND ALSO RECORDED ID LLBER 268 AT PACES 1419 TLLNRAP 1427, MISSAUKEE COUNTY RECORDS, LYING SOUTHERLY OF COUTY ROAD, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, T22N, R8W, PER SAID SURVEY DESCRIBED AS: PART OF THE SOUTHWEST 1/4 OF SECTION 4, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4:		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 3.5 Concrete	6.49	1232	50	3,998
		Sewer	Wood Frame	29.11	96	50	1,397
		Electric	Total Estimated Land Improvements True Cash Value =				5,395
		Gas					
		Curb					

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

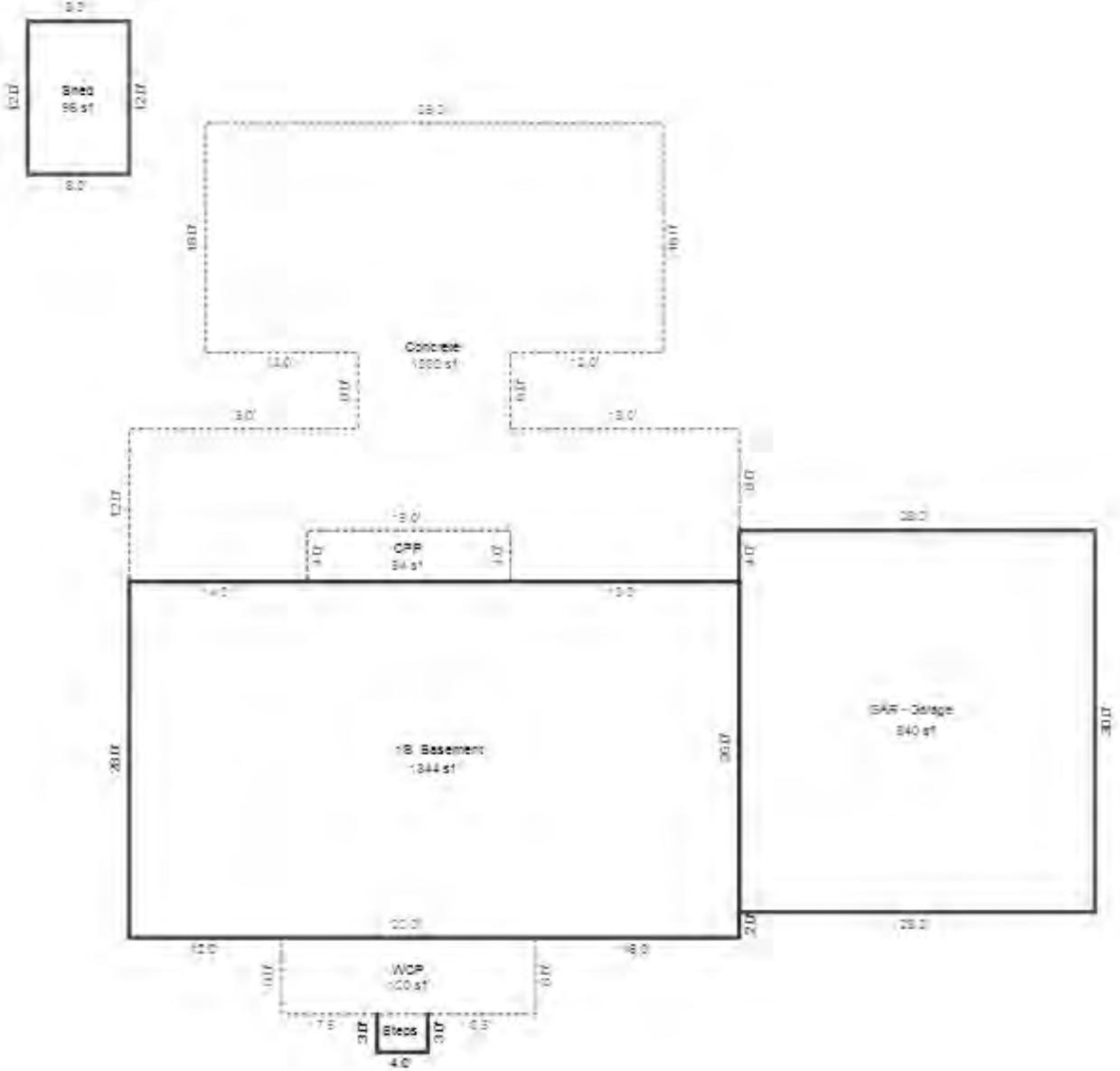
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	9,100	87,200	96,300			54,605C
2024	5,000	70,900	75,900			52,964C
2023	3,500	54,000	57,500			49,776C
2022	3,000	38,900	41,900			40,835C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 64 20 60	Type WCP (1 Story) CPP 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?: Auto. Doors: 2 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 25 Floor Area: 1,344 Total Base New : 250,566 Total Depr Cost: 187,926 Estimated T.C.V: 169,133			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2001 202	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min						
Condition: Average		Size of Closets		Lg	X	Ord		Small	120 Amps Service							
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C -5 Blt 2001	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150			Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
(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) 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 Foundation Basement Size 1,344 Total: 188,637 141,481						
(2) Windows		(7) Excavation		Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WCP (1 Story) 120 5,443 4,082 CPP 64 1,452 1,089 Deck Treated Wood 60 1,930 1,447 Treated Wood 20 900 675			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. Small	(8) Basement			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 840 31,844 23,883 Door Opener 2 1,078 808							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,727 2,045						
(3) Roof		(10) Floor Support		Lump Sum Items:			Notes:			Totals: 250,566 187,926					ECF (4017 JENNINGS) 0.900 => TCV: 169,133	
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			Chimney:							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POSTEMA ROGER E SR	POSTEMA ROGER E SR TRUST	0	09/18/2015	QC	09-FAMILY	2015-03782	PROPERTY TRANSFER	0.0
POSTEMA LORRAINE M	POSTEMA ROGER E	0	03/18/2014	AFF	07-DEATH CERTIFICATE	2015-03783	DEED	0.0
POSTEMA ROGER E & LORRAIN	POSTEMA ROGER E & LORRAIN	0	10/06/2006	QC	21-NOT USED/OTHER	06-0/3861	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9596 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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POSTEMA ROGER E SR TRUST	MAP #:					
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POSTEMA ROGER E JR TRUSTEE	2025 Est TCV 346,747 TCV/TFA: 256.47					
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4319 WINTERCRESS DR NE	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
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ROCKFORD MI 49341	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SEC 4 T22N R8W (2*1998) PCL L OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING S'LY OF CROOKED LAKE PARK ROAD. 10.91A.	X	Dirt Road						
--	---	-----------	--	--	--	--	--	--

		Gravel Road						
--	--	-------------	--	--	--	--	--	--

		Paved Road						
--	--	------------	--	--	--	--	--	--

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

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

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

		Sewer						
--	--	-------	--	--	--	--	--	--

98 SPLIT 1.21 AC. TO 001-68 FOR 99	X	Electric						
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98 SPLIT 1.21 AC LTO 001-68 FOR 99		Gas						
------------------------------------	--	-----	--	--	--	--	--	--

3 TRAVEL TRAILERS		Curb						
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		Street Lights						
--	--	---------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

	X	Swamp						
--	---	-------	--	--	--	--	--	--

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

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

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

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

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

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

	X	Private Drive						
--	---	---------------	--	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	113,500	59,900	173,400			76,841C
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2024	77,000	60,800	137,800			74,531C
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2023	59,400	52,800	112,200			70,982C
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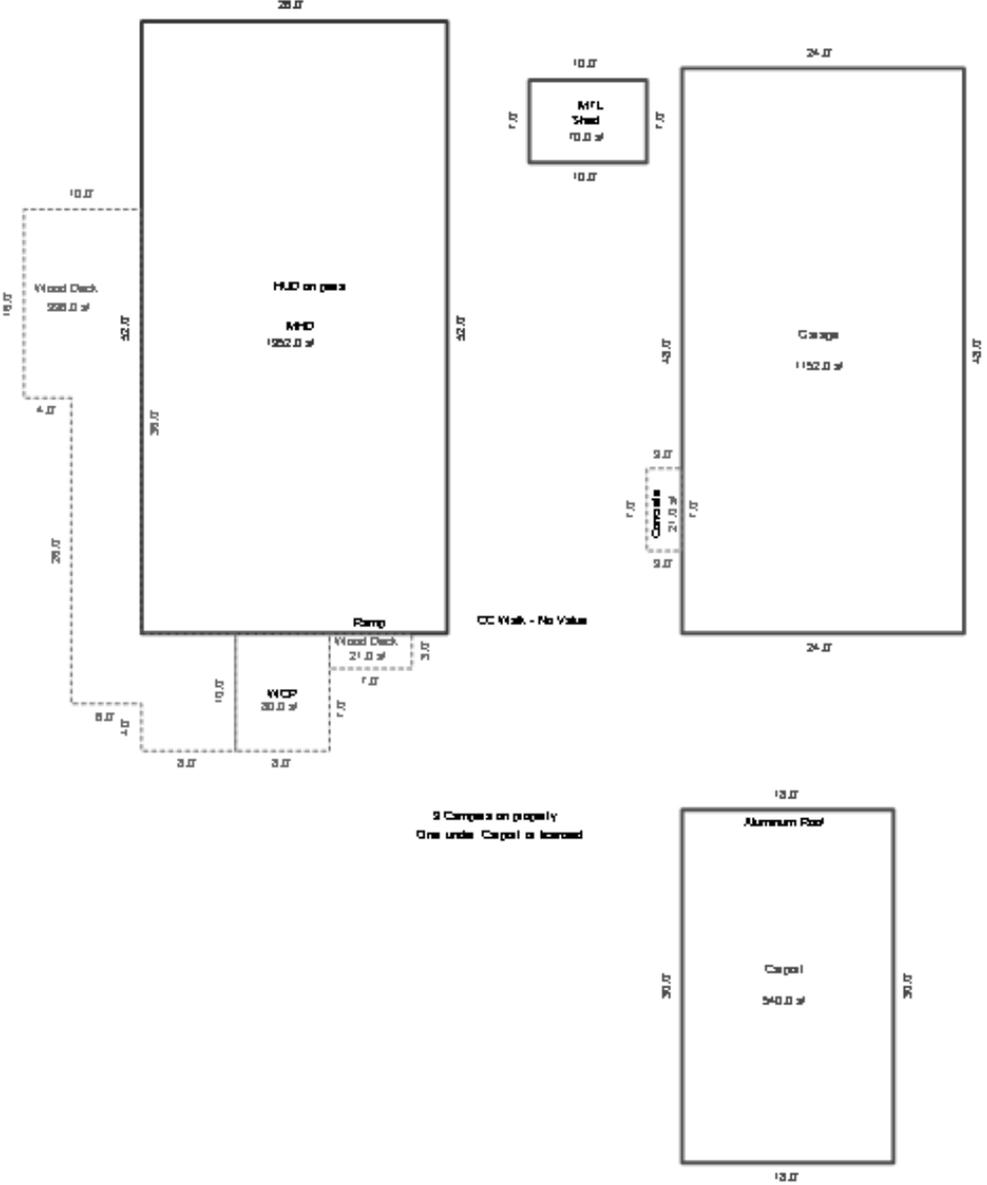
2022	44,000	49,300	93,300		93,300R	67,602C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 396 80 21	Type Treated Wood Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,352 Total Base New : 209,976 Total Depr Cost: 157,375 Estimated T.C.V: 118,031			E.C.F. X 0.750		Bsmnt Garage:															
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD		Blt 1994															
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost														
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories			Total:		139,595		104,695													
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	1000 Gal Septic			1,352													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150			Amps Service			1 Story			Siding		Piers												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Average Fixture(s)			1			Average Fixture(s)		1	1,212	909										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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	1,212	909							
(2) Windows		Many		Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath			Water/Sewer			1000 Gal Septic		1	4,485	3,364									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Avg.	X	Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Solar Water Heat			No Plumbing			1000 Gal Septic			1	4,485	3,364								
(3) Roof		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
Chimney:		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
		TRAVEL TRAILER		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			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.
HUDSON ROBERT B & DENISE	HUDSON ROBERT B & DENISE	0	01/11/2023	WD	09-FAMILY	2023-00128	DEED	0.0
HUDSON ROBERT B & DIANE S	HUDSON ROBERT B & DENISE	1	08/25/2014	QC	21-NOT USED/OTHER	2014-02915	DEED	0.0
		3,500	08/01/1998	WD	33-TO BE DETERMINED	322:559	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CROOKED LAKE PARK 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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HUDSON ROBERT B & DENISE S 4625 W WILKINSON RD OWOSSO MI 48867	2025 Est TCV 17,008
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/FF	220.00	239.58	0.9765	0.8797	90	100		17,008
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220 Actual Front Feet, 1.21 Total Acres								Total Est. Land Value =	17,008
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Tax Description	X	Value
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SEC 4 T22N R8W (0*1998) THAT PART OF PCL L OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. 1.21A.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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Topography of Site	X	Value
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Level	X	
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Rolling	X	
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Low		
-----	--	--

High		
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Landscaped		
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Swamp	X	
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Wooded	X	
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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	X	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	8,500	0	8,500			2,917C
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2024	5,000	0	5,000			2,830C
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2023	3,500	0	3,500			2,696C
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2022	3,000	0	3,000			2,568C
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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.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 231,969					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B 220@\$1400/FF	220.132355.60	0.7764	0.9694	1400	100		231,969
			220 Actual Front Feet, 11.90 Total Acres Total Est. Land Value =							231,969

**Tax Description**  
 REMAINDER OF PARENT PARCEL. TAX ID 004-001-70: A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST LAKE TOWNSHIP, MISSAUKIE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88'15"20" EAST, 1612.99 FEET ALONG THE SOUTH SECTION LINE; THENCE NORTH 00'37'10" EAST, 264.04 FEET TO THE NORTH RIGHT-OF-WAY OF PARK ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00'37'10" EAST, 2189.94 FEET TO THE SHORE OF CROOKED LAKE; 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	116,000	0	116,000			34,789C
X Rolling	2024	78,400	0	78,400			33,743C
X Low	2023	60,000	0	60,000			32,137C
X High	2022	44,000	0	44,000			30,607C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



THE SHORE OF '44" EAST, 36.66 '50" EAST, 183.47 '10" WEST, H RIGHT-OF-WAY OF 89'48'14" WEST, RTH RIGHT-OF-WAY T OF BEGINNING. N ON FILE\*\*\*

3 completed T 1.02A FROM 4-001-70; -001-78;

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

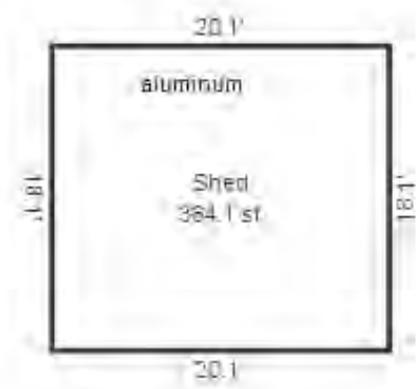
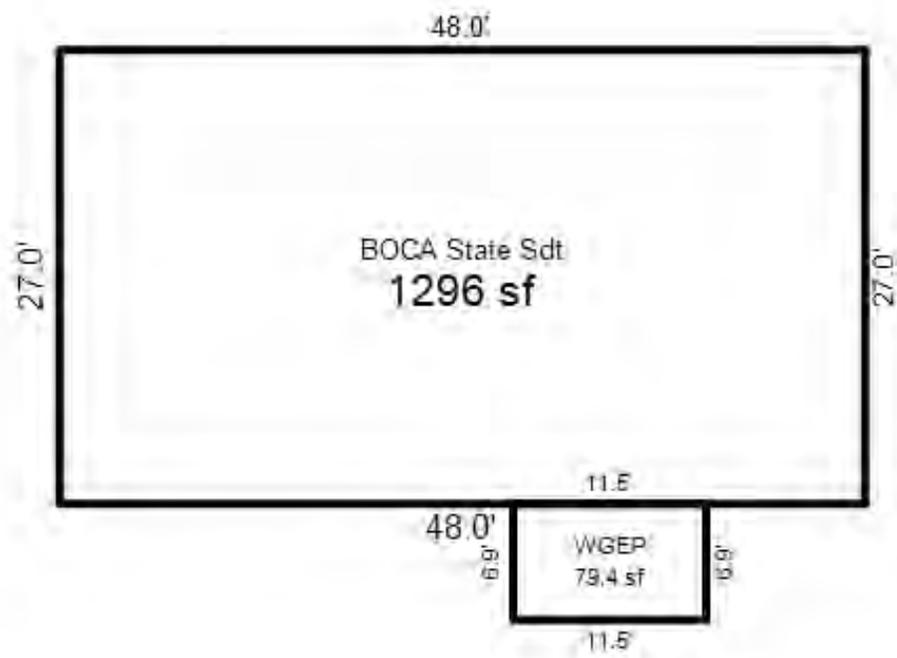


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
FEDERAL NATIONAL MORTGAGE	DERRICKSON (SM) & CHESTER	41,500	03/10/2006	WD	21-NOT USED/OTHER	06-0/749	DEED	100.0											
FEDERAL NATIONAL MORTGAGE		0	07/24/2004	SD	21-NOT USED/OTHER	03-0/576	DEED	100.0											
MORTGAGE ELECTRONIC SYSTE	FEDERAL NATIONAL MORTGAGE	1	08/26/2003	QC	21-NOT USED/OTHER	03-0/5433	DEED	0.0											
TEED GEORGE & LISA	MORTGAGE ELECTRONIC SYSTE	61,722	07/24/2003	OTH	21-NOT USED/OTHER	03-0/576	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
9631 W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST		Repair		09/17/2024		PE24-0163	100%										
Owner's Name/Address		P.R.E. 100% 06/14/2011		MISSING PERMIT		12/11/2014		2014-1211	100%										
DERRICKSON CHRISTOPHER & CHESTER RENEE 24245 MINTDALE RD STURGIS MI 49091		MAP #:		2025 Est TCV 142,645 TCV/TFA: 110.07															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
SEC 4 T22N R8W PCL K OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING N'LY OF CO ROAD. .92A. Comments/Influences Deeded Pcl N of Rd inc MH etc back to Wilder for 98 New MH for 98.		X		Public Improvements		* Factors *													
		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		X		Gravel Road		A 200' @ 90/FF		221.00		181.34	0.9753	0.8206	90	100		15,918			
		X		Paved Road		221 Actual Front Feet, 0.92 Total Acres									Total Est. Land Value =	15,918			
		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		Topography of Site															
		X		Level															
		X		Rolling															
		X		Low															
		X		High															
		X		Landscaped															
		X		Swamp															
		X		Wooded															
		X		Pond															
		X		Waterfront															
		X		Ravine															
		X		Wetland															
		X		Flood Plain															
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X		Who		When		What		2025		8,000		63,300		71,300		26,858C	
		X		TPC 12/27/2017		INSPECTED		2024		5,000		47,800		52,800		26,051C			
		X		TPC 11/02/2015		INSPECTED		2023		3,500		36,500		40,000		24,811C			
		X		TPC 07/01/2011		INSPECTED		2022		3,000		29,300		32,300		23,630C			

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

Building Type		(3) Roof (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 79 32	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		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																												
Building Style: BOCA/STATE				Ex X Ord Min			Size of Closets																																																												
Yr Built 1997	Remodeled 0			Lg X Ord Small			Doors X Solid H.C.																																																												
Condition: Average							Central Air Wood Furnace																																																												
Room List		(5) Floors		(12) Electric																																																															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Tile Other: Carpeted Other:		200 Amps Service																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Ex. X Ord. Min			No. of Elec. Outlets																																																												
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing																																																												
X	Many Avg. X Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1296 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			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 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		1 1000 Gal Septic 1 2000 Gal Septic			(14) Water/Sewer																																																												
(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)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																															
X	Asphalt Shingle	(10) Floor Support																																																																	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																	
<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,296</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>145,448</td> <td>116,359</td> </tr> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,296			Total:				145,448	116,359	E.C.F. X 0.900		Bsmnt Garage: Carport Area: 364 Roof: Aluminum																																			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																														
1 Story	Siding	Crawl Space	1,296																																																																
Total:				145,448	116,359																																																														
<table border="0"> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,212</td> <td>970</td> </tr> <tr> <td>Water/Sewer</td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>3,805</td> <td>3,044</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,485</td> <td>3,588</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,560</td> <td>4,448</td> </tr> <tr> <td>Porches</td> <td>WGEP (1 Story)</td> <td></td> <td>79</td> <td>7,421</td> <td>5,937</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>32</td> <td>1,355</td> <td>1,084</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,906</td> <td>1,525</td> </tr> <tr> <td>Carports</td> <td>Aluminum</td> <td></td> <td>364</td> <td>4,816</td> <td>3,853</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>176,008</td> <td>140,808</td> </tr> </table>												Plumbing	Average Fixture(s)		1	1,212	970	Water/Sewer	3 Fixture Bath		1	3,805	3,044		1000 Gal Septic		1	4,485	3,588		Water Well, 100 Feet		1	5,560	4,448	Porches	WGEP (1 Story)		79	7,421	5,937	Deck	Treated Wood		32	1,355	1,084	Built-Ins	Appliance Allow.		1	1,906	1,525	Carports	Aluminum		364	4,816	3,853	Totals:				176,008	140,808	Notes: ECF (4017 JENNINGS) 0.900 => TCY: 126,727	
Plumbing	Average Fixture(s)		1	1,212	970																																																														
Water/Sewer	3 Fixture Bath		1	3,805	3,044																																																														
	1000 Gal Septic		1	4,485	3,588																																																														
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Totals:				176,008	140,808																																																														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDER CHARLES G SR & MAR	WILDER CHARLES G SR & MAR	0	12/18/2018	QC	09-FAMILY	2018-04099	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9646 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/11/2001					
WILDER CHARLES G SR & MARY E 9646 W ANDERSON TRAIL LAKE CITY MI 49651	MAP #: 2025 Est TCV 516,521 TCV/TFA: 322.83					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 4 T22N R8W PCL K OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING S'LY OF CO ROAD. 11.28A. Comments/Influences	X	Dirt Road		B 220@\$1400/FF	220.00	2239.38	0.7765	0.9573	1400	100	228,952
sPLIT BACK FROM 001-80 FOR 98..REMOVE MH..ADD HOUSE/GRG FOR 00. TRIB GAVE 17% SWAMP ADJ FOR 93.	X	Gravel Road		220 Actual Front Feet, 11.31 Total Acres Total Est. Land Value = 228,952							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		Fencing: Wd, Picket, 12-24	17.00	200	0	0			
		Water		Fencing: Wd, Split, 2 Rail	15.31	100	0	0			
		Sewer		Dock: Light posts	40.20	80	0	0			
		Electric		Wood Frame	25.27	100	94	2,375			
		Gas		Residential Local Cost Land Improvements							
		Curb		Description	Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVE 1000	1,000.00	2	97	1,940			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 4,315							
		Underground Utils.									

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	114,500	143,800	258,300			145,771C
	X Low	2024	77,500	152,000	229,500			141,388C
	X High	2023	59,600	145,100	204,700			134,656C
	X Landscaped	2022	44,000	139,400	183,400			128,244C
	X Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	77,500	152,000	229,500			141,388C
TPC	02/03/2012	INSPECTED	2023	59,600	145,100	204,700			134,656C
TPC	07/01/2011	INSPECTED	2022	44,000	139,400	183,400			128,244C

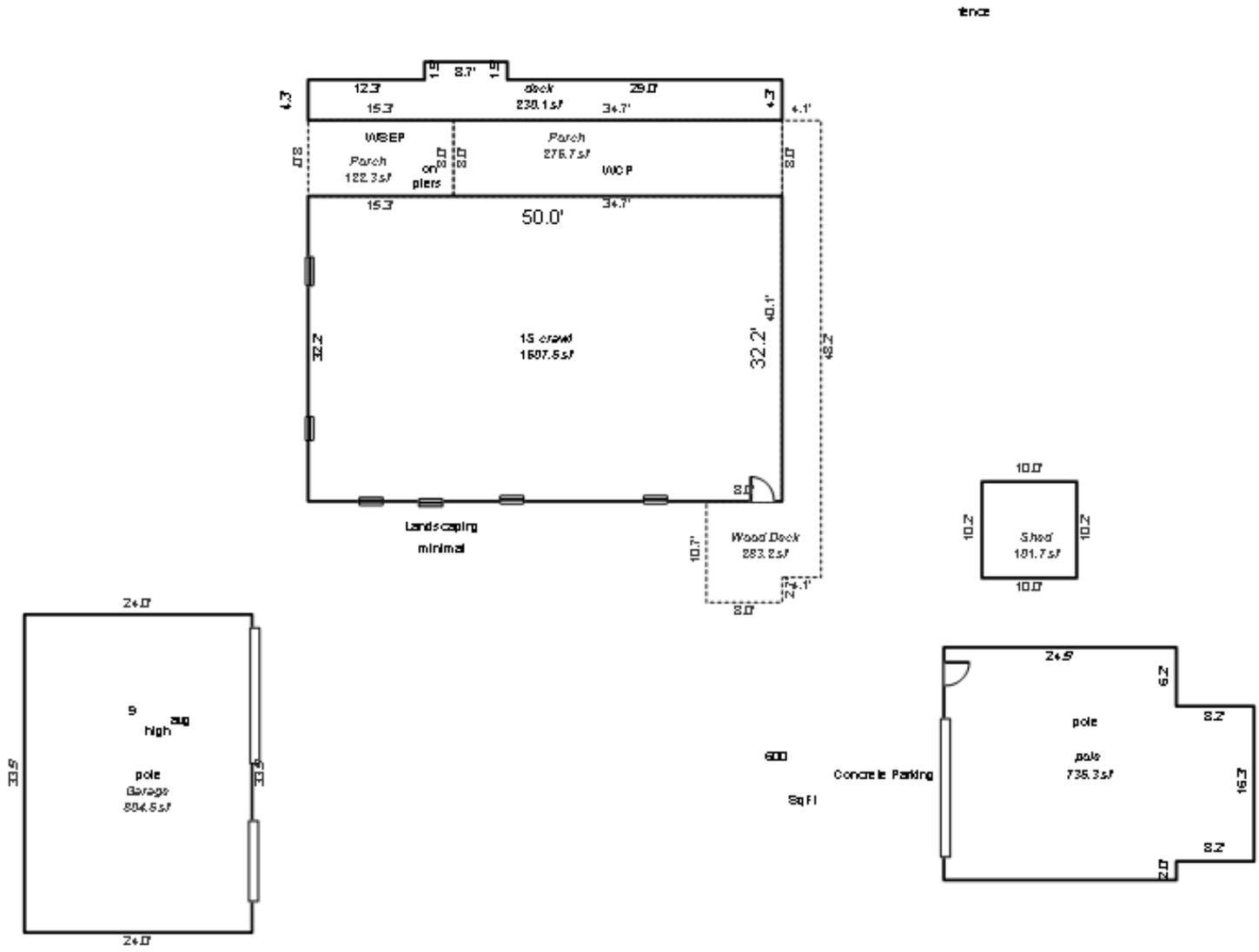
The Equalizer. Copyright (c) 1999 - 2009.  
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 804 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							276	WCP (1 Story)			
Building Style: 1S		Trim & Decoration											122	WSEP (1 Story)		
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min							230	Treated Wood			
Condition: Average		Size of Closets											283	Treated Wood		
Room List		Lg	X	Ord	Small							108	Treated Wood			
	Basement 1st Floor 2nd Floor 2 Bedrooms	Doors		Solid	X	H.C.							Class: CD Effec. Age: 20 Floor Area: 1,600 Total Base New : 252,904 Total Depr Cost: 202,324 Estimated T.C.V: 283,254		E.C.F. X 1.400	
(1) Exterior		(5) Floors													Bsmnt Garage:	
Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Other: Other:													Carport Area: Roof:	
(2) Windows		(6) Ceilings													Cls CD Blt 1999	
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation														
		Basement: 0 S.F. Crawl: 1600 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:														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(13) Plumbing														
		1 Average Fixture(s) 2 3 Fixture Bath														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(11) Heating/Cooling														
		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
		Central Air Wood Furnace														
		(15) Fireplaces														
		Class: CD Effec. Age: 20 Floor Area: 1,600 Total Base New : 252,904 Total Depr Cost: 202,324 Estimated T.C.V: 283,254														
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80														
		Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		1 Story Siding Crawl Space 1,600 Total: 174,322 139,458														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 1,212 970														
		3 Fixture Bath 1 3,805 3,044														
		Water/Sewer														
		1000 Gal Septic 1 4,485 3,588														
		Water Well, 100 Feet 1 5,560 4,448														
		Porches														
		WCP (1 Story) 276 8,401 6,721														
		Ceramic Tile Floor 122 6,154 4,923														
		Foundation: Shallow 122 -998 -798														
		Deck														
		Treated Wood 230 4,377 3,502														
		Treated Wood 283 5,015 4,012														
		Treated Wood 108 2,613 2,090														
		Garages														
		Class: CD Exterior: Pole (Unfinished)														
		Base Cost 804 18,588 14,870														
		Class: CD Exterior: Pole (Unfinished)														
		Base Cost 735 17,464 13,971														
		Built-Ins														
		Appliance Allow. 1 1,906 1,525														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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

Deck Sections 38



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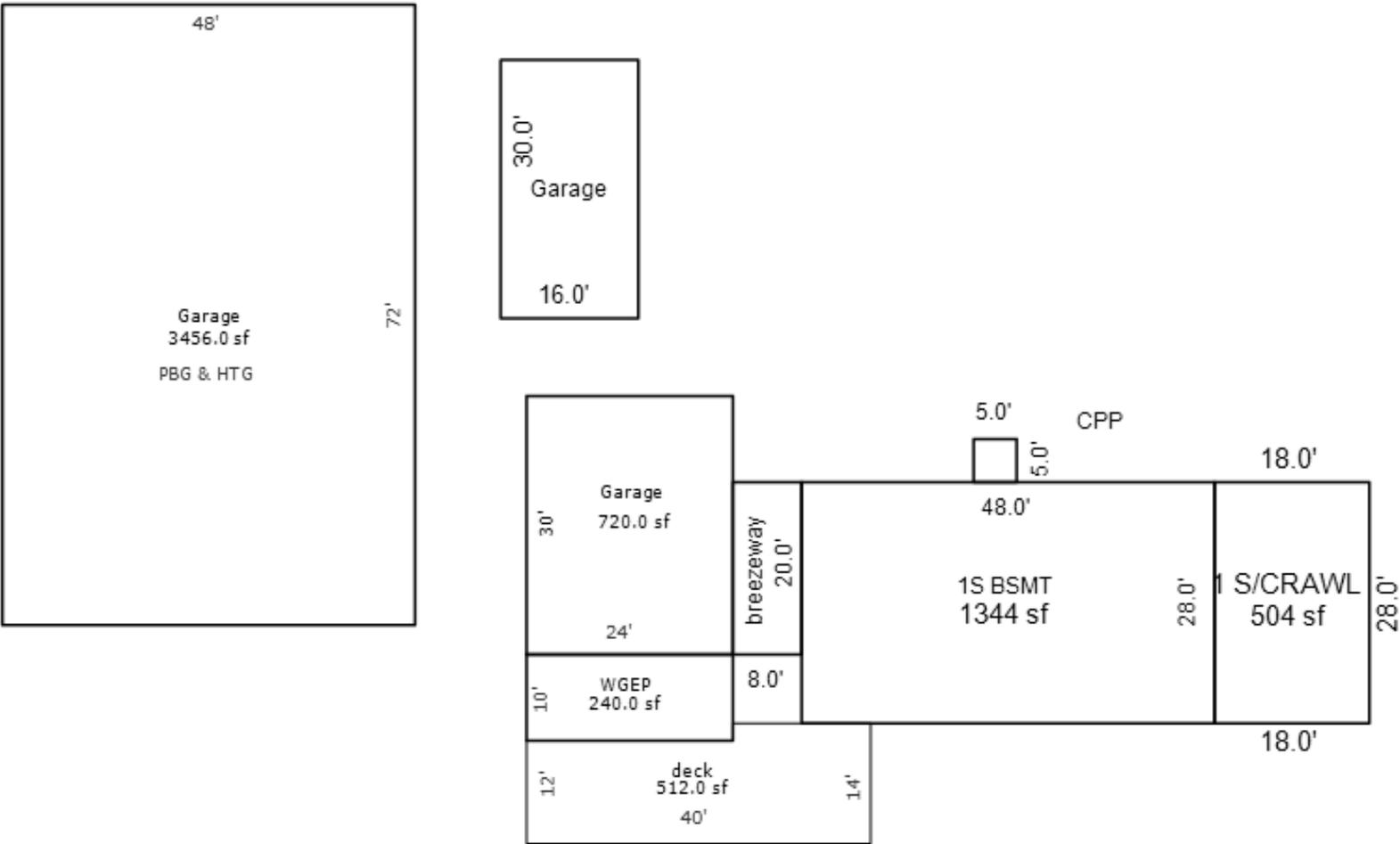


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BRICKER CHARLES & SUSAN	BRICKER SUSAN & CHARLES J	0	01/13/2017	QC	09-FAMILY	2017-00099	DEED	0.0					
FARZAM-BEHBOODI DEBRA TRU	BRICKER CHARLES & SUSAN	347,000	10/07/2016	WD	03-ARM'S LENGTH	2016-03379	PROPERTY TRANSFER	100.0					
FARZAM-BEHBOODI ALI & DEB	FARZAM-BEHBOODI DEBRA TRU	0	07/08/2009	QC	21-NOT USED/OTHER	2009/2571	DEED	0.0					
FEDERAL HOME LOAN MORTGAG	FARZAM-BEHBOODI ALI & DEB	245,010	08/27/2008	WD	11-FROM LENDING INSTITUT	2008/3085	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9845 W WALNUT ST		School: LAKE CITY AREA SCHOOL DIST		REPAIR		11/22/2016		2016-0622	100%				
Owner's Name/Address		P.R.E. 100% 05/16/2017		MAP #:		2025 Est TCV 434,725 TCV/TFA: 235.24							
BRICKER SUSAN & CHARLES JR TRUST 9845 W WALNUT ST LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
Tax Description		Public Improvements		* Factors *									
SEC 4 T22N R8W (2*2004) PCL A OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 EXC BEG AT SW COR, TH N 71 DEG 51' 40" E 175 FT, N 86 FT, S 71 DEG 51' 40" W 34 FT; N 34 FT, S 71 DEG 51' 40" W 141 FT, S 120 FT TO POB. L229P757 1.1544 A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	B 220@\$1400/FF	213.00	236.00	0.7828	0.5454	1400	100		127,323	
2013 MOVED POLE GRG TO ADJ PIN COMBINED W/ 004-001-00 FOR 92.. NEW 48X72 FINISHED GRG FOR 00 HOUSE FROM 1S/CR TO 1S/B, ADD 512 SQ WD, 240 SQ GEP, HTG/AC, 720 SQ ATT GRG		X	Topography of Site	213 Actual Front Feet, 1.15 Total Acres		Total Est. Land Value =						127,323	
		X	Level Rolling Low High Landscaped Swamp	Land Improvement Cost Estimates									
		X	Wooded Pond	Description	Rate	Size	% Good	Cash Value					
		X	Waterfront Ravine Wetland Flood Plain	D/W/P: 4in Ren. Conc.	8.06	825	0	0					
				D/W/P: 4in Concrete	6.87	80	0	0					
				Residential Local Cost Land Improvements									
				Description	Rate	Size	% Good	Cash Value					
				LAND IMPROVE 5000	5,000.00	1	95	4,750					
				Total Estimated Land Improvements True Cash Value =				4,750					
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	63,700	153,700	217,400		161,091C			
		TPC 12/27/2017	INSPECTED		2024	48,200	162,400	210,600		156,248C			
		TPC 07/10/2017	INSPECTED		2023	48,000	155,200	203,200		148,808C			
		JWV 12/03/2016	INSPECTED		2022	44,700	117,200	161,900		141,722C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration													
Yr Built 1966	Remodeled 1973	Ex	X	Ord	Min										
Condition: Average		Size of Closets													
Room List		Lg	X	Ord	Small										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors													
		Kitchen: Other: Other:													
		No./Qual. of Fixtures													
		Ex.	X	Ord.	Min										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
		X	Drywall												
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1344 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	1100 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													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		Deck Treated Wood													
		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall													
		Built-Ins Appliance Allow.													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



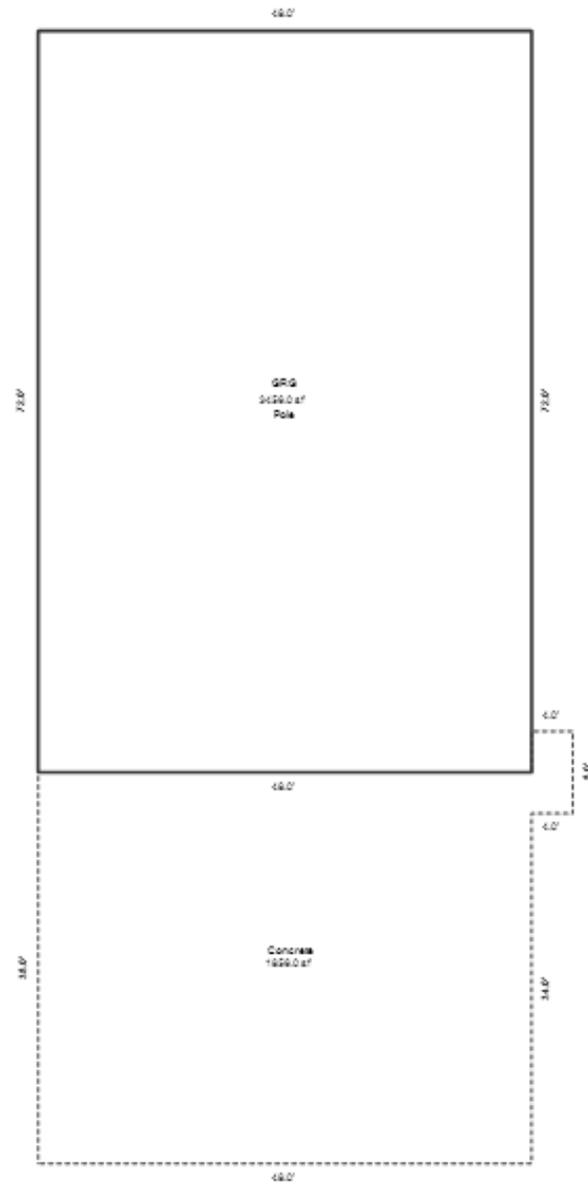
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BRICKER CHARLES & SUSAN	BRICKER SUSAN & CHARLES J	0	01/13/2017	QC	09-FAMILY	2017-00099	DEED	0.0				
FARZAM-BEHBOODI DEBRA TRU	BRICKER CHARLES & SUSAN	347,000	10/07/2016	WD	03-ARM'S LENGTH	2016-03379	PROPERTY TRANSFER	100.0				
FARZAM-BEHBOODI ALI & DEB	FARZAM-BEHBOODI DEBRA TRU	0	07/08/2009	QC	21-NOT USED/OTHER	2009/2571	DEED	0.0				
FEDERAL HOME LOAN MORTGAG	FARZAM-BEHBOODI ALI & DEB	0	08/27/2008	WD	20-MULTI PARCEL SALE REF	2008/3085	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
N ANDERSON TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/16/2017								
Owner's Name/Address		MAP #:		2025 Est TCV 97,634 TCV/TFA: 0.00								
BRICKER SUSAN & CHARLES JR TRUST 9845 W WALNUT ST LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
Tax Description		Public Improvements		* Factors *								
SEC 4 T22N R8W BEG AT SW COR OF PCL A OF THE SURVEY RECORDED IN LIBER S-3, P 93-100, TH N 71 DEG 51' 40" E 175 FT, N 86 FT, S 71 DEG 51' 40" W 34 FT; N 34 FT, S 71 DEG 51' 40" W 141 FT, S 120 FT TO POB. .4556 A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description		Rate	Size	% Good	Cash Value			
		Topography of Site		Description		Rate	Size	% Good	Cash Value			
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description		Rate	Size	% Good	Cash Value			
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	2,100	46,700	48,800			43,355C	
		TPC 12/27/2017	INSPECTED		2024	2,700	49,300	52,000			42,052C	
		TPC 07/10/2017	INSPECTED		2023	2,700	47,100	49,800			40,050C	
		TPC 10/17/2016	INSPECTED		2022	2,400	45,400	47,800			38,143C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 3456 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.400	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: 20 Floor Area: 0 Total Base New : 79,220 Total Depr Cost: 63,376 Estimated T.C.V: 88,726
Town Home		(4) Interior		X			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 79,220 Total Depr Cost: 63,376 Estimated T.C.V: 88,726		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:				
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures		Ex. Ord. Min		No. of Elec. Outlets		Many Ave. Few		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		No. of Elec. Outlets		Many Ave. Few		
Wood Frame		Size of Closets		Lg Ord Small			(13) Plumbing		Average Fixture(s)		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Lump Sum Items:		
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,580 -3,664 Garages Class: C Exterior: Pole (Unfinished) Door Opener 3 1,616 1,293 Base Cost 3456 82,184 65,747 Totals: 79,220 63,376		
Yr Built 1999	Remodeled 0	Size of Closets		Lg Ord Small			(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,580 -3,664 Garages Class: C Exterior: Pole (Unfinished) Door Opener 3 1,616 1,293 Base Cost 3456 82,184 65,747 Totals: 79,220 63,376		E.C.F. X 1.400		
Condition: Average		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,580 -3,664 Garages Class: C Exterior: Pole (Unfinished) Door Opener 3 1,616 1,293 Base Cost 3456 82,184 65,747 Totals: 79,220 63,376		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Average Fixture(s)		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Average Fixture(s)		
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		(14) Water/Sewer	
(2) Windows		Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		(14) Water/Sewer	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		ECF (4085 CROOKED LAKE) 1.400 => TCV: 88,726		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILLOW LESLIE RUTH	GILLOW JAMES & LESLIE	0	09/01/2022	QC	09-FAMILY	2022-02779	DEED	0.0
COLLINS SALLY	GILLOW LESLIE RUTH	179,500	08/30/2019	WD	03-ARM'S LENGTH	2019-02773	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9770 W ANDERSON TRL						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/05/2019					
Owner's Name/Address	MAP #:					
GILLOW JAMES & LESLIE 9770 W ANDERSON TRL LAKE CITY MI 49651	2025 Est TCV 238,776 TCV/TFA: 207.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Dirt Road			B 220@\$1400/FF	127.71	178.22	0.8896	0.5084	1400	100		80,872
	X	Gravel Road			128 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 80,872								
	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
Residential Local Cost Land Improvements				Description	Rate	Size	% Good	Cash Value
Description				LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970				

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;  
Parent Parcel(s): 009-004-004-10;  
Child Parcel(s): 009-004-004-15;



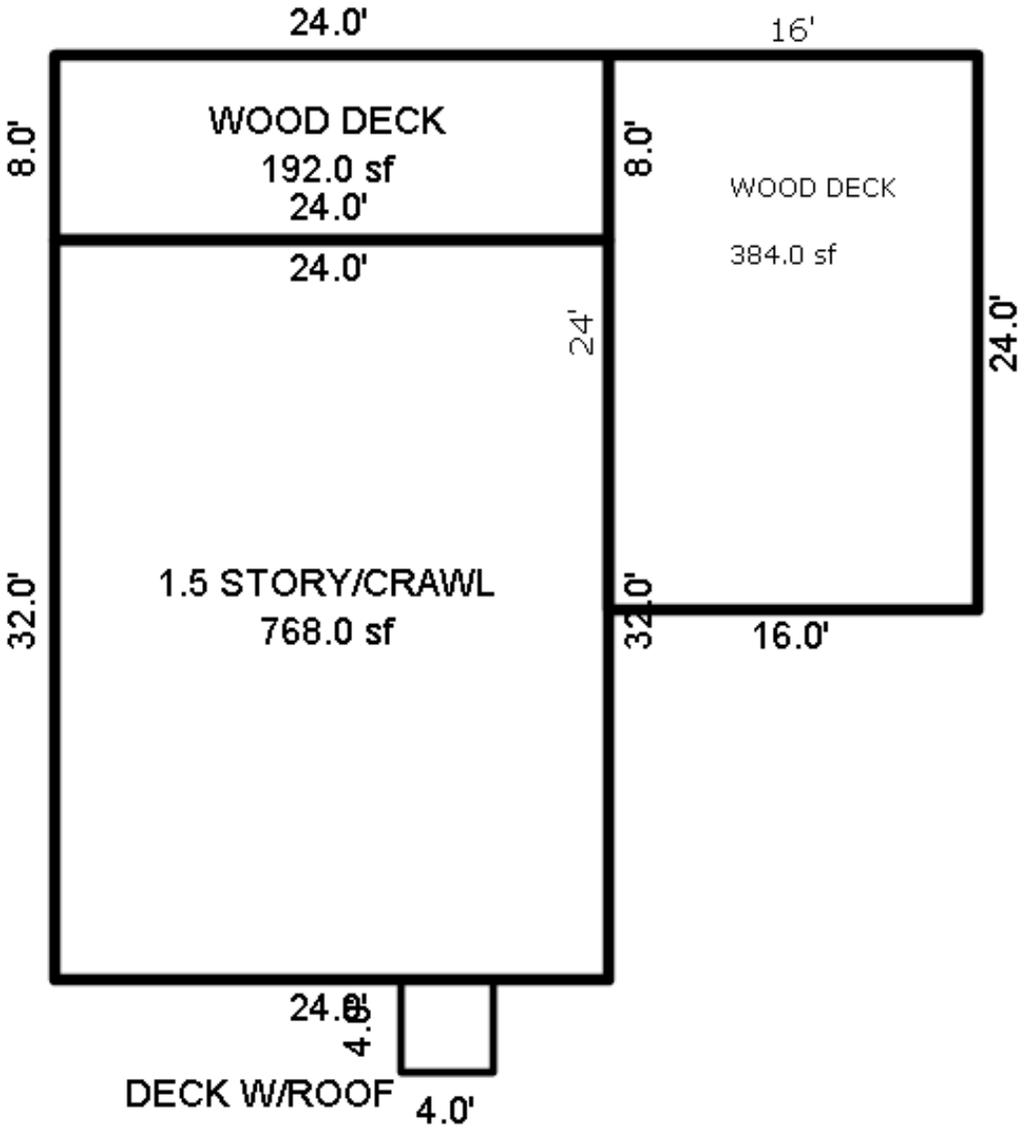
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling		2025	40,400	79,000	119,400			110,249C
X	Low	High		2024	30,300	83,400	113,700			106,935C
X	Landscaped	Swamp		2023	29,800	79,700	109,500			101,843C
X	Wooded	Pond		2022	26,800	76,600	103,400			96,994C
X	Waterfront	Ravine								
X	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	05/06/2018	INSPECTED	2024	30,300	83,400	113,700			106,935C
TPC	12/27/2017	INSPECTED	2023	29,800	79,700	109,500			101,843C
TPC	02/03/2012	INSPECTED	2022	26,800	76,600	103,400			96,994C

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





\*\*\* 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 SALLY, SURVIVOR O	COLLINS THOMAS J & CINDY	58,000	12/13/2007	WD	21-NOT USED/OTHER	2008/0089	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9768 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST		New House	09/22/2008	20080570	Complete

Owner's Name/Address	MAP #:
COLLINS THOMAS J & CINDY M 53142 BROOKFIELD CT SHELBY TWP MI 48316	2025 Est TCV 448,823 TCV/TFA: 296.84

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE																											
. SEC 4 T22N R8W BEG S 89°57'21"E 825.51 FT & S 287.89 FT FROM W/4 COR, TH N 71°51'40"E 195.55 FT, S 22°07'20"E 99.55 FT, S 89°57'21"E 58.41 FT, N 54°59'48"E 240.1 FT, S 86°07'09"E 65.81 FT, S 0°18'35"W 194.31 FT, N 89°57'21"W 543.01 FT, N 92 FT TO POB. 1.58 AC. M/L. SPLIT ON 10/09/2007 FROM 009-004-004-10;	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 80'@\$1400/FF</td> <td>65.00</td> <td>1058.84</td> <td>1.0000</td> <td>1.6583</td> <td>1400</td> <td>100</td> <td></td> <td>150,910</td> </tr> <tr> <td colspan="8">65 Actual Front Feet, 1.58 Total Acres</td> <td>Total Est. Land Value = 150,910</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 80'@\$1400/FF	65.00	1058.84	1.0000	1.6583	1400	100		150,910	65 Actual Front Feet, 1.58 Total Acres								Total Est. Land Value = 150,910
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 80'@\$1400/FF	65.00	1058.84	1.0000	1.6583	1400	100		150,910																						
65 Actual Front Feet, 1.58 Total Acres								Total Est. Land Value = 150,910																						

Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water	28.43	100	50	1,421
	Sewer				
X	Electric				
	Gas	1,000.00	1	97	970
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				
	Total Estimated Land Improvements True Cash Value = 2,391				

Comments/Influences  
 Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;  
 Parent Parcel(s): 009-004-004-10;



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	75,500	148,900	224,400			110,641C
X Rolling	2024	82,300	157,500	239,800			107,315C
Low	2023	21,900	150,400	172,300			102,205C
High	2022	15,500	144,500	160,000			97,339C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							

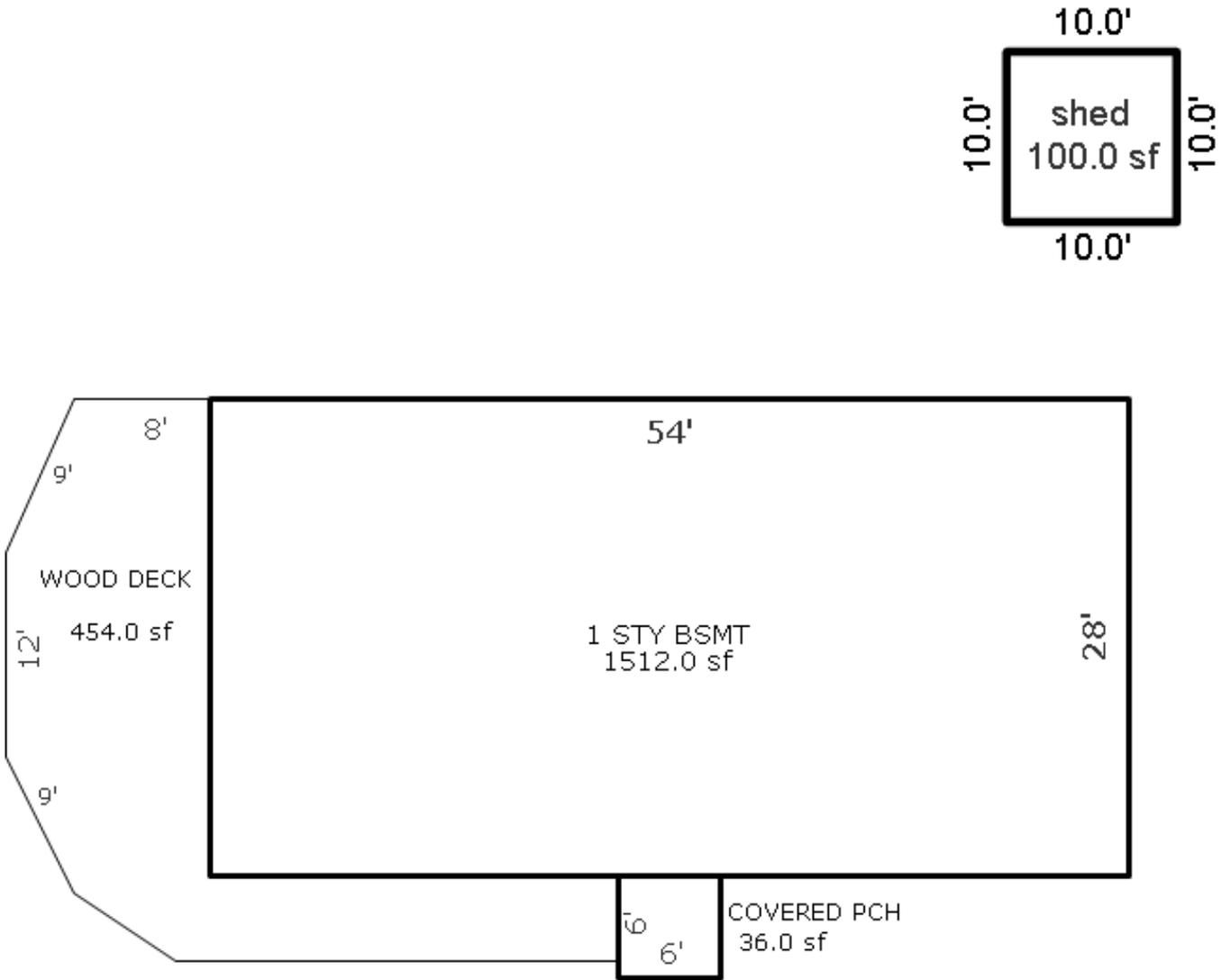
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 Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	82,300	157,500	239,800			107,315C
TPC	12/27/2017	INSPECTED	2023	21,900	150,400	172,300			102,205C
TPC	02/03/2012	INSPECTED	2022	15,500	144,500	160,000			97,339C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 454	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior 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: 10 Floor Area: 1,512 Total Base New : 234,542 Total Depr Cost: 211,087 Estimated T.C.V: 295,522			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Yr Built 2008		Remodeled 0		Condition: Average			Room List			Size of Closets		Doors		Solid X H.C.					
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min					
(1) Exterior		(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 = 1512 SF Floor Area = 1512 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 1,512 Total: 203,248 182,924		
(2) Windows		(7) Excavation		Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,523 2,271 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 1 4,580 4,122 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches WCP (1 Story) 36 2,506 2,255 Deck Treated Wood 454 6,983 6,285 Built-Ins Appliance Allow. 1 2,727 2,454 Totals: 234,542 211,087			Notes: ECF (4085 CROOKED LAKE) 1.400 => TCV: 295,522					
(3) Roof		(9) Basement Finish		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 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
X Gable Hip Flat		X Gambrel Mansard Shed		10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			X Asphalt Shingle			Chimney:								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W CROOKED LAKE PARK 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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ANDERSON ERWIN M JR TRUST DARLING D & ANDERSON A TRUSTEES 2465 CASCADE SPRINGS DR SE GRAND RAPIDS MI 49546	2025 Est TCV 34,527					
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *				Rate %Adj. Reason	Value
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	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
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	X		A 200' @ 90/FF	376.39	812.43	0.8538	1.1938	90 100	34,527
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			376 Actual Front Feet, 7.02 Total Acres				Total Est. Land Value =	34,527
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	X		Dirt Road					
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	X		Gravel Road					
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	X		Paved Road					
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	X		Storm Sewer					
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	X		Sidewalk					
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	X		Water					
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	X		Sewer					
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	X		Electric					
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	X		Gas					
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	X		Curb					
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	X		Street Lights					
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	X		Standard Utilities					
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	X		Underground Utils.					
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	X		Topography of Site					
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	X		Level					
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	X		Rolling					
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	X		Low					
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	X		High					
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	X		Landscaped					
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	X		Swamp					
--	---	--	-------	--	--	--	--	--

	X		Wooded					
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	X		Pond					
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	X		Waterfront					
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	X		Ravine					
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	X		Wetland					
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	X		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	17,300	0	17,300			5,449C
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2024	10,500	0	10,500			5,286C
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2023	10,500	0	10,500			5,035C
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2022	8,800	0	8,800			4,796C
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Who	When	What	2025	17,300	0	17,300		5,449C
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TPC 04/30/2021	INSPECTED		2024	10,500	0	10,500		5,286C
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TPC 12/27/2017	INSPECTED		2023	10,500	0	10,500		5,035C
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TPC 04/24/2017	INSPECTED		2022	8,800	0	8,800		4,796C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



REMAINDER PARCEL OF TAX ID 004- 004-20 A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00'00'00" EAST, 1128.49 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00-00-00• EAST 376.39 FEET; THENCE SOUTH 89'57'00" EAST, 190.47 FEET; THENCE NORTH 00'01'50" EAST, 964.34 FEET; THENCE SOUTH 89'57'2 1" EAST, 178.86 FEET EST 1/4 LINE; EST, 1110.38 '00" WEST, 2.11 "00" EAST, H 90'00'00" WEST, OF BEGINNING. RE OR LESS. AND RESTRICTIONS OF N ON FILE\*\*\*

with this same one we got back

3 completed

T TO -25 5.23A &

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0

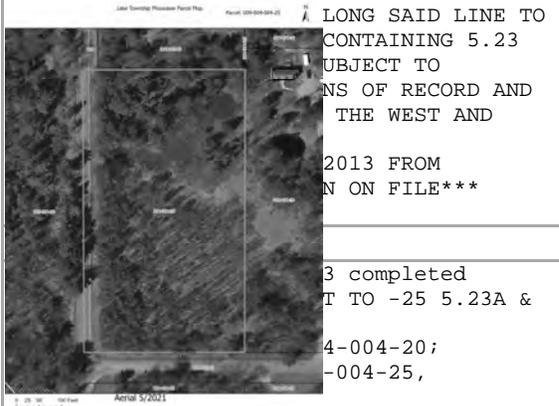
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 41,728					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 200' @ 90/FF	636.93	357.68	0.7486	0.9724	90	100		41,728
			637 Actual Front Feet, 5.23 Total Acres							Total Est. Land Value =	41,728

**Tax Description**  
 A PART OF THE SOUTHWEST 1/ 4 OF SECTION 4 TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00'00 '00" EAST, 220.45 FEET ALONG THE WEST SECTION LINE TO THE NORTH RIGHT-OF-WAY OF PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'00'00" EAST 634.04 FEET; THENCE SOUTH 90'00'00" EAST, 361.11 FEET; THENCE SOUTH 00'18'35" WEST, 635.26 FEET TO THE NORTH LINE OF PARK ROAD; THENCE NORTH 89'48

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	20,900	0	20,900			4,075C
X Rolling	2024	15,600	0	15,600			3,953C
X Low	2023	12,200	0	12,200			3,765C
X High	2022	8,900	0	8,900			3,586C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



LONG SAID LINE TO CONTAINING 5.23 SUBJECT TO THE WEST AND THE WEST AND 2013 FROM ON FILE\*\*\*

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	20,900	0	20,900			4,075C
			2024	15,600	0	15,600			3,953C
			2023	12,200	0	12,200			3,765C
			2022	8,900	0	8,900			3,586C

3 completed T TO -25 5.23A & 4-004-20; -004-25,

TPC 05/30/2022 INSPECTED  
 TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON ERWIN M JR TRUST DARLING DAWN & ANDERSON A TRUSTEES 2465 CASCADE SPRINGS DR SE GRAND RAPIDS MI 49546	MAP #:	2025 Est TCV 22,354				

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Dirt Road			A 200' @ 90/FF	366.64	154.45	0.8594	0.7883	90	100	22,354	
Gravel Road			367 Actual Front Feet, 1.30 Total Acres							Total Est. Land Value =	22,354

**Tax Description**  
 A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00'00'00" EAST, 154.45 FEET ALONG THE WEST SECTION LINE TO THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH 89'48'14" EAST, 357.33' ALONG THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE LEAVING SAID ROAD SOUTH

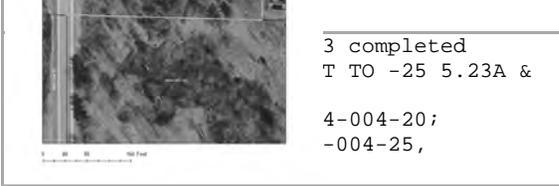
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,200	0	11,200			1,034C
2024	7,300	0	7,300			1,003C
2023	5,600	0	5,600			956C
2022	3,900	0	3,900			911C

00'18 '35" WEST. 164.08 FEET TO THE SOUTH TH 88'15'20" WEST OUTH SECTION LINE G. CONTAINING AND SUBJECT TO NS OF RECORD AND THE WEST AND N ON FILE\*\*\*

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	7,300	0	7,300			1,003C
TPC	03/30/2015	INSPECTED	2023	5,600	0	5,600			956C



3 completed T TO -25 5.23A & 4-004-20; -004-25, The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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BRAVATA DANIEL J 157 TRAVIS ST NE GRAND RAPIDS MI 49505	2025 Est TCV 19,121					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	X	Dirt Road		A 200' @ 90/FF	199.93	509.83	1.0001	1.0625	90	100	19,121
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		Gravel Road		200 Actual Front Feet, 2.34 Total Acres		Total Est. Land Value =					19,121
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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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	X	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									
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	X	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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	X	Flood Plain									
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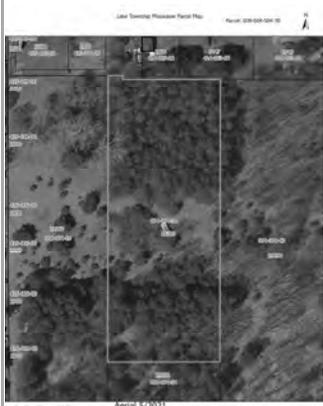
		PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Who	When	What	2025	9,600	0	9,600		6,683C
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		TPC 04/30/2021 INSPECTED			2024	8,200	0	8,200		6,483C
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		TPC 12/27/2017 INSPECTED			2023	8,200	0	8,200		6,175C
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					2022	5,900	0	5,900		5,881C
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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

9898 W ANDERSON TRL      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 05/01/2001

Owner's Name/Address      MAP #:

BRAVATA THOMAS E JR      2025 Est TCV 35,026 TCV/TFA: 44.22

9898 W ANDERSON TRL      X Improved      Vacant      Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

LAKE CITY MI 49651      Public Improvements      \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	199.93	507.65	1.0001	1.0614	90	100		19,100
200 Actual Front Feet, 2.33 Total Acres      Total Est. Land Value =								19,100

Tax Description      X Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer

SEC 4 T22N R8W (0\*2000) BEG S 88 DEG 15'20"E 356.6 FT & N O DEG 18'35"E 1476.66 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 488.81 FT, S 89 DEG 57' 21"E 199.93 FT, S 0 DEG 18'35"W 527.68 FT, N 78 DEG 56'39"W 203.5 FT TO POB. 2.33A.

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,600	7,900	17,500			12,957C
2024	9,600	6,800	16,400	0M		0
2023	7,400	5,900	13,300			11,970C
2022	6,000	5,400	11,400			11,400S

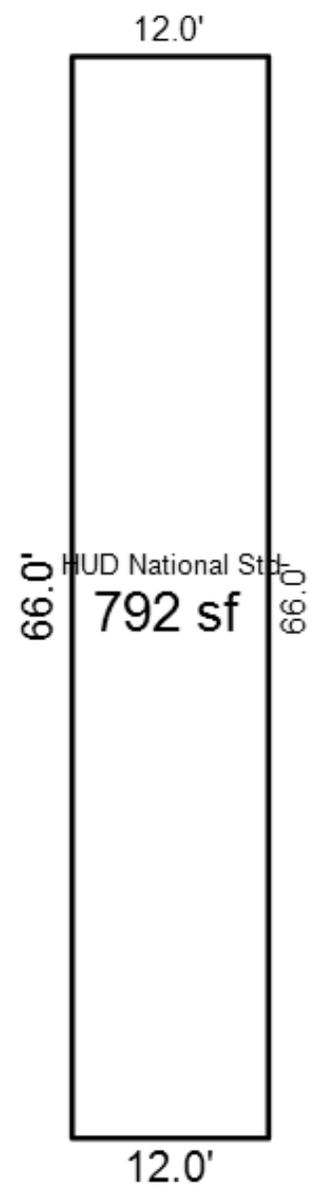


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Class: Low Effec. Age: 35 Floor Area: Total Base New : 53,418 Total Depr Cost: 18,695 Estimated T.C.V: 14,956			E.C.F. X 0.800		Cls Low Blt 1980	
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		150 Amps Service			No./Qual. of Fixtures			Ground Area = 792 SF Floor Area = 792 SF.						
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
(1) Exterior			Kitchen: Other: Other:	150 Amps Service			Many			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No./Qual. of Fixtures			Ex. X Ord. Min			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
(2) Windows		(6) Ceilings		(13) Plumbing			1 Average Fixture(s)			Main Home Siding Comp.Shingle 792						
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 174 1,850 647 Plumbing Average Fixture(s) 1 737 258 Water/Sewer 1000 Gal Septic 1 4,203 1,471 Water Well, 100 Feet 1 5,428 1,900 Built-Ins Appliance Allow. 1 1,615 565 Totals: 53,418 18,695						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4017 JENNINGS) 0.800 => TCV: 14,956						
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAVATA ALICE	MC CASLIN CINDY	0	12/16/2004	QC	21-NOT USED/OTHER	05-0/354	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
735 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 09/17/2001					
MCCASLIN CINDY 735 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 95,123 TCV/TFA: 101.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
SEC 4 T22N R8W (0*1999) BEG S 88 DEG 15'20"E 356.60 FT & N 0 DEG 18'35"E 912.98 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 563.68 FT, S 78 DEG 56' 39"E 203.50 FT, S 0 DEG 18'35"W 525.74 FT, N 89 DEG 41'25"W 199.93 FT TO POB. 2.5A.	X	Dirt Road		A 200' @ 90/FF	199.93	544.69	1.0001	1.0802	90 100	19,439	
		Gravel Road		200 Actual Front Feet, 2.50 Total Acres						Total Est. Land Value =	19,439

Comments/Influences <th rowspan="2">X <th colspan="3">Land Improvement Cost Estimates</th> <th rowspan="2">Rate</th> <th rowspan="2">Size % Good</th> <th rowspan="2">Cash Value</th> </th>	X <th colspan="3">Land Improvement Cost Estimates</th> <th rowspan="2">Rate</th> <th rowspan="2">Size % Good</th> <th rowspan="2">Cash Value</th>	Land Improvement Cost Estimates			Rate	Size % Good	Cash Value
		Description	Rate	Size % Good			
PATRIOT MHD	X	Electric	LAND IMPROVE 1000	1,000.00	1 97	970	
		Gas	Total Estimated Land Improvements True Cash Value =				970

Topography of Site	X	Residential Local Cost Land Improvements							
		Description	Rate	Size % Good	Cash Value	Description	Rate	Size % Good	Cash Value
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
2025	9,700	37,900	47,600			21,645C
2024	9,700	32,200	41,900			20,995C
2023	7,600	24,600	32,200			19,996C
2022	5,000	19,900	24,900			19,044C

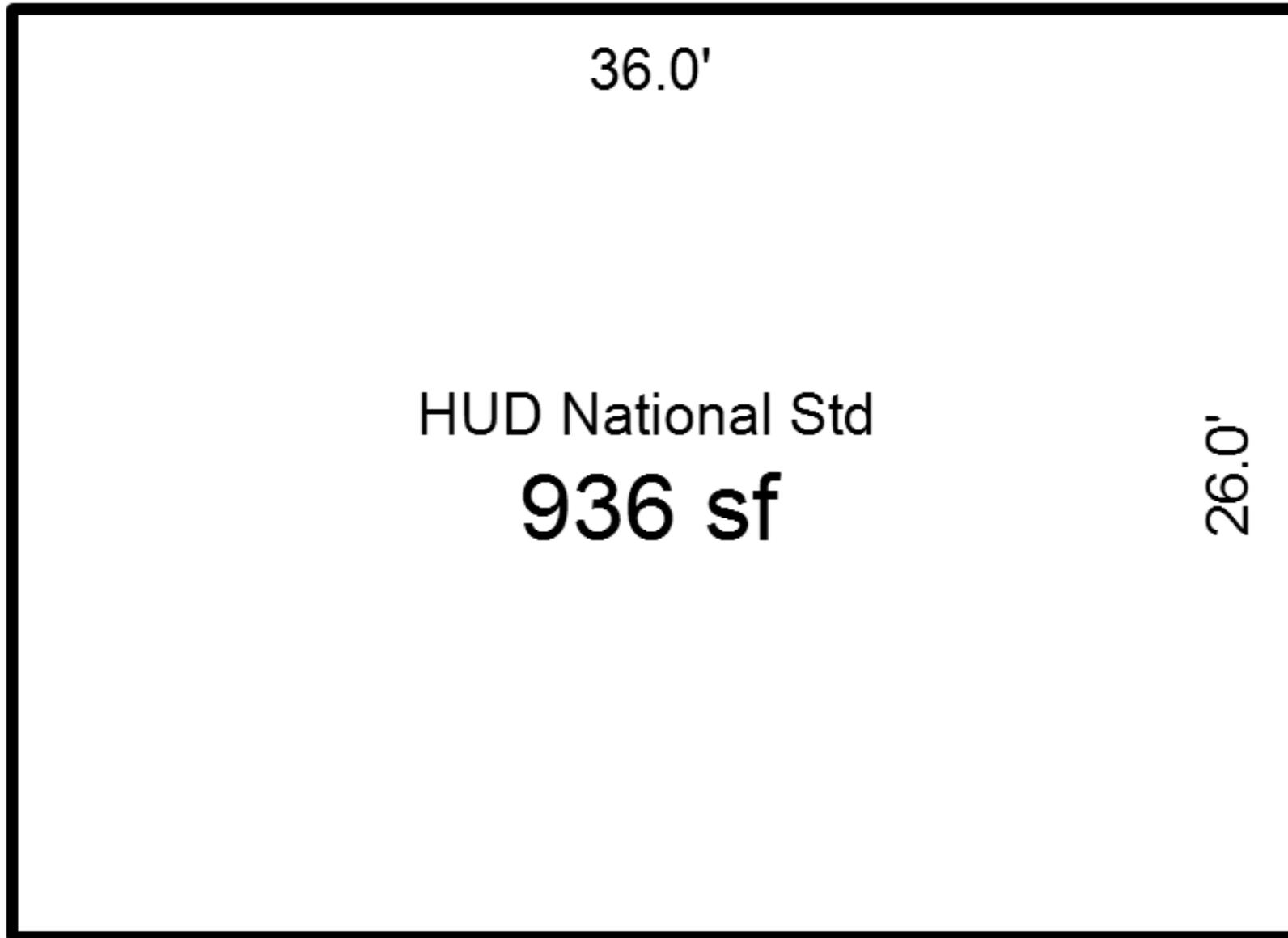
Who When What

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TPC 04/30/2021 INSPECTED  
TPC 12/27/2017 INSPECTED  
TPC 04/02/2013 INSPECTED

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





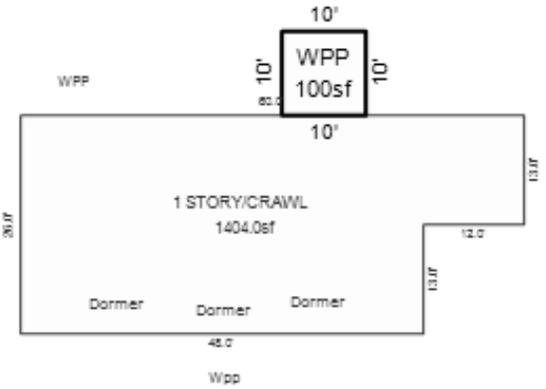
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BREWSTER CAROL A & ROBIDO	BREWSTER CAROL A &	0	09/13/2023	QC	09-FAMILY	2023-03027	DEED	0.0					
BREWSTER CAROL	BREWSTER CAROL A & ROBIDO	0	04/05/2019	QC	09-FAMILY	2019-00938	PROPERTY TRANSFER	0.0					
SNYDER LEWIS J (SPOUSE OF	SNYDER CAROL ETAL	0	05/09/2005	QC	21-NOT USED/OTHER	05-0/2168	DEED	0.0					
BREWSTER RICKY J (DECEASE	SNYDER CAROL *	0	10/20/2003	OTH	21-NOT USED/OTHER	2007/3965	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9912 W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/23/2005		20050327	Complete				
Owner's Name/Address		P.R.E. 100% 04/11/2019		Modular		03/23/2004		20040032	Complete				
TAYLOR COBEY & KRISTIN & BREWSTER CAROL A 9912 CROOKED LAKE PARK RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 251,233 TCV/TFA: 119.29									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 4 T22N R8W (0*1999) BEG S 88 DEG 15'20"E 356.60 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 164.08 FT, S 89 DEG 48'14"E 199.94 FT, S 0 DEG 18' 35"W 169.49 FT, N 88 DEG 15'20"W 200 FT.ALSO, BEG S 88 DEG 15'20"E 356.60 FT, N 0 DEG 18'35"E 230.08 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 682.9 FT, S 89 DEG 41'25"E 199.93 FT, S 0 DEG 18'35"W 682.50 FT, N 89 DEG 48'14"W 199.94 FT TO POB. 3.9A.		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		A 200' @ 90/FF	199.94	682.50	0.8412	1.1429	90	100		17,301
		X	Paved Road		A 200' @ 90/FF	199.40	164.08	0.8412	0.8003	90	100		12,082
		X	Storm Sewer		399 Actual Front Feet, 3.88 Total Acres Total Est. Land Value = 29,383								
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer		Wood Frame	27.41	64	50	877				
		X	Electric		Residential Local Cost Land Improvements								
		X	Gas		Description	Rate	Size	% Good	Cash Value				
		X	Curb		LAND IMPROVE 1000	1,000.00	1	94	940				
		X	Street Lights		Total Estimated Land Improvements True Cash Value = 1,817								
		X	Standard Utilities										
		X	Underground Utils.										
231-779-0906		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					
		2025	14,700	110,900	125,600			73,385C					
		2024	13,700	84,200	97,900			71,179C					
		2023	10,200	69,700	79,900			67,790C					
		2022	11,000	56,300	67,300			64,562C					
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		TPC 04/30/2021	INSPECTED										
		TPC 05/06/2018	INSPECTED										
		TPC 12/27/2017	INSPECTED										

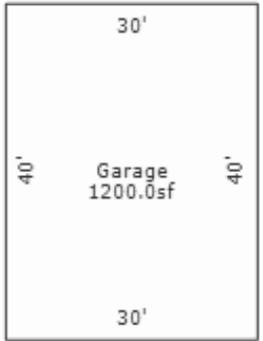
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							100	WPP			
Building Style: 1.5S		Trim & Decoration											20	WPP		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min							20	WPP		
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
X		X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1404 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												
				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 1.5S										Cls C 5 Blt 2004						
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1404 SF Floor Area = 2106 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Crawl Space 1,404																
Total: 243,766 195,024																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,455 1,164																
3 Fixture Bath 1 4,580 3,664																
Water/Sewer																
1000 Gal Septic 1 4,795 3,836																
Water Well, 100 Feet 1 5,725 4,580																
Porches																
WPP 100 2,823 2,258																
WPP 20 1,044 835																
WPP 20 1,044 835																
Garages																
Class: C Exterior: Pole (Unfinished)																
Door Opener 2 1,078 862																
Base Cost 1200 28,536 22,829																
Built-Ins																
Appliance Allow. 1 2,727 2,182																
Totals: 297,573 238,069																
Notes: 9912 CROOKED LANE																
ECF (4017 JENNINGS) 0.900 => TCv:												214,262				

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



Crooked Lake Park Road



Agricultural building

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

Building Type	Barn - Free-Stall			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 100			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	40 x 10 = 400			
Cost New	\$ 11,884			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 5,348			
+ Unit-In-Place Items	\$ 1,866			
Description, Size X Rate X %Good = Cost	/A22/UOCH, 330 X 3.96 X 100 = 1,866			
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.800			
% Good	45			
Est. True Cash Value	\$ 5,771			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5771 / All Cards: 5771				

\*\*\* 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 ANDERSON TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 22,675					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
WILDER CHARLES G SR & MARY E 9646 ANDERSON TR LAKE CITY MI 49651		Public Improvements		* Factors *		Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water Sewer	
SEC 4 T22N R8W (2*1998) PCL E OF SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART OF PCL E LYING S'LY OF CROOKED LAKE PARK ROAD. & EXC THE S 800 FT LYING N'LY OF CROOKEDLAKE PARK ROAD. 6.628A. Split/Combined on 07/01/2024 from 009-004-004-40;		X		Electric		Gas		Curb		Street Lights		Standard Utilities	
Comments/Influences		Split/Comb. on 07/01/2024 completed 07/01/2024 TIM ;		Parent Parcel(s): 009-004-004-40;		Child Parcel(s): 009-004-004-41,		200 004 004 40;		Topography of Site		Level	
		X		Rolling		Low		High		Landscaped		Swamp	
		X		Wooded		Pond		Waterfront		Ravine		Wetland	
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who		When		What		2025	11,300	0	11,300		2,414C
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 05/30/2022 INSPECTED		TPC 04/30/2021 INSPECTED		2024	0	0	0		0
						2023	0	0	0		0		
						2022	0	0	0		0		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDER CHARLES G SR & MAR	BREWSTER CAROL	2,000	07/01/2024	QC	09-FAMILY	2024-01582	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BREWSTER CAROL 9566 ANDERSON TR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 18,385					

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/FF	199.94	435.73	1.0001 1.0216	90	100	18,385
				200 Actual Front Feet, 2.00 Total Acres				Total Est. Land Value =		18,385

**Tax Description**  
 SEC 4 T22N R8W (2\*1998) PCL E OF SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART OF PCL E LYING S'LY OF CROOKED LAKE PARK ROAD. & EXC THE S 800 FT LYING N'LY OF CROOKEDLAKE PARK ROAD. 6.628A. Split/Combined on 07/01/2024 from 009-004-004-40;  
**Comments/Influences**  
 Split/Comb. on 07/01/2024 completed 07/01/2024 TIM ;  
 Parent Parcel(s): 009-004-004-40;  
 Child Parcel(s): 009-004-004-41,  
 009-004-004-42;

- 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
2025	9,200	0	9,200			9,200S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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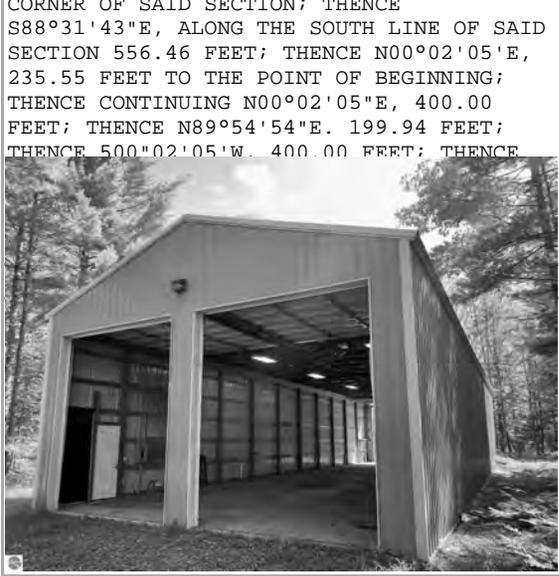


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BREWSTER CAROL A	BOUWMAN SHARI L & BRUCE J	106,000	10/19/2022	WD	32-SPLIT VACANT	2022-03473	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9870 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BOUWMAN SHARI L & BRUCE J 2970 HOOVER ST CONKLIN MI 49403	MAP #:					
	2025 Est TCV 99,523 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 4 T22N RSW (0*2023) PARCEL OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¼ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 235.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E. 199.94 FEET; THENCE S00°02'05"W. 400.00 FEET; THENCE			A 200' @ 90/FF	200.00	400.00	1.0000 1.0000	90 100	18,000
			200 Actual Front Feet, 1.84 Total Acres				Total Est. Land Value =	18,000

Tax Description	Land Improvement Cost Estimates				Cash Value
	Description	Rate	Size % Good		
SEC 4 T22N RSW (0*2023) PARCEL OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¼ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 235.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E. 199.94 FEET; THENCE S00°02'05"W. 400.00 FEET; THENCE	Wood Frame	35.26	60 50	1,058	
	Total Estimated Land Improvements True Cash Value =				1,058



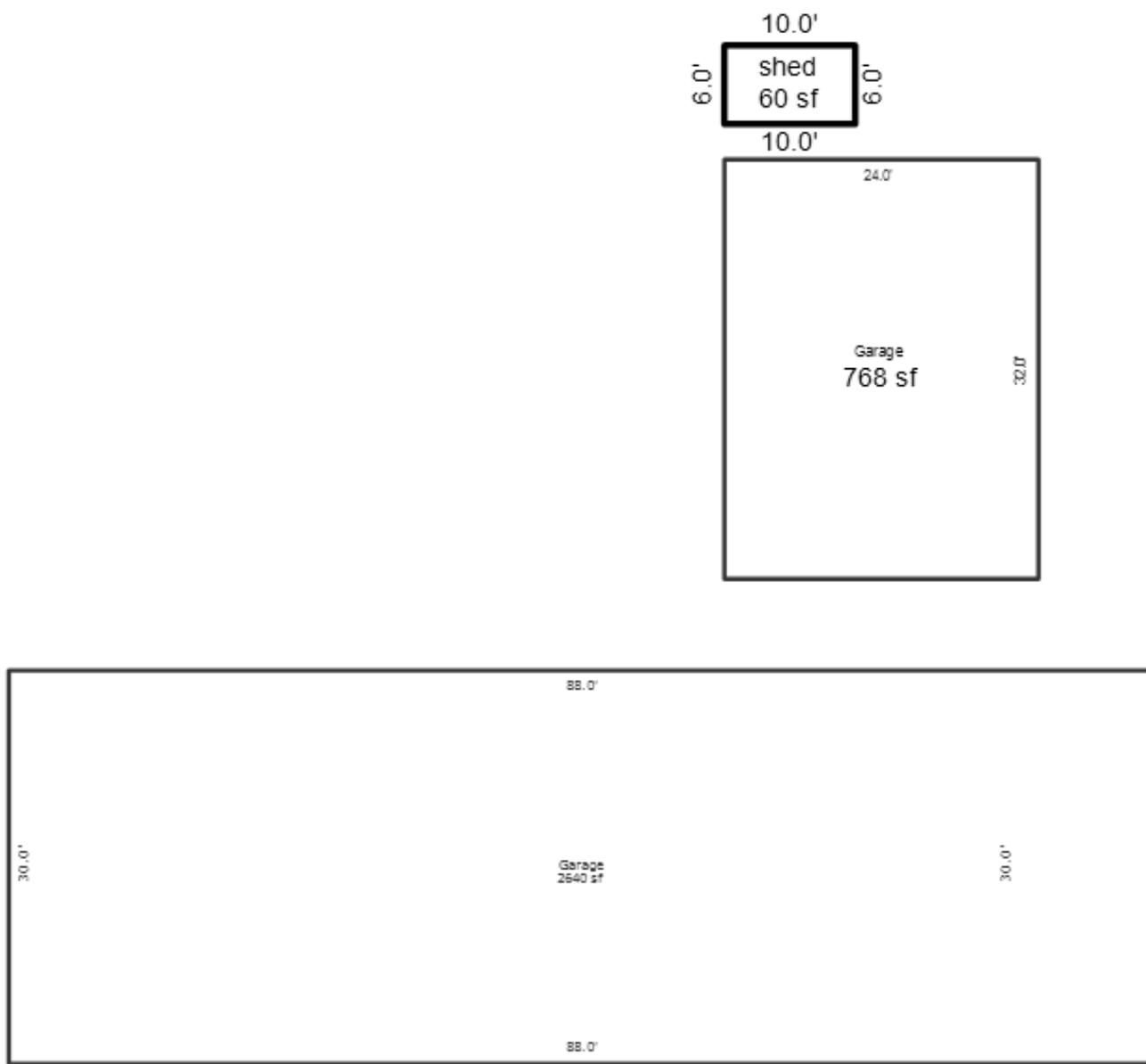
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	9,000	40,800	49,800			34,749C
			2024	9,000	30,900	39,900			33,705C
			2023	7,000	25,100	32,100			32,100S
			2022	0	0	0			0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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: 2004 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: GRG		Trim & Decoration		Size of Closets			No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 111,756 Total Depr Cost: 89,405 Estimated T.C.V: 80,465		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Ex	X	Ord		Min												
2004 GAR	0																	
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		No./Qual. of Fixtures		150			Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Ex.		X	Ord.		Min											
(2) Windows		No. of Elec. Outlets		Many			X	Ave.		Few								
X	Many Avg. Few	X	Large Avg. Small	(6) Ceilings			(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Drywall		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
(3) Roof		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets											
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer											
							Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
							Lump Sum Items:											
										Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2004				
										Building Areas								
										Stories Exterior Foundation		Size		Cost New		Depr. Cost		
										Other Additions/Adjustments								
										Plumbing								
										3 Fixture Bath		1		-4,580		-3,664		
										Water/Sewer								
										1000 Gal Septic		1		4,795		3,836		
										Water Well, 100 Feet		1		5,725		4,580		
										Garages								
										Class: C Exterior: Pole (Unfinished)								
										Base Cost		768		20,221		16,177		
										Class: BC Exterior: Pole (Unfinished)								
										Door Opener		4		2,694		2,155		
										Base Cost		2641		82,901		66,321		
										Totals:		111,756		89,405				
										Notes:								
										ECF (4017 JENNINGS) 0.900 => TC				80,465				

\*\*\* 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.
FULLER RAYMOND L	FULLER RAYMOND L	0	01/17/2024	QC	15-LADY BIRD	2024-00118	PROPERTY TRANSFER	0.0
FULLER RAYMOND L & ROSALI	FULLER RAYMOND	0	06/29/2011	QC	21-NOT USED/OTHER	2011-02289	PROPERTY TRANSFER	0.0
FULLER RAYMOND	FULLER RAYMOND L & ROSALI	0	08/10/2010	QC	21-NOT USED/OTHER	2010-3968QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9847 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/24/2021	2021-0669	100%

Owner's Name/Address	P.R.E.	MAP #:
FULLER RAYMOND L 9847 W CROOKED LAKE PARK RD LAKE CITY MI 49651	0%	2025 Est TCV 43,537 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
THAT PART OF PCL E OF SURVEY RECORDED IN LIBER S-3 PP 92-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. .79A.	X		A 200' @ 90/FF	199.00	173.80	1.0013	0.8119	90	100	14,559
Comments/Influences			199 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 14,559							

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

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

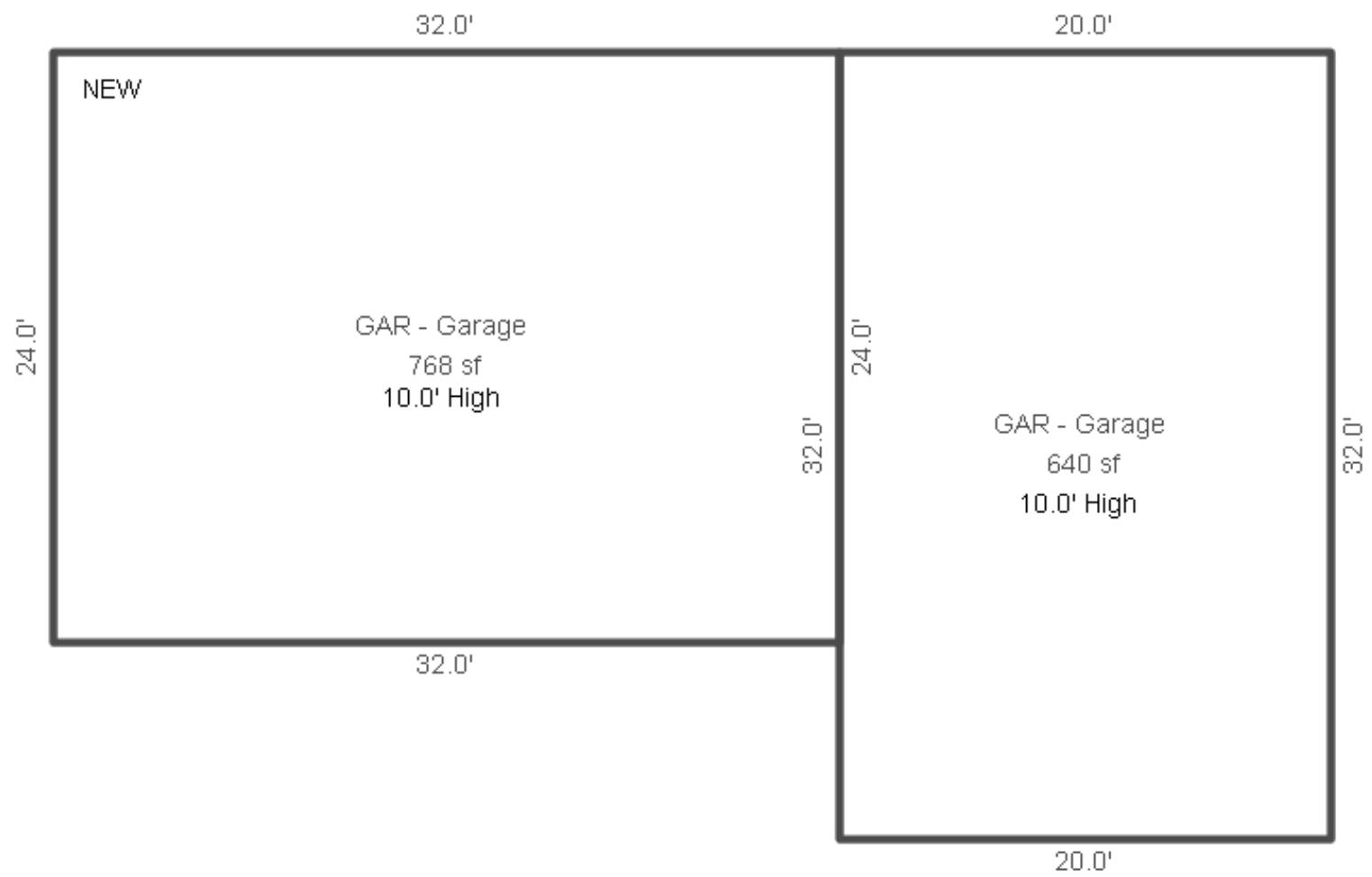
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,300	14,500	21,800			8,561C
2024	5,000	10,900	15,900			8,304C
2023	3,500	8,800	12,300			7,909C
2022	3,000	4,100	7,100			4,009C

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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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.900	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: 10 Floor Area: 0 Total Base New : 35,776 Total Depr Cost: 32,198 Estimated T.C.V: 28,978
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 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		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built Remodeled 2011 2022		Doors Solid H.C.		Basement 1st Floor 2nd Floor Bedrooms			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Garages				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: C Exterior: Pole (Unfinished) Base Cost		640 17,766 15,989				
Room List		Lg Ord Small		(7) Excavation			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished) Base Cost		768 18,010 16,209				
Basement 1st Floor 2nd Floor Bedrooms		Lg Ord Small		(8) Basement					Notes:		Totals: 35,776 32,198				
(1) Exterior		Lg Ord Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					ECF (4017 JENNINGS) 0.900 => TCVC: 28,978						
Wood/Shingle Aluminum/Vinyl Brick		Lg Ord Small		(9) Basement Finish											
Insulation		Lg Ord Small		(10) Floor Support											
(2) Windows		Lg Ord Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Many Avg. Few		Lg Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Lg Avg. Small		(8) Basement											
(3) Roof		Lg Avg. Small		(9) Basement Finish											
Gable Hip Flat		Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Asphalt Shingle		Lg Avg. Small		(10) Floor Support											
Chimney:		Lg Avg. Small		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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0
QUINT WILLIAM L JR	QUINT WILLIAM L III	0	08/15/2023	QC	09-FAMILY	2023-02205	PROPERTY TRANSFER	0.0
QUINT WILLIAM L SR	QUINT WILLIAM L SR ESTATE	0	08/02/2019	AFF	06-COURT JUDGEMENT	2019-02950	PROPERTY TRANSFER	0.0
		11,700	12/01/2001	WD	33-TO BE DETERMINED	274:462	DEED	0.0

Property Address: W CROOKED LAKE PARK 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: QUINT WILLIAM L III  
 13532 BELL RD  
 LAKE ODESSA MI 48849

2025 Est TCV 20,054

Improved X Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

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

A 200' @ 90/FF 199.99 616.40 1.0000 1.1142 90 100 20,054  
 200 Actual Front Feet, 2.83 Total Acres Total Est. Land Value = 20,054

Tax Description: SEC 4 T22N R8W (0\*2022) PCL F-1 OF THE SURVEY RECORDED IN LIBER S-6 PP 109. 2.83A. SPLIT ON 03/09/2022 INTO 009-004-004-52, 009-004-004-54, 009-004-004-56; FORMERLY SEC 4 T22N R8W (2\*2000) PCL F OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 EXC THAT PART LYING S OF CROOKED LAKE PARK ROAD. 9.72A.

Comments/Influences: Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;

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

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

2025 10,000 0 10,000 1,548C

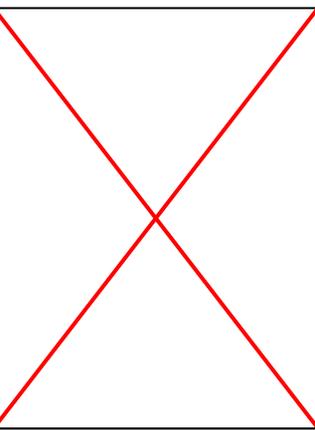
2024 10,000 0 10,000 1,502C

2023 7,800 0 7,800 1,431C

2022 9,700 0 9,700 4,677C

Who When What TPC 04/30/2021 INSPECTED TPC 05/06/2018 INSPECTED TPC 12/27/2017 INSPECTED

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4-004-50;  
 -004-52,  
 004-56;

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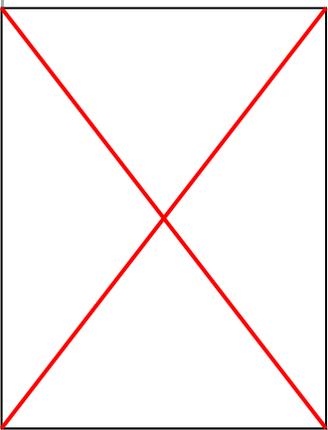
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0
QUINT WILLIAM L JR	QUINT SUSANNE E	0	08/15/2023	QC	09-FAMILY	2023-02207	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
QUINT SUSANNE E 14282 BELL RD LAKE ODESSA MI 48849	MAP #:					
	2025 Est TCV 20,364					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	199.95	655.74	1.0001	1.1315	90	100		20,364
200 Actual Front Feet, 3.01 Total Acres							Total Est. Land Value =	20,364

Tax Description  
 SEC 4 T22N R8W (0\*2022) PCL F-2 OF THE SURVEY RECORDED IN LIBER S-6 PP 109. 3.01A. SPLIT ON 03/09/2022 FROM 009-004-004-50;  
 Comments/Influences  
 Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;  
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- X Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	10,200	0	10,200			1,647C
2024	10,200	0	10,200			1,598C
2023	7,900	0	7,900			1,522C
2022	0	0	0			0

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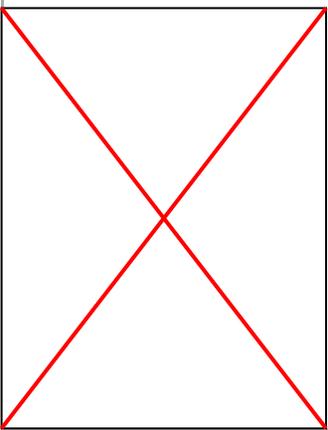
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	DEED	0.0
TEPASTTE DONNA	TEPASTTE THOMAS M JR	0	08/15/2023	QC	09-FAMILY	2023-02204	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TEPASTTE THOMAS M JR 7065 DAVENPORT RD WOODLAND MI 48897	MAP #:					
	2025 Est TCV 17,950					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.35	393.53	0.9996	0.9959	90	100		17,950
200 Actual Front Feet, 1.81 Total Acres							Total Est. Land Value =	17,950

Tax Description  
 SEC 4 T22N R8W (0\*2022) PCL F-3 OF THE SURVEY RECORDED IN LIBER S-6 PP 109. 1.81A. SPLIT ON 03/09/2022 FROM 009-004-004-50.  
 Comments/Influences  
 Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;  
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- X Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,000	0	9,000			989C
2024	9,000	0	9,000			960C
2023	7,000	0	7,000			915C
2022	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.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	PROPERTY TRANSFER	0.0
TEPASTTE DONNA	ROHDY EMILY S	1	08/15/2023	QC	09-FAMILY	2023-02203	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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ROHDY EMILY S 759 SIXTH AVE LAKE ODESSA MI 48849	2025 Est TCV 18,540
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/FF	200.35	447.88	0.9996	1.0287	90	100		18,540
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200 Actual Front Feet, 2.06 Total Acres								Total Est. Land Value =	18,540
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Tax Description	X	Dirt Road
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SEC 4 T22N R8W (0*2022) PCL F-4 OF THE SURVEY RECORDED IN LIBER S-6 PP 109.		Gravel Road
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2.06A. SPLIT ON 03/09/2022 FROM 009-004-004-50.		Paved Road
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Comments/Influences		Storm Sewer
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Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;		Sidewalk
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Parent Parcel(s): 009-004-004-50;		Water
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Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;		Sewer
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-----		Electric
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		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

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

		Low
--	--	-----

		High
--	--	------

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

	X	Swamp
--	---	-------

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

		Pond
--	--	------

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

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

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

		Flood Plain
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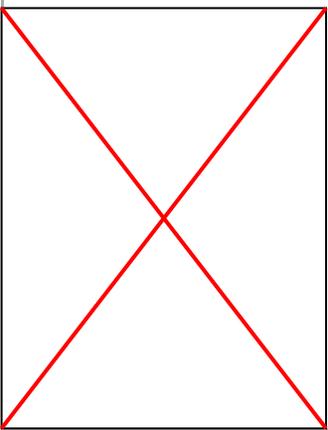
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	9,300	0	9,300			1,126C
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2024	9,300	0	9,300			1,093C
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2023	7,200	0	7,200			1,041C
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2022	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.
NARVA GREGORY B	NARVA GREGORY B & CARLA M	0	05/03/2022	OTH	09-FAMILY	2022-01494	DEED	0.0
TAKACS CRAIG	NARVA GREGORY B	53,000	08/04/2015	LC	03-ARM'S LENGTH	2015-02637	PROPERTY TRANSFER	100.0
SECRETARY OF HOUSING AND	TAKACS CRAIG	35,000	04/09/2012	CD	11-FROM LENDING INSTITUT	2012-01030	PROPERTY TRANSFER	100.0
SHERIFF	SECRETARY OF HOUSING AND	1	12/15/2011	SD	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9837 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/15/2016	2016-0446	100%
	P.R.E. 100% 08/17/2015		MANUFACTURED	09/07/2011	2011-02953	100%

Owner's Name/Address	MAP #:
NARVA GREGORY B & CARLA MARIE 9837 CROOKED LAKE PARK RD LAKE CITY MI 49651	2025 Est TCV 180,621 TCV/TFA: 124.05

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/FF	199.00	175.12	1.0013	0.8134	90 100	14,587
199 Actual Front Feet, 0.80 Total Acres						Total Est. Land Value = 14,587

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 4 T22N R8W (O*2000) THAT PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 LYING S OF CROOKED LAKE PARK ROAD. .8A.	X	Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water	25.88	96 50	1,242
		Sewer	23.81	140 50	1,666

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
21003983 \$37,000 12.2010 20902209 \$50,000 SPLIT FROM 004-50 FIR 01 NO DIV	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

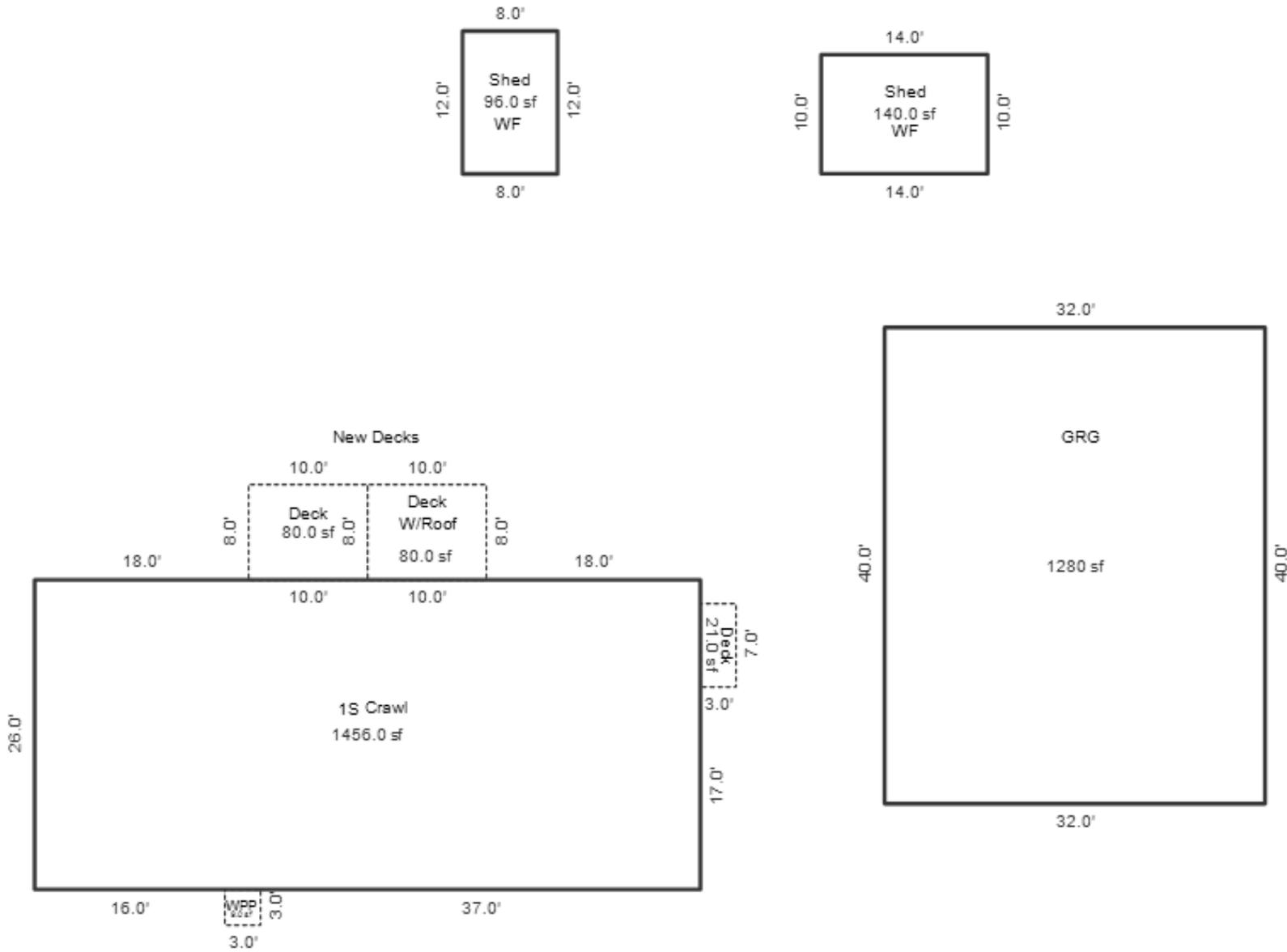
Topography of Site	X	Level
	X	Rolling
		Low
		High
		Landscaped
		Swamp
	X	Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,300	83,000	90,300			40,253C
2024	5,000	63,200	68,200			39,043C
2023	3,500	48,500	52,000			37,184C
2022	3,000	39,200	42,200			35,414C

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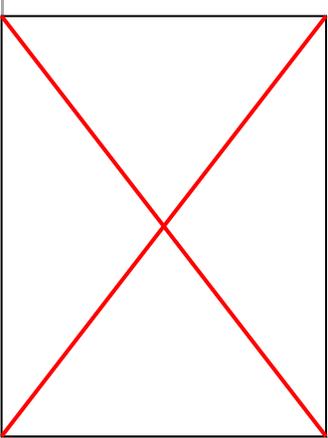
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POSTEMA ROGER E	POSTEMA ROGER E SR TRUST	0	09/18/2015	QC	09-FAMILY	2015-03782	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
POSTEMA ROGER E SR TRUST POSTEMA ROGER E JR TRUSTEE 4319 WINTERCRESS DR NE ROCKFORD MI 49341	2025 Est TCV 47,350					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
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						
X			Curb						
X			Street Lights						
X			Standard Utilities						
X			Underground Utils.						
			* Factors *						
			Residentia 8 - 17 @\$5000	9.47 Acres	5000	100			47,350
			9.47 Total Acres Total Est. Land Value =						47,350

Tax Description	X	Comments/Influences
SEC 4 T22N R8W (2*2002) THAT PART OF PCL G OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL, LYING N'LY OF CROOKED LAKE PARK ROAD. 9.4694A.	X	
02 SPLIT .84 AC TO 004-68 FOR 04	X	

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	X	2025	23,700	0	23,700			4,713C
Low		2024	14,200	0	14,200			4,572C
High		2023	13,300	0	13,300			4,355C
Landscaped		2022	9,500	0	9,500			4,148C
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
TPC 04/30/2021	INSPECTED		2024	14,200	0	14,200			4,572C
TPC 12/27/2017	INSPECTED		2023	13,300	0	13,300			4,355C
TPC 11/01/2013	INSPECTED		2022	9,500	0	9,500			4,148C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SINGH PARMINDER & KAUR RA	BALLARD LESLIE & GLADYS	172,000	10/24/2022	WD	03-ARM'S LENGTH	2022-03431	DEED	100.0
FEDERAL NATIONAL MORTGAGE	SINGH PARMINDER & KAUR RA	99,000	08/28/2019	CD	11-FROM LENDING INSTITUT	2019-02848	DEED	100.0
NELSON JULIUS G & MARILYN	FEDERAL NATIONAL MORTGAGE	59,616	12/01/2017	SD	10-FORECLOSURE	2017-03895	DEED	100.0
ROGERS CATHY S	NELSON JULIUS G & MARILYN	93,000	09/01/2004	WD	03-ARM'S LENGTH	04-0/4062	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9799 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Garage	05/18/2023	2023-0262	100%
	P.R.E. 100% 10/31/2022					

Owner's Name/Address	MAP #:
BALLARD LESLIE & GLADYS 9799 W CROOKED LAKE PARK RD LAKE CITY MI 49651	2025 Est TCV 191,620 TCV/TFA: 141.73

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	A 200' @ 90/FF	199.00	183.87	1.0013	0.8234	90	100	14,766
	199 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =							14,766

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 4 T22N R8W (0*2002) THAT PART OF PCL G OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. .8406A.	X		D/W/P: 4in Concrete	6.87	575	50	1,975
Comments/Influences			D/W/P: 4in Ren. Conc.	8.06	2336	50	9,414
02 SPLIT FROM 004-60 FOR 03 LESS THAN 1/2 MILE TO CROOKED LAKE	X		Wood Frame	26.62	144	50	1,916
			Wood Frame	27.60	120	50	1,656
			Total Estimated Land Improvements True Cash Value =				14,961

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2025	7,400	88,400	95,800			73,118C

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

	Who	When	What	2025	7,400	88,400	95,800			73,118C
	JWV	07/18/2023	INSPECTED	2024	5,000	76,400	81,400			70,920C

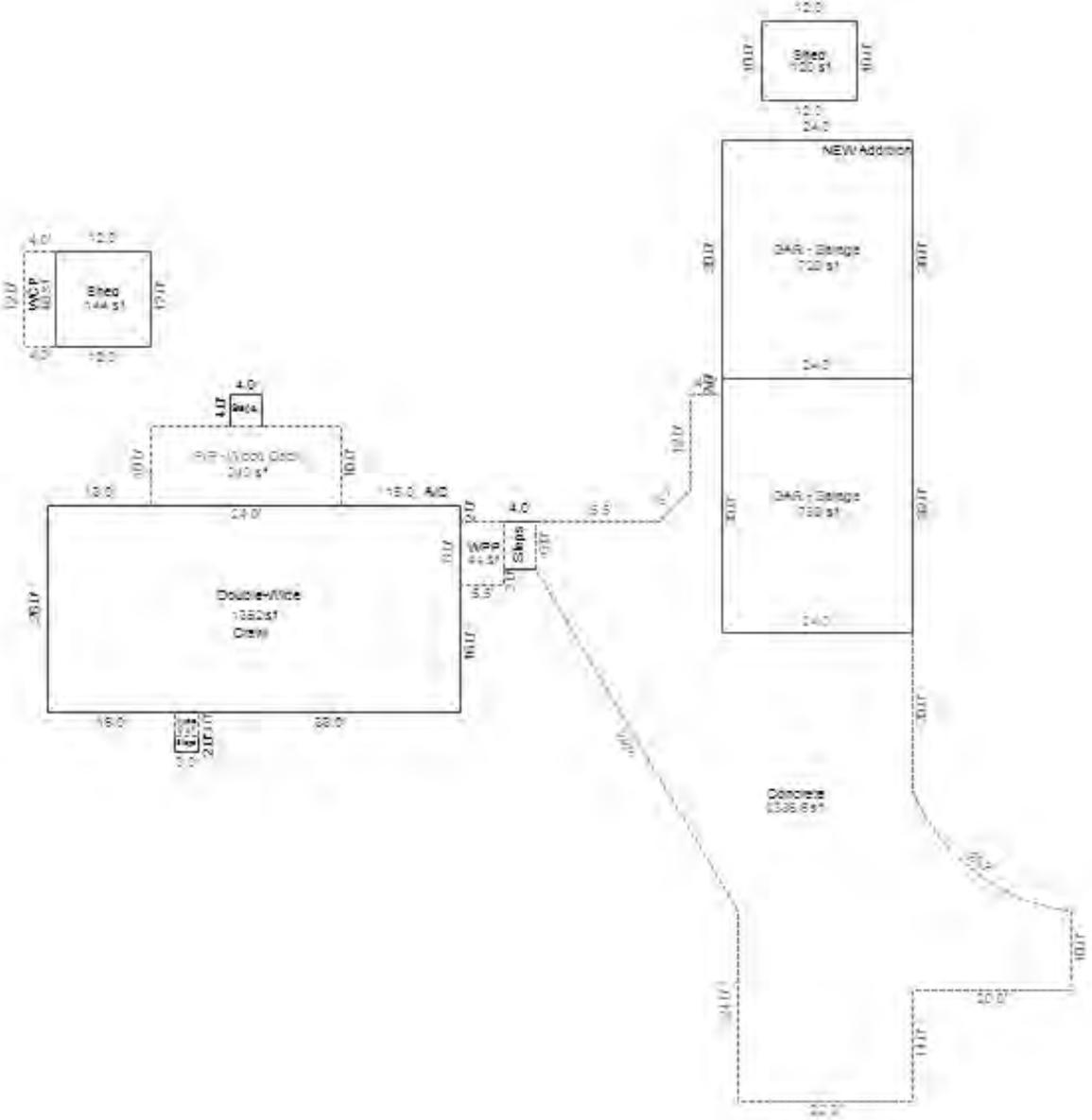
	TPC	09/19/2022	INSPECTED	2023	3,500	50,900	54,400			54,400S
	TPC	12/27/2017	INSPECTED	2022	3,000	39,100	42,100		42,100W	41,113C

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*** Information herein deemed reliable but not guaranteed***										
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 44 240 25 20	Type WPP Treated Wood Treated Wood Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1488 % 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					Class: C Effec. Age: 20 Floor Area: 1,352 Total Base New : 252,957 Total Depr Cost: 202,366 Estimated T.C.V: 161,893					
Building Style: HUD															
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.	X	Ord.							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets		Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing		1	Average Fixture(s)		Cost Est. for Res. Bldg: 1 Single Family HUD						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1352 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		(11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Building Areas						
X	(3) Roof Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1000 Gal Septic 2000 Gal Septic		1 Story		Exterior Siding	Foundation Crawl Space	Size 1,352	Cost New 171,907	Depr. Cost 137,526			
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:		Other Additions/Adjustments		Plumbing							
	Chimney: Metal	(10) Floor Support				Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP Deck Treated Wood Treated Wood Treated Wood		Garages							
		Joists: Unsupported Len: Cntr.Sup:				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener Base Cost							
						Built-Ins		Appliance Allow.							
						Totals:		Totals:							
						Notes:		ECF (4017 JENNINGS) 0.800 => TCY:							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDWARDS JANE A ESTATE	TUBBS TODD & SHELLY &	626,000	08/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02759	PROPERTY TRANSFER	100.0
EDWARDS JANE A	EDWARDS JANE A ESTATE	0	10/26/2020	OTH	08-ESTATE	2021-03679	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TUBBS TODD & SHELLY & FISHER JOHN & JAMIE 9730 W ANDERSON TRL LAKE CITY MI 49651	MAP #:	2025 Est TCV 47,400				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 4 T22N R8W (0*1997) THAT PART OF PCL H LYING N'LY OF PARK ROAD. 9.48A.	X			* Factors *								
Comments/Influences	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X			Residentia 8 - 17	@\$5000	9.48	Acres	5000	100			47,400
				9.48 Total Acres Total Est. Land Value = 47,400								

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2025	23,700	0	23,700			14,397C
X Gravel Road	2024	14,200	0	14,200			13,965C
X Paved Road	2023	13,300	0	13,300			13,300S
X Storm Sewer	2022	9,500	0	9,500			4,610C
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							
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 04/30/2021	INSPECTED		2024	14,200	0	14,200			13,965C
TPC 12/27/2017	INSPECTED		2023	13,300	0	13,300			13,300S
TPC 08/28/2015	INSPECTED		2022	9,500	0	9,500			4,610C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SINGH PARMINDER & KAUR RA	MENDEZ EDWARD J & KATHY M	8,000	10/24/2022	QC	19-MULTI PARCEL ARM'S LE	2022-03430	PROPERTY TRANSFER	0.0
EDWARDS JANE A ESTATE	SINGH PARMINDER & KAUR RA	8,000	02/08/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00462	DEED	100.0
EDWARDS JANE A	EDWARDS JANE A ESTATE	0	10/26/2020	OTH	08-ESTATE	2021-03679	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 11/01/2022					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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MENDEZ EDWARD J & KATHY M 9707 W CROOKED LAKE RD LAKE CITY MI 49651	2025 Est TCV 8,809
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/FF	99.00	189.20	1.1922	0.8293	90	100		8,809
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99 Actual Front Feet, 0.43 Total Acres								Total Est. Land Value =	8,809
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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SEC 4 T22N R8W (0*1997) W 1/2 OF THAT PART OF PCL H LYING S'LY OF PARK ROAD. .43A.	X													
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Comments/Influences	X	Topography of Site
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	X	Level
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	X	Rolling
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		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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2025	4,400	0	4,400			3,680C
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2024	4,400	0	4,400			3,570C
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2023	3,400	0	3,400			3,400S
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2022	2,500	0	2,500		2,500W	975C
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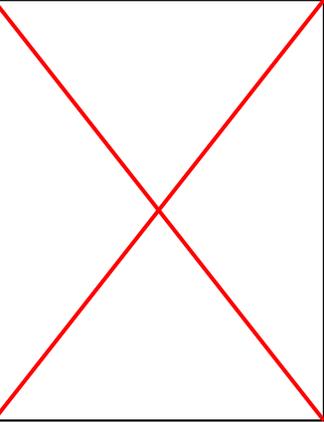
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

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

School: LAKE CITY AREA SCHOOL DIST      P.R.E. 0%      MAP #:      2025 Est TCV 624,233

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 80'@\$1400/FF	429.00	876.07	0.6571 1.5816	1400	100	624,233
				429 Actual Front Feet, 8.63 Total Acres      Total Est. Land Value =					624,233	

Tax Description	Improvements	Value
SEC 4 T22N R8W ALL OF GOV'T LOT 6 N OF POPLAR ST EXC BLK E OF PLAT OF THE VILLAGE OF JENNINGS, & EXC THE S 165 FT OF THE W33 FT THEREOF. APP 8.63 A.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	
Comments/Influences previously contaminated parcel..cleaned and added to roll for 2001.	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	2025	312,100	0	312,100			260,028C
	X Low	2024	278,900	0	278,900			252,210C
	High	2023	240,200	0	240,200			240,200S
	Landscaped	2022	237,700	0	237,700			237,700S
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CARPO ST	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 100% 09/23/2019 Qual. Fr. PA 42					
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INDIAN LAKES L C	MAP #:					
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MODERN BOOKKEEPING, INC.	2025 Est TCV 1,378,907					
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8252 E LANSING RD	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		
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DURAND MI 48429	Public Improvements	* Factors *			2 POLYGONS	
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Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 4 T22N R8W GOV'T LOTS 8 & 9 EXC		Dirt Road	1000.00	837.60	0.4608	1.5640	1400	100		1,008,996
PLATTED PORTIONS THEREOF & GOV'T LOT 7.		Gravel Road	374.00	837.60	0.4608	0.7486	1400	100		180,629
APP 33 A.		Paved Road	400.00	715.47	0.4608	0.7197	1400	100		185,723
Comments/Influences		Storm Sewer	1774 Actual Front Feet, 32.99 Total Acres			Total Est. Land Value =				1,375,347
Toxic Site//reported cleaned..add to roll for 01		Sidewalk								
		Water								
		Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

		Land Improvement Cost Estimates							
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Description	Rate	Size	% Good	Cash Value
Wood Frame	20.23	352	50	3,560
Total Estimated Land Improvements True Cash Value =				3,560

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	X	Rolling						
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	X	Low						
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		High						
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		Landscaped						
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	X	Swamp						
--	---	-------	--	--	--	--	--	--

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

		Pond						
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	X	Waterfront						
--	---	------------	--	--	--	--	--	--

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

	X	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	2025	687,700	1,800	689,500		520,944C
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			TPC 04/28/2022 INSPECTED	2024	671,000	1,800	672,800		505,281C
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			TPC 12/27/2017 INSPECTED	2023	573,700	1,700	575,400		481,220C
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			TPC 07/25/2017 INSPECTED	2022	519,500	0	519,500		456,865C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG GERALD	BAIRD BONNIE	0	03/02/2020	WD	21-NOT USED/OTHER	2021-00911	DEED	50.0
HOEFLAAK EVELYN M MRS EST	BAIRD BONNIE & ROMIG GERA	5,000	01/09/2015	WD	08-ESTATE	2015-00250	PROPERTY TRANSFER	100.0

Property Address: W POPLAR 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: BAIRD BONNIE  
 2800 FALLASBURG PARK DR  
 LOWELL MI 49331  
 2025 Est TCV 7,419

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

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

JENNINGS 40 258.00 165.00 0.7112 1.0109 40 100 7,419  
 258 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 7,419

Tax Description: . SEC 5 T22N R8W COM 50 FT W OF TH SW COR OF LOT 1 BLK E VILLAGE OF JENNINGS, TH W ON N LINE OF POPLAR ST TO SE COR OF LOT 10 BLK Z TH N 165 FT; E 258 FT. S 165 FT. W 258 FT TO BEG. .9773 A.

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

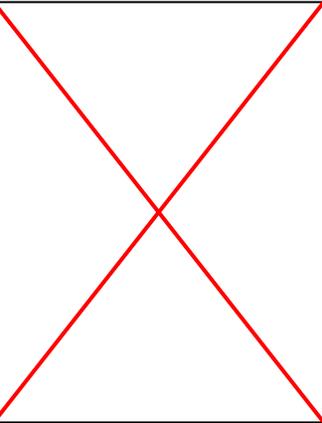
Topography of Site: X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,700	0	3,700			2,273C
2024	3,000	0	3,000			2,205C
2023	3,000	0	3,000			2,100C
2022	2,000	0	2,000			2,000S

Who When What: TPC 03/04/2024 INSPECTED TPC 04/30/2021 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.
VANBUSKIRK JOHN & JOY	VANBUSKIRK JOHN L	1	05/01/1995	QC	09-FAMILY	293P446	PROPERTY TRANSFER	0.0
VANBUSKIRK LESLIE A SINGL	VANUSKIRK JOHN & JOY	0	12/02/1959	WD	09-FAMILY	144P557	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VANUSKIRK JOHN & JOY 4621 SPAHR HOLT MI 48842	MAP #:					
	2025 Est TCV 2,167					

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
JENNINGS 40	50.00	165.00	1.0719	1.0109	40	100		2,167	
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	2,167

Tax Description	X	Value
. SEC 5 T22N R8W PART OF SEC 4 & 5, BEG AT THE SW COR OF LOT 1 BLK E TH N 165 FT; W 50 FT; S 165 FT; AND E 50 FT OF BEG. .1894 A.	X	2,167
Comments/Influences	X	
	X	
	X	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,100	0	1,100			1,100S
2024	1,300	0	1,300			1,102C
2023	1,300	0	1,300			1,050C
2022	1,000	0	1,000			1,000S

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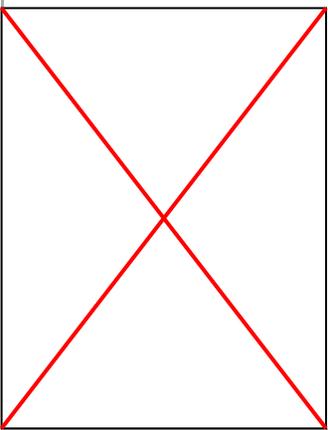
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
OLD RR RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 09/23/2019 Qual. Fr. PA 42				
Owner's Name/Address	MAP #:					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2025 Est TCV 229,992					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road			Residentia INFERIOR@	\$1400	164.28 Acres	1400 100	229,992
Gravel Road			164.28 Total Acres				Total Est. Land Value = 229,992

Tax Description  
. SEC 5 T22N R8W NW FRL 1/4. 164.28 A.

Comments/Influences



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

Topography of Site

- 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
2025	115,000	0	115,000			61,231C
2024	115,000	0	115,000			59,390C
2023	115,000	0	115,000			56,562C
2022	98,600	0	98,600			53,869C

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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 LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 09/23/2019 Qual. Fr. PA 42					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	MAP #: 2025 Est TCV 176,568					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
. SEC 5 T22N R8W ALL OF SE 1/4 EXC, BEG AT NE COR OF SE 1/4 TH W 1393 FT; S 825 FT; E 568 FT, S 396 FT, E 825 FT, N TO BEG. 126.1174 A.		X		* Factors *					
Comments/Influences	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
	Dirt Road			Residentia INFERIOR@	\$1400	126.12 Acres	1400	100	176,568
	Gravel Road			126.12 Total Acres Total Est. Land Value = 176,568					
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Topography of Site	Level	X	Rolling	X	Low	X	High	Landscaped	X	Swamp	X	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
			2025	88,300	0	88,300			56,950C
TPC 04/30/2021	INSPECTED		2024	88,300	0	88,300			55,238C
TPC 12/27/2017	INSPECTED		2023	88,300	0	88,300			52,608C
TPC 04/05/2016	INSPECTED		2022	75,700	0	75,700			50,103C

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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					
OLD RR RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/23/2019 Qual. Fr. PA 42											
Owner's Name/Address		MAP #:		2025 Est TCV 224,000											
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
Tax Description		Public Improvements		* Factors *											
. SEC 5 T22N R8W SW 1/4. 160 A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences				Gravel Road		Residentia INFERIOR@		\$1400	160.00	Acres	1400	100			224,000
				Paved Road		160.00 Total Acres		Total Est. Land Value =						224,000	
				Storm Sewer											
				Sidewalk											
				Water											
				Sewer											
				Electric											
				Gas											
				Curb											
				Street Lights											
				Standard Utilities											
				Underground Utils.											
				Topography of Site											
				Level											
				X		Rolling									
						Low									
						High									
						Landscaped									
						Swamp									
						X		Wooded							
								Pond							
								Waterfront							
								Ravine							
								Wetland							
								Flood Plain							
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
						2025	112,000	0	112,000			64,539C			
				TPC 04/30/2021 INSPECTED		2024	112,000	0	112,000			62,599C			
				TPC 12/27/2017 INSPECTED		2023	112,000	0	112,000			59,619C			
				TPC 04/05/2016 INSPECTED		2022	96,000	0	96,000			56,780C			

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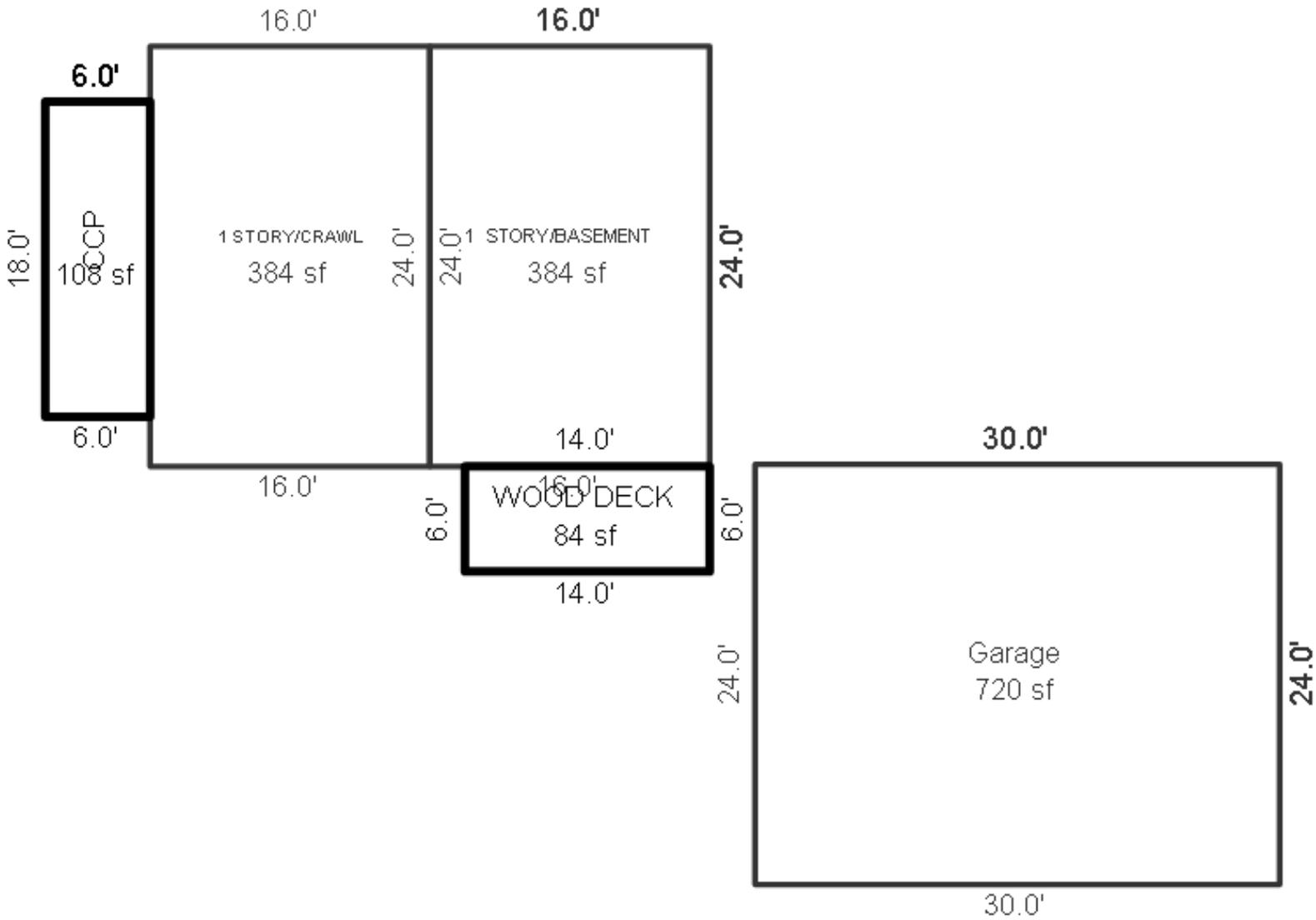
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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				
137 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
ROSTED DOUGLAS R 137 S CRAPO ST LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 88,821 TCV/TFA: 115.65										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> GROUP A 3K 3000 100 3,000								
		Paved Road		66 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 3,000								
		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		
				2025	1,500	42,900	44,400			12,670C		
		TPC 05/06/2018 INSPECTED		2024	900	32,500	33,400			12,290C		
		TPC 12/27/2017 INSPECTED		2023	900	24,900	25,800			11,705C		
		TPC 04/05/2016 INSPECTED		2022	500	20,100	20,600			11,148C		

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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.
TRIBLEY ANTHONY JAMES	TRIBLEY JANELLE RAE	0	02/05/2021	OTH	06-COURT JUDGEMENT	2022-00702	OTHER	0.0
JAMES MICHELLE ANN FKA	TRIBLEY ANTHONY JAMES & J	100	05/28/2015	WD	03-ARM'S LENGTH	2015-01990	PROPERTY TRANSFER	0.0
HECK RICHARD A	WILKERSON MICHELLE A (FOR	0	05/23/2000	QC	21-NOT USED/OTHER	06-0/0501	DEED	0.0

Property Address: 119 S CRAPO ST  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 05/29/2015

Owner's Name/Address: TRIBLEY JANELLE RAE  
 119 S CRAPO ST  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 122,433 TCV/TFA: 98.58

Tax Description: . SEC 5 T22N R8W BEG 260 FT W & 34 RDS S OF NE COR SEC 5 TH E 8 RDS N 8 RDS W 8 RDS S TO POB. .4 A.

Comments/Influences: [Red X]

X Improved Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	132.00	132.00	1.1095	0.7579	90	100		9,990
132 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =		9,990

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 3.5 Concrete	6.58	264	71	1,233	
Total Estimated Land Improvements True Cash Value =				1,233	

Topography of Site

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2025	5,000	56,200	61,200			29,470C
X Low	2024	5,000	42,000	47,000			28,584C
X High	2023	4,000	32,100	36,100			27,223C
Landscaped	2022	3,500	26,100	29,600			25,927C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

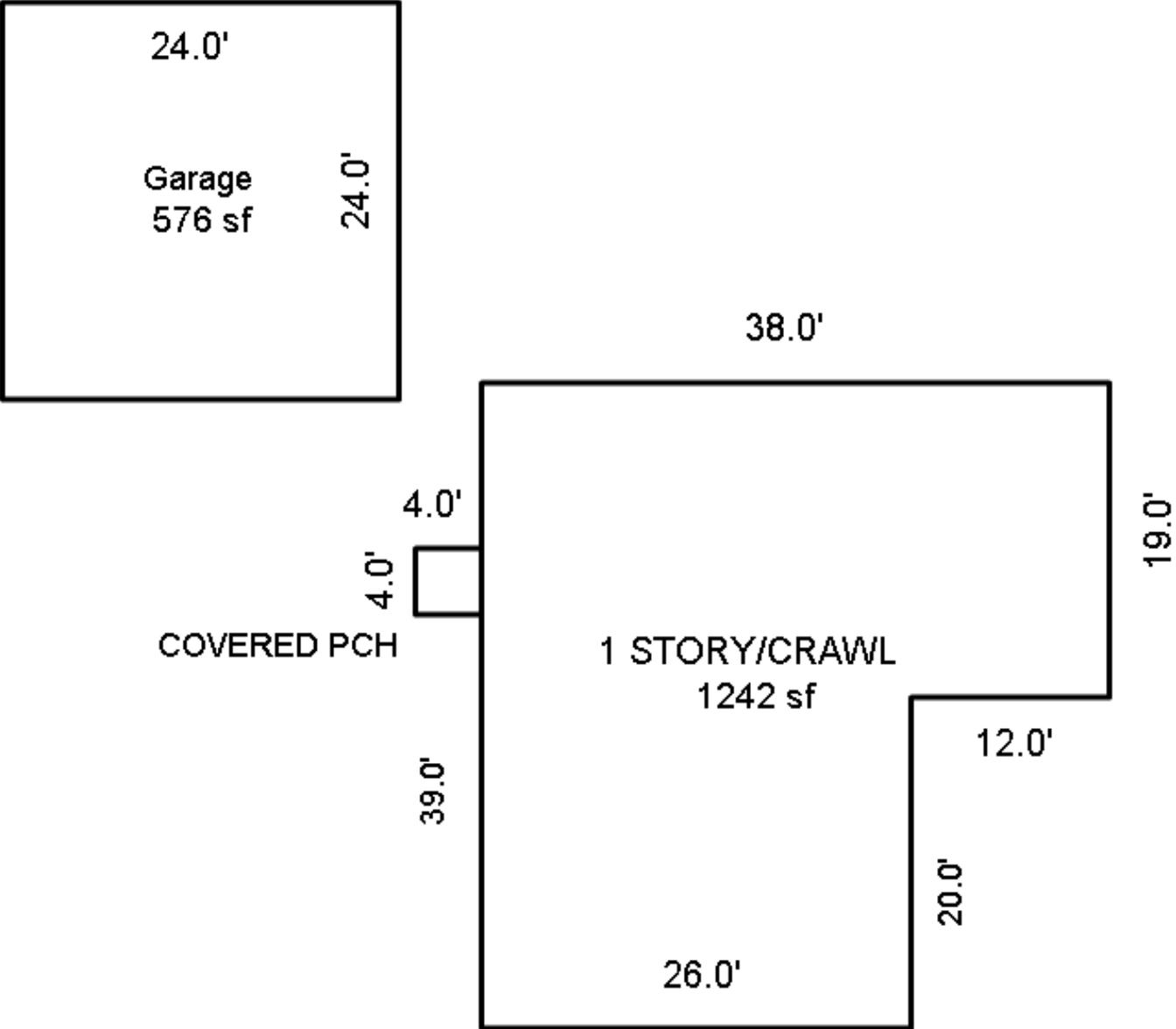
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	5,000	42,000	47,000			28,584C
TPC	12/27/2017	INSPECTED	2023	4,000	32,100	36,100			27,223C
TPC	04/05/2016	INSPECTED	2022	3,500	26,100	29,600			25,927C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16	Type CCP (1 Story)	Year Built: 1968 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Block	X	Drywall Paneled		Plaster Wood T&G																		
Building Style: 1S		Trim & Decoration		Size of Closets			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				Total Base New : 205,942		E.C.F.											
Condition: Average		Lg	X	Ord		Small				Total Depr Cost: 123,567		X	0.900										
Room List		Doors		Solid	X	H.C.				Estimated T.C.V: 111,210				Bsmnt Garage:									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Building Areas		Size		Cost New		Depr. Cost							
(1) Exterior		Kitchen: Tile Other: Carpeted Other:		150 Amps Service			Many			1 Story		1,242		162,245		97,347							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		10			X			Exterior		Foundation		Total:									
	Insulation	X	Drywall	(13) Plumbing			1			Block		Crawl Space		5,808		3,485							
(2) Windows		(7) Excavation		1			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,433		860					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1242 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1		4,725		2,835					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Garages		Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		576		21,646		12,988	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1			Fireplaces		Exterior 1 Story		1		6,513		3,908					
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			Porches		CCP (1 Story)		16		806		484					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			ECF (4017 JENNINGS) 0.900 => TCV:		111,210											
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:								Totals:		205,942		123,567									

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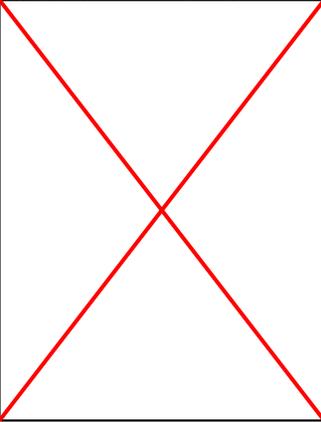


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
S ASPEN ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 09/23/2019 Qual. Fr. PA 42										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #: 2025 Est TCV 109,158										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 5 T22N R8W W 1/2 OF NE FRL 1/4 EXC PLATTED PORTION THEREOF. 77.9758 A.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		Residentia INFERIOR	\$1400	77.97 Acres	1400	100				109,158
		X Paved Road		77.97 Total Acres				Total Est. Land Value =		109,158		
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	54,600	0	54,600			35,165C	
		TPC 04/30/2021 INSPECTED			2024	54,600	0	54,600			34,108C	
		TPC 05/08/2018 INSPECTED			2023	54,600	0	54,600			32,484C	
		TPC 12/27/2017 INSPECTED			2022	46,800	0	46,800			30,938C	

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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 CRAPO ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 41,033					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Tax Description		Dirt Road		Gravel Road		Residentia PARTOF>80@\$3700 11.09 Acres 3700 100 41,033							
. SEC 5 T22N R8W THAT PART OF NE 1/4 LYING N'LY & E'LY OFPLAT OF VILLAGE OF JENNINGS & REVISED PLAT OF VILLAGE OF JENNINGS EXC COMM 50 FT W OF SW COR OF LOT 1 BLK E TH W ON NLINE OF POPLAR ST TO SE COR LOT 10 BLK ZTH N 165 FT E 260 FT S 165 FT W 260 FT TO POB & EXC BEG 260 FT W & 689 FT S OF NE COR OF SEC 5 TH S 66 FT W 103 FT N66 FT E 103 FT TO POB & EXC BEG 260 FT W & 561 FT S OF NE COR SEC 5 TH E 132 FT N 132 FT W 132 FT S 132 FT TO POB. 11.0935 A.		X Paved Road		Storm Sewer		11.09 Total Acres Total Est. Land Value = 41,033							
		X Sidewalk		Water									
		X Sewer		Electric									
		X 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							
		X Rolling		Low									
		High		Landscaped									
		Swamp		X Wooded		Pond							
		Waterfront		Ravine		Wetland							
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What		2025		20,500		0		20,500		9,169C	
		TPC 04/30/2021 INSPECTED		2024		16,600		0		16,600		8,894C	
		TPC 12/27/2017 INSPECTED		2023		15,500		0		15,500		8,471C	
		TPC 04/05/2016 INSPECTED		2022		11,100		0		11,100		8,068C	

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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
OLD RR RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
STATE OF MICHIGAN	MAP #:					
		2025 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road							
. SEC 6 T22N R8W NE FRL 1/4. 165.44 A.			Residentia 121 - 300@	\$3700	165.44 Acres	3700 100	612,128
Comments/Influences			165.44 Total Acres		Total Est. Land Value =		612,128



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Dirt Road	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
X		Gravel Road	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
X		Paved Road	2023	0	0	0			0
X		Storm Sewer	2022	0	0	0			0
X		Sidewalk							
X		Water							
X		Sewer							
X		Electric							
X		Gas							
X		Curb							
X		Street Lights							
X		Standard Utilities							
X		Underground Utils.							
X		Topography of Site							
X		Level							
X		Rolling							
X		Low							
X		High							
X		Landscaped							
X		Swamp							
X		Wooded							
X		Pond							
X		Waterfront							
X		Ravine							
X		Wetland							
X		Flood Plain							
		TPC 12/27/2017 INSPECTED							
		TPC 04/05/2016 INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JEWELL HAROLD B REV LIVIN	JEWELL ROBERT L & JEWELL	0	08/18/2021	QC	09-FAMILY	2021-03716	PROPERTY TRANSFER	0.0
JEWELL HAROLD B (WIDOWED)	JEWELL HAROLD B REV LIVIN	0	12/28/2005	QC	21-NOT USED/OTHER	06-0/0076	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
JEWELL ROBERT L & JEWELL HAROLD J 12449 RIVERSIDE DR WHITE PIGEON MI 49099	MAP #:					
	2025 Est TCV 135,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 6 T22N R8W E 1/2 OF SW 1/4. 80 A.				* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTH OF ROAD	X			Residentia INFERIOR	\$1400	70.00	Acres	1400	100			98,000
EASEMENT ACCESS IS FROM ROUND LAKE RD BUT PARCEL IS SOUTH OF THE RD. -TIM				Residentia PARTOF	>80	\$3700	10.00	Acres	3700	100		37,000
				80.00 Total Acres			Total Est. Land Value =					135,000

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2025	67,500	0	67,500			32,447C
Gravel Road	2024	56,000	0	56,000			31,472C
Paved Road	2023	56,000	0	56,000			29,974C
Storm Sewer	2022	48,000	0	48,000			28,547C
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	56,000	0	56,000			31,472C
TPC 05/08/2018	INSPECTED		2023	56,000	0	56,000			29,974C
TPC 12/27/2017	INSPECTED		2022	48,000	0	48,000			28,547C

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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					
Owner's Name/Address		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 0							
STATE OF MICHIGAN		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 6 T22N R8W N 1/2 OF SE 1/4. 80 A.		X		Dirt Road		Residentia 121 - 300@		3700	80.00	Acres	3700	100			296,000
Comments/Influences		Gravel Road		Paved Road		80.00 Total Acres		Total Est. Land Value =						296,000	
		Storm Sewer		Sidewalk		Water		Sewer		Electric		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	
		X		Wetland		Flood Plain		Year		Land Value		Building Value		Assessed Value	
		Who		When		What		2025		EXEMPT		EXEMPT		EXEMPT	
		TPC 12/27/2017		INSPECTED		2024		EXEMPT		EXEMPT		EXEMPT		EXEMPT	
		TPC 04/05/2016		INSPECTED		2023		0		0		0		0	
		2022		0		0		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.
PINGEL DAVID G AN UNMARRI	PINGEL KELLY A AN UNMARRI	0	12/18/2012	QC	06-COURT JUDGEMENT	2014-02718	PROPERTY TRANSFER	0.0
PARIS SAWMILL INC	PINGEL DAVID G & KELLY A	31,600	03/28/2002	WD	16-LC PAYOFF	2014-02717	DEED	0.0
PARIS SAWMILL INC	PINGEL DAVID G & KELLY A	31,600	06/28/1991	LC	16-LC PAYOFF	2014-02717	DEED	0.0

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

Owner's Name/Address	MAP #:
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PINGEL KELLY A 23900 HARVARD SHORE DR SAINT CLAIR SHORES MI 48082-2507	2025 Est TCV 143,647 TCV/TFA: 206.39
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X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements		* Factors *	
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia INFERIOR	\$1400	63.94 Acres			1400	100		89,516
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Residentia 66 - 120	\$3700	10.00 Acres			3700	100		37,000
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							73.94 Total Acres	Total Est. Land Value =	126,516
--	--	--	--	--	--	--	-------------------	-------------------------	---------

Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
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Wood Frame		21.09		144	50	1,518
------------	--	-------	--	-----	----	-------

						Total Estimated Land Improvements True Cash Value =	1,518
--	--	--	--	--	--	---	-------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	63,300	8,500	71,800			44,574C
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2024	51,800	8,600	60,400			43,234C
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2023	51,800	9,300	61,100			41,176C
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2022	44,400	7,700	52,100			39,216C
------	--------	-------	--------	--	--	---------

Who	When	What
-----	------	------

TPC 04/30/2021	INSPECTED	
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TPC 05/05/2018	INSPECTED	
----------------	-----------	--

TPC 12/27/2017	INSPECTED	
----------------	-----------	--

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

Low
-----

X High
--------

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

Swamp
-------

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

X Pond
--------

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

Ravine
--------

Wetland
---------

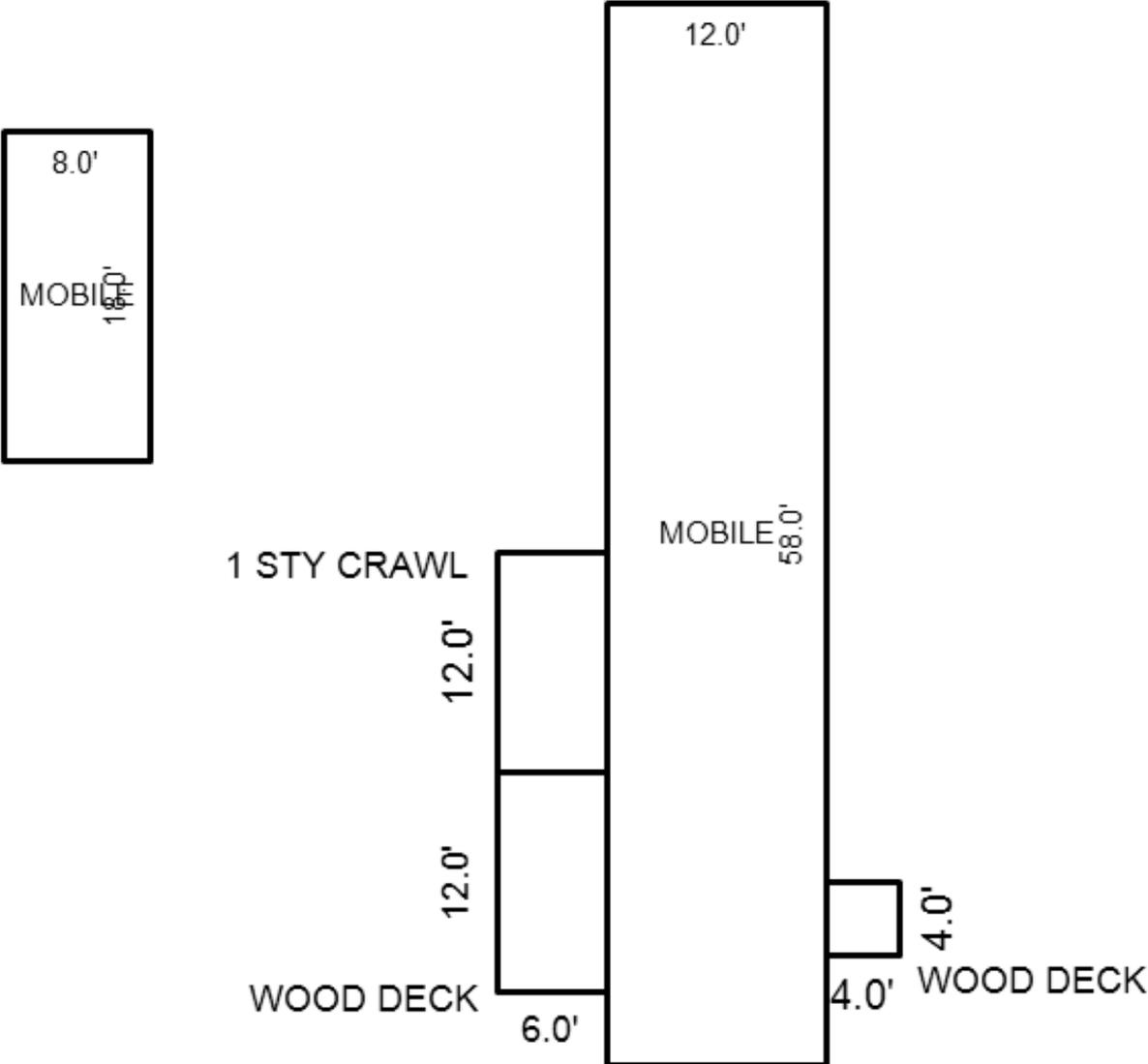
Flood Plain
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X PRIVATE RD
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON JENNIFER	CALVERT TODD R	224,000	04/24/2015	WD	03-ARM'S LENGTH	2015-01568	PROPERTY TRANSFER	100.0
RUPPERT PAMELA S TRUST	ANDERSON JENNIFER	217,000	04/23/2015	WD	16-LC PAYOFF	2015-01567	PROPERTY TRANSFER	0.0
RUPPERT KENNETH L & PAMEL	ANDERSON JENNIFER	217,000	02/04/2013	LC	16-LC PAYOFF	2013-0372 MLC	AGENT	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11745 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/28/2022	2022-0407	100%

Owner's Name/Address	MAP #:
CALVERT TODD R 1020 W MAIN ST MADISON IN 47250	2025 Est TCV 365,994 TCV/TFA: 311.22

X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE
			* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2015-01568 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 OF THE NW 1/4 & GOV'T LOT 2, LYING NW'LY OF A LINE, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 22 NORTH, RANGE 8 WEST, THENCE S00.54'12"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, A DISTANCE OF 1313.34 FEET; THENCE S89°17'32"W 180.34 FEET TO AT-IRON STAKE WHICH IS THE POINT OF BEGINNING; THENCE S35°32'40"W 1785,23 FEET TO AT-IRON STAKE ON THE SHORE OF ROUND LAKE; THENCE	GROUP A	650/FF	149.00	2952.72	1.0000	0.9960	650	100	96,466
	149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value = 96,466								

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value

X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	48,200	134,800	183,000			135,406C
2024	51,400	134,800	186,200			131,335C
2023	36,500	128,800	165,300			125,081C
2022	32,000	116,100	148,100			119,125C

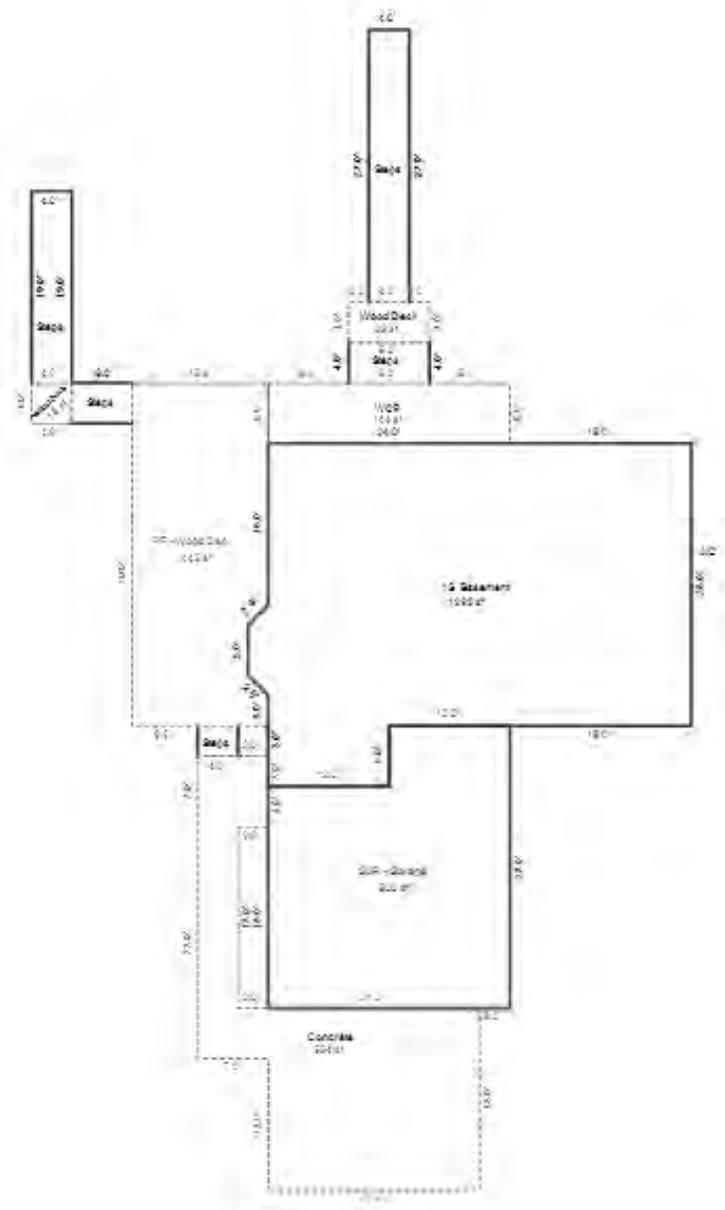
Who	When	What
JWV	09/19/2022	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 100 448	Type Pine Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,176 Total Base New : 225,636 Total Depr Cost: 180,509 Estimated T.C.V: 267,153		E.C.F. X 1.480		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 225,636 Total Depr Cost: 180,509 Estimated T.C.V: 267,153		E.C.F. X 1.480		Carpport Area: Roof:	
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C Blt 1995			
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Basement 1,176		Total: 172,525 138,020			
	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 1,455 1,164			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Water/Sewer		1000 Gal Septic 4,795 3,836			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Deck		1000 Gal Septic 4,795 3,836			
(2) Windows		(7) Excavation		Basement: 1176 S.F. Crawl: 0 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			Pine w/Roof (Deck Portion) 100 2,010 1,608		1000 Gal Septic 4,795 3,836			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Pine w/Roof (Roof portion) 100 1,800 1,440		1000 Gal Septic 4,795 3,836			
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:			Treated Wood 448 6,922 5,538		1000 Gal Septic 4,795 3,836			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Garages		1000 Gal Septic 4,795 3,836			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Base Cost 672 27,270 21,816			1000 Gal Septic 4,795 3,836				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Common Wall: 1 Wall 1 -2,647 -2,118			Built-Ins		1000 Gal Septic 4,795 3,836			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Door Opener 1 539 431			Fireplaces		1000 Gal Septic 4,795 3,836			
				Lump Sum Items:			Appliance Allow. 1 2,727 2,182			Wood Stove 1 2,515 2,012		Totals: 225,636 180,509			
				Lump Sum Items:			Notes:			E.C.F. (4086 ROUND LAKE) 1.480 => TCV: 267,153					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEILHARZ DOUGLAS & KATHLE	BEILHARZ MATTHEW A	0	07/05/2022	QC	09-FAMILY	2022-02187	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11725 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Shed	01/01/2015	2015-33150	100%
Owner's Name/Address	P.R.E. 0%		MISSING PERMIT	12/31/2010	2010-9950	100%
BEILHARZ MATTHEW A & BEILHARZ EDWARD D ESTATE 10593 HICKORY KNOLL CT BRIGHTON MI 48114	MAP #:					
	2025 Est TCV 143,793 TCV/TFA: 384.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TO POB TH N 89 DEG 17'32" E 171.09 FT, TH S 0 DEG 54'12" E 62.11 FT TH S 40 DEG 42'36" W 2003.96 FT, TH N 33 DEG 46'53" W 149.46 FT, TH N 35 DEG 32'40" E 1785.23 FT, TH N 89 DEG 17'32" E 180.34 FT TO POB. 10.14A.	X	Dirt Road		GROUP A 650/FF	149.00	2964.42	1.0000	0.9970	650 100 LOCATION	96,562
		Gravel Road		149 Actual Front Feet, 10.14 Total Acres Total Est. Land Value = 96,562						

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
NO PERMIT: SEPTIC, PARK TRAILER	X	Level	D/W/P: 4in Ren. Conc.	10.12	605	94	5,756
	X	Rolling	Wood Frame	34.95	127	94	4,173
		Low	Total Estimated Land Improvements True Cash Value = 9,929				

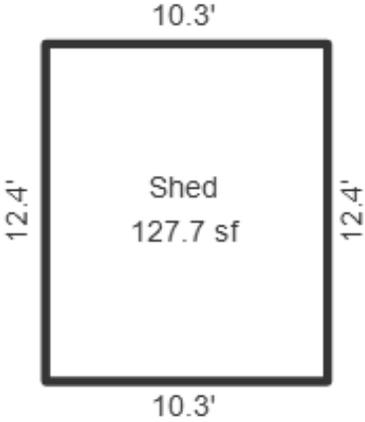
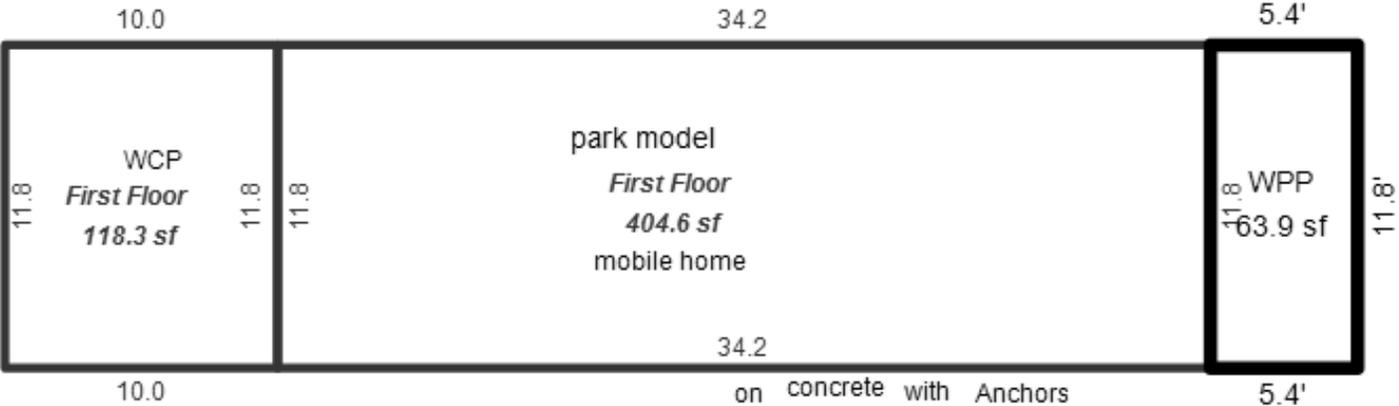
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	48,300	23,600	71,900			47,786C

TPC 12/27/2017 INSPECTED	2024	51,400	24,000	75,400			46,350C
TPC 11/02/2015 INSPECTED	2023	36,500	28,400	64,900			44,143C
TPC 11/16/2012 INSPECTED	2022	32,000	23,700	55,700			42,041C

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





sewer connection

20' travel trailer

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMMACK EDWARD C & ALICE	HAMMACK & BROWN JT FRS	0	07/06/2010	QC	23-PART OF REF	2010/2534	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11749 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		New House	11/14/2005	20050402	Complete
Owner's Name/Address	P.R.E. 0%		Other	10/14/2005	20050365	Complete
HAMMACK EDWARD C & ALICE J & BROWN WILLIAM J II 5514 KILINOR RD PROSPECT KY 40059	MAP #:					
	2025 Est TCV 485,046 TCV/TFA: 288.72					

X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE				
	Public Improvements	* Factors *				
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
		GROUP A 650/FF	149.00	2952.72	1.0000 0.9960	650 100 96,466
		149 Actual Front Feet, 10.10 Total Acres				Total Est. Land Value = 96,466

X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
X	Water Sewer Electric Gas Curb	D/W/P: 4in Ren. Conc.	8.06	320 50	1,289
		Wood Frame	22.67	360 50	4,080
		Wood Frame	26.37	150 50	1,978
		Total Estimated Land Improvements True Cash Value =			7,347

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

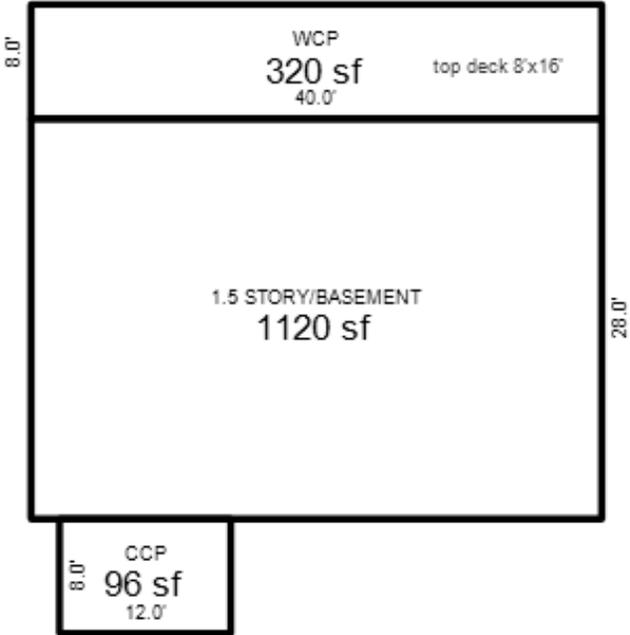
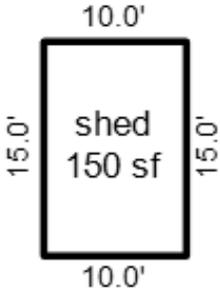
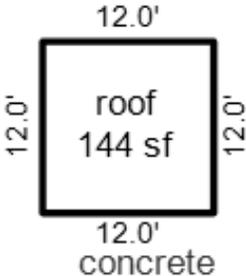
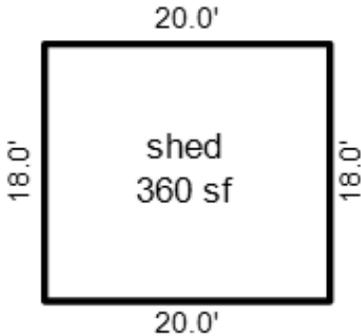
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	48,200	194,300	242,500			118,195C
2024	51,400	194,500	245,900			114,642C
2023	36,500	185,500	222,000			109,183C
2022	30,500	171,700	202,200			103,984C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 320 96 128 144	Type WCP (1 Story) CCP (1 Story) WPP 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														
Building Style: LOG			Drywall Paneled		Plaster Wood T&G														
Yr Built 2007		Remodeled 0			Ex	X	Ord		Min										
Condition: Average		Trim & Decoration				Lg	X	Ord		Small									
Room List		Doors		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings				No./Qual. of Fixtures													
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation				Ex.	X	Ord.		Min										
X	(2) Windows	(7) Excavation				No. of Elec. Outlets													
	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	(8) Basement				(13) Plumbing													
X			Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X		(9) Basement Finish				(14) Water/Sewer													
X			1120 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle Metal	(10) Floor Support				Lump Sum Items:													
	Chimney:		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family LOG												Cls C 10 Blt 2007							
(11) Heating System: Forced Air w/ Ducts																			
Ground Area = 1120 SF Floor Area = 1680 SF.																			
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																			
Building Areas																			
Stories Exterior Foundation Size Cost New Depr. Cost																			
1.5 Story Pine Logs Basement 1,120												Total: 230,336 195,783							
Other Additions/Adjustments																			
Recreation Room 1120 21,347 18,145																			
Exterior																			
Stone Veneer 210 7,858 6,679																			
Basement, Outside Entrance, Below Grade 2 5,047 4,290																			
Plumbing																			
Average Fixture(s) 1 1,455 1,237																			
3 Fixture Bath 1 4,580 3,893																			
Water/Sewer																			
1000 Gal Septic 1 4,795 4,076																			
Water Well, 100 Feet 1 5,725 4,866																			
Porches																			
WCP (1 Story) 320 10,336 8,786																			
CCP (1 Story) 96 2,670 2,269																			
WPP 128 3,406 2,895																			
CCP (1 Story) 144 3,872 3,291																			
Foundation: Shallow 144 -1,104 -938																			
Built-Ins																			
Appliance Allow. 1 2,727 2,318																			
Totals: 303,050 257,590																			
Notes:																			
ECF (4086 ROUND LAKE) 1.480 => TCV: 381,233																			

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



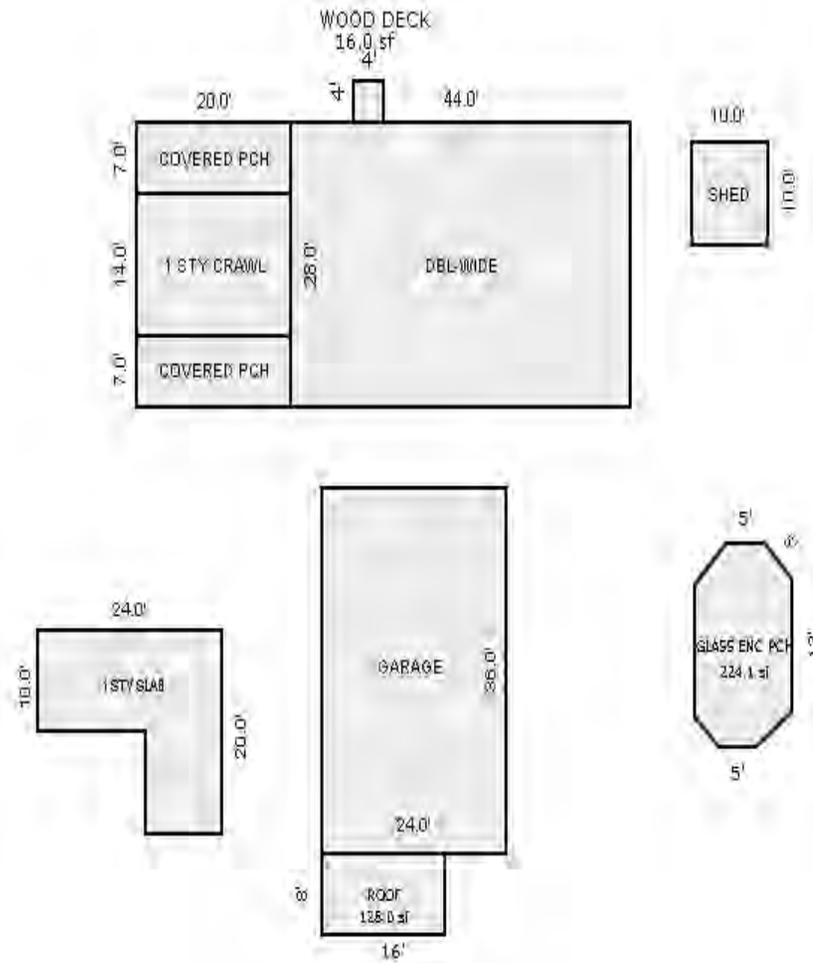
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
11701 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		03/25/2010	20100086	100%				
Owner's Name/Address		P.R.E. 100% 06/06/2008										
DOWLER DANNY L & ANNA M TRUST 11701 W ROUND LAKE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 296,476 TCV/TFA: 155.06								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
. SEC 7 T22N R8W COMM AT E 1/4 COR, TH S 89 DEG 33'45" W 2480.02 FT, TH N 0 DEG 54'12" W 778.25 FT TO POB, TH S 46 DEG 49'38" W 1718.62 FT TO THE SHORE OF ROUND LAKE, TH N 23 DEG 35'33" W 140.46 FT, N 33 DEG 46'53" W 9 FT, N 40 DEG 42'36" E 2003.96 FT, S 0 DEG 54'12" E 479.42 FT TO POB. 10.11A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 650/FF 155.002841.24 0.9902 0.9865 650 100 98,414								
		Paved Road		155 Actual Front Feet, 10.11 Total Acres Total Est. Land Value = 98,414								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Split, 2 Rail	15.31	50	0	0				
		Sewer		D/W/P: 4in Ren. Conc.	7.24	224	0	0				
		Electric		Wood Frame	28.31	80	97	2,197				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 2500	2,500.00	1	97	2,425				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 4,622								
		Underground Utils.										
Comments/Influences		Topography of Site										
ADD WGEP & RS FOR 09.		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	49,200	99,000	148,200		82,282C		
		TPC 12/27/2017 INSPECTED			2024	52,900	95,600	148,500		79,808C		
		TPC 11/02/2015 INSPECTED			2023	37,400	85,400	122,800		76,008C		
		TPC 11/02/2010 INSPECTED			2022	32,800	75,500	108,300		72,389C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 864 % 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			Doors			
Building Style: HUD			Ex	X	Ord		Min											
Yr Built 1986	Remodeled 1995	Lg			X	Ord		Small	Central Air Wood Furnace									
Condition: Average																		
Room List		(5) Floors			(12) Electric			100 Amps Service			Class: C Effec. Age: 35 Floor Area: 1,472 Total Base New : 273,277 Total Depr Cost: 177,631 Estimated T.C.V: 142,105			E.C.F. X 0.800				
	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 HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1472 SF Floor Area = 1472 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1986				
(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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding 1 Story Siding			Foundation Crawl Space Crawl Space				
(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			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding 1 Story Siding			Foundation Crawl Space Crawl Space				
X	Many Avg. X Few	Large Avg. X Small			Basement: 0 S.F. Crawl: 1472 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Plumbing							
X		(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						Water/Sewer							
(3) Roof					1000 Gal Septic Water Well, 100 Feet						Porches							
X	Gable Hip Flat	Gambrel Mansard Shed			1000 Gal Septic Water Well, 100 Feet						CCP (1 Story) CCP (1 Story) WGEP (1 Story) WPP							
X	Asphalt Shingle	(10) Floor Support			1000 Gal Septic Water Well, 100 Feet						Garages							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic Water Well, 100 Feet						Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Door Opener							
					Lump Sum Items:						Built-Ins							
											Appliance Allow. Fireplaces							
											Direct-Vented Gas							
											Deck							
											Composite							
											<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

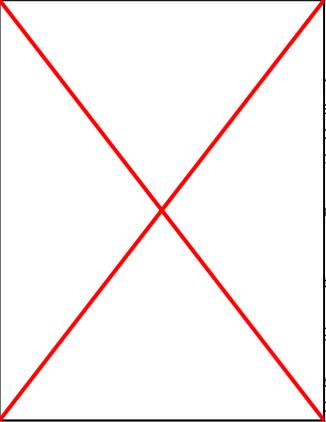
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Medina™

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
AKR LLC	GRASMAN RUSSELL G	1	09/13/2024	WD	21-NOT USED/OTHER	2024-02751	PROPERTY TRANSFER	0.0												
GRASMAN RUSSELL G	GRASMAN RUSSELL G	0	09/13/2024	WD	15-LADY BIRD	2024-02752	PROPERTY TRANSFER	0.0												
RAK, LLC	AKR LLC	1	07/28/2010	QC	21-NOT USED/OTHER	2010-03111	PROPERTY TRANSFER	0.0												
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0												
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status										
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 122,507												
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
GRASMAN RUSSELL G 8650 24TH AVENUE JENISON MI 49428		Public Improvements		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value						
Tax Description		Dirt Road		Residentia 30 - 65		\$3700		33.11	Acres	3700	100			122,507						
SEC 7 T22N R8W (0*1999) BEG AT S 1/4 COR SEC 6 TH N 89 DEG 13' 49"E 661.65 FT, S 0 DEG 57'54"E 914.80 FT, S 04 DEG19'28"E 1353.19 FT, S 62 DEG 02'58"W 43.74 FT, S 75 DEG 13'20"W 205.10 FT, S 74 DEG 48'32"W 140.94 FT, S61 DEG 13'22"W 220.78 FT, N 0 DEG 56'53"W 1161.47 FT, S 89 DEG 14'51"W 171.94 FT N 0 DEG 56'04"W 1312.27 FT TO POB. 33.11A.		Gravel Road		33.11 Total Acres		Total Est. Land Value =								122,507						
Comments/Influences		Paved Road		Street Lights		Standard Utilities		Underground Utils.												
POND "SHALLOW LAKE" SHALLOW PART OF LAKE COMBO W/PRT OF		Topography of Site		Level		Rolling		Low		High		Landscaped								
 <p>has directed ministrative e used in ies are commonly h is available on y. This bulletin of common roup of trades or p of trades or rades or mbination of a The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>		X		Swamp		Wooded		Pond		Waterfront		Ravine								
		X		Wetland		Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/ Other	Taxable Value		
		X		Who		When		What		2025		61,300		0		61,300				33,872C
		X		TPC 04/30/2021 INSPECTED		2024		49,700		0		49,700								32,854C
		X		TPC 12/27/2017 INSPECTED		2023		39,700		0		39,700								31,290C
				2022		29,800		0		29,800								29,800S		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEILHARZ DOUGLAS & KATHLE	BEILHARZ MATTHEW A	0	07/05/2022	QC	09-FAMILY	2022-02187	DEED	0.0

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

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

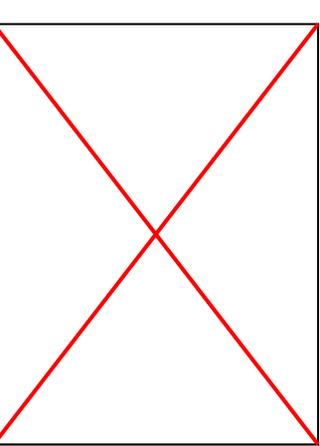
Owner's Name/Address: BEILHARZ MATTHEW A & BEILHARZ EDWARD D ESTATE  
 10593 HICKORY KNOLL CT  
 BRIGHTON MI 48114  
 2025 Est TCV 68,894

Improved X Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 Residentia 18 -29 @\$3700 18.62 Acres 3700 100 68,894  
 18.62 Total Acres Total Est. Land Value = 68,894

Tax Description: . SEC 7 T22N R8W BEG S 0 DEG 54'12" E 660.08 FT FROM N 1/4 COR TH S 0 DEG 54'12" E 653.26 FT, S 89 DEG 17'32" W 1267.28 FT N 04 DEG 02' 15" E 658.31 FT, N 89 DEG 25'10" E 1210.3 FT TO POB. 18.62A.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	34,400	0	34,400			9,848C
2024	27,900	0	27,900			9,552C
2023	24,200	0	24,200			9,098C
2022	18,600	0	18,600			8,665C

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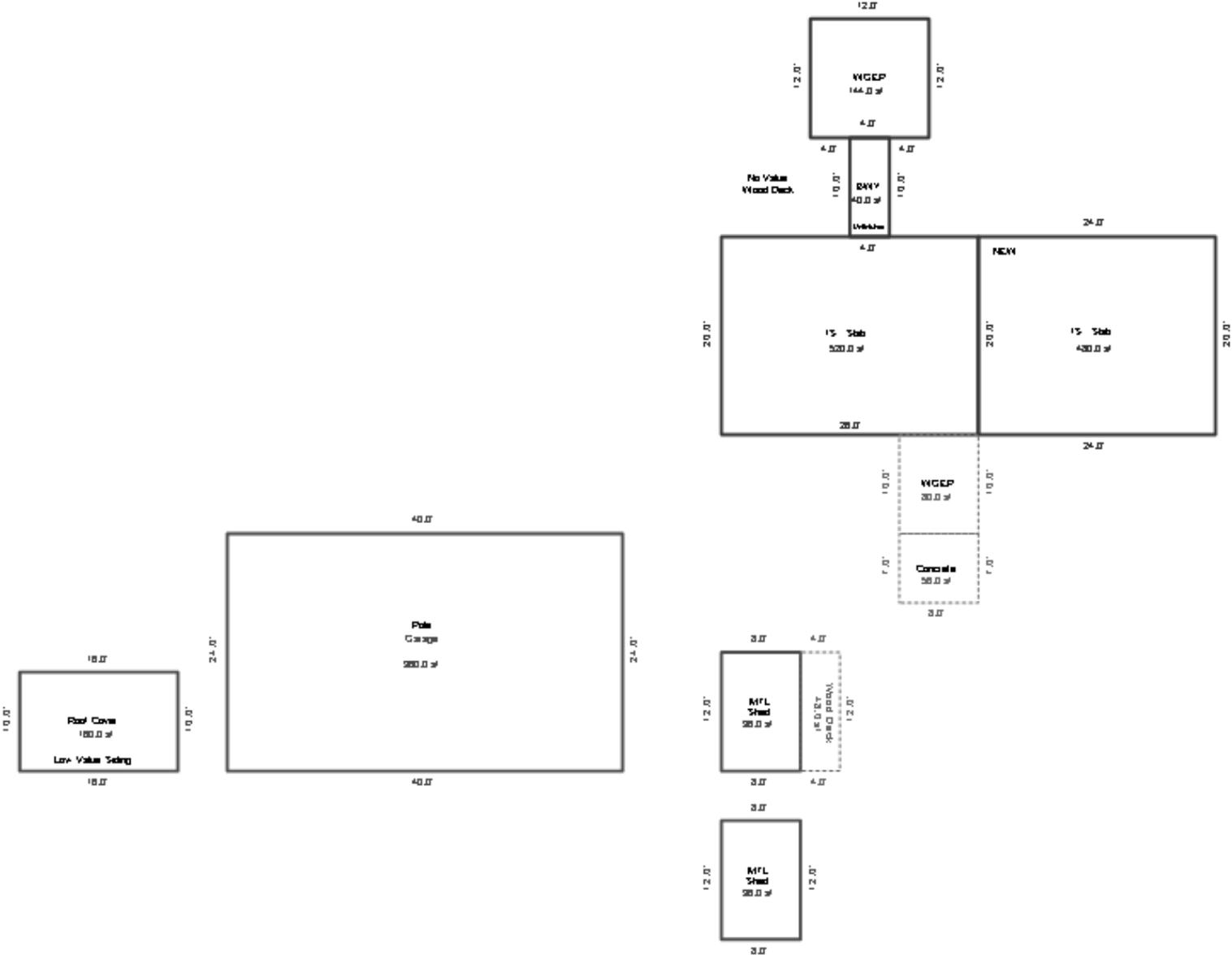
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JEWELL HAROLD B REV LIVIN	JEWELL ROBERT L & JEWELL	0	08/23/2021	QC	09-FAMILY	2021-03716	PROPERTY TRANSFER	0.0				
JEWELL HAROLD B REV TRUST	JEWELL HAROLD B REV TRUST	0	07/06/2014	AFF	09-FAMILY	2017-03255	DEED	0.0				
JEWELL HAROLD B (WIDOWED)	JEWELL HAROLD B REV LIVIN	0	12/28/2005	QC	21-NOT USED/OTHER	06-0/0076	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
11722 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		03/06/2018	2018-0461	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 200,374 TCV/TFA: 200.37							
JEWELL ROBERT L & JEWELL HAROLD J 12449 RIVERSIDE DR WHITE PIGEON MI 49099		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
. SEC 7 T22N R8W N 660 FT OF NE1/4 OF NW1/4. 20A.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		Residentia 18	-29	@\$3700	20.00	Acres	3700	100		74,000
		X Paved Road		20.00 Total Acres					Total Est. Land Value =	74,000		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		Metal Prefab	15.70	96	50	753				
		X Sewer		Metal Prefab	15.70	96	50	753				
		X Electric		Total Estimated Land Improvements True Cash Value =					1,506			
		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	2025	37,000	63,200	100,200		49,210C		
		TPC 08/23/2021	INSPECTED		2024	30,000	54,300	84,300		47,731C		
		TPC 10/17/2019	INSPECTED		2023	26,000	52,600	78,600		45,459C		
		TPC 12/27/2017	INSPECTED		2022	20,000	48,300	68,300		43,295C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 960			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater							144	WGEP (1 Story)				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G							80	WGEP (1 Story)				
Yr Built 1980	Remodeled 2019		Trim & Decoration		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							160	Roof Cover Onl				
Condition: Average			Size of Closets	X	Ex	Ord	X	Min				48	Treated Wood				
Room List			Lg		Ord	X	Small					40	Brzwy, FW				
	Basement 1st Floor 2nd Floor 1 Bedrooms		Doors		Solid	X	H.C.					Class: CD Effec. Age: 30 Floor Area: 1,000 Total Base New : 162,169 Total Depr Cost: 113,517 Estimated T.C.V: 124,868					
(1) Exterior			(5) Floors		Central Air Wood Furnace												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Other: Other:		(12) Electric												
(2) Windows			(6) Ceilings		0 Amps Service												
X	Many Avg. Few		(7) Excavation		No./Qual. of Fixtures												
X	Large Avg. Small		Basement: 0 S.F. Crawl: 480 S.F. Slab: 520 S.F. Height to Joists: 0.0		X	Ex.		Ord.									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets												
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many	X	Ave.									
X	Asphalt Shingle Metal		(9) Basement Finish		(13) Plumbing												
Chimney: Block			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												
(3) Roof			(10) Floor Support		(14) Water/Sewer												
X	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
Lump Sum Items:					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1000 SF Floor Area = 1000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70												
Building Areas					Stories Exterior Foundation Size Cost New Depr. Cost												
Garages					1 Story Siding Slab 520 1 Story Siding Crawl Space 480												
Class: CD Exterior: Pole (Unfinished)					Total: 111,842 78,290												
Base Cost					Other Additions/Adjustments												
No Concrete Floor					Plumbing												
Built-Ins					Average Fixture(s)												
Appliance Allow.					Water/Sewer												
Breezeways					1000 Gal Septic												
Frame Wall					Water Well, 50 Feet												
Totals:					Porches												
					WGEP (1 Story)												
					WGEP (1 Story)												
					Deck												
					Treated Wood												
					w/Roof (Roof portion)												
					Garages												
					Class: CD Exterior: Pole (Unfinished)												
					Base Cost												
					No Concrete Floor												
					Built-Ins												
					Appliance Allow.												
					Breezeways												
					Frame Wall												
					Totals:												
					162,169 113,517												
					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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

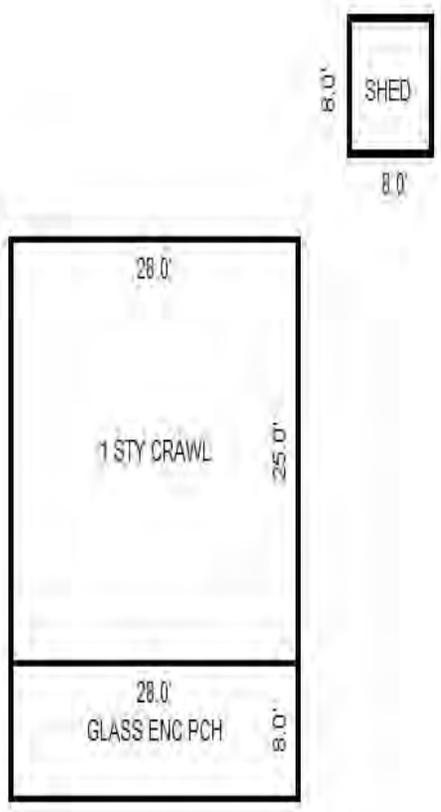


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
WEBSTER BARRY 26300 FARMINGTON FARMINGTON HILLS MI 48334-4320		MAP #:		2025 Est TCV 211,682 TCV/TFA: 302.40								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
. SEC 7 T22N R8W W 230 FT OF NW FRL 1/4 OF NW FRL 1/4 & W230 FT OF GOV'T LOT 1. 11.19A.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		GROUP A 650/FF	225.00	2166.38	0.90	21	650	100		121,619
				225 Actual Front Feet, 11.19 Total Acres					Total Est. Land Value =	121,619		
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Wood Frame	30.75	64	71	1,397				
				Total Estimated Land Improvements True Cash Value =					1,397			
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	60,800	45,000	105,800			48,571C		
		X Rolling		2024	74,000	45,000	119,000			47,111C		
		Low		2023	52,000	43,000	95,000			44,868C		
		High		2022	43,800	38,700	82,500			42,732C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X SEASONAL RD										
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		TPC 11/08/2010 INSPECTED										

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Sketch by Ares 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COX CHARLES T & ALICE TRU	FILE ROBERT S & VICKI S (	125,000	08/03/2007	WD	03-ARM'S LENGTH	2007/2917	DEED	100.0

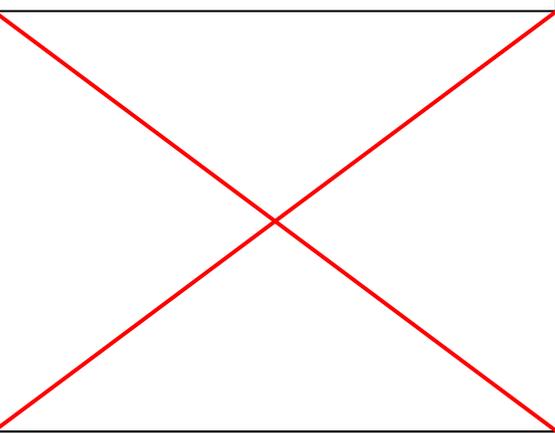
Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11871 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/04/2021	2021-0342	100%
	P.R.E. 100% 04/04/2022		Addition	11/02/2007	20070843	Complete

Owner's Name/Address	MAP #:
FILE ROBERT S & VICKI S 17550 FOX STREET VANDALIA MI 49047	2025 Est TCV 569,475 TCV/TFA: 178.80

X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			GROUP A 650/FF	210.00	2076.36	0.9178	0.9121	650 100	114,267	
			210 Actual Front Feet, 10.01 Total Acres						Total Est. Land Value =	114,267

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 7 T22N R8W BEG N 89 DEG 25'10" E 663.78 FT FROM NW COR OF NW 1/4 OF NW 1/4 TH N 89 DEG 25'10" E 207.26 FT S 0 DEG 15'42" W 2181.25 FT TO SHORE OF ROUND LAKE, N 64 DEG 24'43" W 71.47 FT, N 76 DEG 52'37" W 138.54 FT, N 0 DEG 3'25" E 2116.81 FT TO POB. 10.01A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	6.87	1315 50	4,517
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	26.62	144 50	1,916
		Wood Frame	38.68	36 50	696
		Total Estimated Land Improvements True Cash Value =			7,129

Comments/Influences



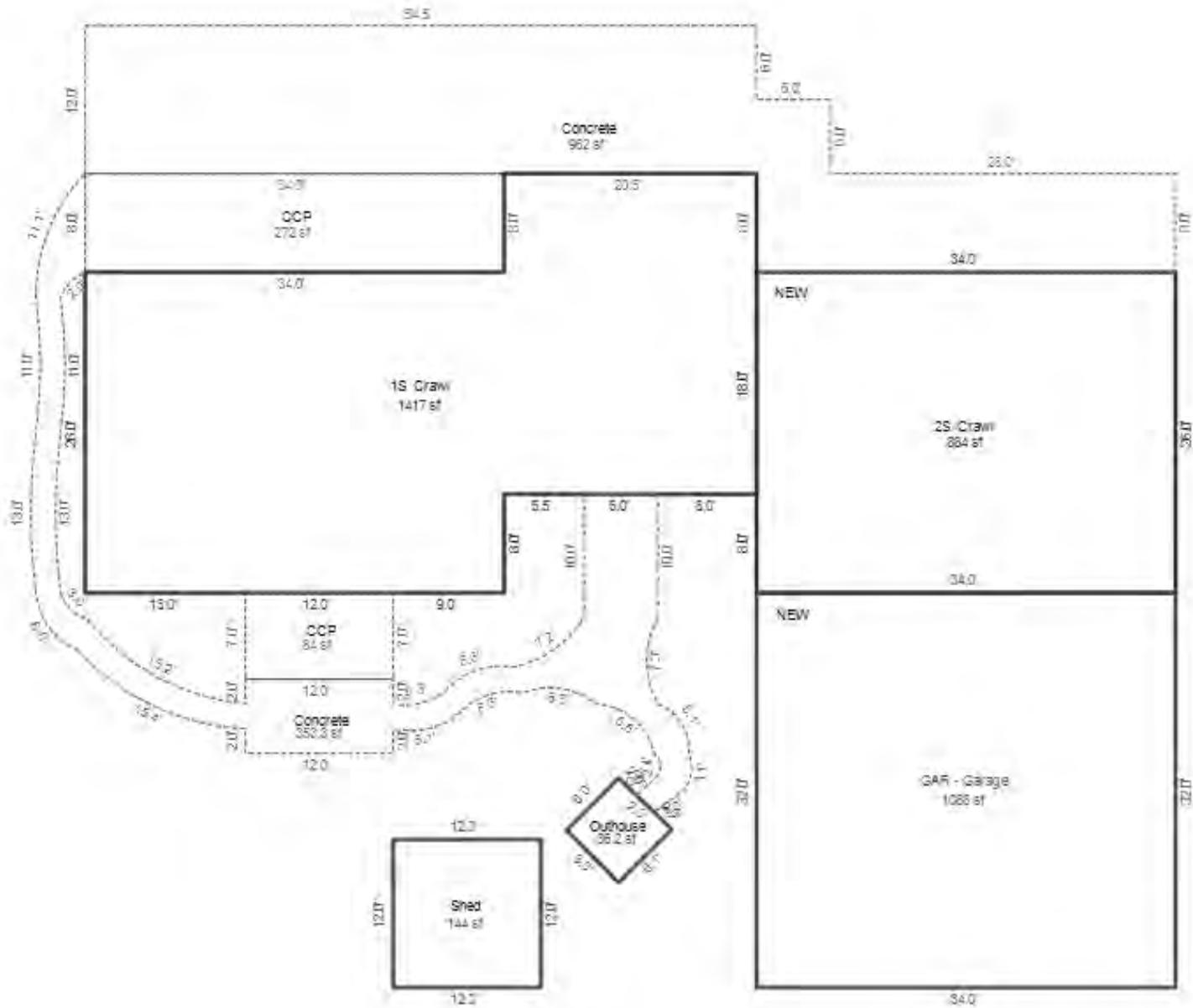
Topography of Site
Level
X Rolling
Low
X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain
X SEASONAL RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	57,100	227,600	284,700			178,352C
2024	69,000	227,800	296,800			172,990C
2023	48,200	210,700	258,900			156,848C
2022	40,400	164,400	204,800			122,332C

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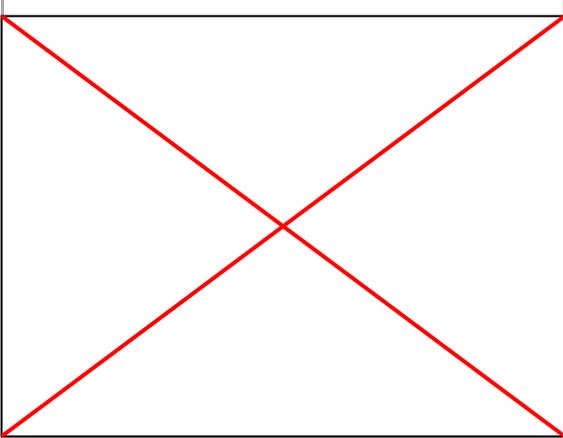
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COX CHARLES T & ALICE L T	FILE SUSAN & MAKAR DIANE	0	12/21/2022	WD	09-FAMILY	2023-00068	DEED	0.0
COX CHARLES T & ALICE TRU	COX CHARLES T & ALICE L T	0	07/16/2021	OTH	07-DEATH CERTIFICATE	2022-02033	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11817 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	09/26/2024	PM24-0164	90%
Owner's Name/Address	P.R.E. 0%		Addition	06/15/2021	2021-0362	90%
FILE SUSAN & MAKAR DIANE 52766 W WEATHERVANE DR CHESTERFIELD MI 48047-3137	MAP #:					
	2025 Est TCV 564,801 TCV/TFA: 234.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 7 T22N R8W BEG N 89 DEG 25' 10" E 871.04 FT E OF NWCOR OF NW FRL 1/4 OF NW FRL 1/4, TH N 89 DEG 25' 10" E 207.66 FT, S 0 DEG 52' 54" W 2286.57 FT TO SHORE OF ROUND LAKE, N 56 DEG 17' 17" W 99.56 FT, N 64 DEG 24' 43" W 110.45 FT, N 0 DEG 15' 42" E 2181.25 FT TO POB. 10.01 A.	X	Dirt Road		GROUP A 650/FF	210.00	2076.36	0.9178	0.9121	650 100	114,267	
Comments/Influences		Gravel Road		210 Actual Front Feet, 10.01 Total Acres						Total Est. Land Value =	114,267
TOTAL REMODEL COMPLETE FOR 2010.		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete				6.49	1217 50	3,949	
		Water		Wood Frame				26.62	144 50	1,916	
		Sewer		Total Estimated Land Improvements True Cash Value =						5,865	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	57,100	225,300	282,400			222,715C
X Rolling	2024	66,000	185,100	251,100			176,931C
Low	2023	45,200	160,900	206,100			152,601C
X High	2022	40,400	126,100	166,500			125,430C
Landscaped							
Swamp							
Wooded							
X Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL 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 580 147	Type CCP (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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 Remodeled 1939 200 2024		Ex	Ord	Min		(12) Electric																																																																													
Condition: Average Part. Construct.: 95%		Size of Closets				100 Amps Service																																																																													
Room List		Doors	Solid	H.C.		No./Qual. of Fixtures																																																																													
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors				Ex. X Ord. Min																																																																													
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets																																																																													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many X Ave. Few																																																																													
X	Pine/Cedar Insulation	(7) Excavation				(13) Plumbing																																																																													
(2) Windows		Basement: 0 S.F. Crawl: 2410 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																																																																													
	Many Avg. Few	Large Avg. Small	(8) Basement				(14) Water/Sewer																																																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																													
(3) Roof		(9) Basement Finish				Lump Sum Items:																																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Appliance Allow. Local Cost Items GENERATOR																																																																												
	Asphalt Shingle Metal	(10) Floor Support				Notes:																																																																													
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:				Totals:																																																																													
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 2410 SF Floor Area = 2410 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>Pine Logs</td> <td>Crawl Space</td> <td>594</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Pine Logs</td> <td>Crawl Space</td> <td>1,816</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>314,267</td> <td>282,814</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Crawl Space	594			1 Story	Pine Logs	Crawl Space	1,816			Total:				314,267	282,814	E.C.F. X 1.480		Bsmnt Garage: Carport Area: Roof:																																															
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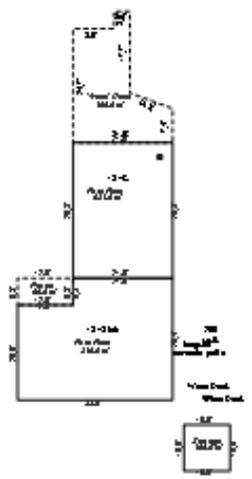


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
11903 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/03/2019	2019-0140	100%				
Owner's Name/Address		P.R.E. 0%		Addition		11/02/2010	20100678	100%				
BURNS THOMAS & EVELYN L 1460 CRANBERRY COURT WIXOM MI 48393		MAP #:		Garage		10/21/2005	20050373	Complete				
		2025 Est TCV 397,194 TCV/TFA: 274.68										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E446.99 FT TO POB, TH N 89 DEG 25'10" E 216.79 FT, S 0 DEG 03'25" W 2116.81 FT TO SHORE OF ROUND LAKE, TH SW'LY ALG SHORE TO A PT WHICH LIES S 0 DEG 27'02" E OF POB, TH N 0 DEG 27'01" W TO POB. 10.01A.		Public Improvements		* Factors *								
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		GROUP A 650/FF	200.00	2180.18	0.9290	0.9233	650	100		111,513
		X		200 Actual Front Feet, 10.01 Total Acres					Total Est. Land Value =	111,513		
		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: 3.5 Concrete	6.49	260	0	0				
		X		Wood Frame	28.43	100	95	2,701				
		X		Residential Local Cost Land Improvements								
		X		Description	Rate	Size	% Good	Cash Value				
		X		LAND IMPROVE 1000	1,000.00	1	95	950				
		X		Total Estimated Land Improvements True Cash Value = 3,651								
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		2025	55,800	142,800	198,600			83,443C		
		X		2024	67,000	143,000	210,000			80,935C		
		X		2023	47,000	136,500	183,500			77,081C		
		X		2022	39,000	123,000	162,000			73,411C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	55,800	142,800	198,600			83,443C	
		TPC 09/20/2019	INSPECTED		2024	67,000	143,000	210,000			80,935C	
		TPC 12/27/2017	INSPECTED		2023	47,000	136,500	183,500			77,081C	
		TPC 03/26/2012	INSPECTED		2022	39,000	123,000	162,000			73,411C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 69 400	Type WCP (1 Story) Treated Wood	Year Built: 2006 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: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,446 Total Base New : 293,170 Total Depr Cost: 190,561 Estimated T.C.V: 282,030			E.C.F. X 1.480		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 C		Blt 1943															
Yr Built	Remodeled	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1446 SF Floor Area = 1446 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
Room List		Doors		Solid	X	H.C.	Many X Ave. Few			1 Story			Pine Logs			Piers			631											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding			Crawl Space			815		Total:		185,859		120,808					
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			(14) Water/Sewer			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,455		946						
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 815 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			Water Well, 50 Feet			1			4,795		3,117						
(2) Windows		Many Avg.		Large Avg.			Lump Sum Items:			Porches			WCP (1 Story)			Deck			Treated Wood			69		3,819		2,482				
X	Many Avg. X Few			X	Small					Built-Ins			Appliance Allow.			Fireplaces			Wood Stove			1		2,515		1,635				
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)						Garages			Class: CD Exterior: Pole (Unfinished)			Base Cost			1536			32,701		21,256						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish								Fireplaces			Wood Stove			Garages			Class: C Exterior: Pole (Unfinished)			Base Cost			2112		50,223		32,645	
(3) Roof		(10) Floor Support								Notes:			ECF (4086 ROUND LAKE) 1.480 => TCV:			282,030														
X	Gable Hip Flat		Gambrel Mansard Shed																											
X	Asphalt Shingle																													
Chimney:																														

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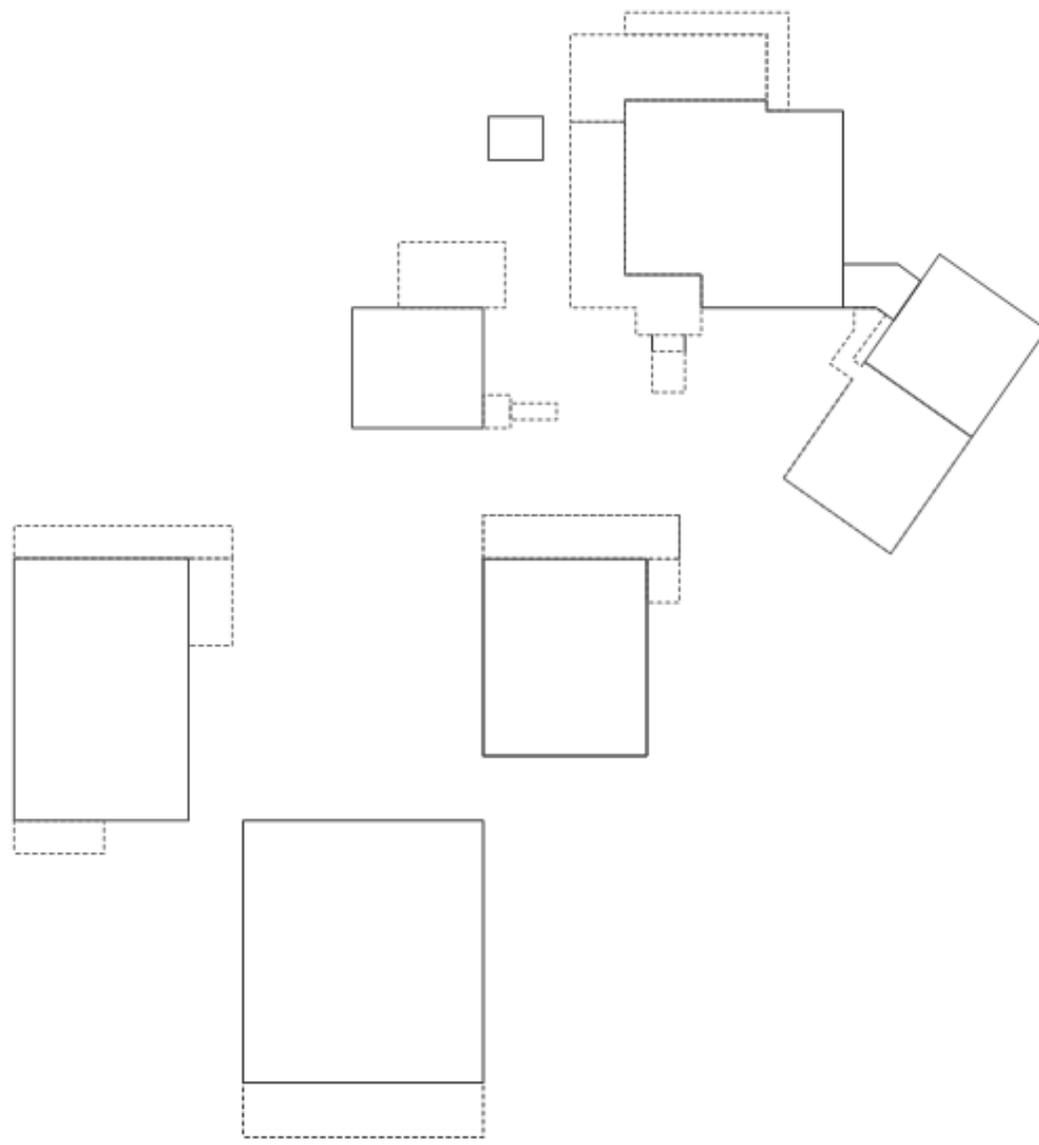
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher 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 30 234	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced 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 1990		Remodeled 0			Ex	X	Ord	Min									
Condition: Average		Size of Closets			Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.												
2 Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			150	Amps	Service										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures												
Insulation					Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few									
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: 660 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	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: Metal		(10) Floor Support			Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:															

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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 472 484 128 48 104	Type WPP WCP (1 Story) CCP (1 Story) CCP (1 Story) Brzwy, FW	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0	472	WPP	E.C.F. X 1.480	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home															0	Front Overhang
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 = 1408 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Cls C 10 Blt 2013		227,017		199,772			
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,408		Total: 227,017 199,772	
A-Frame		Trim & Decoration		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Plumbing		Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath	
Wood Frame		Ex Ord Min		Size of Closets Lg Ord Small			(14) Water/Sewer			Water/Sewer		1000 Gal Septic		1000 Gal Septic		2000 Gal Septic	
Building Style: 1S		Doors Solid H.C.		(5) Floors			Public Water Public Sewer Water Well			Porches		WPP		Foundation: Shallow		Ceramic Tile Floor	
Yr Built 2013		Remodeled 0		Kitchen: Other: Other:			1 1000 Gal Septic			WCP (1 Story)		CCP (1 Story)		Foundation: Shallow		Ceramic Tub Alcove	
Condition: Average		Lg Ord Small		(6) Ceilings			1 2000 Gal Septic			CCP (1 Story)		Foundation: Shallow		CCP (1 Story)		Foundation: Shallow	
Room List		Basement 1st Floor 2nd Floor 1 Bedrooms		(7) Excavation			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		575 29,400 25,872	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Ceramic Tile Floor			WCP (1 Story)		CCP (1 Story)		Foundation: Shallow		CCP (1 Story)	
Wood Sash		Insulation		(9) Basement Finish			Ceramic Tile Wains			CCP (1 Story)		Foundation: Shallow		CCP (1 Story)		Foundation: Shallow	
Metal Sash		(2) Windows		Basement: 1408 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Vent Fan			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Vinyl Sash		Many Avg. Few Large Avg. Small		(10) Floor Support			Ceramic Tub Alcove			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Double Hung		Wood Sash		Recreation SF			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Horiz. Slide		Metal Sash		Living SF			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Casement		Vinyl Sash		Walkout Doors (B)			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Double Glass		Double Hung		No Floor SF			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Patio Doors		Horiz. Slide		Walkout Doors (A)			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Storms & Screens		Casement		Lump Sum Items:			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
(3) Roof		Double Glass		Public Water			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Gable		Double Glass		Public Sewer			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Hip		Double Glass		Water Well			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Flat		Double Glass		1000 Gal Septic			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Asphalt Shingle		Double Glass		2000 Gal Septic			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
Chimney:		Double Glass		Lump Sum Items:			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	
		Double Glass		Lump Sum Items:			Ceramic Tile Floor			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1080 25,682 22,600	

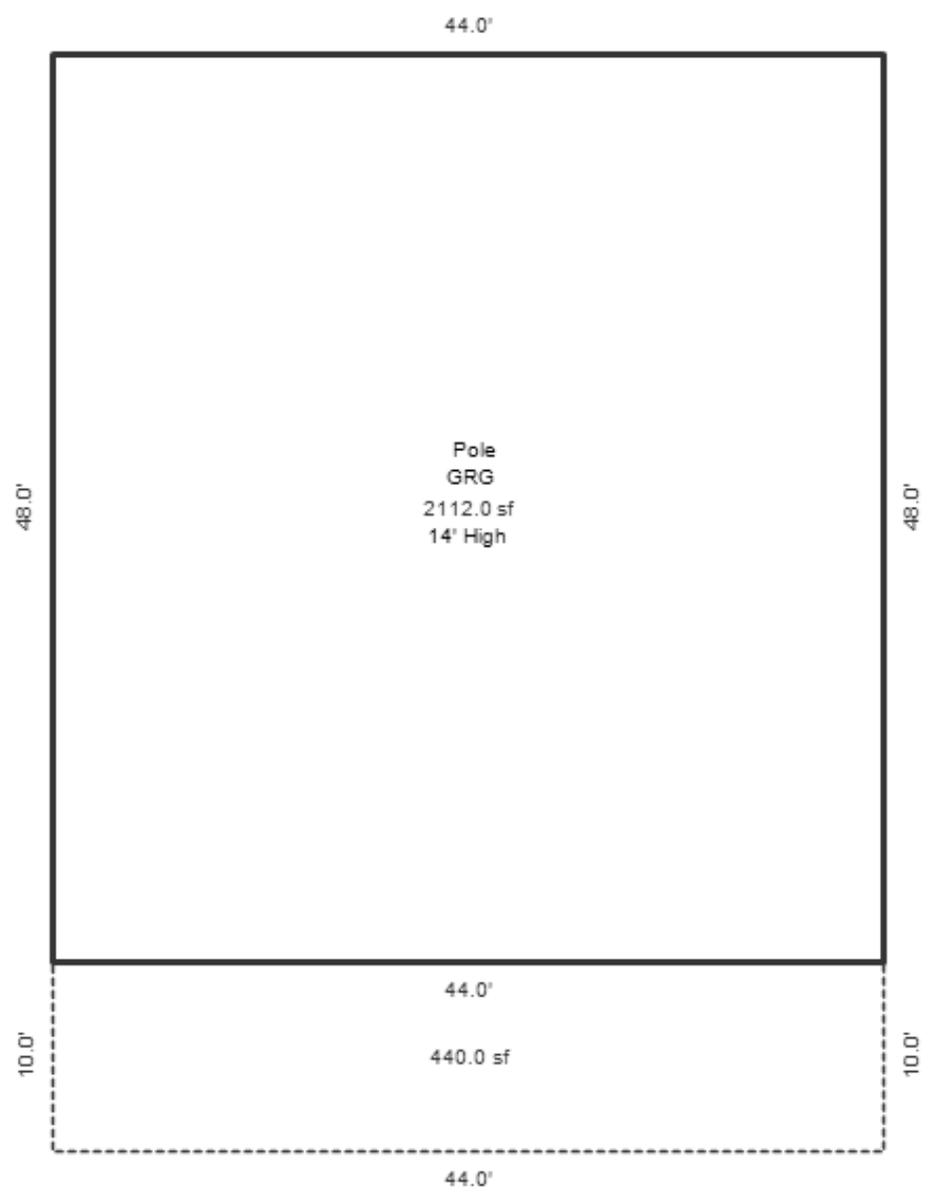
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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	Type	Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2112 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.480	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: 8 Floor Area: 0 Total Base New : 46,721 Total Depr Cost: 42,983 Estimated T.C.V: 63,615
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 3 Single Family GRG		Cls C Blt 2017		
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=92/100/100/100/92				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2017		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 -4,580 -4,214				
Condition: Average		Doors Solid H.C.		Lump Sum Items:			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)				
Room List		(5) Floors		Lump Sum Items:			Lump Sum Items:		Door Opener		2 1,078 992				
Basement		Kitchen:		Lump Sum Items:			Lump Sum Items:		Base Cost		2112 50,223 46,205				
1st Floor		Other:		Lump Sum Items:			Lump Sum Items:		Base Cost		Totals: 46,721 42,983				
2nd Floor		Other:		Lump Sum Items:			Lump Sum Items:		Base Cost		Notes: NORTH OF 2 TRACK EASEMENT				
Bedrooms		(6) Ceilings		Lump Sum Items:			Lump Sum Items:		Base Cost		ECF (4086 ROUND LAKE) 1.480 => TCV:		63,615		
(1) Exterior		(7) Excavation		Lump Sum Items:			Lump Sum Items:		Base Cost						
Wood/Shingle		Basement: 0 S.F.		Lump Sum Items:			Lump Sum Items:		Base Cost						
Aluminum/Vinyl		Crawl: 0 S.F.		Lump Sum Items:			Lump Sum Items:		Base Cost						
Brick		Slab: 0 S.F.		Lump Sum Items:			Lump Sum Items:		Base Cost						
Insulation		Height to Joists: 0.0		Lump Sum Items:			Lump Sum Items:		Base Cost						
(2) Windows		(8) Basement		Lump Sum Items:			Lump Sum Items:		Base Cost						
Many Avg. Few		Conc. Block		Lump Sum Items:			Lump Sum Items:		Base Cost						
Large Avg. Small		Poured Conc.		Lump Sum Items:			Lump Sum Items:		Base Cost						
Wood Sash		Stone		Lump Sum Items:			Lump Sum Items:		Base Cost						
Metal Sash		Treated Wood		Lump Sum Items:			Lump Sum Items:		Base Cost						
Vinyl Sash		Concrete Floor		Lump Sum Items:			Lump Sum Items:		Base Cost						
Double Hung		(9) Basement Finish		Lump Sum Items:			Lump Sum Items:		Base Cost						
Horiz. Slide Casement		Recreation SF		Lump Sum Items:			Lump Sum Items:		Base Cost						
Double Glass		Living SF		Lump Sum Items:			Lump Sum Items:		Base Cost						
Patio Doors		Walkout Doors (B)		Lump Sum Items:			Lump Sum Items:		Base Cost						
Storms & Screens		No Floor SF		Lump Sum Items:			Lump Sum Items:		Base Cost						
(3) Roof		Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:		Base Cost						
Gable		(10) Floor Support		Lump Sum Items:			Lump Sum Items:		Base Cost						
Hip		Joists:		Lump Sum Items:			Lump Sum Items:		Base Cost						
Flat		Unsupported Len:		Lump Sum Items:			Lump Sum Items:		Base Cost						
Asphalt Shingle		Cntr.Sup:		Lump Sum Items:			Lump Sum Items:		Base Cost						
Chimney:				Lump Sum Items:			Lump Sum Items:		Base Cost						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIGDA CAROL P	PARKS SARA & ERICKSON A &	1	12/07/2022	QC	09-FAMILY	2022-03828	DEED	0.0
PARFITT CAROLYN A (WIDOW)	HEATLIE, MIGDA, PARFITT T	0	08/16/2007	QC	21-NOT USED/OTHER	2007/3107	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PARFITT CHRIS & HEATLIE CLAUDIA P & PARKS SARA & ERICKSON A & MIGDA G 510 GRATEN ST BIRMINGHAM MI 48009	MAP #:					
	2025 Est TCV 208,883 TCV/TFA: 310.84					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE				Value			
		Public Improvements		Description	Frontage	Depth	Rate %Adj.		Reason		
. SEC 7 T22N R8W THAT PART OF NW FRL 1/4 OF NW FRL 1/4 & GOV'T LOT 1 LYING E'LY OF A LINE BEG 1078.7 FT E OF NW COR, TH S 0 DEG 52'54"W 2286.57 FT TO SHORE OF ROUND LAKE & W'LY OF A LINE BEG 1199.07 FT FROM NW COR TH S 02 DEG 16'04"E 2333.98 FT, TH S 43 DEG 15'37"W TO SHORE OF ROUND LAKE. APP 10.01A.	X	Dirt Road		GROUP A 650/FF	200.00	2180.18	0.9290	0.9233	650	100	111,513
		Gravel Road		200 Actual Front Feet, 10.01 Total Acres		Total Est. Land Value =				111,513	

Tax Description	X	Electric	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
. SEC 7 T22N R8W THAT PART OF NW FRL 1/4 OF NW FRL 1/4 & GOV'T LOT 1 LYING E'LY OF A LINE BEG 1078.7 FT E OF NW COR, TH S 0 DEG 52'54"W 2286.57 FT TO SHORE OF ROUND LAKE & W'LY OF A LINE BEG 1199.07 FT FROM NW COR TH S 02 DEG 16'04"E 2333.98 FT, TH S 43 DEG 15'37"W TO SHORE OF ROUND LAKE. APP 10.01A.	X	Gas	Wood Frame	23.66	144	71	2,419
		Curb	Total Estimated Land Improvements True Cash Value =				2,419

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.

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

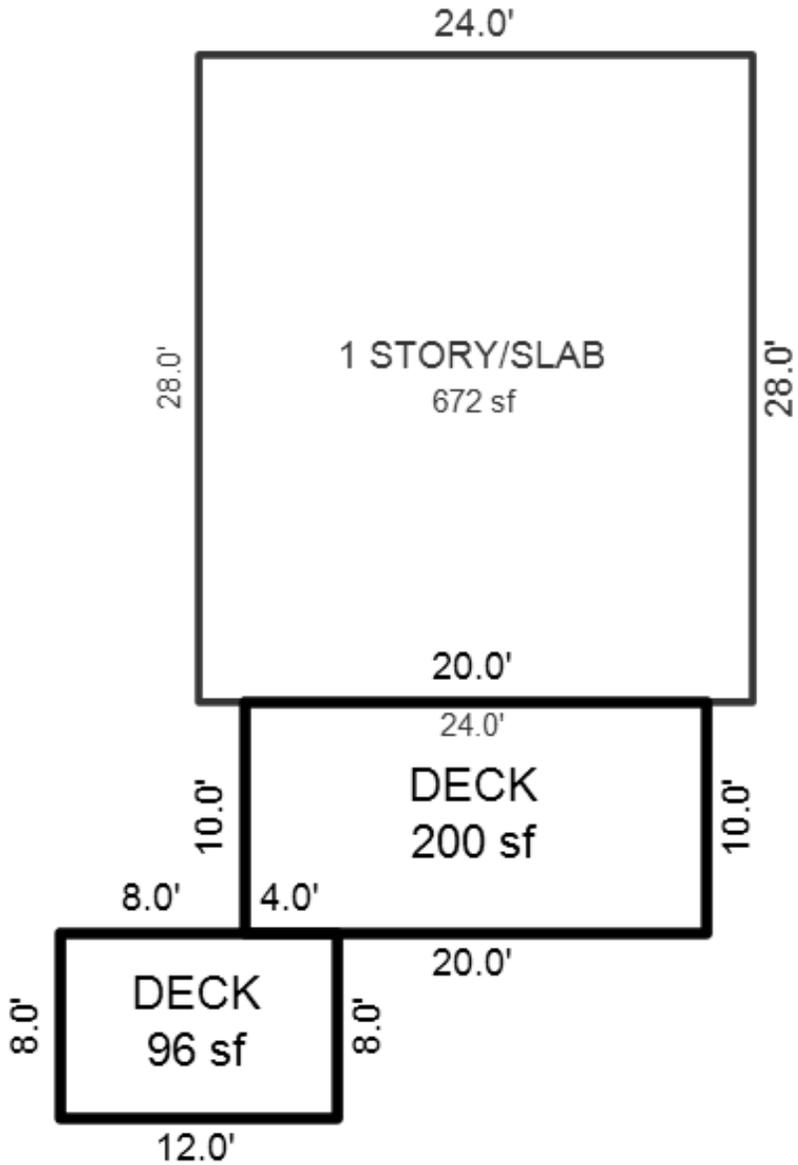
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	55,800	48,600	104,400			43,006C
		TPC 04/30/2021 INSPECTED	2024	58,000	48,700	106,700			41,713C
		TPC 12/27/2017 INSPECTED	2023	38,000	46,500	84,500			39,727C
			2022	36,000	36,100	72,100			37,836C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 96	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													
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Yr Built 1939	Remodeled 0	Ex	Ord	X	Min													
Condition: Average		Trim & Decoration			Central Air Wood Furnace													
Room List		Doors	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric													
(1) Exterior			Kitchen: Other: Other:		150 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(6) Ceilings			No./Qual. of Fixtures													
X	(2) Windows				Ex.	X	Ord.	Min										
	Many Avg. X Few		Large Avg. X Small		No. of Elec. Outlets													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Many	X	Ave.	Few										
X	(3) Roof	(7) Excavation			(13) Plumbing													
	Gable Hip Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 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	Asphalt Shingle	(8) Basement			(14) Water/Sewer													
	Chimney: Metal		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		(9) Basement Finish			Lump Sum Items:													
		(10) Floor Support			Notes:													
		Joists: Unsupported Len: Cntr.Sup:			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Wall/Floor Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 672 Total: 81,749 49,050 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 Water/Sewer 1000 Gal Septic 1 4,485 2,691 Water Well, 100 Feet 1 5,560 3,336 Deck Treated Wood 200 3,978 2,387 Treated Wood 96 2,409 1,445 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Exterior 1 Story 1 5,626 3,376 Totals: 106,925 64,156													
					ECF (4086 ROUND LAKE) 1.480 => TCV: 94,951													

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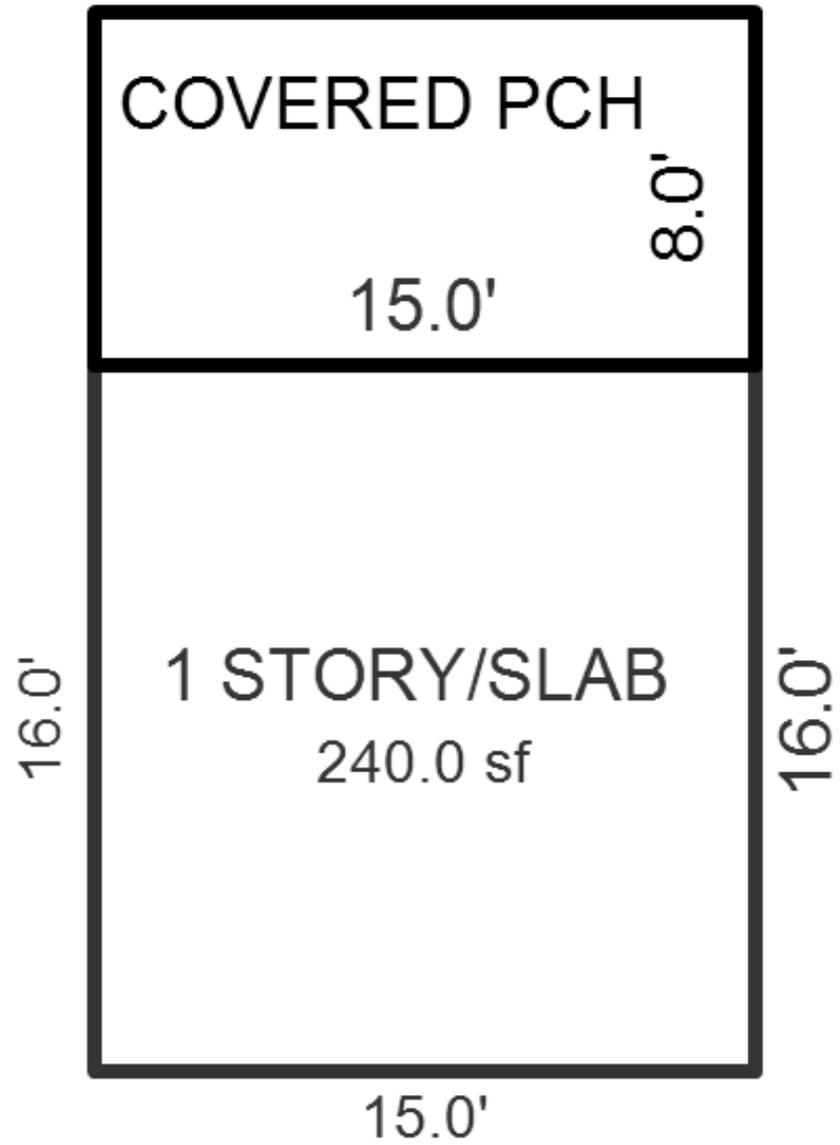


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MIGDA CAROL P	PARKS SARA & ERICKSON A &	1	12/07/2022	QC	09-FAMILY	2022-03828	DEED	0.0				
PARFITT MARILLA I TRUST	PARFITT CHRIS & MIGDA C &	55,000	01/29/2016	LC	03-ARM'S LENGTH	2016-00558	PROPERTY TRANSFER	100.0				
PARFITT MARILLA L TRUST	PARFITT CHRIS & MIGDA C &	0	01/28/2016	WD	16-LC PAYOFF	2021-02681	OTHER	0.0				
PARFITT MARILLA I	PARFITT MARILLA I TRUST	0	04/28/2015	QC	21-NOT USED/OTHER	2015-01654	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
PARFITT CHRIS & HEATLIE CLAUDIA P & PARKS SARA & ERICKSON A & MIGDA G 510 GRATEN ST BIRMINGHAM MI 48009		MAP #:										
		2025 Est TCV 134,599 TCV/TFA: 560.83										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
. SEC 7 T22N R8W BEG N 89 DEG 25'10"E 1199.07 FT FROM NW COR OF SEC 7, TH N 89 DEG 25'10"E 180.38 FT, S 0 DEG 04'15"W 660 FT, N 89 DEG 25'10"E 125 FT, S 04 DEG 02'15"W 1807.04 FTS 42 DEG 38'37"W 80.52 FT TO SHORE OF ROUND LAKE, N 46 DEG 44'23"W ALG SHORE 150 FT, N 43 DEG 15'37"E 115 FT, N 02 DEG 16'04"W 2333.98 FT TO POB. 10.15A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 650/FF	200.00	2210.67	0.9290	0.9265	650	100		111,901
		Paved Road		200 Actual Front Feet, 10.15 Total Acres Total Est. Land Value = 111,901								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.07	120	95	692				
		Sewer		Total Estimated Land Improvements True Cash Value = 692								
Comments/Influences		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
		X	High									
			Landscaped									
		X	Swamp									
			Wooded									
		X	Pond									
		X	Waterfront									
			Ravine									
		X	Wetland									
			Flood Plain									
		X	SEASONAL RD									
		Who	When	What	2025	56,000	11,300	67,300				51,263C
		TPC 12/27/2017	INSPECTED		2024	58,100	11,400	69,500				49,722C
		TPC 11/08/2010	INSPECTED		2023	38,100	10,900	49,000				47,355C
					2022	36,100	9,000	45,100				45,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																															
GUNNERSON DONALD J TRUST	GUNNERSON GORDON C	0	01/16/2019	QC	09-FAMILY	2019-00152	DEED	0.0																															
GUNNERSON GORDON C	WANNER EDWARD & EDITH &	0	01/16/2019	QC	03-ARM'S LENGTH	201900153	DEED	100.0																															
GUNNERSON GORDON C TRUST	WANNER ED & BETHEL FM CHU	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0																															
GUNNERSON GORDON C TRUST	WANNER PASTOR EDWARD & ED	100	02/03/2017	QC	03-ARM'S LENGTH	2017-00547	DEED	0.0																															
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status																													
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 204,533 TCV/TFA: 309.90																															
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4086.4086 ROUND LAKE																																	
WANNER EDWARD & EDITH & BETHEL FM CHURCH 515 W LINCOLN REED CITY MI 49677		Public Improvements		* Factors *																																			
Tax Description		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value																			
SEC 7 T22N R8W (0*1999) THAT PART OF GOV'T LOT 2 LYING S'LY OF S LINE PCL 13 RECORDED IN LIBER S-3 PP 172& 173 & N OF A LINE BEG N 0 DEG 56'48"W 1455.3 FT FROM S 1/4 COR TH N 73 DEG 19'17"W 1057.41 FT TO SHORE OF ROUND LAKE. 10.08A.		X		Gravel Road		GROUP A 650/FF		190.00		2310.97		0.9410		0.9368		650		100		108,879																			
Comments/Influences		X		Electric		190 Actual Front Feet, 10.08 Total Acres		Total Est. Land Value =		108,879																													
99 SPLIT TO 004-15, 004-30, 004-45,004-60 FOR 00		X		Gas		Curb		Street Lights		Standard Utilities		Underground Utils.																											
Topography of Site		X		Level		X		Rolling		X		Low		X		High		Landscaped		Swamp		Wooded		Pond		X		Waterfront		Ravine		Wetland		Flood Plain		X		PRIVATE RD	
Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value																											
Who		When		What		2025		54,400		47,900		102,300						71,741C																					
TPC 12/27/2017 INSPECTED		2024		47,500		47,900		95,400						69,584C																									
2023		28,500		45,700		74,200						66,271C																											
2022		26,600		41,200		67,800						63,116C																											

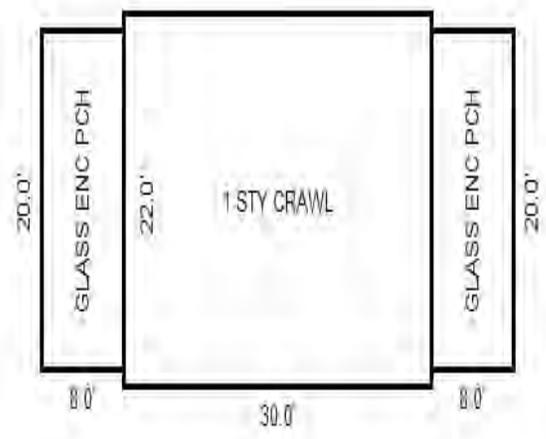


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 160	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 660 Total Base New : 107,718 Total Depr Cost: 64,631 Estimated T.C.V: 95,654		E.C.F. X 1.480		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: Space Heater Ground Area = 660 SF Floor Area = 660 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1956			
Yr Built 1956	Remodeled 0	Ex	Ord		X	Min	No./Qual. of Fixtures Ex. Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing		Other Additions/Adjustments						
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Plumbing						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer					
(1) Exterior		(6) Ceilings		Excavation			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			CGEP (1 Story) CGEP (1 Story) Appliance Allow.					
(2) Windows		(8) Basement		Basement Finish			Notes:			Totals:		107,718		64,631	
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			ECF (4086 ROUND LAKE) 1.480 => TCV:			79,001		47,400		
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Chimney: Brick						Totals:		1,906		1,144	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Joists: Unsupported Len: Cntr.Sup:						Totals:		107,718		64,631	
(3) Roof										Totals:		107,718		64,631	
X	Gable Hip Flat	Gambrel Mansard Shed										Totals:		107,718	
X	Asphalt Shingle										Totals:		107,718		

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



Sketch by Aron 1/7/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AKR LLC	GRASMAN RUSSELL G	1	09/13/2024	WD	21-NOT USED/OTHER	2024-02751	PROPERTY TRANSFER	0.0
GRASMAN RUSSELL G	GRASMAN RUSSELL G	0	09/13/2024	WD	15-LADY BIRD	2024-02752	PROPERTY TRANSFER	0.0
RAK, LLC	AKR LLC	1	07/28/2010	PTA	23-PART OF REF	2010-03111	PROPERTY TRANSFER	0.0
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0

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

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

Owner's Name/Address	MAP #:
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GRASMAN RUSSELL G 8650 24TH AVENUE JENISON MI 49428	2025 Est TCV 71,854
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	433' X APROX 1953'
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia 18	-29	@\$3700	19.42	Acres	3700	100		71,854
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19.42 Total Acres								Total Est. Land Value =	71,854
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
SEC 7 T22N R8W (0*1999) BEG S 0 DEG 11'03"W 282.65 FT FROM S 1/4COR SEC 7 TH N 84 DEG 36'56"W 986.16 FT,N 67 DEG 30'23"W 232.62 FT, N 70 DEG 02' 02"W 136.76 FT, N 0 DEG 02'53"E 131.84 FT, N 61 DEG 06'34"E 117.3 FT, N 54 DEG 52'27"E 86.81 FT, N 38 DEG 39'53"E 127.72 FT, N 26 DEG 38'44"W 150.31 FT, N 23 DEG 15'08"W 67.72 FT, S 86 DEG 34' 23"E 1162.02 FT, S 0 DEG 56'48"E 410.94 FT TO POB. 19.42A.	X							
	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	

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

00 99 COMBO W/	
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Level	X	Rolling	X	Low	X	High	Landscaped	X	Swamp	X	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	PRIVATE RD
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2025	35,900	0	35,900			20,914C
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2024	23,300	0	23,300			20,286C
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2023	19,400	0	19,400			19,320C
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2022	18,400	0	18,400			18,400S
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Who	When	What	2025	35,900	0	35,900			20,914C
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TPC 04/30/2021	INSPECTED	2024	23,300	0	23,300			20,286C
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TPC 12/27/2017	INSPECTED	2023	19,400	0	19,400			19,320C
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TPC 04/18/2016	INSPECTED	2022	18,400	0	18,400			18,400S
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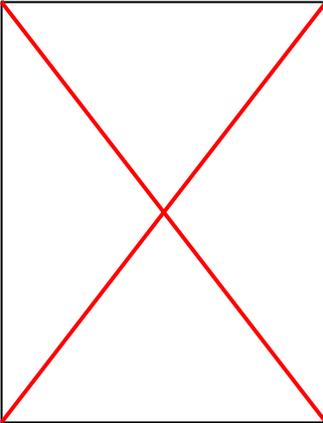
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	06/01/1999	WD	33-TO BE DETERMINED	329:935	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status				
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
LOONEY SELWYN & DIANA 7206 RAILROAD LAKE CITY MI 49651	2025 Est TCV 48,766									
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements	* Factors * 559'X AVG 1027'								
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
		Residentia PARTOF>20@	\$3700	13.18 Acres	3700	100	48,766			
				13.18 Total Acres	Total Est. Land Value =		48,766			
Taxpayer's Name/Address	X	Dirt Road								
LOONEY SELWYN & DIANA 5119 RIVERVIEW DRIVE LAKE CITY MI 49651		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
Tax Description	X	Electric								
SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 410.94 FT FROM S 1/4COR TH N 86 DEG 34'23"W 1162.02 FT, N 23DEG 15'08"W 72.15 FT, N 21 DEG 23'52"W 151.9 FT, N 0 DEG 51'59"E 98.49 FT, N 20DEG 59'38"E 60.78 FT, N 24 DEG 04'49"E 213.76 FT, S T, S 0 DEG 13.18A		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
	X	Rolling								
	X	Low								
	X	High								
		Landscaped								
		Swamp								
	X	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
				2025	24,400	0	24,400			23,094C
			TPC 04/30/2021 INSPECTED	2024	22,400	0	22,400			22,400S
			TPC 12/27/2017 INSPECTED	2023	22,400	0	22,400			22,400S
			TPC 04/18/2016 INSPECTED	2022	22,400	0	22,400			22,400S

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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.		
GUNNERSON GORDON C	WANNER ED & BETHEL FM CHU	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	DEED	100.0		
GUNNERSON GORDON C TRUST	GUNNERSON GORDON LIFE LEA	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0		
GUNNERSON GORDON C TRUST	WANNER ED & BETHEL FM CHU	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0		
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	100	02/03/2017	QC	03-ARM'S LENGTH	2017-00547	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 32,375		
Owner's Name/Address		WANNER ED & BETHEL FM CHURCH 515 W LINCOLN REED CITY MI 49677		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Tax Description		SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 798.3 FT FROM S 1/4 COR TH N 77 DEG 57'57"W 1152.29 FT, N 24DEG 20'23"E 193.44 FT, N 43 DEG 27'26"W 49.03 FT, N 25 DEG 46'41"E 66.83 FT, N 8 DEG 23'46"E 87.56 FT, S 75 DEG 43'25"E1066.50 FT, S 0 DEG 56'48"E335.94 FT TO POB. 8.75A.		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors * 369' X 1032' Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia PARTOF>20@\$3700 8.75 Acres 3700 100 32,375 8.75 Total Acres Total Est. Land Value = 32,375				
Comments/Influences		REMOVE NEG ADJ FOR NO ELECTRIC FOR 05 99 SPLIT FROM 004-00 FOR 00		Topography of Site		Level X Rolling X Low X High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE RD				
		Who When What		2025	16,200	0	16,200			15,361C
		TPC 04/30/2021 INSPECTED		2024	14,900	0	14,900			14,900S
		TPC 12/27/2017 INSPECTED		2023	14,900	0	14,900			14,900S
		TPC 04/18/2016 INSPECTED		2022	14,900	0	14,900			14,900S
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	

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Missaukee, Michigan

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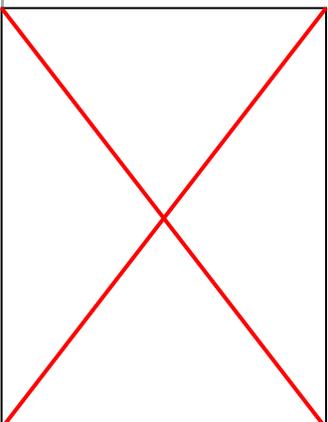
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON GORDON C	WANNER ED & BETHEL FM CHU	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0
GUNNERSON GORDON C TRUST	WANNER ED & BETHEL FM CHU	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0
GUNNERSON GORDON C TRUST	WANNER PASTOR EDWARD & ED	100	02/03/2017	QC	03-ARM'S LENGTH	2017-00547	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WANNER ED & BETHEL FM CHURCH 515 W LINCOLN REED CITY MI 49677	2025 Est TCV 40,500					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * 363' X 971'					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17	@\$5000	8.10 Acres	5000	100	40,500
			8.10 Total Acres Total Est. Land Value =					40,500

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 1134.24 FT FROM S 1/4 COR TH N 75 DEG 43'25"W 1066.5 FT, N05 DEG 20'05"W 98.21 FT, N 05 DEG 54'23" E 102.42 FT, N 04 DEG 55'06"E 162.43 FT,S 73 DEG 19'17"E 1057.41 FT, S 0 DEG 56'48"E 321.06 FT TO POB. 8.1A.															

Comments/Influences  
99 SPLIT FROM 004-00 FOR 00



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	20,300	0	20,300			20,300S
TPC 04/30/2021	INSPECTED		2024	20,300	0	20,300			20,300S
TPC 12/27/2017	INSPECTED		2023	20,300	0	20,300			20,300S
TPC 04/18/2016	INSPECTED		2022	20,300	0	20,300			20,300S

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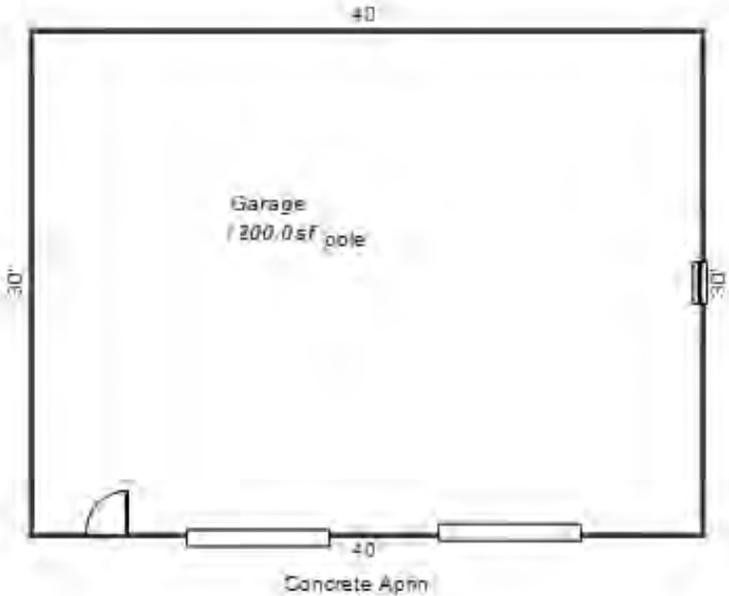
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FREEMAN JACK & LINDA TRUS	FREEMAN JACK L & LINDA J	0	07/17/2013	WD	21-NOT USED/OTHER	2013-02580	PROPERTY TRANSFER	0.0				
FREEMAN JACK L & LINDA J	FREEMAN JACK & LINDA FAMI	0	07/17/2013	QC	21-NOT USED/OTHER	2013-02582	DEED	0.0				
FREEMAN JACK & LINDA TRUS	FREEMAN JACK & LINDA TRUS	0	08/04/2000	OTH	23-PART OF REF		DEED	0.0				
		60,000	03/01/1997	WD	33-TO BE DETERMINED	03-0:3517	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11659 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		06/11/2013		2013-0218	100%			
Owner's Name/Address		P.R.E. 100% 10/19/2011		MISSING PERMIT		07/13/2010		2010-0358	100%			
FREEMAN JACK & LINDA FAMILY TRUST 11659 W ROUND LAKE RD LAKE CITY MI 49651		MAP #:		New House		05/09/2003		20030092	Complete			
		2025 Est TCV 463,389 TCV/TFA: 270.04										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
. SEC 7 T21N R8W PCL 13 RECORDED IN LIBER S-3 PP 172 & 173. 10.2A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SPLIT FROM 004 FOR 94		Gravel Road		GROUP A 650/FF	150.00	2962.08	0.9983	0.9968	650	100		97,028
		Paved Road		150 Actual Front Feet, 10.20 Total Acres Total Est. Land Value = 97,028								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Patio Blocks	15.39	192	50	1,477				
		Sewer		D/W/P: 4in Ren. Conc.	8.06	1200	50	4,836				
		Electric		Total Estimated Land Improvements True Cash Value = 6,313								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		X Swamp										
		Wooded										
		X Pond										
		X Waterfront										
		Ravine										
		X Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	48,500	183,200	231,700		115,965C		
		TPC 04/30/2021 INSPECTED			2024	44,600	183,400	228,000		112,479C		
		TPC 12/27/2017 INSPECTED			2023	29,600	177,100	206,700		107,123C		
		TPC 01/03/2014 INSPECTED			2022	26,100	157,700	183,800		102,022C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WSEP (1 Story) 96 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: 1.75S		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 -5 Effec. Age: 20 Floor Area: 1,716 Total Base New : 308,576 Total Depr Cost: 243,276 Estimated T.C.V: 360,048			E.C.F. X 1.480		Bsmnt Garage: 2 Car Carport Area: Roof:			
Yr Built 2004	Remodeled 2013	Ex	X	Ord		Min	Central Air Wood Furnace			No. of Elec. Outlets			No./Qual. of Fixtures					
Condition: Average		Lg	X	Ord		Small	(12) Electric			Ex.			X	Ord.		Min		
Room List		Doors		Solid	X	H.C.	200 Amps Service			No. of Elec. Outlets			Many		X	Ave.		Few
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			X			Drywall					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			Drywall								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1248 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic								
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
X	Many Avg. Few	X	Large Avg. Small	624 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,455 1,164 2 9,159 7,327 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 100 Feet 1 5,725 4,580 Porches WSEP (1 Story) 240 11,520 9,216 WPP 96 2,805 2,244		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,580 2,864 Door Opener 1 539 431 Class: C Exterior: Pole (Unfinished) Base Cost 1600 38,048 30,438 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276		Total: 213,807 171,030 11,893 5,946 2,523 2,018	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		624 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			Plumbing			Average Fixture(s) 1 1,455 1,164 2 9,159 7,327 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 100 Feet 1 5,725 4,580 Porches WSEP (1 Story) 240 11,520 9,216 WPP 96 2,805 2,244		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,580 2,864 Door Opener 1 539 431 Class: C Exterior: Pole (Unfinished) Base Cost 1600 38,048 30,438 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276		Total: 213,807 171,030 11,893 5,946 2,523 2,018	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,580 2,864 Door Opener 1 539 431 Class: C Exterior: Pole (Unfinished) Base Cost 1600 38,048 30,438 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276		Total: 213,807 171,030 11,893 5,946 2,523 2,018			
X	Gable Hip Flat	X	Gambrel Mansard Shed	624 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			Plumbing			Average Fixture(s) 1 1,455 1,164 2 9,159 7,327 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 100 Feet 1 5,725 4,580 Porches WSEP (1 Story) 240 11,520 9,216 WPP 96 2,805 2,244		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,580 2,864 Door Opener 1 539 431 Class: C Exterior: Pole (Unfinished) Base Cost 1600 38,048 30,438 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276		Total: 213,807 171,030 11,893 5,946 2,523 2,018	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,580 2,864 Door Opener 1 539 431 Class: C Exterior: Pole (Unfinished) Base Cost 1600 38,048 30,438 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276		Total: 213,807 171,030 11,893 5,946 2,523 2,018			
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,580 2,864 Door Opener 1 539 431 Class: C Exterior: Pole (Unfinished) Base Cost 1600 38,048 30,438 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 308,576 243,276		Total: 213,807 171,030 11,893 5,946 2,523 2,018			

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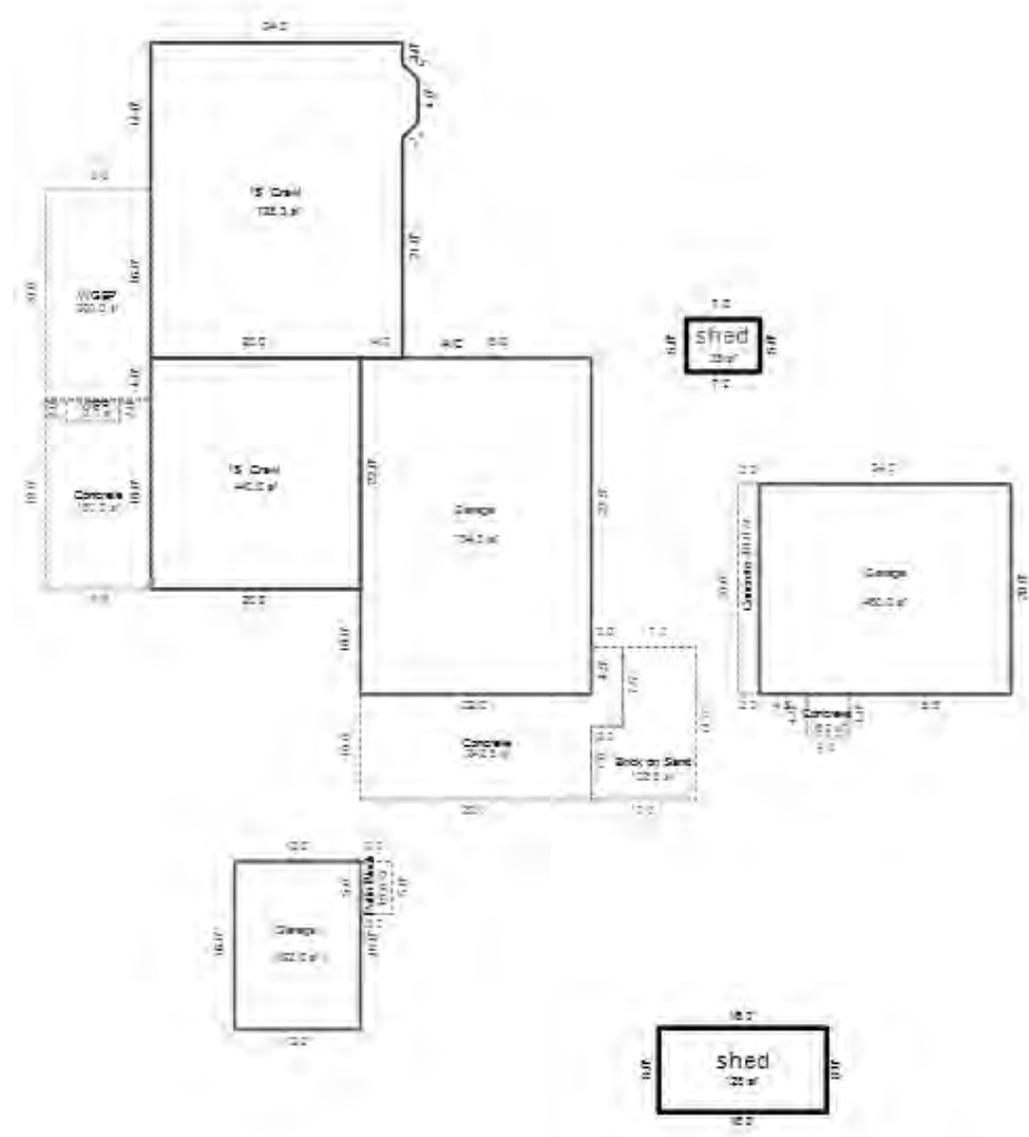
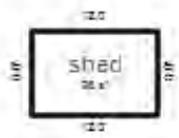
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
THOMAS P GUY JR & BROWN E	BAUER MATTHEW J	345,000	07/18/2024	WD	03-ARM'S LENGTH	2024-01765	PROPERTY TRANSFER	100.0							
GUY THOMAS P SR	THOMAS P GUY JR & BROWN E	0	01/01/2024	OTH	07-DEATH CERTIFICATE	2024-00319	DEED	0.0							
GUY THOMAS P	GUY THOMAS P	0	12/29/2023	QC	15-LADY BIRD	2024-00021	PROPERTY TRANSFER	0.0							
GUY SALLY Y	GUY THOMAS P	0	09/07/2022	OTH	07-DEATH CERTIFICATE	2023-03398	OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
11665 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		07/30/2019		2019-0380	100%						
Owner's Name/Address		P.R.E. 100% 07/18/2024		Addition		06/15/2004		20040196	Complete						
BAUER MATTHEW J 11665 W ROUND LAKE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 345,029 TCV/TFA: 295.40											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4086.4086 ROUND LAKE									
. SEC 7 T22N R8W BEG AT E 1/4 COR TH S 89 DEG 33'45" W 2480.02 FT TH N 0 DEG 54'12" W 250.94 FT TO POB.TH S 56 DEG 53'34" W 1443.56 FT TO SHORE OF ROUND LAKE TH N 19 DEG 21' 03" W ALONG SHORE 106.28 FT, TH N 23 DEG35'33" W ALONG SHORE 43.18 FT TH N 46 DEG 49'38" E 1718.62 FT, TH S 0 DEG 54' 12" E 527.31 TO POB. 10.11A.		X		Public Improvements		* Factors *									
Remove 10% negative road adj. for 2008.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		GROUP A 650/FF		149.00	2952.72	1.0000	0.9960	650	100		96,466
		X		Paved Road		149 Actual Front Feet, 10.10 Total Acres		Total Est. Land Value =						96,466	
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: Brick on Sand		17.76	122	0	0				
		X		Sewer		D/W/P: 4in Concrete		6.87	478	0	0				
		X		Electric		D/W/P: Patio Blocks		15.39	15	0	0				
		X		Gas		Wood Frame		24.64	192	50	2,365				
		X		Curb		Wood Frame		27.27	128	50	1,745				
		X		Street Lights		Residential Local Cost Land Improvements									
		X		Standard Utilities		Description		Rate	Size	% Good	Cash Value				
		X		Underground Utils.		LAND IMPROVE 2500		2,500.00	1	100	2,500				
		X		Topography of Site		Total Estimated Land Improvements True Cash Value =					6,610				
		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	2025	48,200	124,300	172,500			172,500S	
				TPC 05/30/2022		INSPECTED	2024	49,400	124,400	173,800			115,383C		
				TPC 04/30/2021		INSPECTED	2023	32,500	112,900	145,400			109,889C		
				TPC 09/19/2019		INSPECTED	2022	30,500	101,900	132,400			104,657C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type WGEP (1 Story)	Year Built: 2004 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: 704 % 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 1993		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:		150	Amps Service										
		No./Qual. of Fixtures		Ex.	X	Ord.	Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few					
(2) Windows		(7) Excavation		(13) Plumbing			1	Average Fixture(s)							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(3) Roof		(9) Basement Finish		Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support		Notes:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 704 28,174 19,722 Common Wall: 1/2 Wall 1 -1,324 -927 Door Opener 1 539 377 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 19,358 13,551 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 192 9,506 6,654 Built-Ins Appliance Allow. 1 2,727 1,909 Totals: 233,535 163,482											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1168 SF Floor Area = 1168 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										E.C.F. X 1.480		Cls C -5 Blt 1993			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 728															
1 Story Siding Crawl Space 440										Total:		147,698 103,398			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,455 1,018															
Water/Sewer															
1000 Gal Septic 1 4,795 3,356															
Water Well, 100 Feet 1 5,725 4,007															
Porches															
WGEP (1 Story) 200 14,882 10,417															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 704 28,174 19,722															
Common Wall: 1/2 Wall 1 -1,324 -927															
Door Opener 1 539 377															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 480 19,358 13,551															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 192 9,506 6,654															
Built-Ins															
Appliance Allow. 1 2,727 1,909															
Totals: 233,535 163,482															
Notes:															
ECF (4086 ROUND LAKE) 1.480 => TC												241,953			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORRION JULIAN L & RITA F	CORRION JULIAN L & RITA F	0	03/31/2014	QC	09-FAMILY	2014-01106	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CORRION JULIAN L & RITA F 6680 WANITA UTICA MI 48317	MAP #:					
	2025 Est TCV 288,600					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3700	78.00 Acres	3700	100				288,600
78.00 Total Acres							Total Est. Land Value =	288,600

Tax Description	X	Value
SEC 7 T22N R8W NE 1/4 OF NE 1/4. 40 A & SEC 7 T22N R8W SE 1/4 OF NE 1/4 LYING N OF C/L OF ROUND LAKE ROAD. APP 38A. 2012 PARCEL 006-00 & 007-00 COMBINED	X	288,600
Comments/Influences	X	

	X	Electric
		Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

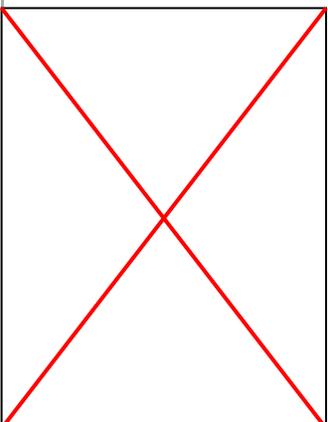
Topography of Site	X	Value
Level	X	
Rolling	X	
Low	X	
High	X	
Landscaped		
Swamp	X	
Wooded	X	
Pond		
Waterfront		
Ravine		
Wetland		
Flood Plain		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	144,300	0	144,300			35,721C
2024	117,000	0	117,000			34,647C
2023	93,600	0	93,600			32,998C
2022	70,200	0	70,200			31,427C

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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.									
AKR LLC	GRASMAN RUSSELL G	1	09/13/2024	WD	21-NOT USED/OTHER	2024-02751	PROPERTY TRANSFER	0.0									
GRASMAN RUSSELL G	GRASMAN RUSSELL G	0	09/13/2024	WD	15-LADY BIRD	204-02752	PROPERTY TRANSFER	0.0									
RAK, LLC	AKR LLC	1	07/28/2010	PTA	23-PART OF REF	2010-03111	PROPERTY TRANSFER	0.0									
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 267,575 TCV/TFA: 232.27									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
GRASMAN RUSSELL G 8650 24TH AVENUE JENISON MI 49428		Public Improvements		* Factors *													
Tax Description		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
SEC 7 T22N R8W (0*1999) BEG N 89 DEG 13'49"E 661.65 FT FROM S 1/4 COR SEC 6 TH N 89 DEG 13'49"E 661.65FT, S 0 DEG 59'44"E 2276.90 FT, N 31 DEG 46'46"W .20 FT, N 67 DEG 01'25"W 300.07 FT, S 77 DEG 43'57"W 65.11 FT, S 69 FT 53'28"W 191.01 FT, S 62 DEG 02'58"W 72.84 FT, N 4 DEG 19'28"W 1353.19 FT, N 0 DEG 57'54"W 914.80 FT TO POB. 32.22A.		X Gravel Road		Residentia PARTOF>20@		\$3700	32.22 Acres	3700	100				119,214				
Comments/Influences		X Paved Road		32.22 Total Acres		Total Est. Land Value =		119,214									
99 SPLIT FROM 008-00 FOR 00		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															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2025		59,600		74,200		133,800		72,079C	
		TPC 05/30/2022		INSPECTED		2024		48,300		67,600		115,900		69,912C			
		TPC 04/30/2021		INSPECTED		2023		41,900		65,500		107,400		66,583C			
		TPC 05/06/2018		INSPECTED		2022		29,000		60,200		89,200		63,413C			

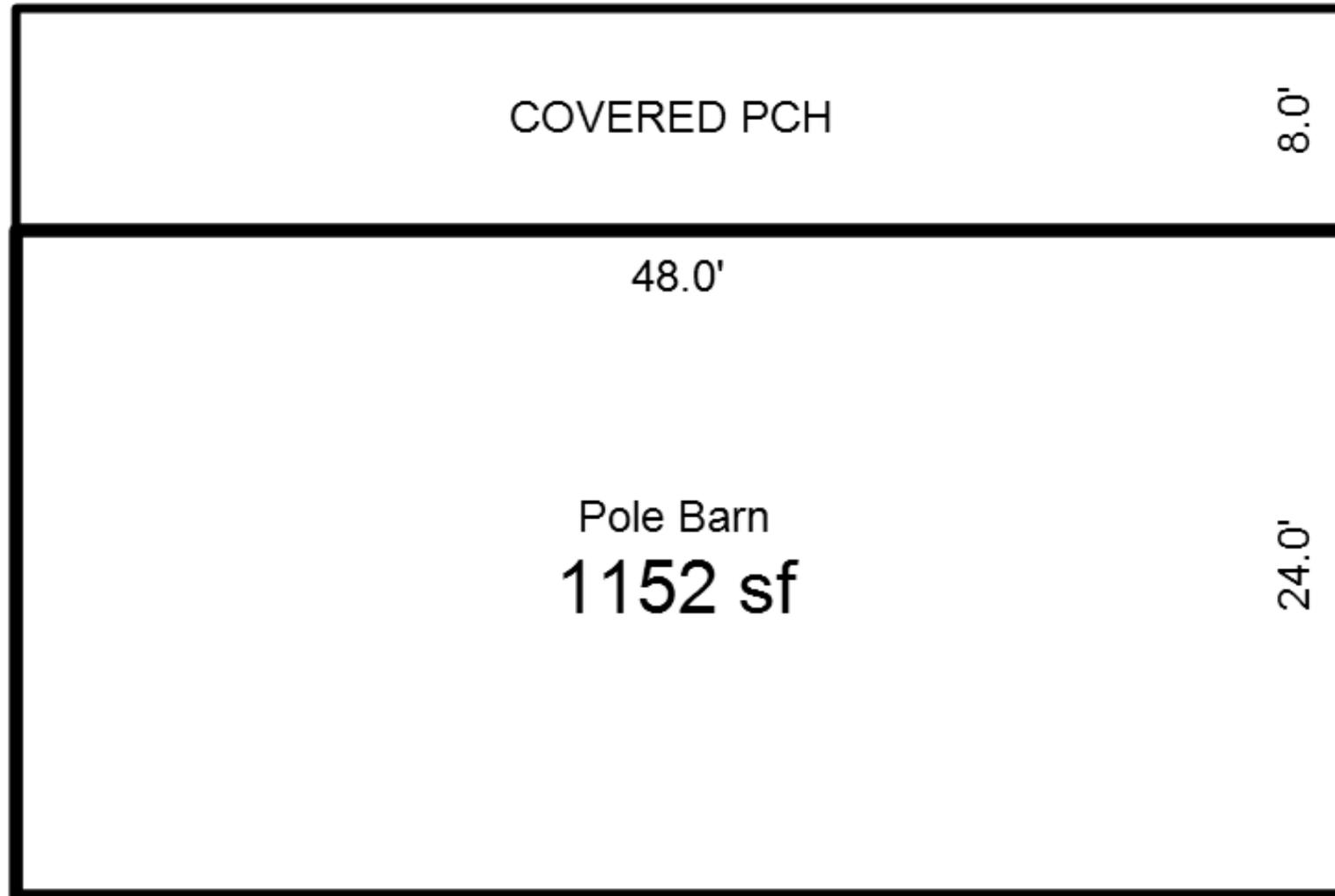


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 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											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 2000		Remodeled 0		Ex	Ord	X	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:		150	Amps Service											
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few						
(2) Windows		(7) Excavation		(13) Plumbing			1	Average Fixture(s)								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			1	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		(10) Floor Support												
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: Metal															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C		Blt 2000				
(11) Heating System: Wall/Floor Furnace										Ground Area = 1152 SF		Floor Area = 1152 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
1 Story Siding Slab 1,152										Total:		144,616		115,693		
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1 1,455 1,164		
Water/Sewer										1000 Gal Septic		1 4,795		3,836		
Water Well, 100 Feet										1 5,725		4,580				
Porches										CCP (1 Story)		384 9,274		7,419		
Built-Ins										Appliance Allow.		1 2,727		2,182		
Totals:										168,592		134,874				
Notes:										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		148,361				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
POSHADLO ROBERT M & ALLIS	POSHADLO ROBERT M & ALLIS	1	08/05/2014	QC	21-NOT USED/OTHER	2014-03563	DEED	0.0				
AKR LLC	POSHADLO ROBERT M & ALLIS	115,000	07/30/2012	WD	03-ARM'S LENGTH	2012-02584	PROPERTY TRANSFER	100.0				
RAK, LLC	AKR LLC	0	07/28/2010	PTA	23-PART OF REF	2010-03111	PROPERTY TRANSFER	0.0				
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11181 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		08/09/2016		2016-0351	100%			
Owner's Name/Address		P.R.E. 100% 07/10/2018		MANUFACTURED		11/29/2012		2012-0630	100%			
POSHADLO ROBERT M & ALLISON F 11181 W ROUND LAKE RD LAKE CITY MI 49651		MAP #:		Garage		09/11/2012		2012-0467	100%			
Tax Description		2025 Est TCV 586,305 TCV/TFA: 294.33										
A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE TOWNSHIP, MISSAUKEE COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS; PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, T22N, R8W, DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST 1/4 OF SAID SECTION 7; THENCE S89.31'04"W, 662.81 (PREVIOUSLY RECORDED AS 663.08 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE S00"57'45"E, 1321.81 FEET TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 7; THENCE S89"37'44"W, 1989.60 FEET ALONG SAID SOUTH 1/8 LINE TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7; THENCE N00"56'45"W, 1317.94 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 66 - 120	\$3700	69.57	Acres	3700	100			257,409
				69.57 Total Acres Total Est. Land Value = 257,409								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Ren. Conc.	7.24	239	50	865				
				D/W/P: 4in Concrete	6.39	1335	50	4,265				
				D/W/P: 4in Concrete	6.39	107	50	342				
				D/W/P: 4in Concrete	6.39	774	50	2,473				
				Total Estimated Land Improvements True Cash Value = 7,945								
		Topography of Site										
		Level										
		X	Rolling									
		X	Low									
		X	High									
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	128,700	164,500	293,200		146,042C		
		TPC 04/30/2021 INSPECTED			2024	97,400	141,700	239,100		141,651C		
		TPC 12/27/2017 INSPECTED			2023	83,500	128,100	211,600		134,906C		
		JWV 10/13/2016 INSPECTED			2022	69,600	109,300	178,900		128,482C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 208 480 384	Type CSEP (1 Story) WPP Roof Cover Onl	Year Built: 2013 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: 672 % 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: CD Effec. Age: 10 Floor Area: 1,992 Total Base New : 324,197 Total Depr Cost: 291,774 Estimated T.C.V: 320,951			E.C.F. X 1.100		Bsmnt Garage:			
	Building Style: BOCA/STATE	Drywall Paneled	Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013 (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1992 SF Floor Area = 1992 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					Carpport Area: Roof:			
	Yr Built 2013	Remodeled 0	Trim & Decoration		0 Amps Service			No./Qual. of Fixtures								
	Condition: Average	Ex	Ord	Min	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 3 Bedrooms	Doors	Solid	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,848 1 Story Siding Slab 144 Total: 211,941 190,745								
	(1) Exterior	(5) Floors			Kitchen: Other: Other:			Other Additions/Adjustments								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Basement, Outside Entrance, Below Grade			Plumbing								
	Insulation	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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								
	(2) Windows	(8) Basement			Basement, Outside Entrance, Below Grade			Water/Sewer								
	Many Avg. Few	Basement: 0 S.F. Crawl: 1848 S.F. Slab: 144 S.F. Height to Joists: 0.0			Basement, Outside Entrance, Below Grade			1000 Gal Septic Water Well, 100 Feet								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Basement, Outside Entrance, Below Grade			Porches								
	(3) Roof	(10) Floor Support			Basement, Outside Entrance, Below Grade			CSEP (1 Story) WPP								
	Gable Hip Flat	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Basement, Outside Entrance, Below Grade			Garages								
	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Basement, Outside Entrance, Below Grade			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,454 Common Wall: 1 Wall 1 -2,476 -2,228 Class: CD Exterior: Pole (Unfinished) Base Cost 2410 51,309 46,178 Built-Ins Appliance Allow. 1 1,906 1,715 Deck w/Roof (Roof portion) 384 5,245 4,720								
	Asphalt Shingle	(14) Water/Sewer			Basement, Outside Entrance, Below Grade			Deck w/Roof (Roof portion) 384 5,245 4,720								
	Chimney:	Lump Sum Items:			Basement, Outside Entrance, Below Grade			<<<< 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.
SCOTT ARTHUR & SHANON	SCOTT ARTHUR W & SHANNON	0	07/22/2014	QC	15-LADY BIRD	2014-03620	DEED	0.0
POSHADLO ROBERT M & ALLIS	SCOTT ARTHUR & SHANON	100	10/03/2012	QC	09-FAMILY	2012-05321 QD	PROPERTY TRANSFER	100.0
AKR LLC	POSHADLO ROBERT M & ALLIS	115,000	07/30/2012	WD	03-ARM'S LENGTH	2012-02584	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11365 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	11/29/2012	2012-0631	100%

Owner's Name/Address	MAP #:
SCOTT SHANNON A 11365 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 267,037 TCV/TFA: 143.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
SEC 7 T22N R8W (0*2012) BEG S 89 DEG 31'04"W 1657.42 FT & N 0 DEG 57'17"W 122 FT FROM E 1/4 COR, TH S 89 DEG 31'04"W 256.81 FT, N 0 DEG 56'37"W 245.24 FT, N 62 DEG 02'58"E 77.87 FT, N 69 DEG 53'28"E 191.01 FT, N 77 DEG 43'57"E 65.12 FT, S 0 DEG 56'56"E 358.62 FT, S 89 DEG 31'04"W 56.88 FT TO POB. 2A. SPLIT FROM 009-007-009-00 ON 10/11/2012 COMBINE ON 09/28/2012 WITH 009-007-009-07 009-007-009-14, 009-007-009-21, 009-007-009-28 INTO 009-007-009-00; SEC 7 T22N R8W (0*1999) BEG S 89 DEG	X		

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road		A 200' @ 90/FF	313.69	277.73	0.8936	0.9128	90	100		23,028	
Gravel Road		314 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value =	23,028

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,500	122,000	133,500			61,814C
2024	11,500	104,700	116,200			59,956C
2023	9,000	100,400	109,400			57,101C
2022	7,800	86,600	94,400			54,382C

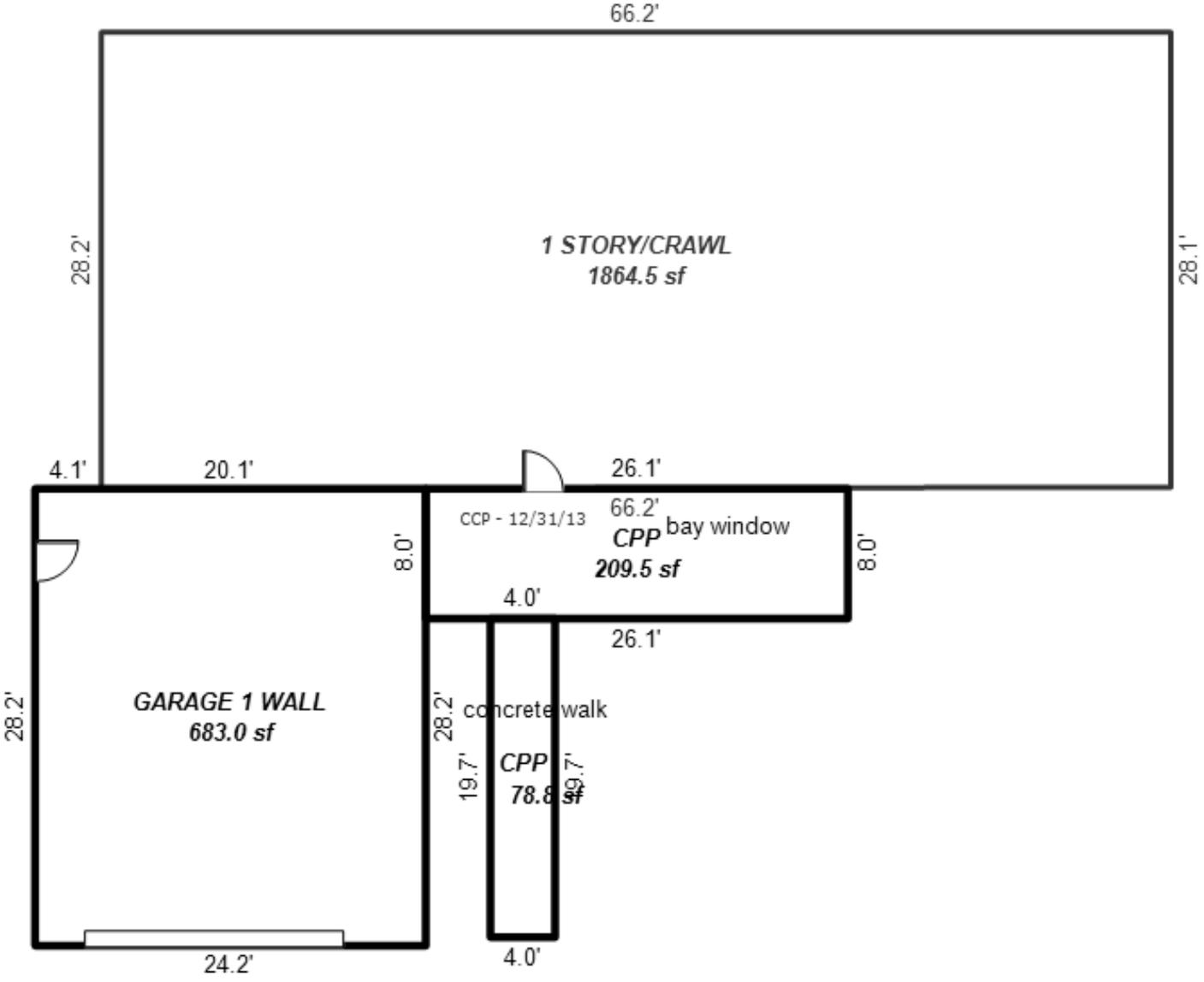
Who	When	What
TPC	12/27/2017	INSPECTED
TPC	01/03/2014	INSPECTED
TPC	08/12/2013	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	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 209	Type CCP (1 Story)	Year Built: 2013 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: 683 % Good: 0 Storage Area: 0 No Conc. Floor: 0	209	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 No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 1,864 Total Base New : 245,516 Total Depr Cost: 220,963 Estimated T.C.V: 243,059
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD			Blt 2013					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1864 SF			Floor Area = 1864 SF.					
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		0 Amps Service			1 Story Siding Crawl Space			1,864			Total: 204,692 184,222					
BOCA/STATE		Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
Yr Built 2013		Lg Ord Small		Many Ave. Few			Water/Sewer			1000 Gal Septic			1 1,212 1,091					
Remodeled 0		Doors Solid H.C.		(13) Plumbing			Porches			Water Well, 100 Feet			1 4,485 4,036					
Condition: Average		(5) Floors		1 Average Fixture(s)			Garages			Solar Water Heat			1 5,560 5,004					
Room List		Kitchen: Other: Other:		1 3 Fixture Bath			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			No Plumbing			Base Cost 683 24,745 22,270					
Basement		(6) Ceilings		2 Fixture Bath			Ceramic Tile Floor			Extra Toilet			Common Wall: 1 Wall 1 -2,476 -2,228					
1st Floor		No. of Elec. Outlets		2 Fixture Bath			Ceramic Tile Wains			Extra Sink			Door Opener 1 478 430					
2nd Floor		Many Ave. Few		Softener, Auto			Ceramic Tub Alcove			CCP (1 Story) 209 4,914 4,423			Built-Ins					
Bedrooms		Insulation		Softener, Manual			Vent Fan			Appliance Allow. 1 1,906 1,715			Notes:					
(1) Exterior		(7) Excavation		No Plumbing			Lump Sum Items:			Totals: 245,516 220,963			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 243,059					
Wood/Shingle		Basement: 0 S.F.		Extra Toilet														
Aluminum/Vinyl		Crawl: 1864 S.F.		Extra Sink														
Brick		Slab: 0 S.F.		Separate Shower														
Insulation		Height to Joists: 0.0		Ceramic Tile Floor														
(2) Windows		(8) Basement		Ceramic Tile Wains														
Many Avg. Few		Conc. Block		Ceramic Tub Alcove														
Large Avg. Small		Poured Conc.		Vent Fan														
Wood Sash		Stone																
Metal Sash		Treated Wood																
Vinyl Sash		Concrete Floor																
Double Hung		(9) Basement Finish																
Horiz. Slide Casement		Recreation SF																
Double Glass		Living SF																
Patio Doors		Walkout Doors (B)																
Storms & Screens		No Floor SF																
(3) Roof		Walkout Doors (A)																
Gable		1 1000 Gal Septic																
Hip		1 2000 Gal Septic																
Flat		Asphalt Shingle																
Gambrel		Chimney:																
Mansard		Joists: Unsupported Len: Cntr.Sup:																
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.
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	1	06/15/2021	WD	09-FAMILY	2021-02155	PROPERTY TRANSFER	0.0
THOMAS BERNARD JR & ELAIN	LEZMAN SCOTT	149,000	08/31/2020	WD	03-ARM'S LENGTH	2020-02531	PROPERTY TRANSFER	100.0
		81,000	06/01/1999	WD	33-TO BE DETERMINED	329:976	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11095 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/02/2022	2022-0337	100%

Owner's Name/Address	MAP #:
LEZMAN PROPERTIES LLC 3650 38TH ST HAMILTON MI 49419	2025 Est TCV 162,472 TCV/TFA: 211.55

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 7 T22N R8W (0*1999) BEG S 89 DEG 31'04"W 331.54 FT FROM E 1/4 COR TH S 0 DEG 57'54"E 1322.45 FT, S89 DEG 37'44"W 331.6 FT, N 0 DEG 57'45"W 1349.9 FT, S 77 DEG 27'24"E 82.63 FT, S 83 DEG 44'23"E 43.78 FT, N 89 DEG 58'38"E 207.78 FT, S 0 DEG 57'54"E 2.66 FT TO POB. 10.12A.	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>Residentia 8 - 17</td> <td>@\$5000</td> <td>10.12 Acres</td> <td>5000</td> <td>100</td> <td></td> <td></td> <td></td> <td>50,600</td> </tr> <tr> <td colspan="8">10.12 Total Acres Total Est. Land Value =</td> <td>50,600</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$5000	10.12 Acres	5000	100				50,600	10.12 Total Acres Total Est. Land Value =								50,600
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
Residentia 8 - 17	@\$5000	10.12 Acres	5000	100				50,600																						
10.12 Total Acres Total Est. Land Value =								50,600																						

Comments/Influences	Public Improvements	Topography of Site
99 SPLIT FROM 009-00 FOR 00 1823909 \$179,900 WITH 3 PARCELS: HUNTER'S DREAM!!! 3 LOTS TOTALING 64+ ACRES OF MIXED HARDWOODS AND PINES WITH TRAILS	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Level X Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain

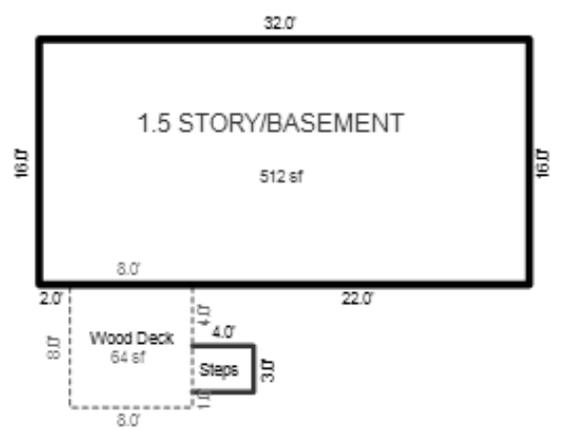
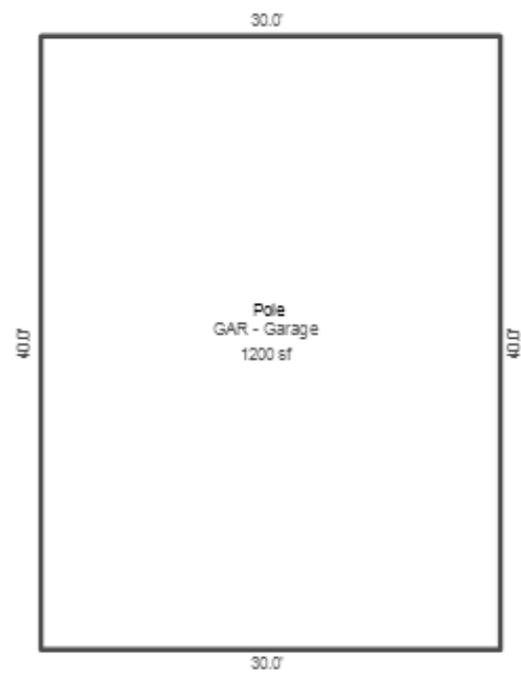
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	25,300	55,900	81,200			59,507C
2024	15,200	48,000	63,200			57,718C
2023	14,200	47,100	61,300			54,970C
2022	10,100	33,800	43,900			42,353C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64	Type Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced 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: 1.5S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 2000 202		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:			150	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									
		(7) Excavation			(13) Plumbing												
		Basement: 512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average	Fixture(s)										
		(8) Basement			1	3	Fixture Bath										
X	Many Avg. Few	X	Large Avg. Small		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
		(3) Roof			Lump Sum Items:												
	Gable Hip Flat	X	Gambrel Mansard Shed		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 1.5S										Cls	D	Blt	2000				
(11) Heating System: Wall/Floor Furnace										Ground Area = 512 SF		Floor Area = 768 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story										Siding	Basement	512					
Other Additions/Adjustments										Total:			87,626	70,099			
Basement, Outside Entrance, Below Grade										1			1,798	1,438			
Plumbing																	
Average Fixture(s)										1			1,010	808			
Water/Sewer																	
1000 Gal Septic										1			4,203	3,362			
Deck																	
Treated Wood										64			1,911	1,873	*		
Built-Ins																	
Appliance Allow.										1			1,615	1,292			
Garages																	
Class: C Exterior: Pole (Unfinished)																	
Base Cost										1200			28,536	22,829			
Local Cost Items																	
GENERATOR										1			1	1	*		
Notes:										Totals:			126,700	101,702			
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:														111,872			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	1	06/15/2021	WD	09-FAMILY	2021-02155	PROPERTY TRANSFER	0.0
THOMAS BERNARD JR & ELAIN	LEZMAN SCOTT	149,000	08/31/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02531	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE 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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LEZMAN PROPERTIES LLC 3650 38TH ST HAMILTON MI 49419	2025 Est TCV 39,960
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia PARTOF>80@	\$3700	10.80 Acres	3700	100				39,960
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		10.80 Total Acres	Total Est. Land Value =					39,960
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Tax Description	X	Dirt Road
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SEC 7 T22N R8W (0*1999) BEG AT E 1/4 COR TH S 0 DEG 58'04"E 1323.09 FT, S 89 DEG 37'44"W 331.6 FT, NO DEG 57'54"W 1325.11 FT, N 89 DEG 58' 36"E 331.57 FT TO POB. 10.08A.	X	Gravel Road
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	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
--	---	-------------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2025	20,000	0	20,000			12,276C
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2024	16,200	0	16,200			11,907C
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2023	15,100	0	15,100			11,340C
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2022	10,800	0	10,800			10,800S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEZMAN SCOTT J	LEZMAN PROPERTIES LLC	1	03/23/2023	WD	21-NOT USED/OTHER	2023-00774	DEED	0.0
CARLSTROM R & CARPENTER K	LEZMAN SCOTT J	170,000	10/15/2021	WD	03-ARM'S LENGTH	2021-03539	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/01/2024 Qual. Fr. PA 42					
LEZMAN PROPERTIES LLC 3650 38TH ST HAMILTON MI 49419	MAP #:					
	2025 Est TCV 250,000					

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
Tax Description	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 7 T22N R8W S 1/2 OF SE 1/4. 80A.				Residentia 66 - 120	\$3700	60.00	Acres	3700	100			222,000
Comments/Influences				Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
				80.00 Total Acres		Total Est. Land Value =						250,000

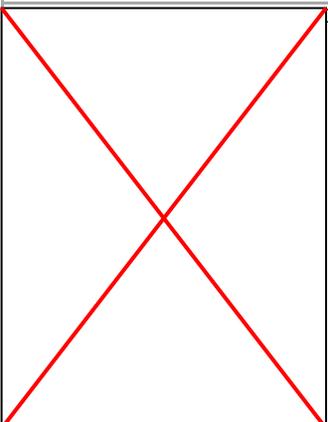
	X			Topography of Site				
	X			Level				
				Rolling				
				Low				
				High				
				Landscaped				
				Swamp				
	X			Wooded				
				Pond				
				Waterfront				
				Ravine				
	X			Wetland				
				Flood Plain				
	X			PRIVATE RD				

	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2025	125,000	0	125,000			86,387C
	2024	98,000	0	98,000			83,790C
	2023	86,000	0	86,000			79,800C
	2022	76,000	0	76,000			76,000S

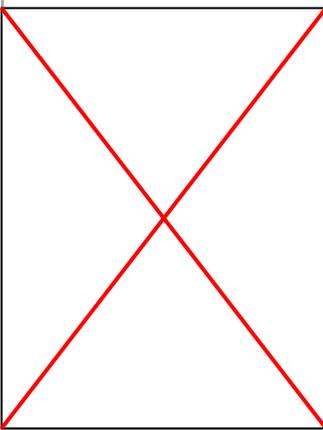
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	98,000	0	98,000			83,790C
TPC 12/27/2017	INSPECTED		2023	86,000	0	86,000			79,800C
			2022	76,000	0	76,000			76,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
NEAR MARK & JUDY	CARMER MATTHEW	30,000	09/23/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02426	PROPERTY TRANSFER	100.0					
TARCHALA JOHN & LINDA TRU	NEAR MARK & JUDY	10,000	07/27/2018	WD	03-ARM'S LENGTH	2018-02470	PROPERTY TRANSFER	100.0					
TARCHALA JOHN M & LINDA	TARCHALA JOHN & LINDA TRU	0	10/08/2015	WD	09-FAMILY	2015-03417	PROPERTY TRANSFER	0.0					
CARLSTROM ROBERT III	TARCHALA JOHN M & LINDA (	25,000	11/04/2005	WD	03-ARM'S LENGTH	05-0/4408	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 10/03/2024									
Owner's Name/Address		MAP #:		2025 Est TCV 19,825									
CARMER MATTHEW 1991 SEELEY RD CADILLAC MI 49601		Improved	X	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
Tax Description		Public Improvements		* Factors *		EASEMENT DIVIDES							
SEC 7 T22N R8W (0*1999) BEG AT SW COR OF SEC 7 TH N 01DEG 19'20"W 286 FT, N 88 DEG 36'51"E 38.10 FT, S 27 DEG 10'34"E 94.77 FT, S 39 DEG 58'08"E 160.10 FT, N 38 DEG 42' 34"E 112.15 FT, S 49 DEG 34'53"E 39.89 FT, N 38 DEG 42'34" E 264.03 FT, S 47 DEG 17'35"E 35.49 FT, S 38 DEG 43'31"W 447.49 FT, S 89 DEG 47'46"W 80.72 FT, N 89D 18' 51" W TO W LINE SEC 18, N 0 DEG 57'07"W 24.66 FT TO POB. 1.39A. PCL F		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GROUP A 650/FF	35.001729.95	1.0000	0.8714	650	100	19,825		
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utilis.		35 Actual Front Feet, 1.39 Total Acres		Total Est. Land Value =				19,825		
		Topography of Site											
		Level											
		Rolling											
		X	Low										
		High											
Landscaped													
Swamp													
Wooded													
Pond													
X	Waterfront												
Ravine													
Wetland													
Flood Plain													
X	SEASONAL RD				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2025	9,900	0	9,900				9,900S		
TPC 04/30/2021 INSPECTED				2024	3,800	0	3,800		3,800A		2,756C		
TPC 12/27/2017 INSPECTED				2023	3,800	0	3,800				2,625C		
TPC 04/18/2016 INSPECTED				2022	2,500	0	2,500				2,500S		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TARCHALA JOHN & LINDA TRU	CARMER MATTHEW ERIC	345,000	06/13/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01883	PROPERTY TRANSFER	100.0				
TARCHALA JOHN M & LINDA	TARCHALA JOHN & LINDA TRU	0	10/08/2015	WD	09-FAMILY	2015-03417	PROPERTY TRANSFER	0.0				
WILLIAMS DEVELOPMENT LLC	TARCHALA, JOHN M &	118,000	04/16/2004	WD	20-MULTI PARCEL SALE REF	04-0/1643	DEED	100.0				
		118,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2309	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/15/2005								
Owner's Name/Address		MAP #:		2025 Est TCV 58,020								
CARMER MATTHEW ERIC 1991 SEELEY RD CADILLAC MI 49601		Improved	X	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
Tax Description		Public Improvements		* Factors *								
SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 210.72 FT FROM SW COR SEC 7 TH N 38 DEG 43'31"E 413.37 FT, S 38 DEG 57'17"E 76.77 FT, S 45 DEG 56' 33"E 75.33 FT, S 38 DEG 43'31"W 288.83 FT, S 86 DEG 40'47"W 201.99 FT, N 38 DEG 43'31"E 34.12 FT TO POB. 1.27A. PCL G		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		GROUP A 650/FF 152.00 363.95 0.9950 0.5902 650 100		152 Actual Front Feet, 1.27 Total Acres		Total Est. Land Value =		58,020		58,020
2016- A FLOATING BOG EXISTED ON THE NW SIDE OF THE LAKE FOR AT LEAST 100 YEARS. THE BOG BROKE LOSE AND MOVED TO THE SE TIME FRAME OF E GAP BETWEEN BUT HAS BEEN E PAST SEVERAL LA.		Topography of Site										
		Level										
		X	Rolling									
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain										
		X SEASONAL RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2025	29,000	0	29,000		8,922C		
		TPC 04/30/2021 INSPECTED		2024	11,400	0	11,400			8,654C		
		TPC 12/27/2017 INSPECTED		2023	11,400	0	11,400			8,242C		
		TPC 04/18/2016 INSPECTED		2022	9,500	0	9,500			7,850C		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARCHALA JOHN & LINDA TRU	CARMER MATTHEW ERIC	345,000	06/13/2019	WD	03-ARM'S LENGTH	2019-01883	PROPERTY TRANSFER	100.0
TARCHALA JOHN M & LINDA	TARCHALA JOHN & LINDA TRU	0	10/08/2015	WD	09-FAMILY	2015-03417	PROPERTY TRANSFER	0.0
WILLIAMS DEVELOPMENT LLC	TARCHALA, JOHN M &	118,000	04/16/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/1643	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1991 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/05/2004	20040397	Complete
	P.R.E. 100% 08/02/2019					

Owner's Name/Address	MAP #:	2025 Est TCV 520,282 TCV/TFA: 286.50
CARMER MATTHEW ERIC 1991 SEELEY RD CADILLAC MI 49601		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE																											
SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 403.69 FT FROM SW COR, N 38 DEG 43'31"E 268.6 FT, S 73 DEG04'34"E 80.78 FT, S 66 DEG 37'59"E 77.78 FT, S 83 DEG 48'28"E 626.19 FT, S 0 DEG 02'53"W 131.84 FT, N 76 DEG 15'55"W 200.31 FT, S 89 DEG 44'30"W 601.23 FT, S83 DEG 57'W 134.09 FT S 84 DEG 12'07"W 22.76 FT, N 38 DEG 43'31"E 20.23 FT TO POB. 2.85A.	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 650/FF</td> <td>156.00</td> <td>795.81</td> <td>0.9886</td> <td>0.7177</td> <td>650</td> <td>100</td> <td></td> <td>71,941</td> </tr> <tr> <td colspan="8">156 Actual Front Feet, 2.85 Total Acres</td> <td>Total Est. Land Value = 71,941</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 650/FF	156.00	795.81	0.9886	0.7177	650	100		71,941	156 Actual Front Feet, 2.85 Total Acres								Total Est. Land Value = 71,941
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
GROUP A 650/FF	156.00	795.81	0.9886	0.7177	650	100		71,941																							
156 Actual Front Feet, 2.85 Total Acres								Total Est. Land Value = 71,941																							
	X	Public Improvements		<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wd, Split, 2 Rail</td> <td>16.25</td> <td>50</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>480</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p style="text-align: center;">Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> </tbody> </table> <p style="text-align: right;">Total Estimated Land Improvements True Cash Value = 950</p>	Description	Rate	Size	% Good	Cash Value	Fencing: Wd, Split, 2 Rail	16.25	50	0	0	D/W/P: 4in Ren. Conc.	8.06	480	0	0	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950		
Description	Rate	Size	% Good	Cash Value																											
Fencing: Wd, Split, 2 Rail	16.25	50	0	0																											
D/W/P: 4in Ren. Conc.	8.06	480	0	0																											
Description	Rate	Size	% Good	Cash Value																											
LAND IMPROVE 1000	1,000.00	1	95	950																											

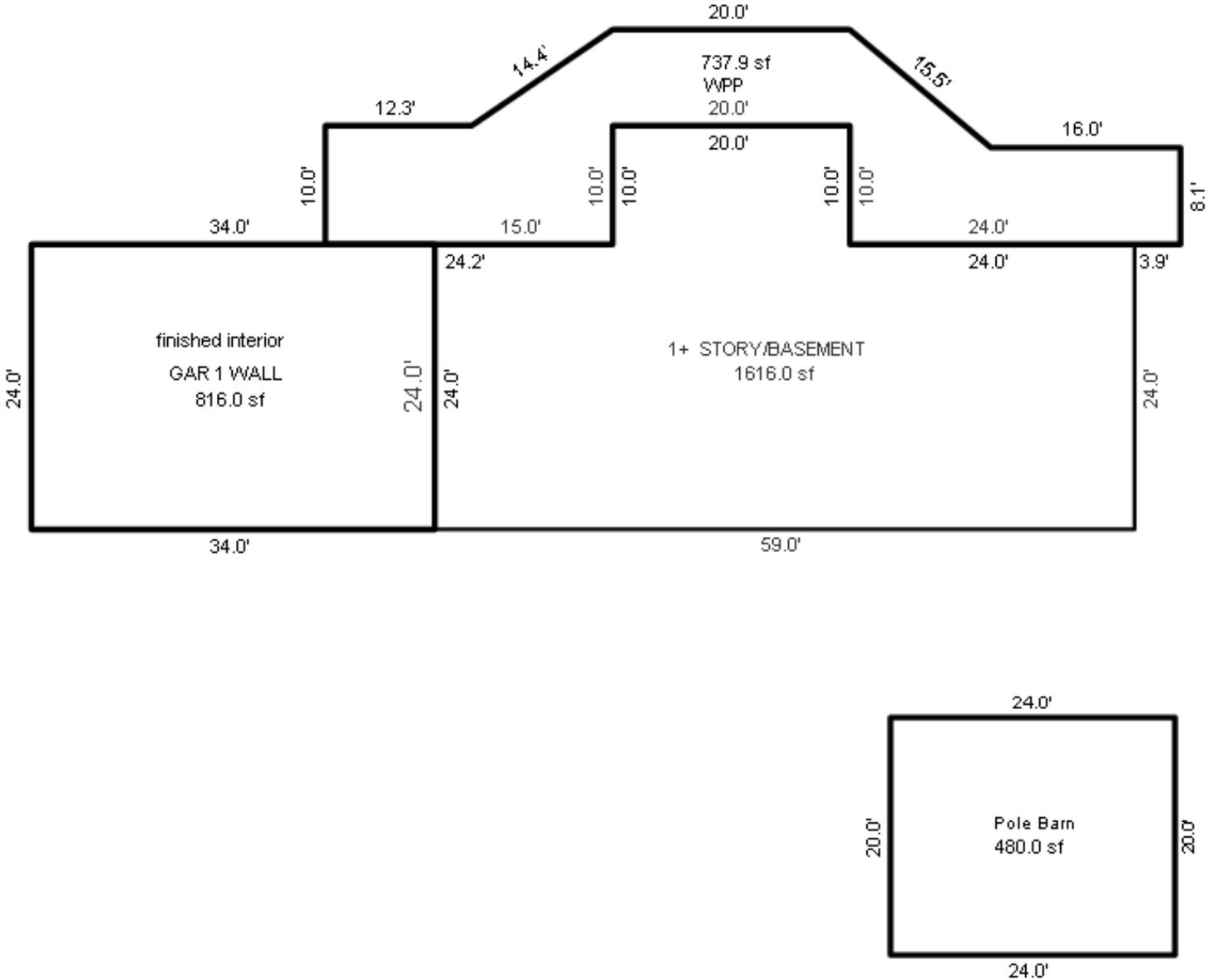
Comments/Influences	Topography of Site
269-506-7524 2016- A FLOATING BOG EXISTED ON THE NW	<ul style="list-style-type: none"> <li>X Rolling</li> <li>X Low</li> <li>X High</li> <li>X Landscaped</li> <li>X Swamp</li> <li>Wooded</li> <li>Pond</li> <li>X Waterfront</li> <li>Ravine</li> <li>X Wetland</li> <li>Flood Plain</li> <li>X SEASONAL RD</li> </ul>

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	36,000	224,100	260,100			199,375C
2024	11,700	224,300	236,000			193,381C
2023	11,700	214,100	225,800			184,173C
2022	9,800	192,900	202,700			175,403C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 2 Direct-Vented Ga	Area 737	Type WPP	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.480		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 5 Blt 2004			
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1616 SF Floor Area = 1816 SF.						
Condition: Average		Lg		X	Ord		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 2 3 Fixture Bath			1 Story Siding Basement 1,616						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				2 3 Fixture Bath			200						
(2) Windows		(7) Excavation		Basement: 1616 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			1 Story Siding Overhang			Total: 254,839 203,873			
X	Many Avg. X Few		Large Avg. Small	Basement			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1600 30,496 24,397			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1 1,455 1,164			
(3) Roof		(9) Basement Finish		1600 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1 4,795 3,836			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1 1000 Gal Septic 2000 Gal Septic			Garages			1 5,725 4,580			
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			816 37,781 30,225			
Chimney:		Joists: Unsupported Len: Cntr.Sup:								Base Cost Common Wall: 1 Wall Door Opener Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas			1 539 431 480 14,515 11,612 1 2,727 2,182 2 5,957 4,766			

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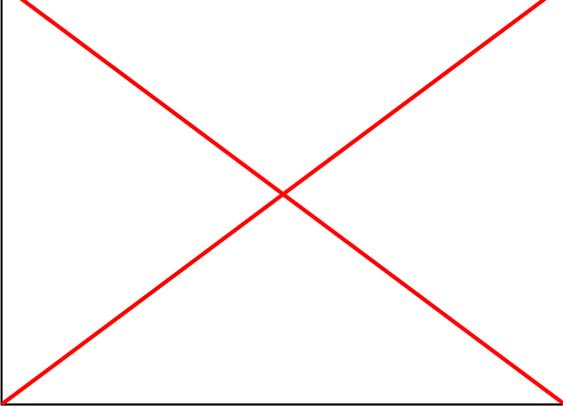
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURNS ROBERT L & JUDITH M	BURNS ROBERT & JUDITH M T	0	10/24/2019	QC	09-FAMILY	2019-03424	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1933 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/29/2005	20050206	Complete
Owner's Name/Address	P.R.E. 100% 02/03/2004		New House	/ /	20020457	Complete
BURNS ROBERT & JUDITH M TRUST 1933 S SEELEY RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 452,599 TCV/TFA: 332.79					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
SEC 7 T22N R8W BEG N 01 DEG 11'W 286 FT FROM SW COR SEC7 TH N 01 DEG 11'W 131.42 FT, N 36 DEG 47'20"E 214.66 FT, S 57 DEG 51'02"E 179.08 FT, S 38 DEG 49'W 264 FT, S 88 DEG 49'W 112 FT TO POB. 1.12A.	X	Dirt Road		GROUP A 650/FF	179.00	272.55	0.9552	0.5490	650	100	61,014
Comments/Influences	X	Gravel Road		179 Actual Front Feet, 1.12 Total Acres Total Est. Land Value = 61,014							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 4in Ren. Conc.	8.06	2480	0	0			
		Water		D/W/P: Crushed Rock	2.24	1500	0	0			
		Sewer		Fencing: Wire Mesh, #9	3.74	2400	0	0			
		Electric		Metal Prefab	17.65	120	50	1,059			
		Gas		Residential Local Cost Land Improvements							
		Curb		Description	Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVE 10000	10,000.00	1	100	10,000			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 11,059							
		Underground Utils.									

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	30,500	195,800	226,300			67,897C
X Rolling	2024	44,800	195,900	240,700			65,856C
X Low	2023	26,900	187,200	214,100			62,720C
X High	2022	25,100	169,100	194,200			59,734C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD							

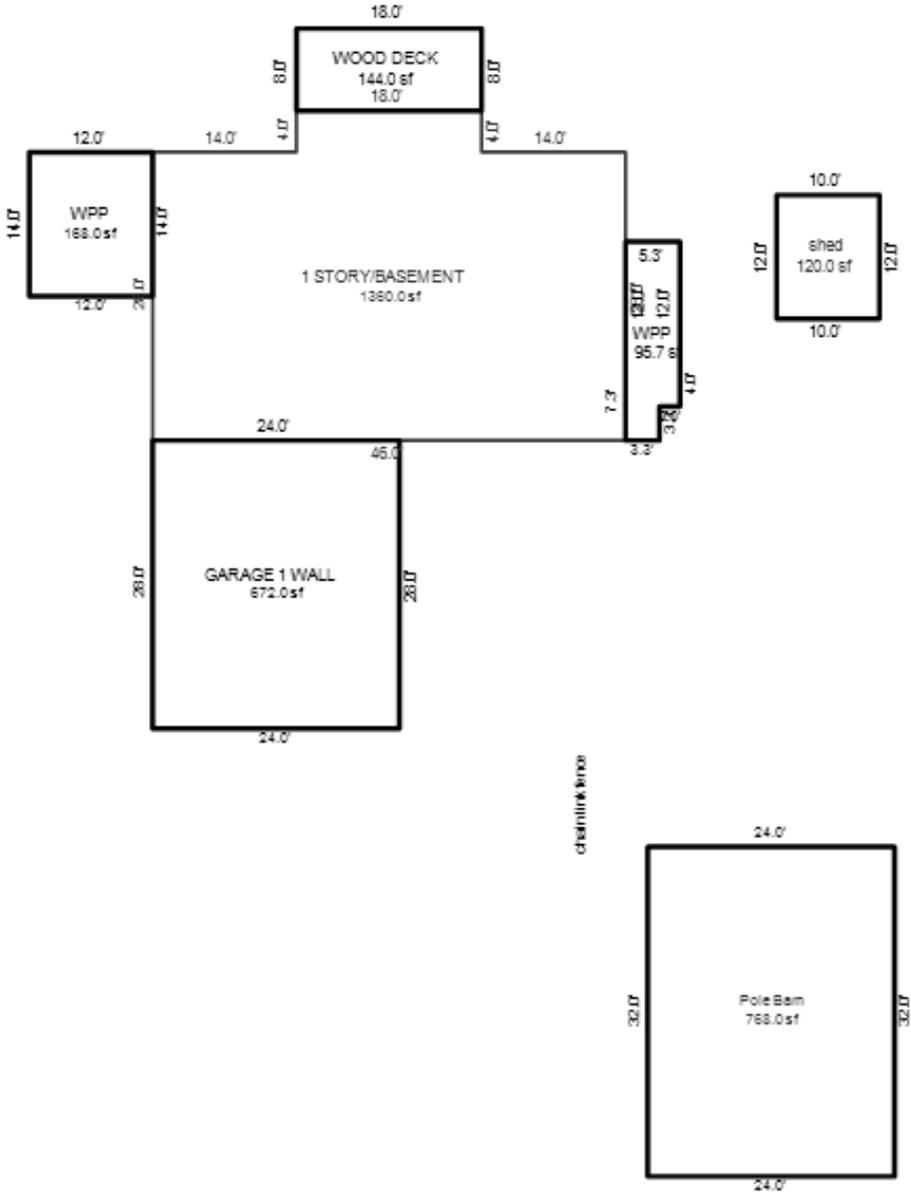


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 95 144	Type WPP WPP Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Doors		Solid X H.C.																				
Building Style: 1S				Ex X Ord		Min				Lg X Ord		Small																						
Yr Built 2003	Remodeled 0																																	
Condition: Average																																		
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min																				
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(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																				
(2) Windows		Many Avg. X Avg. Few Small		(7) Excavation		Basement: 1360 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:																						
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		680 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																						
(3) Roof		X Gable X Hip X Flat		Gambrel Mansard Shed																														
X Asphalt Shingle																																		
Chimney:																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1360 SF Floor Area = 1360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,360</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>215,043</td> <td>182,797</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,360			Total:				215,043	182,797	E.C.F. X 1.480		Cls C 10 Blt 2003	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Basement	1,360																															
Total:				215,043	182,797																													
Other Additions/Adjustments Recreation Room 680 12,961 11,017 Basement, Outside Entrance, Above Grade 1 1,844 1,567 Plumbing Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893 Water/Sewer 1000 Gal Septic 1 4,795 4,076 Water Well, 100 Feet 1 5,725 4,866 Porches WPP 168 4,081 3,469 WPP 95 2,799 2,379 Deck Treated Wood 144 3,292 2,798 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 23,179 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 1 539 458 Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,010 15,308 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																		

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



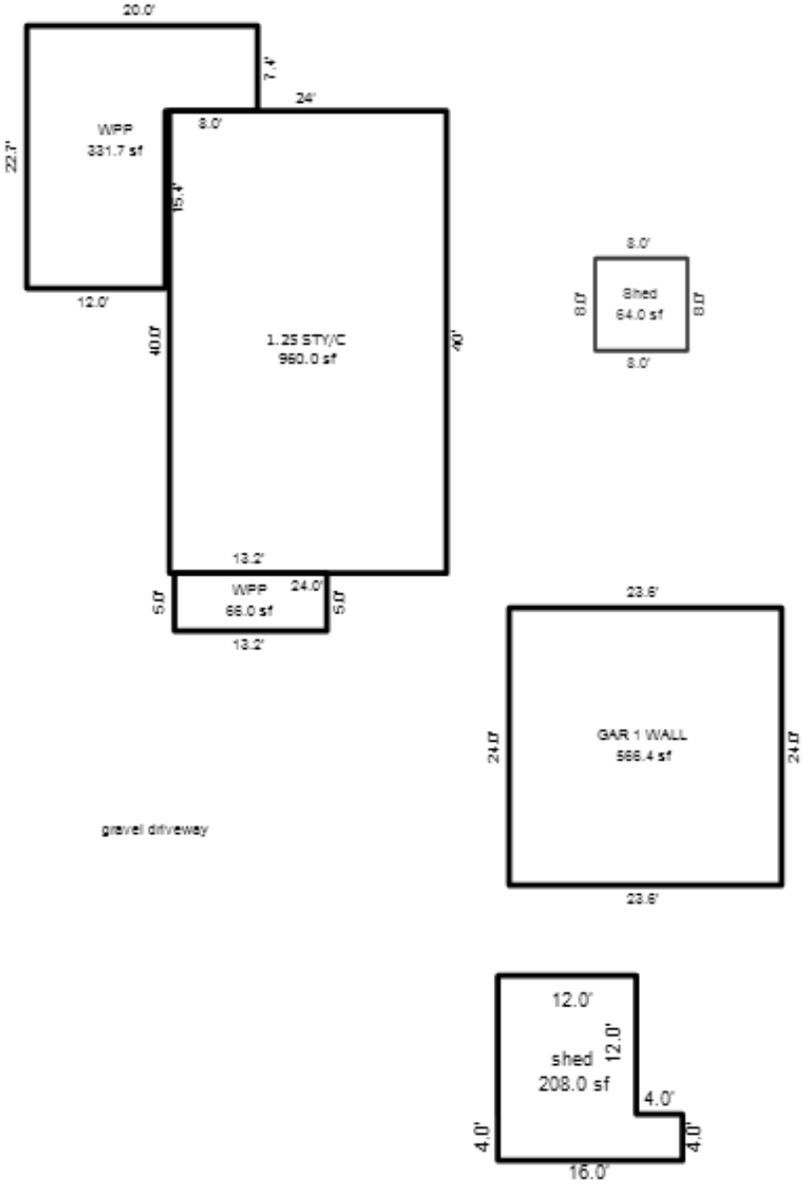
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1883 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/30/1999									
Owner's Name/Address		MAP #:		2025 Est TCV 287,045 TCV/TFA: 239.20									
HOUGHTON CARL O & SANDY 1883 S SEELEY ROAD CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE									
Tax Description		Public Improvements		* Factors *									
SEC 7 T22N R8W BEG 01 DEG 11'W 417.42 FT FROM SW COR SEC 7 TH N 01 DEG 11'W 325.06 FT, S 41 DEG 27'54"E 204.28 FT, S 36 DEG 47'20"W 214.66 FT TO POB. .49A.		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		GROUP A 650/FF 204.00		105.23	0.9245	0.4328	650	100		53,050	
SPLIT FROM 010-80 FOR 97 NEW HOME 4 97				204 Actual Front Feet, 0.49 Total Acres		Total Est. Land Value =						53,050	
		Topography of Site		Land Improvement Cost Estimates									
		Level		Description		Rate	Size	% Good	Cash Value				
		X Rolling		Wood Frame		24.23	208	50	2,520				
		X High		Wood Frame		34.58	64	50	1,106				
				Total Estimated Land Improvements True Cash Value =								3,626	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X SEASONAL RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who When What		2025	26,500	117,000	143,500			56,289C			
		TPC 04/30/2021 INSPECTED		2024	25,000	117,100	142,100			54,597C			
		TPC 12/27/2017 INSPECTED		2023	25,000	111,700	136,700			51,998C			
		TPC 04/18/2016 INSPECTED		2022	22,500	100,700	123,200			49,522C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 331 68	Type WPP WPP	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: 566 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Central Air Wood Furnace		Class: C Effec. Age: 20 Floor Area: 1,200 Total Base New : 194,571 Total Depr Cost: 155,655 Estimated T.C.V: 230,369		E.C.F. X 1.480		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C		Blt 1996							
Yr Built 1996	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 960 SF		Floor Area = 1200 SF.							
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories		Exterior				
Room List		Doors	Solid	X	H.C.	(12) Electric		Many		X	Ave.	Few	(13) Plumbing		Foundation		Size		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		200		Average Fixture(s)		1.25 Story		Siding		Crawl Space		960		Total:	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		1		3 Fixture Bath		Plumbing		Average Fixture(s)		1		1,455		1,164	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation		1		2 Fixture Bath		Water/Sewer		1000 Gal Septic		1		4,795		3,836	
(2) Windows		Many Avg.	X	Large Avg.	Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WPP		331		5,498		4,398	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone		(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		WPP		68		2,458		1,966	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		566		24,174		19,339	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Door Opener		1		539		431			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1		1		Built-Ins		Appliance Allow.		1		2,727		2,182		
X	Asphalt Shingle	Chimney: Metal		Public Water Public Sewer Water Well		Notes:		Totals:		194,571		155,655		ECF (4086 ROUND LAKE) 1.480 => TCY:		230,369			

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



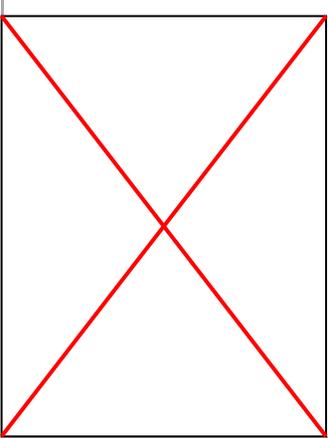
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDYKE JAMES A ETAL	EATON VALLEY PARTNERS INC	22,000	05/10/2021	WD	21-NOT USED/OTHER	2021-01809	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
EATON VALLEY PARTNERS INC 6380 ALPINE DR ANNANDALE VA 22003	2025 Est TCV 77,752 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 7 T22N R8W BEG N 286 FT & E 112 FT FROM SW COR SEC 7 TH N 39 DEG 56'45"E 264.26 FT, S 48 DEG E 227.88 FT, S 40 DEG 09'32"W 264.03 FT, N 48 DEG 02'55"W 39.89 FT, S 40 DEG 09'32"W 112.15 FT, N 38 DEG 31'10"W 160.10 FT, N 25 DEG 43'36"W 94.77 FT, N 89 DEG 56'11"E 74.09 FT TO POB.	X	Dirt Road		GROUP A 650/FF	227.00	352.41	0.9001	0.5854	650 100	77,752
Comments/Influences	X	Gravel Road		227 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value =	77,752
ADJACENT FLOATING BOG	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	2025	38,900	0	38,900			15,271C
	X Low	2024	17,000	0	17,000			14,812C
	X High	2023	17,000	0	17,000			14,107C
	X Landscaped	2022	14,200	0	14,200			13,436C
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							



Who	When	What	2025	38,900	0	38,900			15,271C
			2024	17,000	0	17,000			14,812C
			2023	17,000	0	17,000			14,107C
			2022	14,200	0	14,200			13,436C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 45 Floor Area: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.480								
Yr Built 1944		Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Bsmnt Garage:						
Condition: Unsound		Trim & Decoration		No Heating/Cooling			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Storage Area: No Conc. Floor:					
Room List		Doors	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			E.C.F. X 1.480		Cls CD Blt 1944		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0			Carport Area: Roof:					
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. Ord. Min			Other Additions/Adjustments			Totals: 0 0					
	Insulation	No. of Elec. Outlets		Many Ave. Few			Notes:			ECF (4086 ROUND LAKE) 1.480 => TCV: 0					
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. Large Avg. Avg. Few X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Notes:								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:								
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:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER CALVIN & HELMER TR	HELMER CLAVIN & TRACI &	1	03/01/2015	QC	21-NOT USED/OTHER	2015-00892	DEED	0.0
HELMER BRIAN	HELMER CALVIN & HELMER TR	1	01/28/2015	QC	21-NOT USED/OTHER	2015-00379	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1394 S LACHANCE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
HELMER BRIAN & HELMER CLAVIN & HELMER TRACI 1394 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 337,801 TCV/TFA: 239.58					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 8 T22N R8W (10*1999) S 1/2 OF NE 1/4 EXC E 417.5 FT OF N 417.5 FT THOF & EXC S 16 RDS OF E 10 RDSTHOF. 74.9985A.	X	Dirt Road		Residentia 66 - 120	\$3700	74.72	Acres	3700	100	276,483
		Gravel Road		Residentia ROW @ ZERO		0.28	Acres	0	100	0
		Paved Road		75.00 Total Acres		Total Est. Land Value =				276,483
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
	X	Electric		Fencing: Wd, Split, 2 Rail		15.31	352	0		0
		Gas		D/W/P: 3.5 Concrete		6.07	160	0		0
		Curb		Wood Frame		19.79	528	50		5,224
		Street Lights		Wood Frame		19.79	816	50		8,074

Comments/Influences	X	Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		1977 MARLETTE SEE SPLIT FILE		Residential Local Cost Land Improvements		Description	Rate	Size
		LAND IMPROVE 10000		LAND IMPROVE 10000	10,000.00	1	100	10,000
		Total Estimated Land Improvements True Cash Value =						23,298

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	138,200	30,700	168,900			57,638C
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

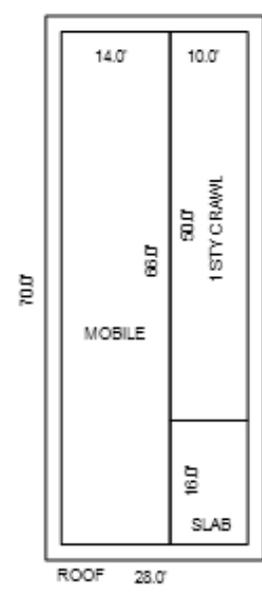
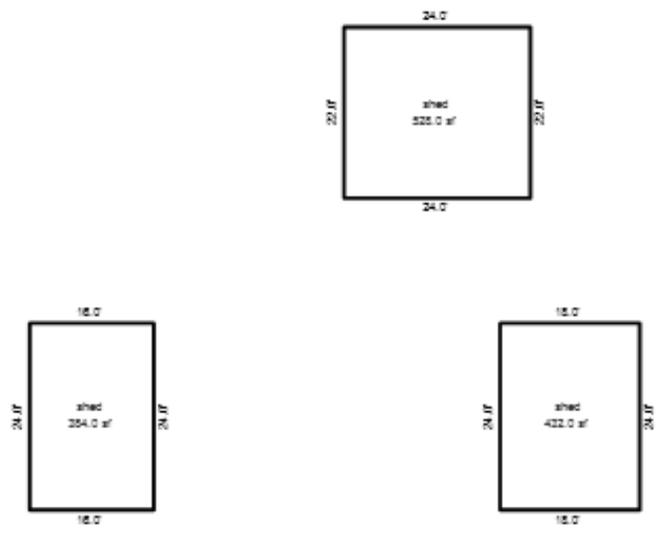
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	104,600	31,000	135,600			55,905C
TPC 09/17/2018	INSPECTED		2023	89,700	32,300	122,000			53,243C
TPC 12/27/2017	INSPECTED		2022	74,700	28,000	102,700			50,708C

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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	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	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	1960	Roof Cover Onl	Year Built: ? 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: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
	Mobile Home			0	Front Overhang	0									Other Overhang	Class: Fair Effec. Age: 40 Floor Area: Total Base New : 135,785 Total Depr Cost: 47,525 Estimated T.C.V: 38,020	E.C.F. X 0.800	Bsmnt Garage:																						
Town Home		(4) Interior		X			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																	
Duplex		Drywall Paneled		Plaster Wood T&G																																				
A-Frame		Trim & Decoration		Ex			X		Ord		Min																													
X Wood Frame		Size of Closets		Lg			X		Ord		Small																													
Building Style: HUD		Doors		Solid			X		H.C.																															
Yr Built 1977		Remodeled 0		Central Air Wood Furnace			(12) Electric		0		Amps Service																													
Condition: Average		(5) Floors		Kitchen:			Other:		Other:																															
Room List		Basement		1st Floor			2nd Floor		Bedrooms																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X		Ex.		Ord.		Min																											
Wood/Shingle		(7) Excavation		Basement: 0 S.F.			Crawl: 500 S.F.		Slab: 0 S.F.		Height to Joists: 0.0																													
Aluminum/Vinyl		(8) Basement		Conc. Block			Poured Conc.		Stone		Treated Wood		Concrete Floor																											
Brick		(9) Basement Finish		(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic																											
Insulation		(10) Floor Support		Lump Sum Items:																																				
(2) Windows		Many		X		Large		Avg.		X		Avg.		Small																										
X		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass Patio Doors Storms & Screens																										
(3) Roof		X		Gable		Gambrel		Hip		Mansard		Flat		Shed																										
X Asphalt Shingle		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1410 SF Floor Area = 1410 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>910</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>500</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>79,534</td> <td>27,837</td> </tr> </tbody> </table>													Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	910			Addition	Siding	Crawl	500			Total:				79,534	27,837	Cls Fair		Blt 1977	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																			
Main Home	Ribbed	Metal	910																																					
Addition	Siding	Crawl	500																																					
Total:				79,534	27,837																																			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 846 296 Water/Sewer 1000 Gal Septic 1 4,485 1,570 Water Well, 100 Feet 1 5,560 1,946 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 600 15,060 5,271 Block Foundation 144 1,934 677 Built-Ins Appliance Allow. 1 1,906 667 Deck w/Roof (Roof portion) 1960 26,460 9,261 Totals: 135,785 47,525													ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		38,020																									

\*\*\* 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.
GALLOUP GAIL	GALLOUP LORI ANN	0	08/18/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
HELMER AUDREY L	GALLOUP GAIL M	0	01/30/2012	AFF	07-DEATH CERTIFICATE	2014-02477	PROPERTY TRANSFER	0.0
HELMER BRIAN & MARION H&W	GALLOUP GAIL & HELMER AUD	0	12/31/1999	QC	09-FAMILY	330P1328	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1270 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 78% 08/18/2014					
Owner's Name/Address	MAP #:					
GALLOUP LORI ANN 1270 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 166,231 TCV/TFA: 74.21					

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/FF	417.50	417.50	0.8319	1.0108	90	100		31,597	
418 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =								31,597	

Tax Description	X	Land Improvement Cost Estimates						
Description		Rate	Size	% Good	Cash Value			
SEC 8 T22N R8W N 417.5 FT OF E 417.5 FT OF S 1/2 OF NE 1/4 4.0015A M/L. 2014 COMBINED WITH 009-008-001-95 2014 ASSESSMENT & FORMERLY DESCRIBED AS SEC 8 T22N R8W N 330 FT OF E 417 FT OF S 1/2 OF NE 1/4.3.1629A.	X	23.66	144	50	1,703			
Total Estimated Land Improvements True Cash Value = 1,703								

Comments/Influences	X							
2015 COMBINED WITH 009-008-001-95	X	Gas Curb Street Lights Standard Utilities Underground Utils.						

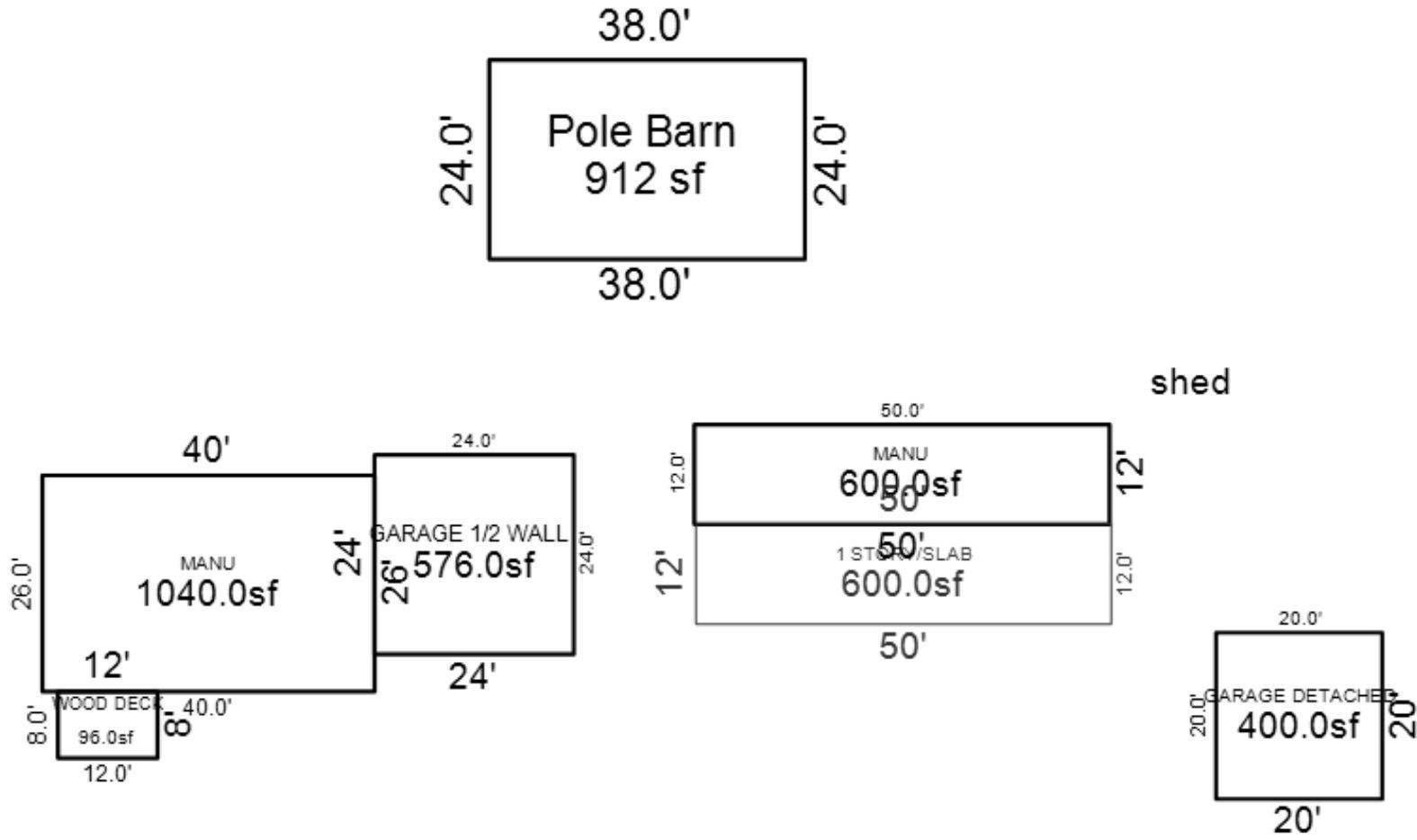
Topography of Site	X							
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,800	67,300	83,100			45,944C
2024	15,800	69,600	85,400			44,563C
2023	12,300	65,000	77,300			42,441C
2022	10,400	55,500	65,900			40,420C

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





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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Low Effec. Age: 40 Floor Area: Total Base New : 86,422 Total Depr Cost: 30,248 Estimated T.C.V: 24,198			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration										
Yr Built 1972	Remodeled 0		Ex	X	Ord		Min	Size of Closets								
Condition: Average			Lg		Ord	X	Small	Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service									
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 2 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Cls Low Blt 1972		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Building Areas						
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost			Main Home Ribbed Comp.Shingle 600 Addition Siding Slab 600			Total: 63,642 22,275			
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 600 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			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 74 787 275 Plumbing Average Fixture(s) 1 737 258 Water/Sewer 1000 Gal Septic 1 4,203 1,471 Water Well, 50 Feet 1 2,462 862						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 12,976 4,542						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: 1270 S LA CHANCE RD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 24,198			Built-Ins Appliance Allow. 1 1,615 565			Totals: 86,422 30,248			
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			Lump Sum Items:									
X	Asphalt Shingle Metal	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														

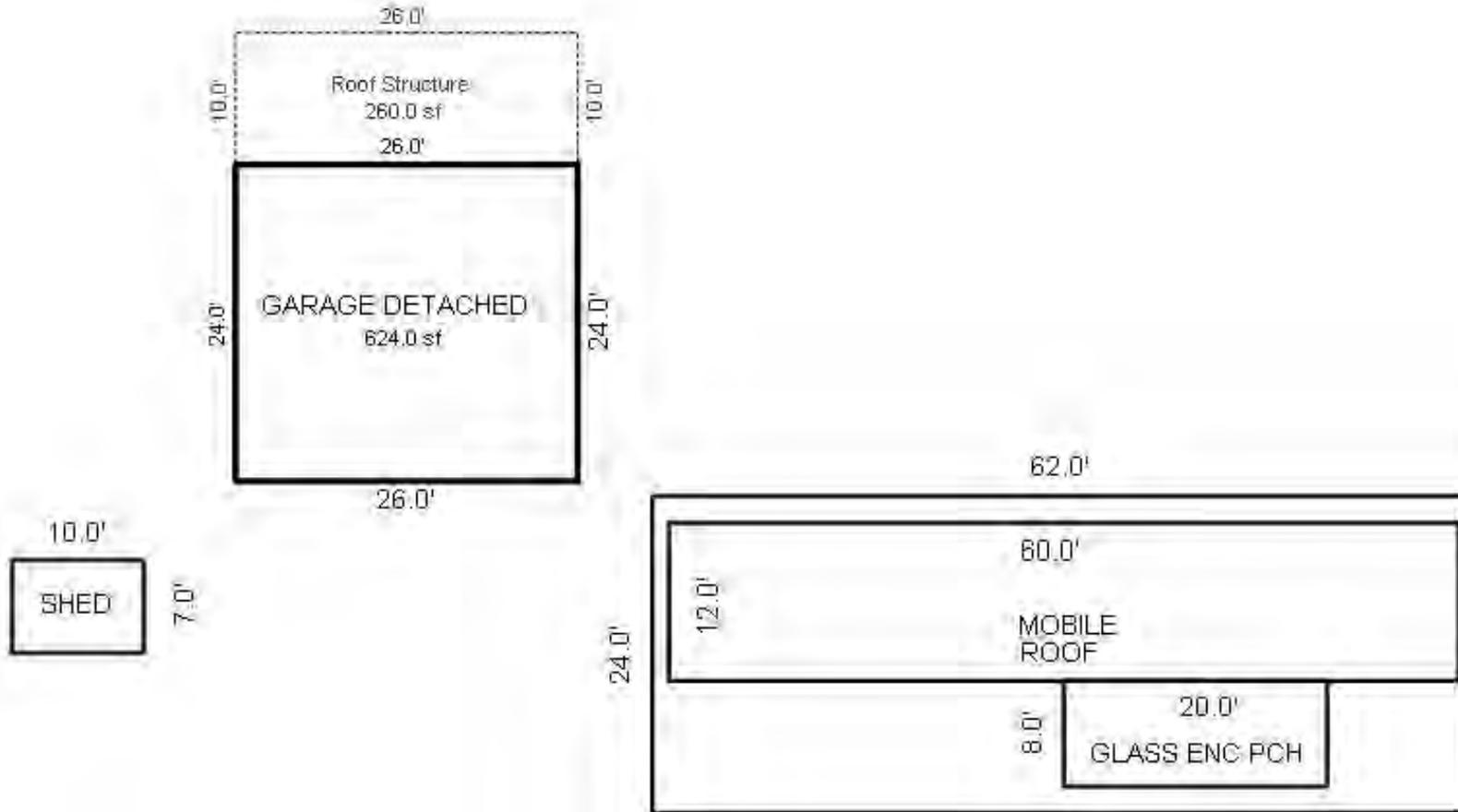
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
1468 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/20/1994									
HELMER BRIAN & CALVIN 1468 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 48,508 TCV/TFA: 67.37							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 8 T22N R8W S 16 RDS OF E 10 RDS OF S 1/2 OF NE 1/4. 1 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
1970 HOLLY PARK		Gravel Road		A 200' @ 90/FF	264.00	165.00	0.9329	0.8014	90	100	17,765
		Paved Road		264 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =				17,765	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	7.24	480	0	0			
		Sewer		Metal Prefab	18.10	70	45	570			
		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 = 1,520							
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2025	8,900	15,400	24,300			14,374C	
		Rolling									
		Low									
		X High		2024	8,900	15,600	24,500			13,942C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	6,900	16,900	23,800		13,279C	
		TPC 09/17/2018	INSPECTED		2022	6,600	14,100	20,700		12,647C	
		TPC 12/27/2017	INSPECTED								
		TPC 10/03/2011	INSPECTED								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAHON JEROME P & ALICE F	MAHON JASON M & JENIFER M	30,000	11/26/2012	WD	09-FAMILY	2012-03818	PROPERTY TRANSFER	100.0
MAHON JAMES J JR & JEROME	MAHON JEROME P & ALICE F	0	10/01/2007	QC	21-NOT USED/OTHER	2008/1391	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1204 S LACHANCE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 194,535 TCV/TFA: 152.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 8 T22N R8W S 1/3 OF N 1/2 OF NE 1/4. 26.6667A.	X		* Factors *					
			Residentia PARTOF>40@	\$3700	26.67 Acres	3700	100	
			26.67 Total Acres Total Est. Land Value = 98,679					

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

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

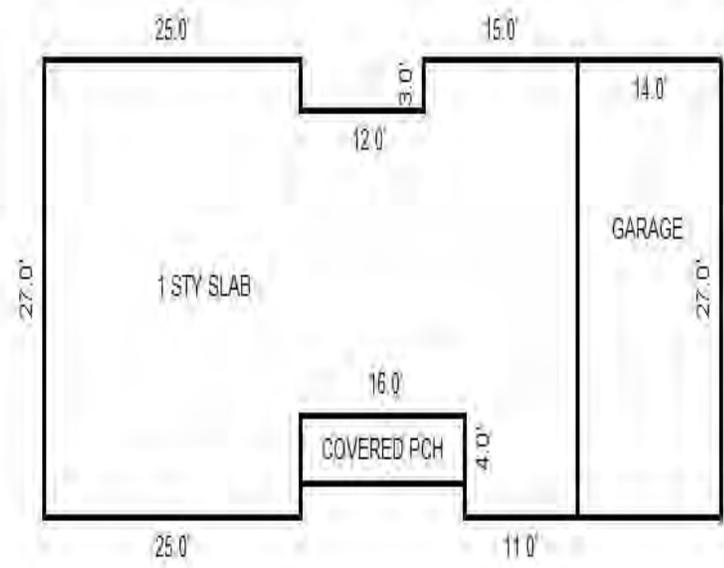
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	49,300	48,000	97,300			51,142C
2024	40,000	40,500	80,500			49,605C
2023	34,700	39,200	73,900			47,243C
2022	26,700	36,400	63,100			44,994C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1952 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 378 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Block	X	Drywall Paneled	X	Plaster Wood T&G							64	CCP (1 Story)		
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,272 Total Base New : 158,441 Total Depr Cost: 87,142 Estimated T.C.V: 95,856			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1952	Remodeled 1956	Ex	X	Ord		Min	Central Air Wood Furnace								
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls D Blt 1952			
Room List		Doors		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		150 Amps Service			Ground Area = 1272 SF Floor Area = 1272 SF.								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.		Few	Building Areas				
	Insulation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		1 Average Fixture(s)			1 Story Block Slab 1,272			Total:		127,181	69,949		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1272 S.F. Height to Joists: 0.0	1 3 Fixture Bath			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Fixture Bath			Plumbing								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)								
(3) Roof		(9) Basement Finish		1 2 Fixture Bath			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic			Public Water Public Sewer Water Well								
X	Asphalt Shingle	(10) Floor Support		1 2000 Gal Septic			Lump Sum Items:								
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:													
Notes:										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		95,856			

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Sketch by Apex 1/7/11

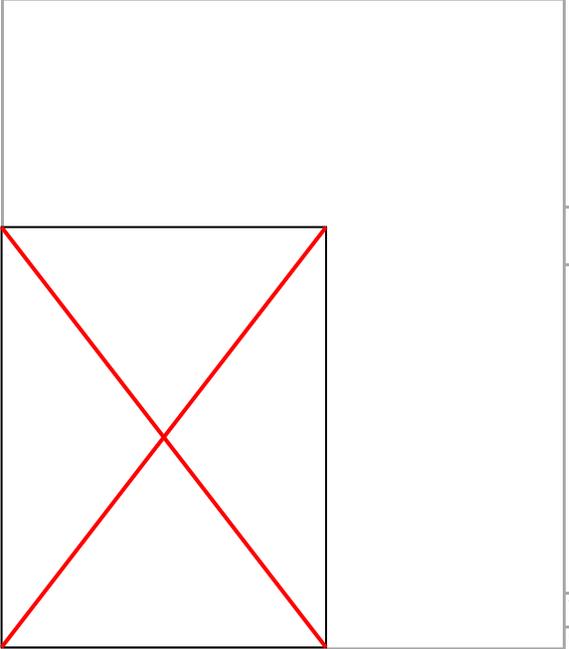
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SORG CRAIG M	MAHON JASON M & JENNIFER	50,000	02/11/2011	WD	09-FAMILY	2011-471WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MAHON JASON M & JENNIFER 28924 E HEDKE COURT GILBRALTAR MI 48173		2025 Est TCV 98,790				

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * 439 X 2649					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia PARTOF>40@	\$3700	26.70 Acres	3700	100	98,790
			26.70 Total Acres Total Est. Land Value =					98,790

Tax Description  
. SEC 8 T22N R8W S 1/2 OF N 2/3 OF N1/2 OF NE1/4. 26.6666A.



- 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
2025	49,400	0	49,400			26,494C
2024	40,100	0	40,100			25,698C
2023	34,700	0	34,700			24,475C
2022	26,700	0	26,700			23,310C

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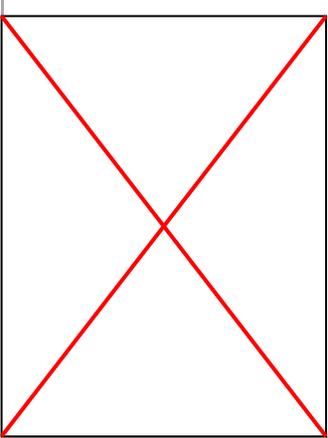
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SORG CRAIG M	MAHON JASON M & JENNIFER	50,000	02/11/2011	WD	03-ARM'S LENGTH	2011-471	PROPERTY TRANSFER	100.0
SORG ERIC A	SORG CRAIG M & LISA M	8,000	08/19/2005	QC	09-FAMILY	05-0/4508	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MAHON JASON M & JENNIFER 28924 E HEDKE COURT GILBRALTAR MI 48173	2025 Est TCV 98,679					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Dirt Road			Residentia	PARTOF	>40	\$3700	26.67 Acres	3700	100	98,679
Gravel Road			26.67 Total Acres					Total Est. Land Value =	98,679	

Tax Description	X	Value
. SEC 8 T22N R8W N 1/3 OF N 1/2 OF NE 1/4. 26.6667A.		
Comments/Influences		



Topography of Site	X	Value
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
2025	49,300	0	49,300			26,494C
2024	40,000	0	40,000			25,698C
2023	34,700	0	34,700			24,475C
2022	26,700	0	26,700			23,310C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		100,000	01/01/2000	WD	33-TO BE DETERMINED	334:951	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10630 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	07/06/2005	20050213	Complete

Owner's Name/Address	MAP #:
MUNN GORDON & SHARON 36334 MORAVIAN CLINTON TOWNSHIP MI 48035	2025 Est TCV 386,522 TCV/TFA: 265.47

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
			Description	Frontage	Depth	Value	
. SEC 8 T22N R8W E 1/2 OF NW 1/4. 80 A.	X		Dirt Road	66	120	\$3700	222,000
	X		Gravel Road				
	X		Paved Road				
	X		Storm Sewer				
	X		Sidewalk				
	X		Water				
	X		Sewer				
	X		Electric				
	X		Gas				
	X		Curb				
	X		Street Lights				
	X		Standard Utilities				
	X		Underground Utils.				

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Wood Frame		21.25	240	89	4,539
Total Estimated Land Improvements True Cash Value =					4,539

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	125,000	68,300	193,300			103,352C
X	Rolling	2024	112,000	72,000	184,000			100,245C
X	Low	2023	96,000	62,500	158,500			95,472C
X	High	2022	80,000	54,800	134,800			90,926C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

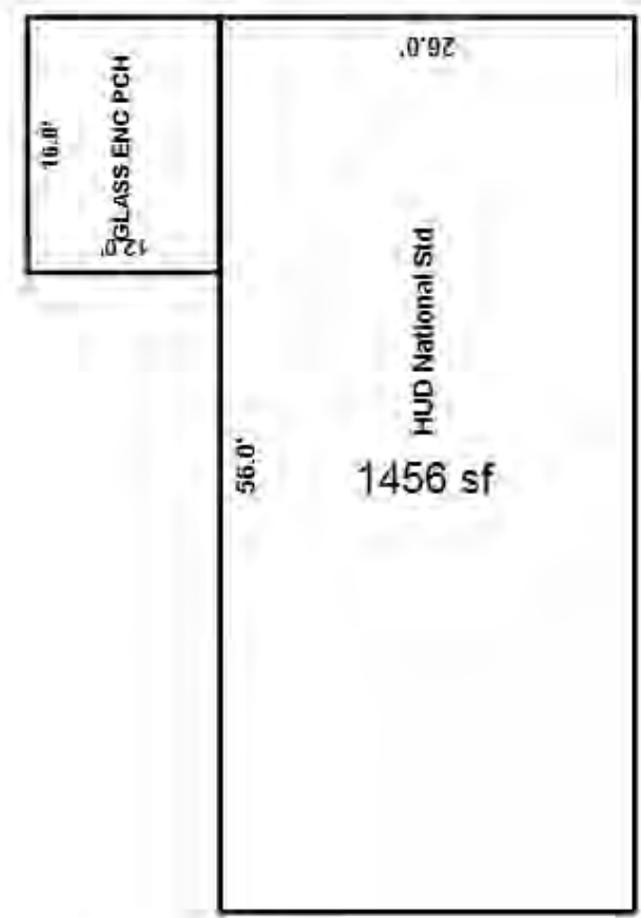
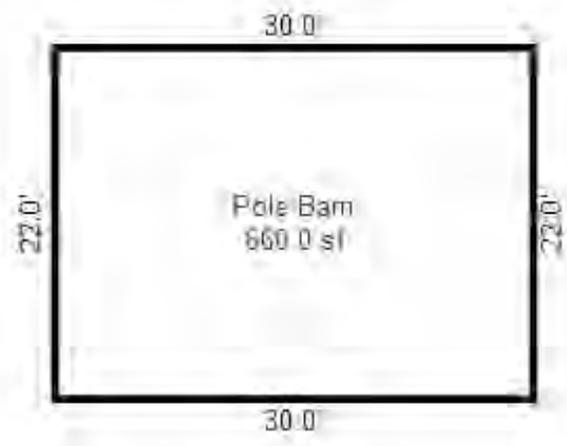
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	112,000	72,000	184,000			100,245C
TPC	04/30/2021	INSPECTED	2023	96,000	62,500	158,500			95,472C
TPC	05/06/2018	INSPECTED	2022	80,000	54,800	134,800			90,926C

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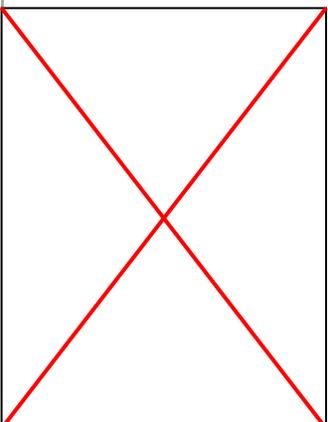
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 192	Type WGEP (1 Story)	Year Built: ? Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: HUD			Drywall Paneled		Plaster Wood T&G																											
Yr Built 2000		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:		150	Amps Service																										
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures																											
X					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 Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																											
X			(8) Basement		1	Average Fixture(s)																										
X	Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
	Chimney:		(9) Basement Finish		(14) Water/Sewer																											
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
			(10) Floor Support		Lump Sum Items:																											
			Joists: Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 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>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>160,794</td> <td>122,203</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,456			Total:				160,794	122,203	E.C.F. X 0.800		Cls CD Blt 2000	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	1,456																													
Total:				160,794	122,203																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 921 3 Fixture Bath 1 3,805 2,892 Water/Sewer 1000 Gal Septic 1 4,485 3,409 Water Well, 100 Feet 1 5,560 4,226 Porches WGEP (1 Story) 192 13,236 11,912 * Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 660 21,523 16,357 Built-Ins Appliance Allow. 1 1,906 1,449 Fireplaces Wood Stove 1 2,118 1,610 Totals: 214,639 164,979											Notes: 56X26 CENTURY MHD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 131,983																					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CORRION JULIAN L	CORRION JULIAN L & RITA F	0	11/14/2024	WD	14-INTO/OUT OF TRUST	2024-02861	PROPERTY TRANSFER	0.0				
CORRION JULIAN L & RITA	CORRION ROBERT R & RHEA	0	04/04/2021	AFF	09-FAMILY	2021-00839	PROPERTY TRANSFER	0.0				
CORRION ROBERT R	CORRION JULIAN L	20,000	02/26/2021	QC	09-FAMILY	2021-01003	PROPERTY TRANSFER	0.0				
CORRION ROBERT R & RHEA B	CORRION ROBERT R	0	02/26/2021	QC	09-FAMILY	2021-01002	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
CORRION JULIAN L & RITA F TRUST 6680 WANITA CT UTICA MI 48317		MAP #:										
		2025 Est TCV 273,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 8 T22N R8W W 1/2 OF NW 1/4. 80 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia 66 - 120	\$3700	70.00	Acres	3700	100			259,000
		Paved Road		Residentia INFERIOR@\$1400		10.00	Acres	1400	100			14,000
		Storm Sewer		80.00 Total Acres Total Est. Land Value = 273,000								
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	136,500	0	136,500			28,952C	
		TPC 05/30/2022 INSPECTED			2024	112,000	0	112,000			28,082C	
		TPC 04/30/2021 INSPECTED			2023	96,000	0	96,000			26,745C	
		TPC 12/27/2017 INSPECTED			2022	80,000	0	80,000			25,472C	



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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.
MAHON JEROME P SR & ALICE	MAHON JEROME P SR & ALICE	0	02/20/2017	QC	09-FAMILY	2017-00601	PROPERTY TRANSFER	0.0

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

W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
-----------------	------------------------------------	--	--	--	--	--

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

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

MAHON JEROME P SR & ALICE F 15828 CULPEPPER ROCKWOOD MI 48173	2025 Est TCV 296,000
---	----------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

Residentia 66 - 120	\$3700	80.00 Acres	3700	100				296,000
---------------------	--------	-------------	------	-----	--	--	--	---------

80.00 Total Acres Total Est. Land Value =								296,000
---	--	--	--	--	--	--	--	---------

Tax Description	X	
-----------------	---	--

. SEC 8 T22N R8W N 1/2 OF SW 1/4. 80 A.	X	Dirt Road
---	---	-----------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Low	X	High
-----	---	------

Landscaped	X	Swamp
------------	---	-------

Wooded	X	Pond
--------	---	------

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

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

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

2025	148,000	0	148,000			28,952C
------	---------	---	---------	--	--	---------

2024	112,000	0	112,000			28,082C
------	---------	---	---------	--	--	---------

2023	96,000	0	96,000			26,745C
------	--------	---	--------	--	--	---------

2022	80,000	0	80,000			25,472C
------	--------	---	--------	--	--	---------

Who	When	What
-----	------	------

TPC 05/30/2022	INSPECTED	
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TPC 04/30/2021	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.
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	0	03/23/2023	WD	21-NOT USED/OTHER	2023-01640	DEED	0.0
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	1	06/15/2021	WD	09-FAMILY	2021-02155	PROPERTY TRANSFER	0.0
THOMAS BERNARD JR & ELAIN	LEZMAN SCOTT	149,000	08/31/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02531	PROPERTY TRANSFER	100.0

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

S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/01/2024 Qual. Fr. PA 42					

Owner's Name/Address	MAP #:
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LEZMAN PROPERTIES LLC 3650 38TH ST HAMILTON MI 49419	2025 Est TCV 61,110
--	---------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
----------	---	--------	--

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

X		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
			Residentia INFERIOR@	\$1400	43.65 Acres		1400	100		61,110
			43.65 Total Acres			Total Est. Land Value =				61,110

Tax Description
-----------------

SEC 8 T22N R8W (0*1999) BEG AT SW COR TH N 0 DEG 58'04"W 1323.09FT, S 89 DEG 41'29"E 1326.91 FT, S 01 DEG 01'18"E 1316.54 FT, S 0 DEG 09'20"W 148.65 FT, N 87 DEG 29'10"W 1329.35 FT, N 0 DEG 20'23"E 76.62 FT TO POB. 43.65A
---

Comments/Influences
---------------------

99 SPLIT 40 AC. TO 008-50 ALSO COMBO OF 3.43 AC FROM 017-003
--

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

Level
-------

X Rolling
X Low
X High
Landscaped
X Swamp
X Wooded
Pond
Waterfront
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
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

			2025	30,600	0	30,600			29,780C
TPC 04/30/2021	INSPECTED		2024	30,600	0	30,600			28,885C
TPC 12/27/2017	INSPECTED		2023	30,600	0	30,600			27,510C
TPC 05/02/2016	INSPECTED		2022	26,200	0	26,200			26,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON MICHAEL J	THOMPSON JAMY & STINE SCO	70,000	07/13/2018	WD	09-FAMILY	2018-02292	PROPERTY TRANSFER	100.0
		46,500	07/01/1999	WD	33-TO BE DETERMINED	329:932	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/17/2000	20000046	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:
THOMPSON JAMY & STINE SCOTT 1418 E SHOREWOOD DR MUSKEGON MI 49441		

2025 Est TCV 84,281 TCV/TFA: 0.00	
X Improved	Vacant

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS	
* Factors *	
Description	Frontage Depth Front Depth Rate %Adj. Reason Value
Residentia INFERIOR@	\$1400 45.65 Acres 1400 100 63,910
45.65 Total Acres Total Est. Land Value = 63,910	

Tax Description	X	Improvements
SEC 8 T22N R8W (0*1999) BEG AT S 1/4 COR TH S 0 DEG 01'38"E 200.71 FT, N 87 DEG 29'10"W 1329.81 FT, N 0 DEG 09'20"E 148.65 FT, N 01 DEG 01' 18"W 1316.54 FT, N 89 DEG 41'29"E 1326.91 FT, S 01 DEG 04'33"E 1309.98 FT TO POB. 45.65A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

Comments/Influences	X	Improvements
231-788-3676 ADD CABIN FOR 02..WILL PROBABLY BE CABIN	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.

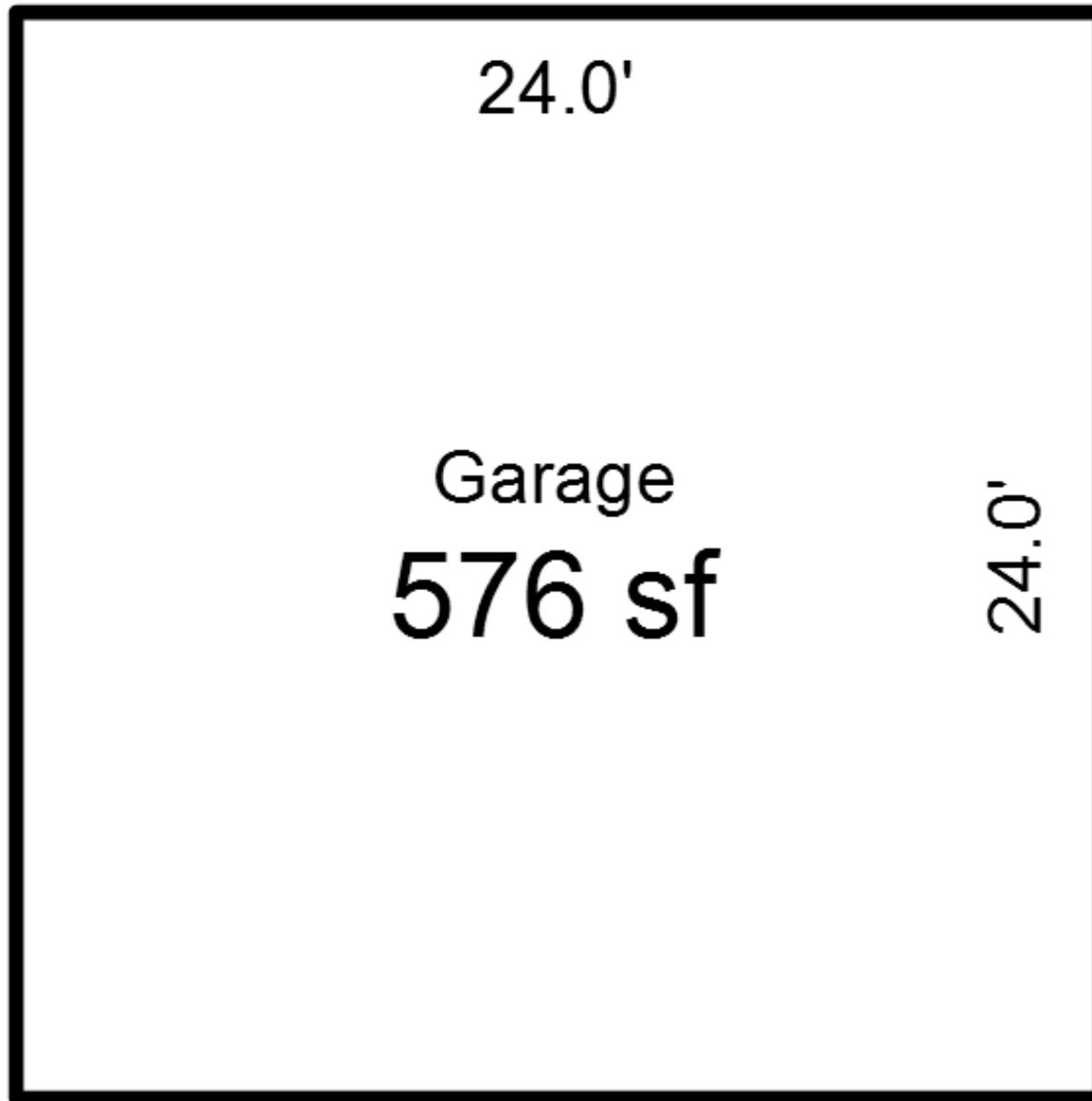
Topography of Site	X	Level
	X	Rolling Low High Landscaped Swamp Wooded
	X	Pond Waterfront Ravine
	X	Wetland
	X	Flood Plain
	X	PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	32,000	10,100	42,100			40,011C
2024	32,000	8,700	40,700			38,808C
2023	32,000	8,400	40,400			36,960C
2022	27,400	7,800	35,200			35,200S

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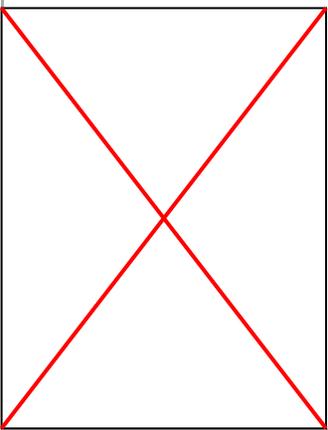


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUNKER SUSAN	BLOOM CHAWNELL	77,500	04/29/2014	WD	03-ARM'S LENGTH	2014-01752	PROPERTY TRANSFER	100.0
		40,000	03/01/1998	WD	33-TO BE DETERMINED	322:37	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1754 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/12/2014					
Owner's Name/Address	MAP #:					
BLOOM CHAWNELL 1754 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 151,943 TCV/TFA: 265.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
SEC 8 T22N R8W (11*1998) N/2 OF SE/4 OF SE/4 20A. Split on 09/14/2009 into 009-008-009-40; Comments/Influences	X	Dirt Road		Residentia 18	-29	@\$3700	20.00	Acres	3700	100		74,000
21003731 \$29,900 DOM 507, 10 ACRE SPLIT Split/Comb. on 09/14/2009 completed 09/14/2009 RAY ; Parent Parcel(s): 009-008-009-00; Child Parcel(s): 009-008-009-40; -----	X	Paved Road		20.00 Total Acres					Total Est. Land Value =			74,000

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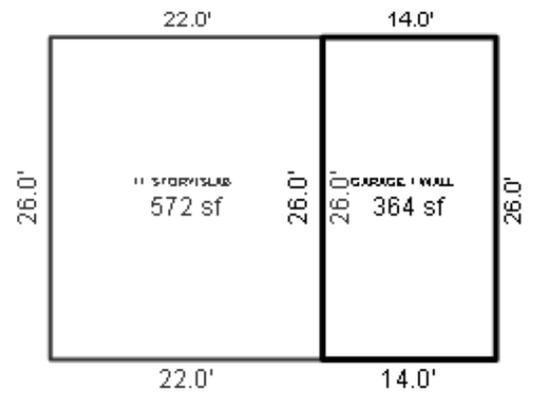
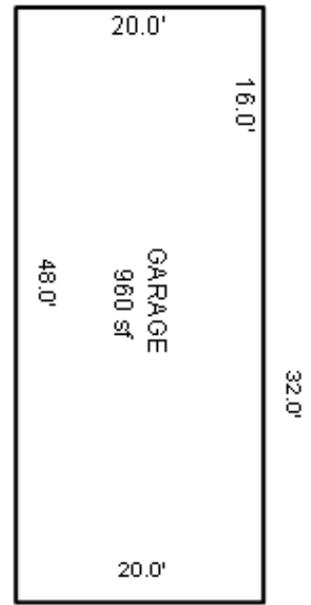
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
X Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2025	37,000	39,000	76,000			50,959C
TPC 05/30/2022 INSPECTED	2024	30,000	32,900	62,900			49,427C
TPC 04/30/2021 INSPECTED	2023	28,000	31,900	59,900			47,074C
TPC 05/06/2018 INSPECTED	2022	20,000	29,600	49,600			44,833C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1961 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 364 % Good: 0 Storage Area: 500 No Conc. Floor: 0
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1+S		Trim & Decoration														
Yr Built 1961	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 572 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
				(12) Electric												
				50 Amps Service												
				No./Qual. of Fixtures												
				Ex. Ord. X Min												
				No. of Elec. Outlets												
				Many Ave. X Few												
				(13) Plumbing												
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
				(14) Water/Sewer												
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1+S										Cls D		Blt 1961				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 572 SF Floor Area = 572 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1+ Story Block Slab 572																
Total: 69,255 38,090																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 995 547																
Water/Sewer																
1000 Gal Septic 1 4,141 2,278																
Water Well, 50 Feet 1 2,498 1,374																
Garages																
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)																
Base Cost 364 15,677 8,622																
Storage Over Garage 500 5,140 2,827																
Common Wall: 1 Wall 1 -2,699 -1,484																
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)																
Base Cost 960 27,216 14,969																
Built-Ins																
Appliance Allow. 1 1,638 901																
Fireplaces																
Exterior 1 Story 1 4,969 2,733																
Totals: 128,830 70,857																
Notes:																
ECF (4012 RURAL METES & BOUNDS) 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.
BELLA ROSE CENTER LLC	EXCELSIOR USA CONSULTING	325,000	01/04/2023	CD	11-FROM LENDING INSTITUT	2023-00083	PROPERTY TRANSFER	100.0
NEDERHOOD JOEL	BELLA ROSE CENTER LLC	1	06/01/2011	QC	21-NOT USED/OTHER	2011-01887	PROPERTY TRANSFER	100.0
BUNKER SUSAN	NEDERHOOD JOEL (NO MARITA	49,500	02/02/2009	WD	32-SPLIT VACANT	2009/413	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1900 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	09/23/2010	20100557	100%
	P.R.E. 0%		Commercial	08/20/2010	20100479	100%
Owner's Name/Address	MAP #:					
EXCELSIOR USA CONSULTING LLC 9062 WEST OAK LN LAKE CITY MI 49651	2025 Est TCV 388,626 TCV/TFA: 37.84					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 8 T22N R8W (11*1998) S/2 OF SE/4 OF SE/4 20A. Split on 09/14/2009 from 009-008-009-00; Comments/Influences			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 18 -29 @\$3700	19.50	Acres	3700	100				72,161
			Residentia ROW @ ZERO	0.50	Acres	0	100				0
			20.00 Total Acres Total Est. Land Value =						72,161		

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates							
2023 AIRBNB RESIDENTIAL RENTAL 2023 THE THOMPSON CENTER IN LAKE CITY, MICHIGAN, IS A LARGE REHABILITATION CENTER THAT HAS BEEN TRANSFORMED INTO A VACATION RENTAL. IT'S AN EXCITING PLACE TO HOST FAMILY AND FRIENDS GET-TOGETHERS. THE PROPERTY FEATURES A POOL AND OFFERS A COMFORTABLE SPACE FOR GATHERINGS.			Description Rate Size % Good Cash Value							
			Wood Frame	21.02	160	50				1,681

Tax Description	X Improved	Vacant	Commercial Local Cost Land Improvements							
			Description	Rate	Size	% Good	Arch	Mult		Cash Value
			PAVING	0.40	18000	95	100			6,840
			CONCRETE	0.40	1250	95	100			475
			Outdoor Lighting	590.00	2	95	100			1,121

Tax Description	X Improved	Vacant	Ad-Hoc Unit-In-Place Items							
			Description	Rate	Size	% Good				Cash Value
			/CI16/SUBDC/RESSI/STRI/CONC7A	16.52	200	100				3,304
			Total Estimated Land Improvements True Cash Value =						13,421	

Tax Description	X Improved	Vacant	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
2025	36,100	158,200	194,300			171,970C
2024	29,300	137,500	166,800			166,800S
2023	25,400	165,000	190,400			190,400S
2022	20,000	455,400	475,400			475,400S

Who	When	What
TPC 12/12/2023	INSPECTED	
TPC 08/24/2022	INSPECTED	
TPC 04/30/2021	INSPECTED	

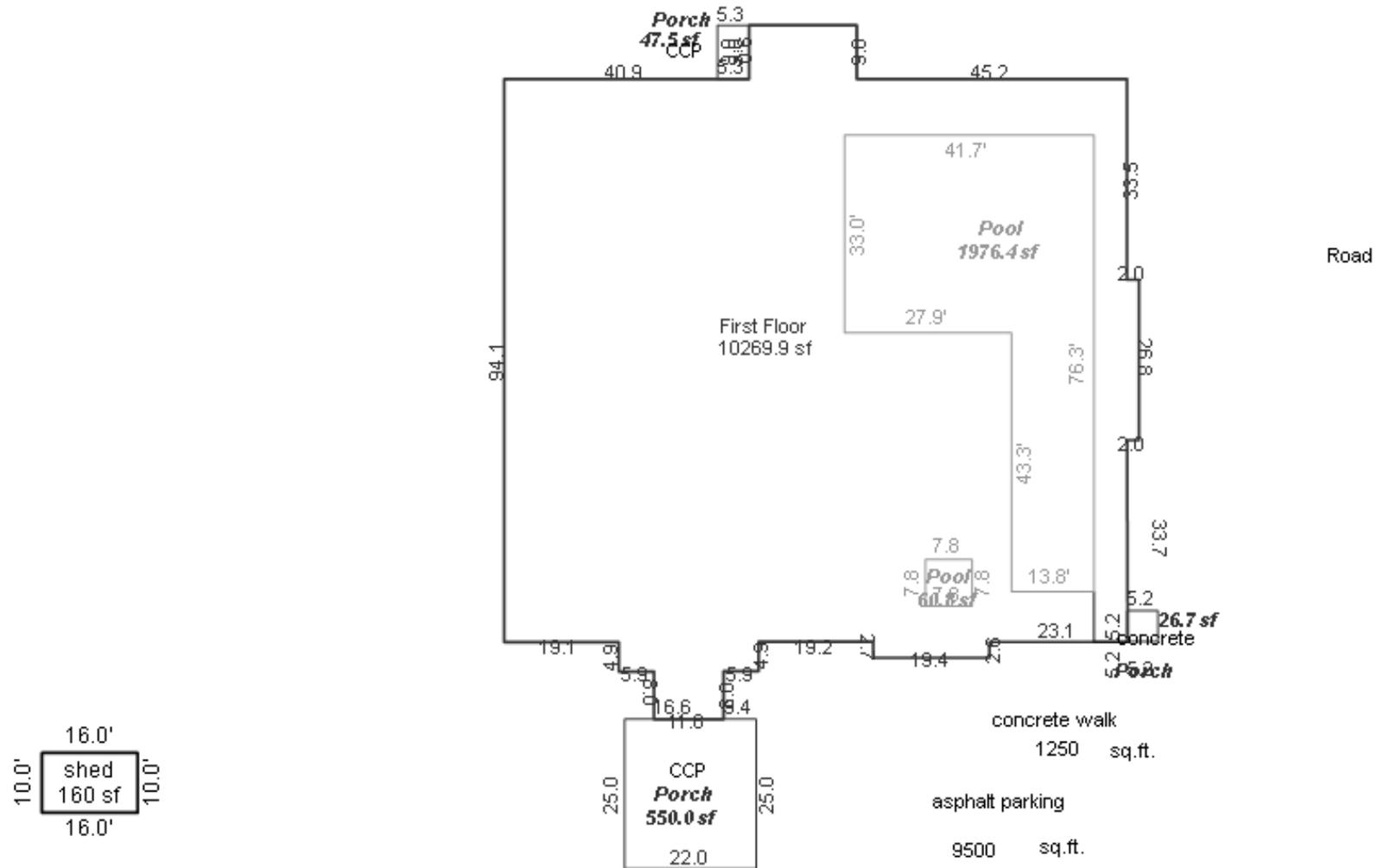
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Desc. of Bldg/Section: REHABILITATION CENTER Calculator Occupancy: Fitness Centers		<<<<< Calculator Cost Computations >>>>>																			
Class: D Floor Area: 10,270 Gross Bldg Area: 10,270 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D      Quality: Average Stories: 1      Story Height: 12      Perimeter: 449 Overall Building Height: 10																			
Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 70 Economic %Good: 100		Base Rate for Upper Floors = 103.02 Mezzanine 1 Open      Base Rate = 33.04																			
2011 Year Built Remodeled 10 Overall Bldg Height		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 24.94      100% Adjusted Square Foot Cost for Upper Floors = 127.96																			
Comments: FOR SALE BY COURT APPOINTED RECEIVER. 10 270 +/- SQUARE FOOT VACANT SINGLE STORY RETAIL REHABILITATION CENTER ON 20 +/- ACRES THAT WAS BUILT IN 2011.		Total Floor Area: 10,270      Base Cost New of Upper Floors = 1,314,149 Mezzanine 1 Area: 550      Base Cost New of Mezzanine = 18,172  Reproduction/Replacement Cost = 1,332,321 Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /70 /70 /100/30.9 Total Depreciated Cost = 411,287																			
Construction Cost <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:15%;">X Ave.</td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling      100 Heat#2: No Heating or Cooling      0% Ave. SqFt/Story: 10270 Ave. Perimeter: 449 Has Elevators:		High	Above Ave.	X Ave.	Low	<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals <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%;">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="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">0</td> </tr> </tbody> </table> Architectural Multiplier: 0.00  Reproduction/Replacement Cost = 0 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Total Cost New =						0
High	Above Ave.	X Ave.	Low																		
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost															
Total Cost New =						0															
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: 550 Type #1: Open      (No Rates) Area #2: Type #2:  * Sprinkler Info * Area: Type: Average																					

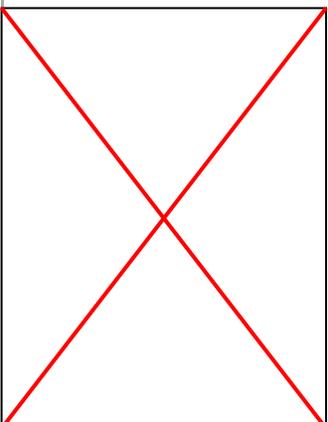
(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	X Appliance Allowance, Owner Occup
X Poured Conc      Brick/Stone      Block	Many Above Ave.      Average Typical      Few None	Few Average      Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths      Urinals 2-Piece Baths      Wash Bowls Shower Stalls      Water Heaters Toilets      Wash Fountains Water Softeners	Flex Conduit      Incandescent Rigid Conduit      Fluorescent Armored Cable      Mercury Non-Metalic      Sodium Vapor Bus Duct      Transformer	(40) Exterior Wall:
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure:      Slope=0	Thickness      Bsmnt Insul.
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:	
(6) Ceiling:	Gas Oil      Coal Stoker      Hand Fired Boiler		

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



\*\*\* 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					
1990 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		08/12/2008	20080439	Complete					
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 172,775 TCV/TFA: 0.00								
ODREN RONALD G ETAL 8715 W SAPPHIRE AVENUE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
Tax Description		Public Improvements		* Factors *									
SEC 8 T22N R8W (0*1998) SW 1/4 OF SE 1/4. 40A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		X	Gravel Road	Residentia 30 - 65	\$3700	30.00	Acres	3700	100			111,000	
98 SPLIT TO 009-50 FOR 99		X	Paved Road	Residentia INFERIOR@\$1400		10.00	Acres	1400	100			14,000	
			Storm Sewer	40.00 Total Acres				Total Est. Land Value =					125,000
			Sidewalk										
			Water										
			Sewer										
		X	Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
			Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
			PRIVATE RD	2025	62,500	23,900	86,400			52,599C			
			TPC 05/30/2022 INSPECTED	2024	60,000	21,700	81,700			51,018C			
			TPC 04/30/2021 INSPECTED	2023	48,000	21,000	69,000			48,589C			
			TPC 12/27/2017 INSPECTED	2022	36,000	19,300	55,300			46,276C			

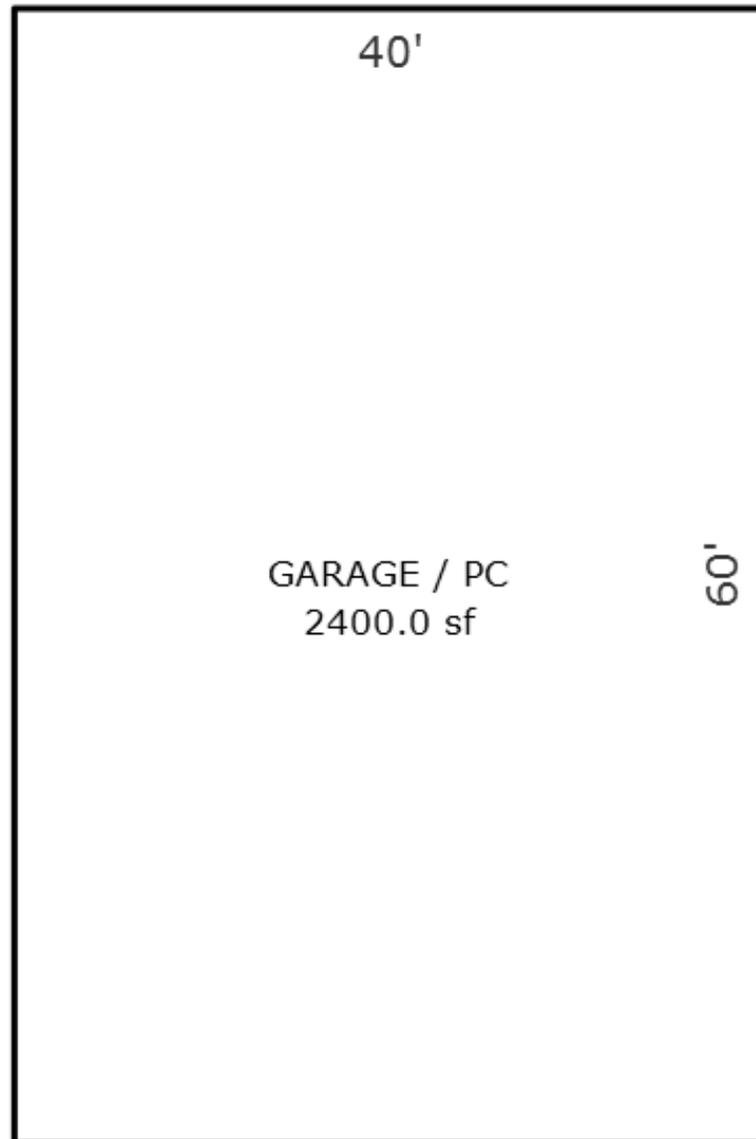


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	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: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																															
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 51,096 Total Depr Cost: 43,432 Estimated T.C.V: 47,775																																		
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling																																						
	Yr Built 2009	Remodeled 0	Trim & Decoration		Central Air Wood Furnace																																						
	Condition: Average	Ex	Ord	Min	Size of Closets																																						
	Room List	Doors	Ord	H.C.	(5) Floors																																						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings																																							
	(1) Exterior	No./Qual. of Fixtures		No. of Elec. Outlets																																							
	Wood/Shingle Aluminum/Vinyl Brick	Ex.	Ord.	Min	(13) Plumbing																																						
	Insulation	Average Fixture(s)		1																																							
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation																																							
	Many Avg. Few	Large Avg. Small	(8) Basement		1																																						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																																							
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																																							
	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																						
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																							
	Chimney:																																										
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD 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=85/100/100/100/85</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>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td>2400</td> <td>51,096</td> <td>43,432</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>Totals:</td> <td>51,096</td> <td>43,432</td> </tr> </tbody> </table> <p>Notes: ECF (4012 RURAL METES &amp; BOUNDS) 1.100 =&gt; TCv: 47,775</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Garages							Class: CD Exterior: Pole (Unfinished)				2400	51,096	43,432	Base Cost				Totals:	51,096	43,432
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																					
Garages																																											
Class: CD Exterior: Pole (Unfinished)				2400	51,096	43,432																																					
Base Cost				Totals:	51,096	43,432																																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERATO GABRIEL DO NATAL &	WILDS THOMAS & FELICIA	75,000	10/12/2022	QC	03-ARM'S LENGTH	2022-03244	DEED	100.0
SPECK MARK & MELINDA	BERATO GABRIEL DO NATAL &	75,000	05/23/2022	WD	03-ARM'S LENGTH	2022-01762	PROPERTY TRANSFER	100.0
21ST MORTGAGE CORPORATION	SPECK MARK & MELINDA	25,000	12/17/2015	WD	11-FROM LENDING INSTITUT	2015-04096	PROPERTY TRANSFER	100.0
FLINT LARRY & MICHELLE	21ST MORTGAGE CORPORATION	45,800	08/28/2015	SD	10-FORECLOSURE	2015-03055	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10371 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Equipment	10/09/2024	PM24-0175	100%
	P.R.E. 0%		Construction (new)	03/18/2024	PE24-0041	100%
Owner's Name/Address	MAP #:		Construction (new)	03/18/2024	PM24-0032	100%
WILDS THOMAS & FELICIA 10355 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 299,561 TCV/TFA: 113.47		New House	03/06/2024	PB24-0012	100%

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 8 - 17 @ \$5000	8.48 Acres		5000	100				42,400	
8.48 Total Acres							Total Est. Land Value =	42,400	

Tax Description	X	Value
SEC 8 T22N R8W (2*1998) N 1/2 OF NW 1/4 OF SE 1/4 LYING S OF ROUND LAKE ROAD EXC W 400 FT THOF & EXC N 208.71 FT OF E 208.71 FT THOF. 8.4762A.	X	

Comments/Influences	X	Value
	X	

Topography of Site	X	Value
	X	

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

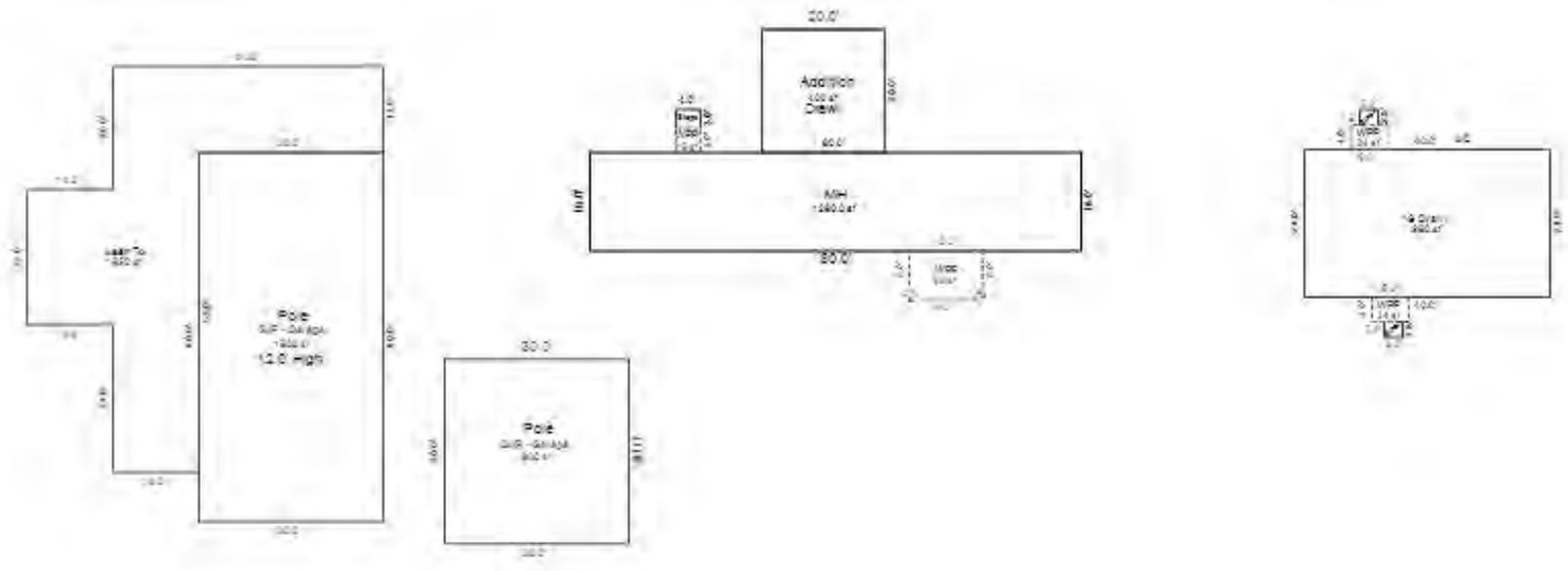
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,200	128,600	149,800			143,297C
2024	12,700	35,600	48,300			48,300S
2023	11,900	25,900	37,800			37,800S
2022	8,500	54,400	62,900			35,465C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 WPP 92 WPP	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service								
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few				
(2) Windows		(7) Excavation			(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 400 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			1000 Gal Septic 2000 Gal Septic								
(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 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Mobile Home HUD										Cls Average		Blt 1996			
(11) Heating System: Forced Warm Air															
Ground Area = 1680 SF Floor Area = 1680 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44															
Building Areas										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home										Siding		Comp.Shingle	1280		
Addition										Siding		Crawl	400		
										Total:			100,010	44,005	
Other Additions/Adjustments										Skirting, Metal or Vinyl, Vertical			186	2,083	917
Plumbing										Average Fixture(s)			1	950	418
										3 Fixture Bath			1	3,010	1,324
Water/Sewer										1000 Gal Septic			1	4,795	2,110
										Water Well, 100 Feet			1	5,725	2,519
Porches										WPP			92	2,803	1,233
										Foundation: Shallow			92	-868	-382
										WPP			16	571	251
Garages										Class: C Exterior: Pole (Unfinished)					
										Base Cost		900	22,779	10,023	
Built-Ins										Appliance Allow.		1	2,727	1,200	
										Totals:		144,585	63,618		
Notes:										ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		50,894			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2023 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: 3452 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 1 Floor Area: 960 Total Base New : 189,409 Total Depr Cost: 187,515 Estimated T.C.V: 206,267			24 WPP 24 WPP		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			E.C.F. X 1.100		Cls D Blt 2024			
Yr Built 2024	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Lg	Ord	Small	0 Amps Service			1 Story Siding Crawl Space 960			106,686 105,618				
Room List		Doors	Solid	H.C.	(12) Electric			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Plumbing								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many Ave. Few			3 Fixture Bath								
X	Aluminum Insulation			(14) Water/Sewer			2 Fixture Bath								
(2) Windows		(7) Excavation		Public Water			Softener, Auto								
	Many Avg. Few	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Sewer			Softener, Manual								
	Large Avg. Small	(8) Basement		Water Well			Solar Water Heat								
	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		1000 Gal Septic			No Plumbing								
(3) Roof		(9) Basement Finish		2000 Gal Septic			Extra Toilet								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Extra Sink								
X	Asphalt Shingle	(10) Floor Support					Separate Shower								
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Notes:										Totals:		189,409 187,515			
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:												206,267			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAILEY DENNIS L	BAILEY DENNIS L & BAILEY	0	11/12/2021	QC	09-FAMILY	2021-03889	DEED	0.0
BAILEY DENNIS L & CHRISTI	BAILEY DENNIS L	0	07/08/2013	QC	09-FAMILY	2013-02371 QC	DEED	0.0
		7,400	06/01/2000	WD	33-TO BE DETERMINED	338:195	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10300 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/30/2009	20090147	100%
	P.R.E. 100% 07/23/2001					

Owner's Name/Address	MAP #:
BAILEY DENNIS L & BAILEY RONALD & BAILEY BRENDA 10300 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 161,560 TCV/TFA: 90.16

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	316.00	232.96	0.8919	0.8736	90	100	22,160	
			316 Actual Front Feet, 1.69 Total Acres							Total Est. Land Value =	22,160

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
SEC 8 T22N R8W (0*1998) W 316 FT OF E 516 FT OF N 233 FT OF N 1/2 OF NW 1/4 OF SE 1/4. 1.69A.	X	Dirt Road	D/W/P: 4in Concrete	5.98	790	0	0			
		Gravel Road	Wood Frame	25.24	80	50	1,009			
		Paved Road	Residential Local Cost Land Improvements							
		Storm Sewer	Description	Rate	Size <td>% Good</td> <td colspan="2">Cash Value</td>	% Good	Cash Value			
		Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950			
		Water	Total Estimated Land Improvements True Cash Value =							1,959

Comments/Influences	X	Topography of Site
98 SPLIT FROM 010-00 4 99 SHAMROCK MH Affidavit of Affixed Manufactured Home recorded @ 04-0, 3181. 2000 Shamrock. Serial # 331L3260156A.	X	Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

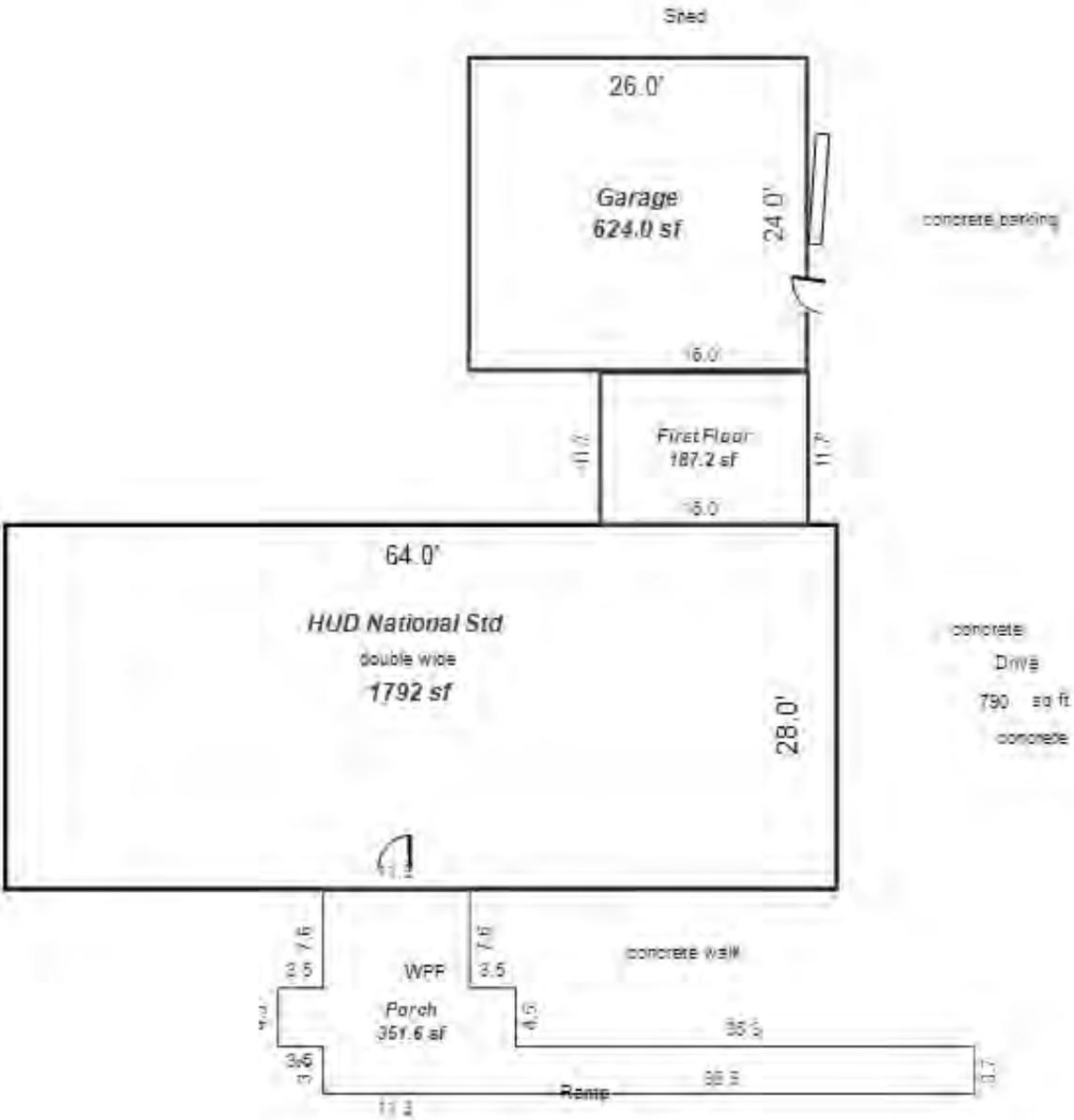
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,100	69,700	80,800			43,384C
2024	11,100	66,300	77,400			42,080C
2023	8,600	57,600	66,200			40,077C
2022	7,900	50,500	58,400			38,169C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 351 187	Type WPP Brzwy, FW	Year Built: 2000 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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			Class: D Effec. Age: 25 Floor Area: 1,792 Total Base New : 229,071 Total Depr Cost: 171,801 Estimated T.C.V: 137,441			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:								
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 229,071 Total Depr Cost: 171,801 Estimated T.C.V: 137,441			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:						
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D		Blt 2000						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Ground Area = 1792 SF			Floor Area = 1792 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story			Siding	Crawl Space	1,792	Total:	178,653	133,989			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1	1,010	757		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1792 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)		1	3,199	2,399				
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1000 Gal Septic		1	4,203	3,152			
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 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			WPP		351	4,531	3,398				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages			Class: D Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		624	20,243	15,182
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			Appliance Allow.		1	1,615	1,211	Door Opener		1	424	318
X	Asphalt Shingle Metal	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Breezeways			Frame Wall		187	9,765	7,324	Totals:		229,071	171,801
Chimney:		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: DOUBLE WIDE			ECF (4012 RURAL METES & BOUNDS) 0.800 =>		TCV:		137,441				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMERICAN FINANCIAL RESOUR	PEASLEY JOEY	32,000	03/25/2020	WD	11-FROM LENDING INSTITUT	2020-01228	DEED	100.0
CORSON PATRICIA	AMERICAN FINANCIAL RESOUR	41,250	12/13/2019	SD	10-FORECLOSURE	2019-03833	PROPERTY TRANSFER	0.0
LANG JOHN & VIRGINIA ESTA	CORSON PATRICIA	63,750	07/29/2015	WD	03-ARM'S LENGTH	2015-02585	PROPERTY TRANSFER	100.0
FEDERAL NATIONAL MORTGAGE	LANG JOHN & VIRGINIA (H/W	68,000	04/26/2006	WD	21-NOT USED/OTHER	06-0/1533	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10265 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/28/2006	20060073	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
PEASLEY JOEY 10265 ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 137,788 TCV/TFA: 98.14

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	209.00	209.00	0.9891	0.8502	90	100	15,817	
			209 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	15,817

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
SEC 8 T22N R8W BEG 233 FT S OF NE COR OF N 1/2 OF NW 1/4 OF SE 1/4 TH S 208.71 FT, W 208.71 FT, N 208.71 FT, E 208.71 FT TO POB. 1A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Fencing: Wd, Picket, 30-40	12.21	200 50	1,221
		Water Sewer	D/W/P: 4in Ren. Conc.	7.24	351 0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	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 =			2,171

Comments/Influences	X
97 SPLIT FROM 010-00 FOR 98	X

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



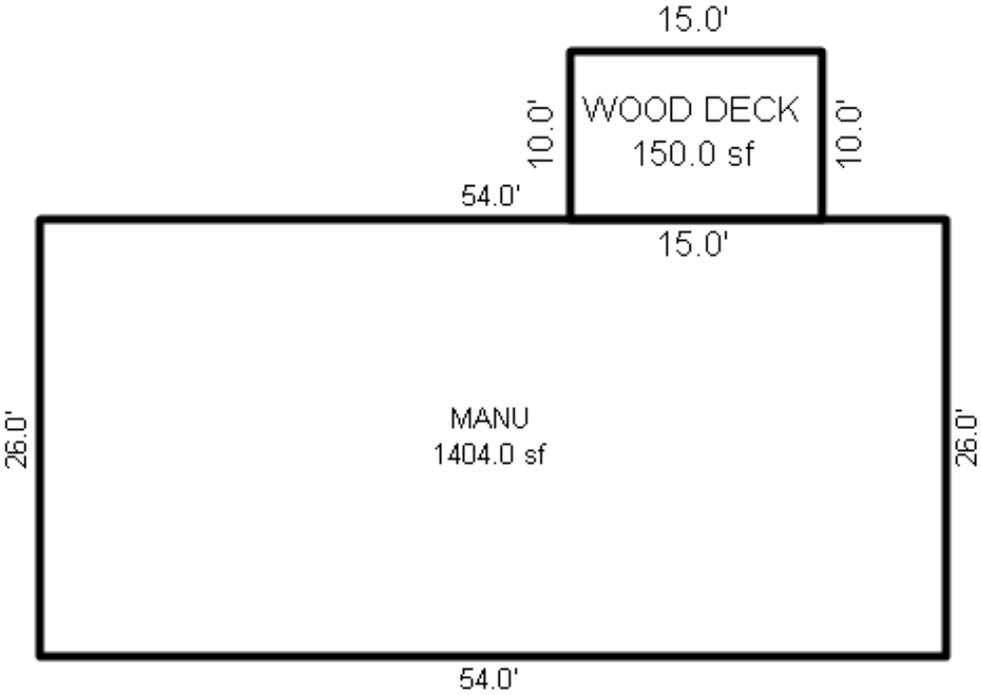
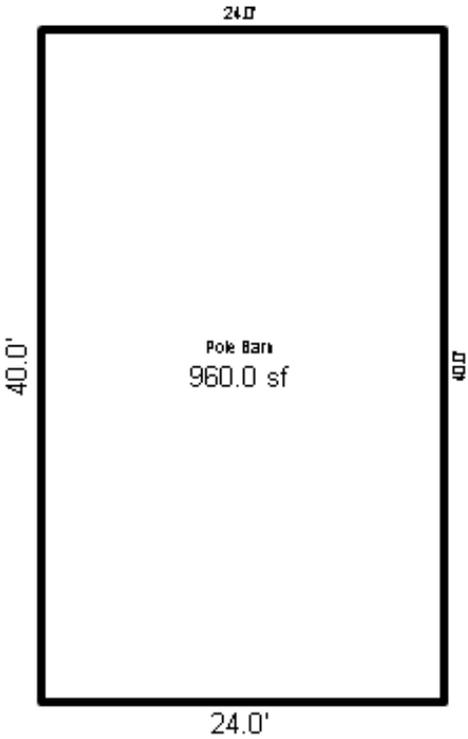
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,900	61,000	68,900			54,010C
2024	6,000	58,100	64,100			52,387C
2023	5,500	50,400	55,900			49,893C
2022	4,500	44,200	48,700			47,518C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 150	Type Treated Wood	Year Built: 2006 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % 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: 25 Floor Area: 1,404 Total Base New : 199,671 Total Depr Cost: 149,750 Estimated T.C.V: 119,800		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:															
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1997															
Yr Built 1997	Remodeled 2006	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1404 SF		Floor Area = 1404 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75															
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 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		1,404		Total:		155,837		116,876							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments		Average Fixture(s)		1		1,212		909		3,805		2,854							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing		Average Fixture(s)		1		1,212		909		3,805		2,854							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1404 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		4,485		3,364		5,560		4,170							
X	Many Avg.	X	Large Avg.	Basement			Lump Sum Items:			Deck		Treated Wood		150		3,302		2,476		Class: CD Exterior: Pole (Unfinished)		Base Cost		960		21,446		16,084	
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			Appliance Allow.		1		1,906		1,429		Fireplaces		Direct-Vented Gas		1		2,118		1,588			
X	Many Avg.	X	Large Avg.	Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals:		199,671		149,750		Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD9724 HUD MANUFACTURED WITH ADDED 1/2 LOG SIDING ECF (4012 RURAL METES & BOUNDS) 0.800 => TCYV:		119,800											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals:		199,671		149,750		Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD9724 HUD MANUFACTURED WITH ADDED 1/2 LOG SIDING ECF (4012 RURAL METES & BOUNDS) 0.800 => TCYV:		119,800											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals:		199,671		149,750		Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD9724 HUD MANUFACTURED WITH ADDED 1/2 LOG SIDING ECF (4012 RURAL METES & BOUNDS) 0.800 => TCYV:		119,800										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals:		199,671		149,750		Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD9724 HUD MANUFACTURED WITH ADDED 1/2 LOG SIDING ECF (4012 RURAL METES & BOUNDS) 0.800 => TCYV:		119,800											
	Chimney: Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals:		199,671		149,750		Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD9724 HUD MANUFACTURED WITH ADDED 1/2 LOG SIDING ECF (4012 RURAL METES & BOUNDS) 0.800 => TCYV:		119,800											

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



\*\*\* 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
10441 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/20/1994					
	MAP #:					
	2025 Est TCV 250,771 TCV/TFA: 120.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 8 T22N R8W BEG 233 FT S OF NW COR OF W 1/2 OF N 1/2 OF SE 1/4 TH S 427 FT, E 400 FT N 427 FT, W 400 FT TO POB. 3.9210A.	X		* Factors *					
			A 200' @ 90/FF	400.00	427.00	0.8409	1.0165	90 100

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good		
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Fencing: Wd, Solid, 5 ft.	25.81	28 0	0	
			Wood Frame	20.38	336 50	3,424	
			Total Estimated Land Improvements True Cash Value = 3,424				

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



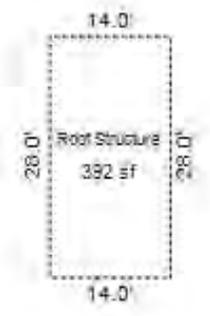
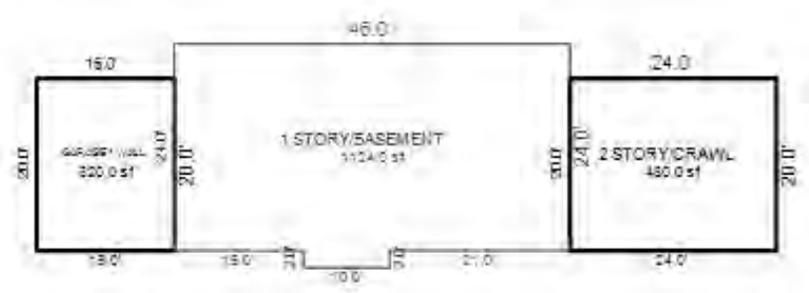
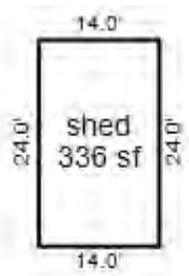
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	6,000	98,800	104,800			68,169C
TPC	04/30/2021	INSPECTED	2023	5,500	95,700	101,200			64,923C
TPC	12/27/2017	INSPECTED	2022	4,500	87,900	92,400			61,832C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % 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: 25 Floor Area: 2,088 Total Base New : 262,517 Total Depr Cost: 196,887 Estimated T.C.V: 216,576			35	Treated Wood Roof Cover Onl	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100							
Yr Built 1992	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			No./Qual. of Fixtures								
Condition: Average		Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1992				
Room List		Doors	Solid	X	H.C.	200 Ex. X Ord. Min			Ground Area = 1608 SF Floor Area = 2088 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		Kitchen: 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 Basement 1,128 2 Story Siding Crawl Space 480			Total: 230,090 172,567							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			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			Plumbing			Average Fixture(s) 1 1,212 909							
X	Many Avg. X Few	Large Avg. Small	Basement: 1128 S.F. Crawl: 480 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			Water/Sewer			Water/Sewer 1 4,485 3,364 1000 Gal Septic 1 4,560 4,170 Water Well, 100 Feet 1 5,560 4,170							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood 35 1,432 1,074 w/Roof (Roof portion) 392 5,351 4,013							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(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			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 14,957 11,218 Common Wall: 1 Wall 1 -2,476 -1,857						
X	Storms & Screens	(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow. 1 1,906 1,429							
(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			Notes:			Totals: 262,517 196,887							
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			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 216,576						
X	Asphalt Shingle	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													
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.
HALL ANGEL & LUTKE KELLY	HALL ANGEL & SUTTON THOMA	1	03/25/2022	QC	26-PARTIAL INTEREST	2022-00921	PROPERTY TRANSFER	50.0
HALL ANGEL M	HALL ANGEL & LUTKE KELLY	1	01/09/2019	QC	09-FAMILY	2019-00069	DEED	50.0
HUGHSTON JUDITH	HALL ANGEL	23,000	09/25/2015	WD	16-LC PAYOFF	2015-03236	DEED	0.0
HALL JAMES B & SHERRY L	HALL ANGEL M	0	03/16/2012	LC	09-FAMILY	2012-00812	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10252 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/21/2012					

Owner's Name/Address	MAP #:
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HALL ANGEL & SUTTON THOMAS 10252 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 46,822 TCV/TFA: 37.52
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		A 200' @ 90/FF	200.00	233.00	1.0000	0.8736	90	100	15,725
		200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 15,725							

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
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. SEC 8 T22N R8W N 233 FT OF E 200 FT OF W 1/2 OF N 1/2 OF N 1/2 OF SE 1/4. 1.0698A.	X Water Sewer	Wood Frame	28.43	100 50	1,421
		Wood Frame	23.65	264 50	3,122

Comments/Influences	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value = 4,543			
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2025	7,900	15,500	23,400			18,131C
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X Rolling	2024	5,000	15,800	20,800			17,586C
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X Low	2023	4,000	16,800	20,800			16,749C
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X High	2022	3,500	14,000	17,500			12,094C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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Waterfront							
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Ravine							
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Wetland							
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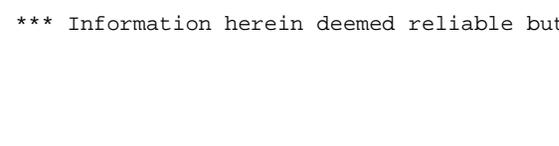
Flood Plain							
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Who	When	What	2025	7,900	15,500	23,400		18,131C
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TPC 04/30/2021	INSPECTED	2024	5,000	15,800	20,800			17,586C
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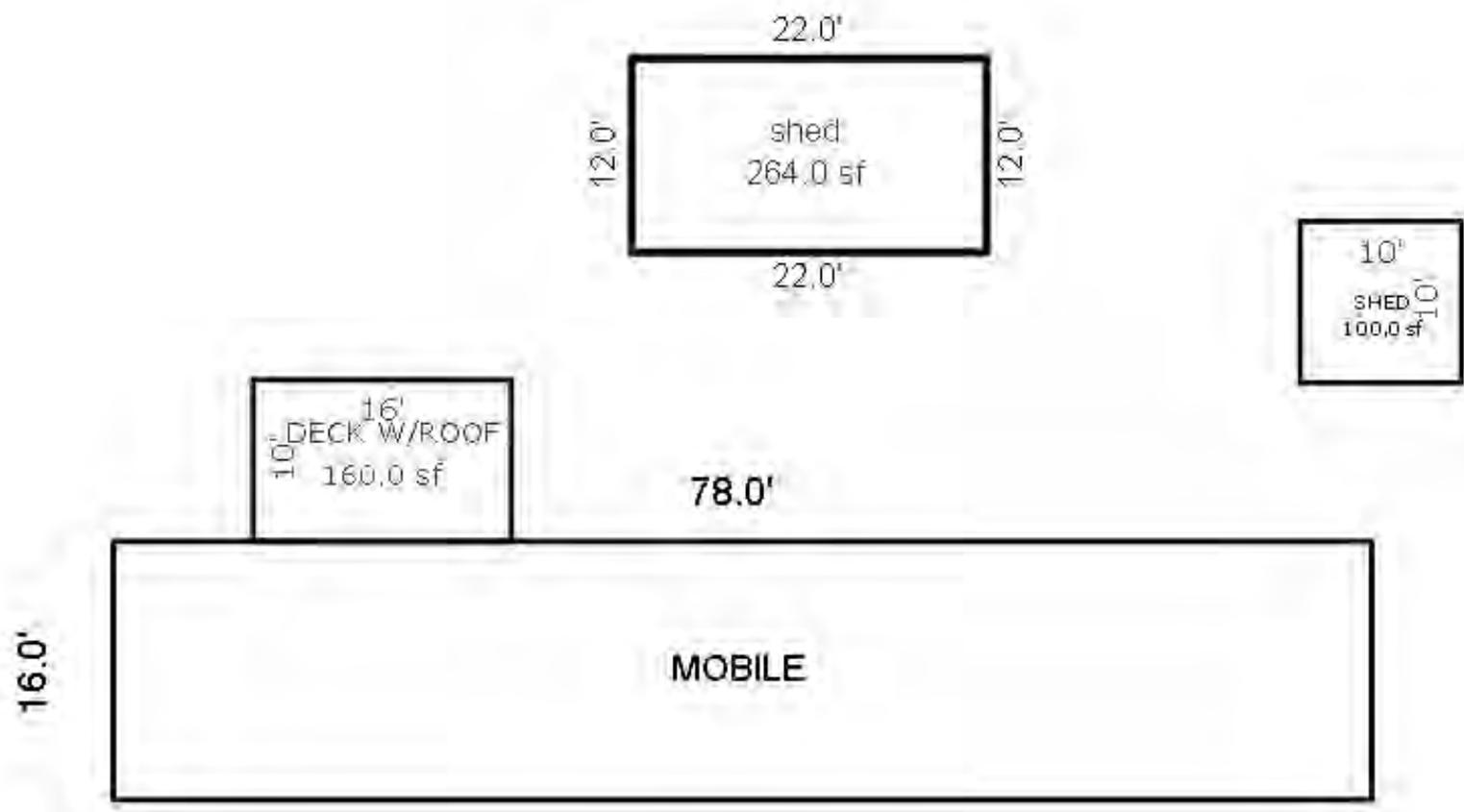
TPC 05/06/2018	INSPECTED	2023	4,000	16,800	20,800			16,749C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER MARION	HELMER AMANDA	12,000	03/18/2010	LC	32-SPLIT VACANT	2010/737	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10370 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/01/2009					
HELMER MARION 10370 W ROUND LAKE ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 40,612 TCV/TFA: 41.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 8 T22N R8W BEG 1896FT W OF NE COR OF SE 1/4 TH W 140 FT, S 233.01 FT, E 140 FT, N 233.01 FT TO POB. .7489 AC. M/L. SPLIT ON 12/01/2009 INTO 009-008-010-47; Comments/Influences	X		Dirt Road	140.00	233.01	1.0933	0.8736	90	100	12,034
			Gravel Road	140	Actual Front Feet,	0.75	Total Acres	Total Est. Land Value =		12,034

Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ;  
Parent Parcel(s): 009-008-010-40;  
Child Parcel(s): 009-008-010-47;  
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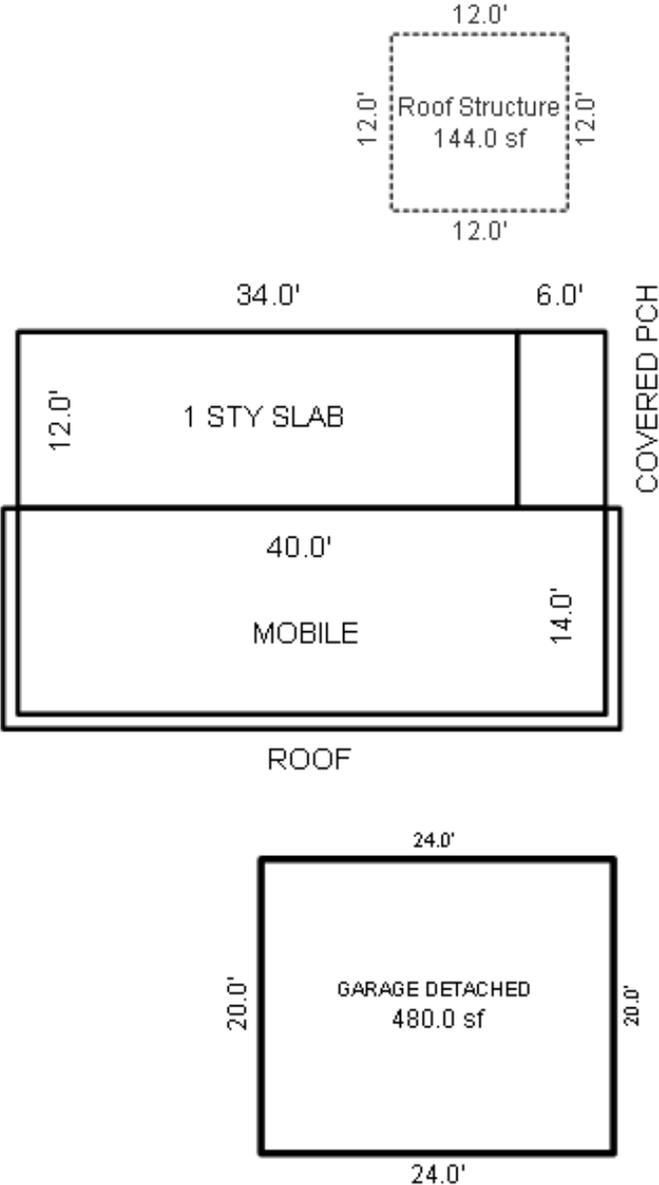
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	6,000	14,300	20,300			10,777C
TPC 12/27/2017	INSPECTED	2024	5,000	14,500	19,500		10,453C		
TPC 04/25/2016	INSPECTED	2023	4,000	15,800	19,800		9,956C		
TPC 10/03/2011	INSPECTED	2022	3,500	13,000	16,500		9,482C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family	Eavestrough Insulation	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	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: D 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	1040	Roof Cover Onl																												
	Mobile Home			0	Front Overhang	0									Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																									
X	Wood Frame	(4) Interior		Drywall Paneled			Plaster Wood T&G		Trim & Decoration		Size of Closets		Central Air Wood Furnace																													
Building Style: HUD		Ex		X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low		Blt 1976																													
Yr Built	Remodeled	Lg		X	Ord	Small	No. of Elec. Outlets		(11) Heating System: Forced Warm Air		Total Base New : 102,067		E.C.F.																													
1976	2009	Doors		Solid	X	H.C.	(12) Electric		Ground Area = 968 SF Floor Area = 968 SF.		Total Depr Cost: 35,722		X 0.800																													
Condition: Average		(5) Floors		Kitchen: Other: Other:			0 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Estimated T.C.V: 28,578		Bsmnt Garage:																													
Room List		(6) Ceilings		No. of Elec. Outlets			X Ex.		Building Areas		Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Basement	1st Floor	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0			Many		X	Ave.	Few		(13) Plumbing		1		Average Fixture(s)		3		Fixture Bath																					
2nd Floor	Bedrooms	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		1		3		Fixture Bath		2		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat																			
(1) Exterior		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC		28,578																					
Wood/Shingle	Aluminum/Vinyl	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC		28,578																			
Brick	Insulation	(14) Water/Sewer		Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC		28,578																					
(2) Windows		(15) Fireplaces		Class: Low Effec. Age: 40 Floor Area: Total Base New : 102,067 Total Depr Cost: 35,722 Estimated T.C.V: 28,578			X		0.800		Bsmnt Garage:		Carport Area:		Roof:																											
Many	X	Avg.	X	Avg.	Few	Small	(16) Porches/Decks		Area		Type		Year Built:		Car Capacity:		Class: D		Exterior: Siding		Brick Ven.: 0		Stone Ven.: 0		Common Wall: Detache		Foundation: 18 Inch		Finished?:		Auto. Doors: 0		Mech. Doors: 1		Area: 480		% Good: 0		Storage Area: 0		No Conc. Floor: 0	
Wood Sash	Metal Sash	(17) Garage		Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0			1		1		1040		12,740		4,459		144		2,076		727		Totals:		102,067		35,722															
Vinyl Sash	Double Hung	(18) Other		Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		737		258		Water/Sewer		1000 Gal Septic		1		4,203		1,471		Water Well, 100 Feet		1		5,428		1,900									
Horiz. Slide	Casement	(19) Garage		Garages			Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		480		14,784		5,174		Block Foundation		560		7,168		2,509																	
Double Glass	Patio Doors	(20) Garage		Built-Ins			Appliance Allow.		1		1,615		565		Deck		w/Roof (Roof portion)		1040		12,740		4,459		w/Roof (Roof portion)		144		2,076		727											
Storms & Screens	Chimney: Metal	(21) Garage		Lump Sum Items:			Notes:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC		28,578																															

\*\*\* 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.
HELMER COREY CHARLES	DAVIDSON GENEVA & BUDD LE	0	02/16/2024	WD	16-LC PAYOFF	2024-00356	DEED	0.0
HELMER COREY CHARLES	DAVIDSON GENEVA & BUDD LE	25,000	10/04/2016	LC	03-ARM'S LENGTH	2016-03344	DEED	100.0
HALL SHERRY LYNN	HELMER COREY CHARLES	1	02/03/2016	QC	09-FAMILY	2016-00354	DEED	100.0
HICKMAN KATIE LOUISE	HALL SHERRY LYNN	1	07/30/2015	QC	09-FAMILY	2015-02568	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10340 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/18/2016					

Owner's Name/Address	MAP #:
DAVIDSON GENEVA & BUDD LEON 10340 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 24,800 TCV/TFA: 34.44

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	60.00	233.01	1.3512	0.8736	90	100	6,374	
			60 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	6,374

Tax Description  
 . SEC 8 T22N R8W BEG 1836 FT W OF NE COR OF SE 1/4 TH W 60 FT, S 233.01 FT, E 60 FT, N 233.01 FT TO POB. .3210 AC M/L. SPLIT ON 12/01/2009 FROM 009-008-010-40;

Comments/Influences  
 MH IS BOARDED UP AS OF 11-09 PER OWNER Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ; Parent Parcel(s): 009-008-010-40; Child Parcel(s): 009-008-010-47;

- 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



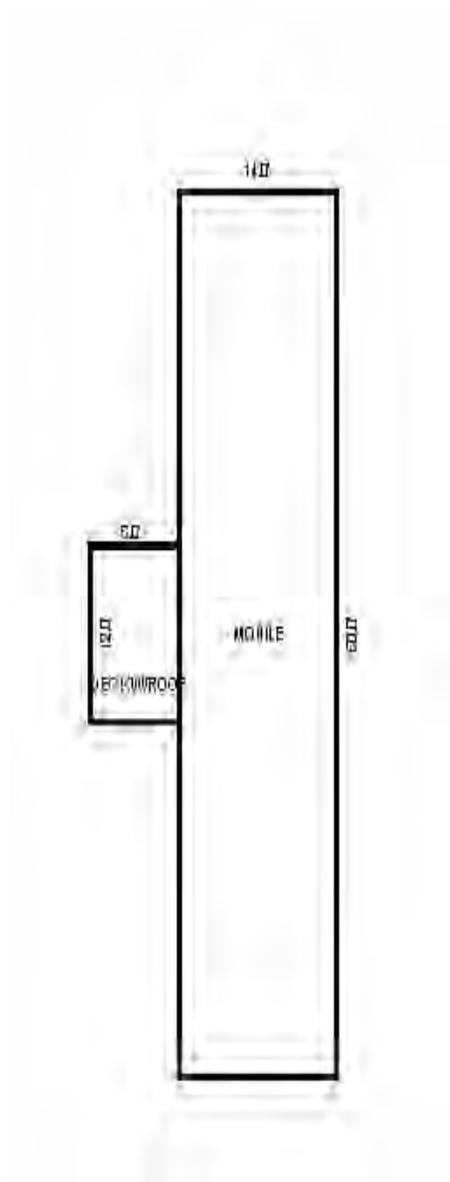
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	3,200	9,200	12,400			6,209C
2024	3,200	9,300	12,500			6,023C
2023	2,500	10,200	12,700			5,737C
2022	1,500	8,400	9,900			5,464C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:																																																																																																																				
	Mobile Home			Wood	Coal	Steam							Interior 2 Story	96	Treated Wood	Car Capacity:																																																																																																																
	Town Home	0										Class:																																																																																																																				
	Duplex	0		X Forced Warm Air								Exterior:																																																																																																																				
	A-Frame	0		Wall Furnace								Exterior 1 Story																																																																																																																				
				Warm & Cool Air								Exterior 2 Story																																																																																																																				
X	Wood Frame	(4) Interior		Heat Pump								Prefab 1 Story																																																																																																																				
		Drywall										Prefab 2 Story																																																																																																																				
		Paneled		Plaster								Heat Circulator																																																																																																																				
				Wood T&G								Raised Hearth																																																																																																																				
	Building Style:	Trim & Decoration										Wood Stove																																																																																																																				
	HUD											Direct-Vented Ga																																																																																																																				
	Yr Built	Remodeled										Class: Average																																																																																																																				
	1985	0		Ex	X	Ord						Effec. Age: 35																																																																																																																				
	Condition:	Average		Size of Closets								Floor Area:																																																																																																																				
				Lg	X	Ord						Total Base New : 64,608	E.C.F.																																																																																																																			
												Total Depr Cost: 23,032	X 0.800																																																																																																																			
	Room List	Doors		Solid	X	H.C.						Estimated T.C.V: 18,426																																																																																																																				
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	Basement	(5) Floors		Central Air									Roof:																																																																																																																			
	1st Floor	Kitchen:		Wood Furnace																																																																																																																												
	2nd Floor	Other:		(12) Electric																																																																																																																												
	Bedrooms	Other:		0																																																																																																																												
				Amps Service																																																																																																																												
	(1) Exterior			No./Qual. of Fixtures																																																																																																																												
				Ex.	X	Ord.																																																																																																																										
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	Brick			Few																																																																																																																												
				(13) Plumbing																																																																																																																												
	Insulation			Average Fixture(s)																																																																																																																												
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				2 Fixture Bath																																																																																																																												
X	Many		Basement: 0 S.F.	Softener, Auto																																																																																																																												
	Avg.	X	Crawl: 0 S.F.	Softener, Manual																																																																																																																												
	Few		Slab: 0 S.F.	No Plumbing																																																																																																																												
			Height to Joists: 0.0	Extra Toilet																																																																																																																												
	Large			Extra Sink																																																																																																																												
				Separate Shower																																																																																																																												
	Small			Ceramic Tile Floor																																																																																																																												
				Ceramic Tile Wains																																																																																																																												
				Ceramic Tub Alcove																																																																																																																												
				Vent Fan																																																																																																																												
	(8) Basement	(9) Basement Finish		(14) Water/Sewer																																																																																																																												
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		Living SF																																																																																																																														
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	Hip	No Floor SF																																																																																																																														
	Flat	Walkout Doors (A)																																																																																																																														
X	Asphalt Shingle	(10) Floor Support																																																																																																																														
	Chimney: Metal	Joists:																																																																																																																														
		Unsupported Len:																																																																																																																														
		Cntr.Sup:																																																																																																																														
<p>Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985</p> <p>(11) Heating System: Wall Furnace</p> <p>Ground Area = 720 SF Floor Area = 720 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>46,202</td> <td>16,170</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="6">Average Fixture(s)</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td>1</td> <td>950</td> <td>332</td> </tr> <tr> <td colspan="6">Solar Water Heat</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,795</td> <td>1,678</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,725</td> <td>2,004</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="6">Treated Wood w/Roof (Deck Portion)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>96</td> <td>2,469</td> <td>1,111</td> </tr> <tr> <td colspan="6">Treated Wood w/Roof (Roof portion)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>96</td> <td>1,740</td> <td>783</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="6">Appliance Allow.</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2,727</td> <td>954</td> </tr> <tr> <td colspan="4">Totals:</td> <td>64,608</td> <td>23,032</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4012 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 18,426</p>															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	720			Total:				46,202	16,170	Other Additions/Adjustments						Plumbing						Average Fixture(s)						Water/Sewer			1	950	332	Solar Water Heat						1000 Gal Septic			1	4,795	1,678	Water Well, 100 Feet			1	5,725	2,004	Deck						Treated Wood w/Roof (Deck Portion)									96	2,469	1,111	Treated Wood w/Roof (Roof portion)									96	1,740	783	Built-Ins						Appliance Allow.									1	2,727	954	Totals:				64,608	23,032
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Sketch by Ape 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.
		6,900	09/01/1998	WD	33-TO BE DETERMINED		DEED	0.0

Property Address: W ROUND LAKE 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: KING LARRY WELLS  
 40315 FIRESTEEL DR  
 STERLING HEIGHTS MI 48313

2025 Est TCV 82,100

Improved X Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

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

Residentia 8 - 17 @\$5000 16.42 Acres 5000 100 82,100  
 16.42 Total Acres Total Est. Land Value = 82,100

Tax Description: SEC 8 T22N R8W (0\*1998) E 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 EXC W 687 FT OF N 233.02 FT THOF. 16.401A.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	41,100	0	41,100			10,528C
2024	24,600	0	24,600			10,212C
2023	23,000	0	23,000			9,726C
2022	16,400	0	16,400			9,263C

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTON THOMAS	SUTTON THOMAS & HALL ANGE	1	03/25/2022	QC	26-PARTIAL INTEREST	2022-00923	PROPERTY TRANSFER	50.0
RONGEY JUDITH ELAINE	SUTTON THOMAS LEE	9,000	04/12/2019	WD	03-ARM'S LENGTH	2019-01216	DEED	100.0
KING LARRY & BARBARA	RONGEY JUDY	23,000	03/21/2005	WD	20-MULTI PARCEL SALE REF	05-0/1148	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE 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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HALL ANGEL & SUTTON THOMAS 10252 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 26,010					
---	---------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	391.20	233.02	0.8456	0.8736	90	100	26,010
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391 Actual Front Feet, 2.09 Total Acres						Total Est. Land Value =	26,010
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Tax Description	X	Dirt Road	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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N222.02' OF W 391.33' OF NE1/4 OF SE 1/4 SEC8 T22N R8W 2.0934 A									
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04/14/2017 COMBINED WITH 009-008-010-57									
---	--	--	--	--	--	--	--	--	--

FORMERLY SEC 8 T22N R8W N 233.02 FT OF W									
--	--	--	--	--	--	--	--	--	--

391.33 FT OF NE 1/4 OF SE 1/4 EXC W 195									
---	--	--	--	--	--	--	--	--	--

FT THOF. 1.0483A. (0*1998)									
----------------------------	--	--	--	--	--	--	--	--	--

98 SPLIT FROM 010-50 FOR 99									
-----------------------------	--	--	--	--	--	--	--	--	--

Comments/Influences									
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2011-01666 LCT FOR ADJ PARCEL									
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009-008-010-30 LCT BETWEEN JUDY HUGHSTON									
--	--	--	--	--	--	--	--	--	--

A/K/A JUDY RONGY AS SELLER...									
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04/14/2017 COMBINED WITH 009-008-010-57									
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Topography of Site									
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X Level									
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Rolling									
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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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2025	13,000	0	13,000			8,568C
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2024	9,000	0	9,000			8,311C
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2023	9,000	0	9,000			7,916C
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2022	7,500	0	7,500			6,507C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/30/1999								
Owner's Name/Address		MAP #:		2025 Est TCV 48,074 TCV/TFA: 0.00								
FREDELL CHARLES 10110 W ROUND LAKE ROAD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
SEC 8 T22N R8W (0*1998) N 233.02 FT OF W 587 FT OF NE 1/4 OF SE 1/4 EXC W 391.33 FT THOF. 1.0483A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A 200' @ 90/FF		196.00	233.00	1.0051	0.8736	90	100	15,489
98 SPLIT FROM 010-50		X	Paved Road	196 Actual Front Feet, 1.05 Total Acres				Total Est. Land Value =				15,489
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description		Rate	Size % Good	Cash Value				
		X	Water	Ad-Hoc Unit-In-Place Items		Rate	Size % Good	Cash Value				
		X	Sewer	Description		Rate	Size % Good	Cash Value				
		X	Electric	/CI16/YARI/WOOF/THRRSH3648L		11.00	700 100	7,700				
		X	Gas	Total Estimated Land Improvements True Cash Value =				7,700				
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2025	7,700	16,300	24,000			3,248C		
		X	Low	2024	5,000	14,800	19,800			3,151C		
		X	High	2023	4,000	10,100	14,100			3,001C		
		X	Landscaped	2022	3,500	9,300	12,800			2,859C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	Who	When	What							
		X	TPC	04/30/2021	INSPECTED							
		X	TPC	12/27/2017	INSPECTED							
		X	TPC	04/25/2016	INSPECTED							



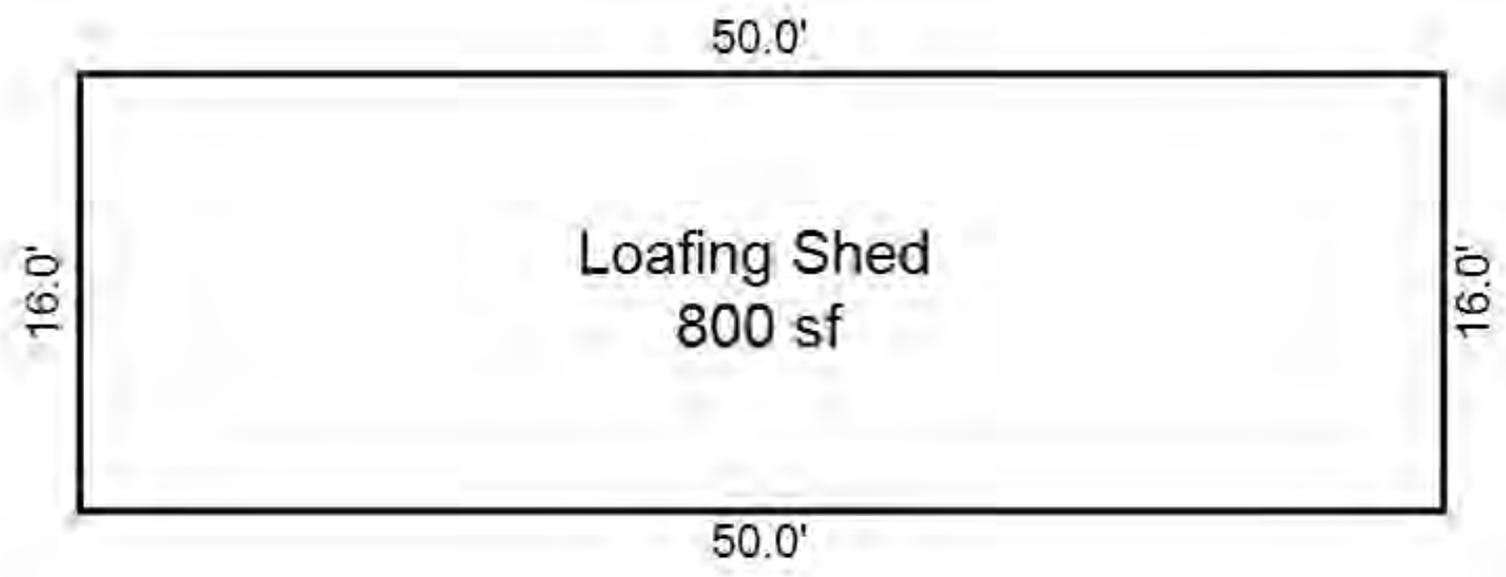
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

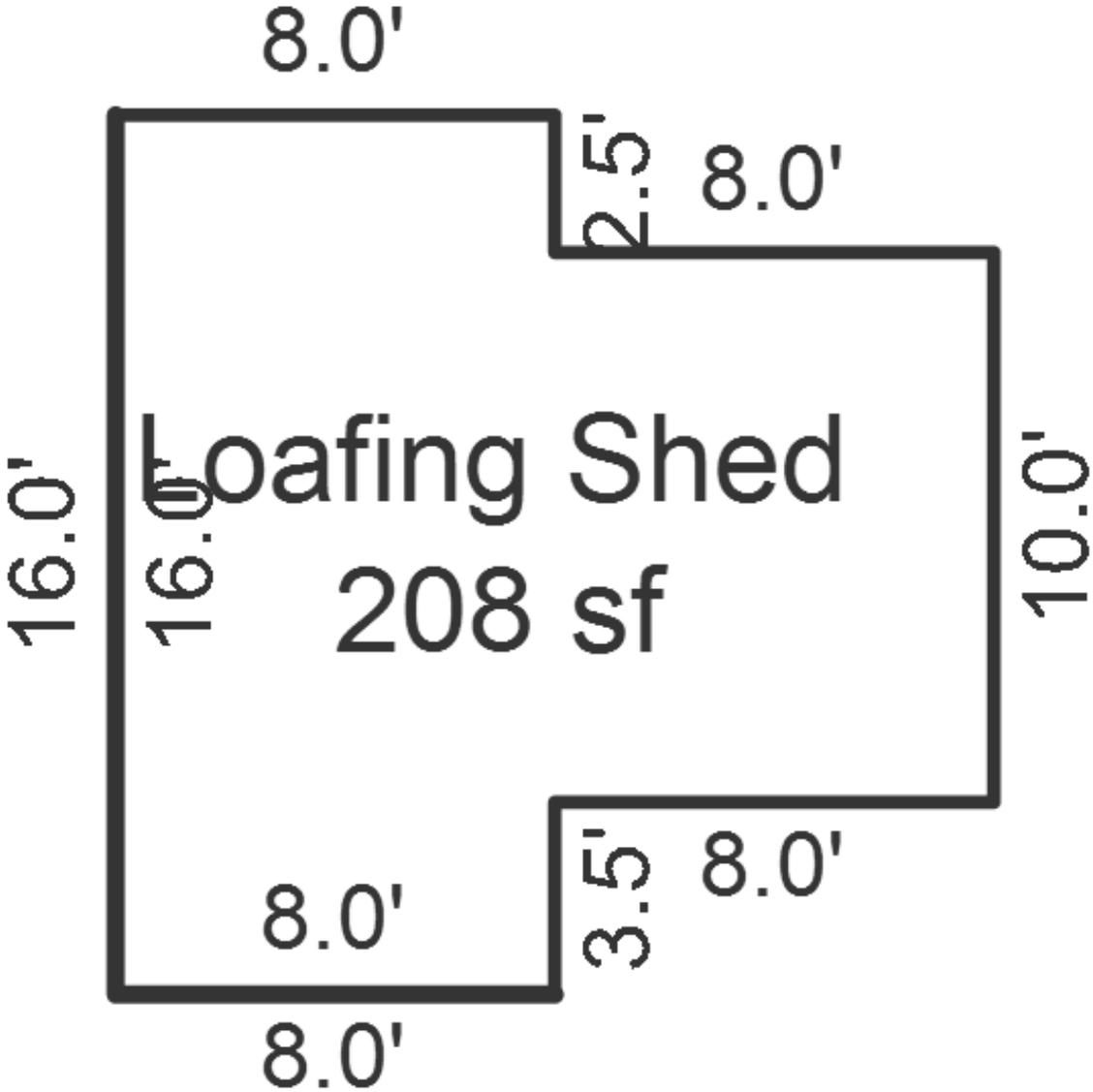
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: ? Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 840 % 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 : 21,580 Total Depr Cost: 19,422 Estimated T.C.V: 21,364
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 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		No./Qual. of Fixtures			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 0		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		Exterior Foundation		840 21,580 19,422				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Foundation		Totals: 21,580 19,422				
Room List		Kitchen: Other: Other:		Softener, Manual			1000 Gal Septic		Size Cost New Depr. Cost						
Basement		Other:		Solar Water Heat			2000 Gal Septic		Other Additions/Adjustments						
1st Floor		Other:		No Plumbing			Lump Sum Items:		Garages						
2nd Floor		Other:		Extra Toilet					Class: C Exterior: Pole (Unfinished)						
Bedrooms		Other:		Extra Sink					Base Cost						
(1) Exterior		(6) Ceilings		Separate Shower					Notes:						
Wood/Shingle		No. of Elec. Outlets		Ceramic Tile Floor					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:						
Aluminum/Vinyl		Many Ave. Few		Ceramic Tile Wains											
Brick		(7) Excavation		Ceramic Tub Alcove											
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. 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\*\*\*

Building Type	Loafing Sheds	Barn - General Purpose		
Year Built				
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	No-Wall, 132	No-Wall, 64		
Height	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	50 x 16 = 800	16 x 13 = 208		
Cost New	\$ 2,984	\$ 4,986		
Phy./Func./Econ. %Good	35/100/100 35.0	55/100/100 55.0		
Depreciated Cost	\$ 1,044	\$ 2,742		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	35	55		
Est. True Cash Value	\$ 971	\$ 2,550		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3521 / All Cards: 3521				



\*\*\* 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.
GEERS JACK DEAN & JANET L	OLSON EDWARD & PEGGY	95,000	01/13/2020	WD	03-ARM'S LENGTH	2020-00118	PROPERTY TRANSFER	100.0
GEERS DAVID SCOTT	GEERS JACK DEAN & JANET L	1	11/08/2019	QC	09-FAMILY	2019-03468	PROPERTY TRANSFER	0.0
GEERS DEAN & JAN	GEERS DAVID SCOTT	75,000	12/12/2017	LC	09-FAMILY	2017-03920	PROPERTY TRANSFER	0.0
HELMER MARION	GEERS DEAN & JAN	29,000	06/15/2016	WD	03-ARM'S LENGTH	2016-02094	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10464 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/29/2017	2017-0293	100%
	P.R.E. 100% 01/13/2020		Addition	06/29/2017	2017-02931	100%
Owner's Name/Address	MAP #:		MH	09/13/2004	20040353	100%
OLSON EDWARD & PEGGY 10464 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 128,999 TCV/TFA: 112.37					

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			* Factors *			
			Description	Frontage	Depth	Value
			A 200' @ 90/FF	400.00	233.00	26,447
			400 Actual Front Feet, 2.14 Total Acres		Total Est. Land Value =	26,447

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF 2.1394A.	X	Dirt Road				
11/2019 COMBINE WITH 009-008-010-70 FOMERLY SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF & EXC W/LY 1/3 THOF. 1.0697A.	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	Topography of Site
COMBINE WITH 009-008-010-60 11/2019 03 SPLIT TO 010-70 & 80 FOR 04	X <td>Level</td>	Level
	X <td>Rolling</td>	Rolling
	X <td>Low</td>	Low
	X <td>High</td>	High
	X <td>Landscaped</td>	Landscaped
	X <td>Swamp</td>	Swamp
	X <td>Wooded</td>	Wooded
	X <td>Pond</td>	Pond
	X <td>Waterfront</td>	Waterfront
	X <td>Ravine</td>	Ravine
	X <td>Wetland</td>	Wetland
	X <td>Flood Plain</td>	Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,200	51,300	64,500			61,835C
2024	13,200	52,000	65,200			59,976C
2023	10,300	56,600	66,900			57,120C
2022	7,500	46,900	54,400			54,400S

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 184 21	Type Treated Wood Treated Wood	Year Built: 2017 Car Capacity: Class: B 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		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																														
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																																																														
Yr Built 1990	Remodeled 2017	Ex	X	Ord		Min	Size of Closets																																																																																																																																											
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																																																																																																																											
Room List		Doors		Solid	X	H.C.	(12) Electric																																																																																																																																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			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																																																																																																																																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 84 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																																																																										
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																																																																																																																																											
(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			1000 Gal Septic 2000 Gal Septic																																																																																																																																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																																																																													
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1148 SF Floor Area = 1148 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas											Cls Very Good		Blt 199																																																																																																																																					
<table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Metal</td> <td>1064</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>84</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>102,903</td> <td>75,119</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>180</td> <td>2,169</td> <td>1,583</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>1,389</td> <td>1,014</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>4,405</td> <td>3,216</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>6,028</td> <td>4,400</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>6,454</td> <td>4,711</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>184</td> <td>4,274</td> <td>3,120</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>21</td> <td>1,038</td> <td>758</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>576</td> <td>35,159</td> <td>25,666</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>1</td> <td>754</td> <td>550</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>6,751</td> <td>4,928</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>171,324</td> <td>125,065</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Metal	1064			Addition	Siding	Crawl	84			Total:				102,903	75,119	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			180	2,169	1,583	Plumbing						Average Fixture(s)			1	1,389	1,014	3 Fixture Bath			1	4,405	3,216	Water/Sewer						1000 Gal Septic			1	6,028	4,400	Water Well, 100 Feet			1	6,454	4,711	Deck						Treated Wood			184	4,274	3,120	Treated Wood			21	1,038	758	Garages						Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost			576	35,159	25,666	Door Opener			1	754	550	Built-Ins						Appliance Allow.			1	6,751	4,928	Totals:				171,324	125,065	E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																																																													
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3 Fixture Bath			1	4,405	3,216																																																																																																																																													
Water/Sewer																																																																																																																																																		
1000 Gal Septic			1	6,028	4,400																																																																																																																																													
Water Well, 100 Feet			1	6,454	4,711																																																																																																																																													
Deck																																																																																																																																																		
Treated Wood			184	4,274	3,120																																																																																																																																													
Treated Wood			21	1,038	758																																																																																																																																													
Garages																																																																																																																																																		
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)																																																																																																																																																		
Base Cost			576	35,159	25,666																																																																																																																																													
Door Opener			1	754	550																																																																																																																																													
Built-Ins																																																																																																																																																		
Appliance Allow.			1	6,751	4,928																																																																																																																																													
Totals:				171,324	125,065																																																																																																																																													
Notes: HUD											ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		100,052																																																																																																																																					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OTBERG ELDON M ESTATE	HALL KELLY JO	63,900	09/24/2015	WD	08-ESTATE	2015-03292	PROPERTY TRANSFER	100.0
GUTHRIE MICHAEL & SUSAN A		0	08/05/2014	AFF	05-CORRECTING TITLE	2014-02751	DEED	0.0
GUTHRIE MICHAEL & SUSAN	OTBERG ELDON M	58,000	07/17/2014	WD	03-ARM'S LENGTH	2014-02558	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10390 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/15/2005	20050229	Complete
Owner's Name/Address	P.R.E. 0%		Garage	10/07/2003	20030380	Complete
HALL KELLY JO 5905 N BROWN RD MANTON MI 49663-9090	MAP #:		HUD/NATIONAL STD	08/29/2003	20030323	Complete
	2025 Est TCV 157,988 TCV/TFA: 121.90					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 8 T22N R8W (0*2003) E 1/3 OF ALL THAT PART OF N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L ROUND LAKE ROAD EXC E 716 FT THOF. 1.0697A.	X	Dirt Road		A 200' @ 90/FF	200.00	233.00	1.0000	0.8736	90	100		15,725
		Gravel Road		200 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =		15,725
		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
20901576 \$99,900 * 20809305 \$105,000 03 SPLIT FROM 010-60 FOR 04	X	D/W/P: 4in Ren. Conc.			8.06	536	0	0
		D/W/P: 3.5 Concrete			6.49	225	0	0
		Wood Frame			32.19	78	50	1,255
		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 =						2,205

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X		2025	7,900	71,100	79,000			38,335C
Low			2024	5,000	67,700	72,700			37,183C
High			2023	4,000	58,800	62,800			35,413C
Landscaped			2022	3,500	51,500	55,000			33,727C
Swamp									
Wooded	X								
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

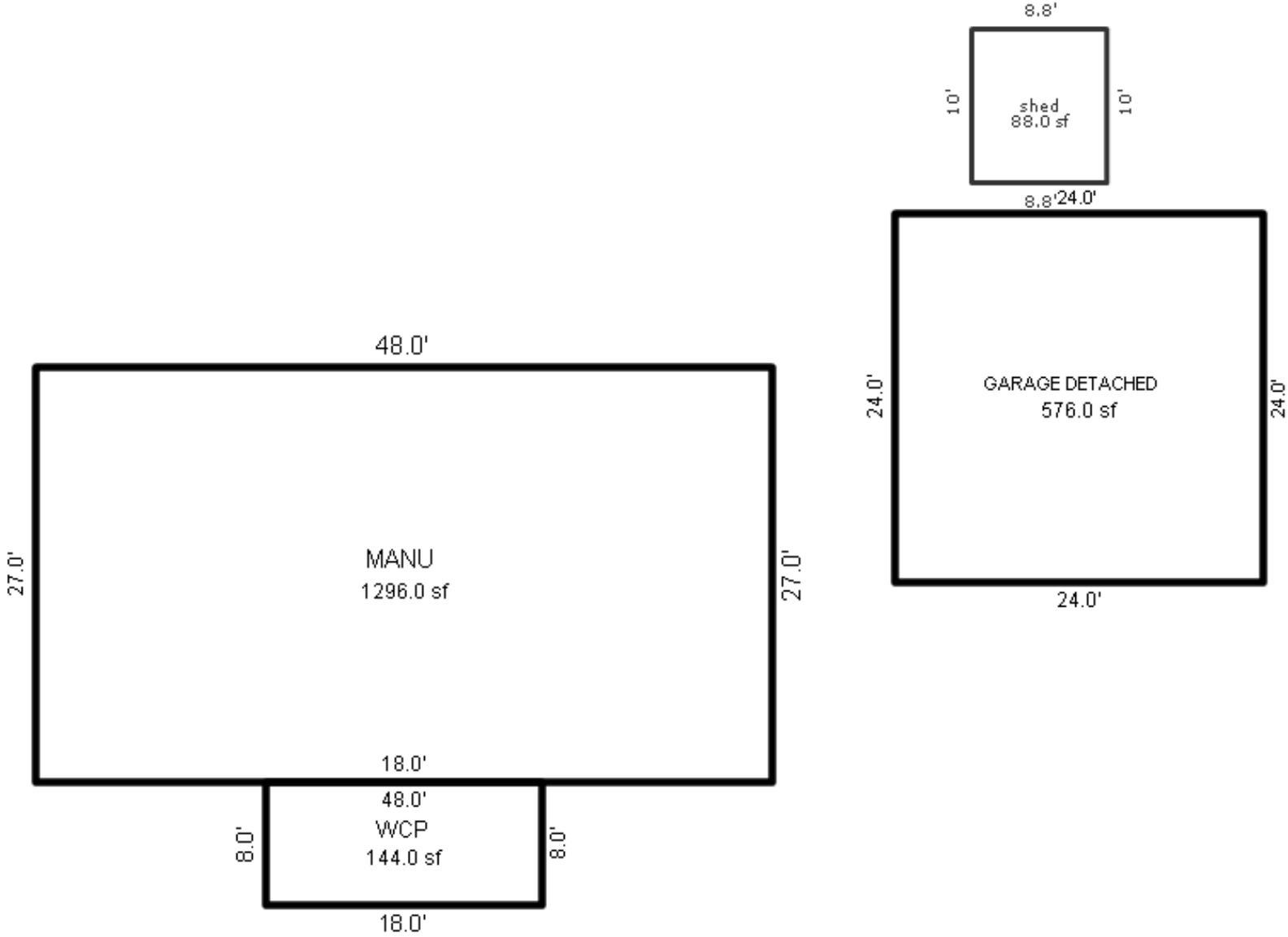


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 144	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?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Ex	X	Ord	Min		
Building Style: HUD																	
Yr Built	Remodeled																
2003	RED	2005															
Condition: Average																	
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
		Kitchen: Other: Other:															
(1) Exterior		(6) Ceilings															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall														
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1296 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			150 Amps Service										
				No./Qual. of Fixtures			Ex. X Ord. Min										
				No. of Elec. Outlets			Many X Ave. Few										
				(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
				(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
				Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family HUD										Cls C -5		Blt 2003					
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1296 SF		Floor Area = 1296 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
1 Story Siding Crawl Space 1,296										Total:		157,340		130,588			
Other Additions/Adjustments										Plumbing		Average Fixture(s) 1 1,455 1,208		3 Fixture Bath 1 4,580 3,801			
Water/Sewer										1000 Gal Septic 1 4,795 3,980		Water Well, 100 Feet 1 5,725 4,752					
Deck										Treated Wood w/Roof (Deck Portion) 144 3,292 2,732		Treated Wood w/Roof (Roof portion) 144 2,507 2,081					
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 576 24,457 20,299		Door Opener 2 1,078 895			
Built-Ins										Appliance Allow. 1 2,727 2,263		Fireplaces		Direct-Vented Gas 1 2,979 2,473			
Totals:										210,935		175,072					
Notes: MANUFACTUED NATIONAL STANDARDS - HUD										ECF (4012 RURAL METES & BOUNDS) 0.800 =>		TCV:		140,058			

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



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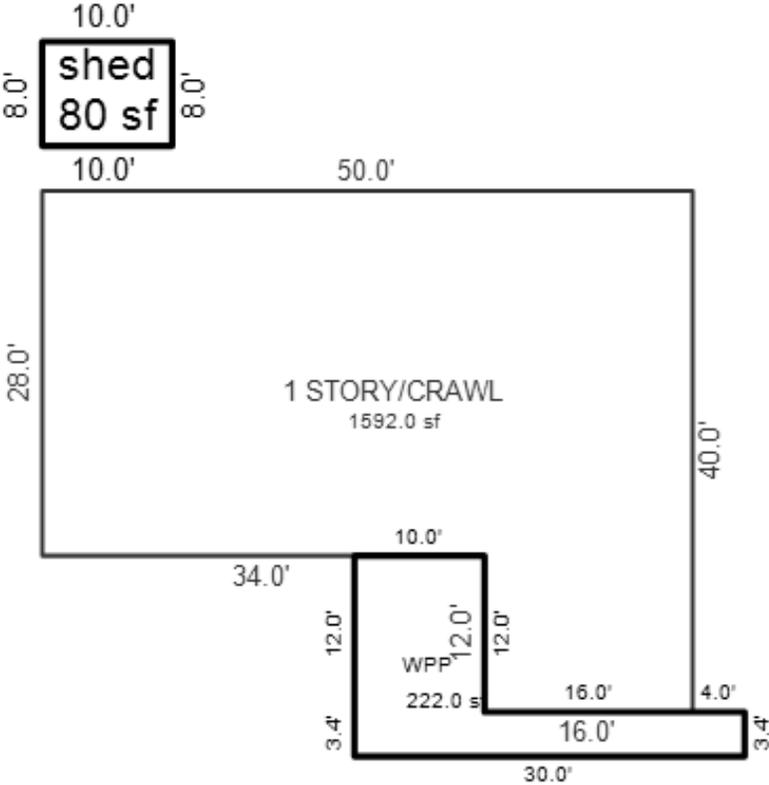
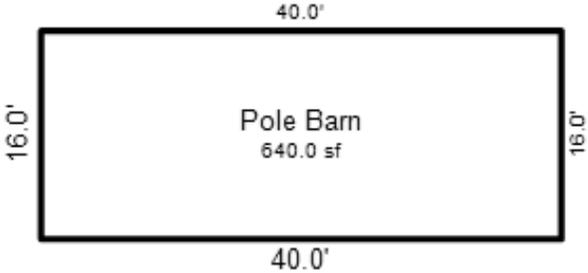
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
10110 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/20/1994								
FREDELL CHARLES 10110 ROUND LAKE ROAD LAKE CITY MI 49651		MAP #:								
		2025 Est TCV 145,950 TCV/TFA: 91.68								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 8 T22N R8W BEG 633 FT W OF NE COR OF N 1/2 OF SE 1/4, TH W 100 FT, S 200 FT E 100 FT, N 200 FT TO POB. .4591 A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 200' @ 90/FF	100.00	200.00	1.1892 0.8409	90 100	9,000	
		Paved Road		100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =	9,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	25.24	80	50	1,009		
		Sewer		Total Estimated Land Improvements True Cash Value =					1,009	
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	4,500	68,500	73,000		30,515C
		TPC 04/30/2021	INSPECTED		2024	4,500	58,800	63,300		29,598C
		TPC 12/27/2017	INSPECTED		2023	3,500	59,800	63,300		28,189C
		TPC 04/25/2016	INSPECTED		2022	2,500	54,900	57,400		26,847C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 30 WCP (1 Story) 222 WPP 40 Treated Wood	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 1,592 Total Base New : 190,133 Total Depr Cost: 123,583 Estimated T.C.V: 135,941			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1973			
Yr Built 1973	Remodeled 1998	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1592 SF Floor Area = 1592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas			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			Foundation Crawl Space	1,592				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Plumbing			Other Additions/Adjustments			Total:		157,047	102,079		
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Plumbing			Average Fixture(s)								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Plumbing			Average Fixture(s)		1	1,010	656	
(2) Windows		(7) Excavation		Many			X	Ave.		Water/Sewer			Average Fixture(s)		1	4,203	2,732	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1592 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 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			Water Well, 100 Feet			1	5,428	3,528
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1000 Gal Septic			(14) Water/Sewer			Porches			WCP (1 Story)		30	1,910	1,241	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well			Deck			WPP		222	3,714	2,414	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Garages			Treated Wood			40		1,510	981	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Class: D Exterior: Pole (Unfinished)			WCP (1 Story)			640		13,696	8,902		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow.			1		1,615	1,050		
							Notes:			Totals:			190,133		123,583			
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:								135,941			

\*\*\* 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.
RYAN KATHRYN E	RYAN KATHRYN E	0	05/26/2024	QC	15-LADY BIRD	2024-01289	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1680 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/12/2024					
Owner's Name/Address	MAP #:					
RYAN KATHRYN E 1680 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 143,384 TCV/TFA: 170.70					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
S 1/2 OF NE 1/4 OF SE 1/4 EXC W 208 FT THEREOF SEC8 T22N R8W 16.8485A SPLIT ON 02/20/2024 FROM 009-008-011-00; FORMERLY S 1/2 OF N 1/2 OF SE 1/4 EXC W 400 FT THEREOF SEC8 T22N R8W 33.9394 A 11/8/2016 SPLIT TO 009-008-011-90 6.0606 A FORMERLY. SEC 8 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			Residentia 30 - 65	\$3700	16.85 Acres	3700	100			62,341
			16.85 Total Acres Total Est. Land Value =						62,341	

Comments/Influences

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;

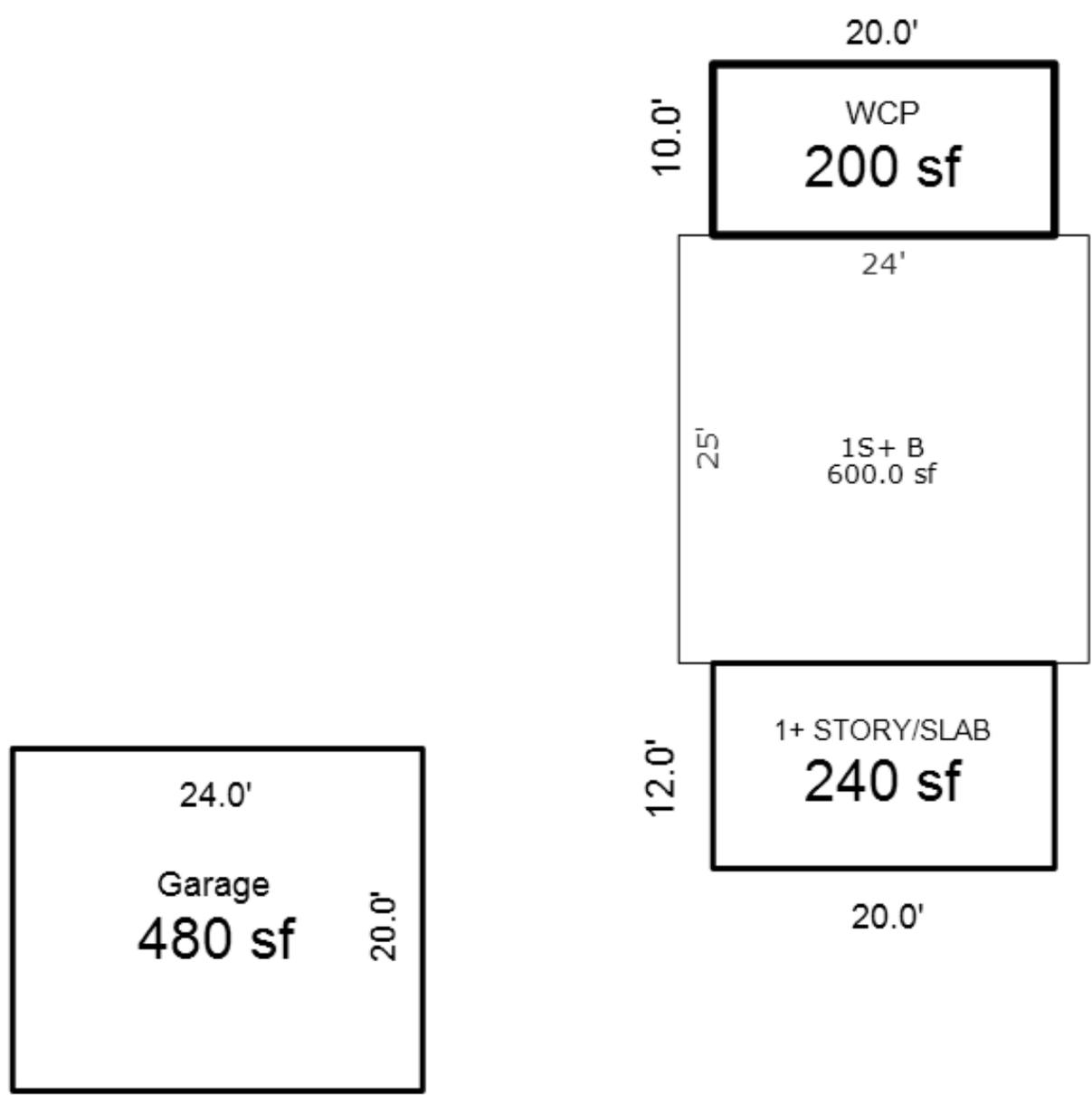


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	31,200	40,500	71,700			38,813C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2024	0	0	0			0
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2025	31,200	40,500	71,700	38,813C
TPC 04/30/2021 INSPECTED			2024	0	0	0	0
			2023	0	0	0	0
			2022	0	0	0	0

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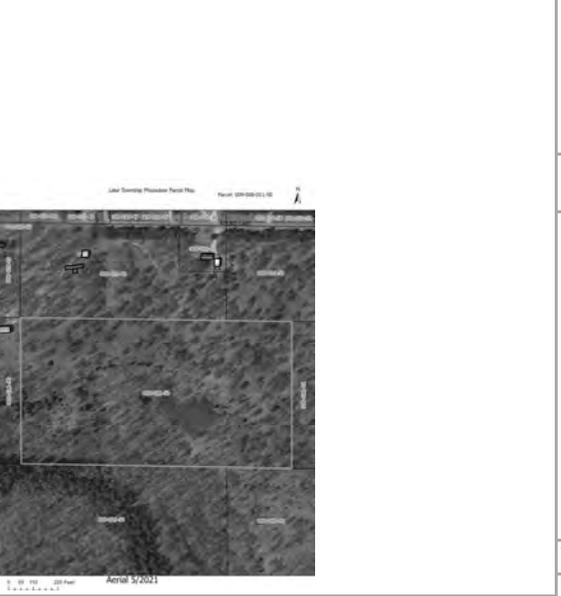
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN KATHRYN E	WILDS THOMAS & FELICIA	54,500	02/20/2024	WD	32-SPLIT VACANT	2024-00372	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1680 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
WILDS THOMAS & FELICIA 11959 W WOODLAND DR CADILLAC MI 49601	2025 Est TCV 51,527					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
	Public Improvements			* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
S 1/2 OF NW 1/4 OF SE 1/4 EXC W 400 FT THEREOF & W 208 FT OF S 1/2 OF NE 1/4 OF SE 1/4 SEC8 T22N R8W 17.0909 A SPLIT ON 1/18/24 FROM 009-008-011-00				Dirt Road	30 - 65	12.00	Acres	3700	100			44,400	
				Gravel Road									
				Paved Road									
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				17.09 Total Acres					Total Est. Land Value =				51,527

Comments/Influences



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,800	0	25,800			25,800S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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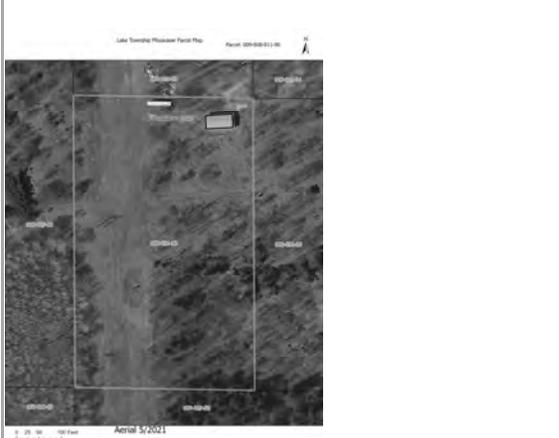
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN KATHRYN E	SCARBROUGH TODD M & ELLEN	7,500	11/08/2016	WD	32-SPLIT VACANT	2016-03666	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1680 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/16/2016	2016-0655	100%

Owner's Name/Address	MAP #:	2025 Est TCV 46,327 TCV/TFA: 0.00
SCARBROUGH TODD M & ELLEN R 10441 W ROUND LAKE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
W400 FT OF S 1/2 OF N 1/2 OF SE 1/4 SC 8 T22N R8W 6.0606 A SPLIT11/08/2016 FROM 009-008-011-00; Comments/Influences			Residentia INFERIOR@	\$1400	6.06 Acres	1400	100	8,485
Split/Comb. on 11/08/2016 completed 11/08/2016 TIM ; Parent Parcel(s): 009-008-011-00; Child Parcel(s): 009-008-011-90;			6.06 Total Acres Total Est. Land Value = 8,485					

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.							



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

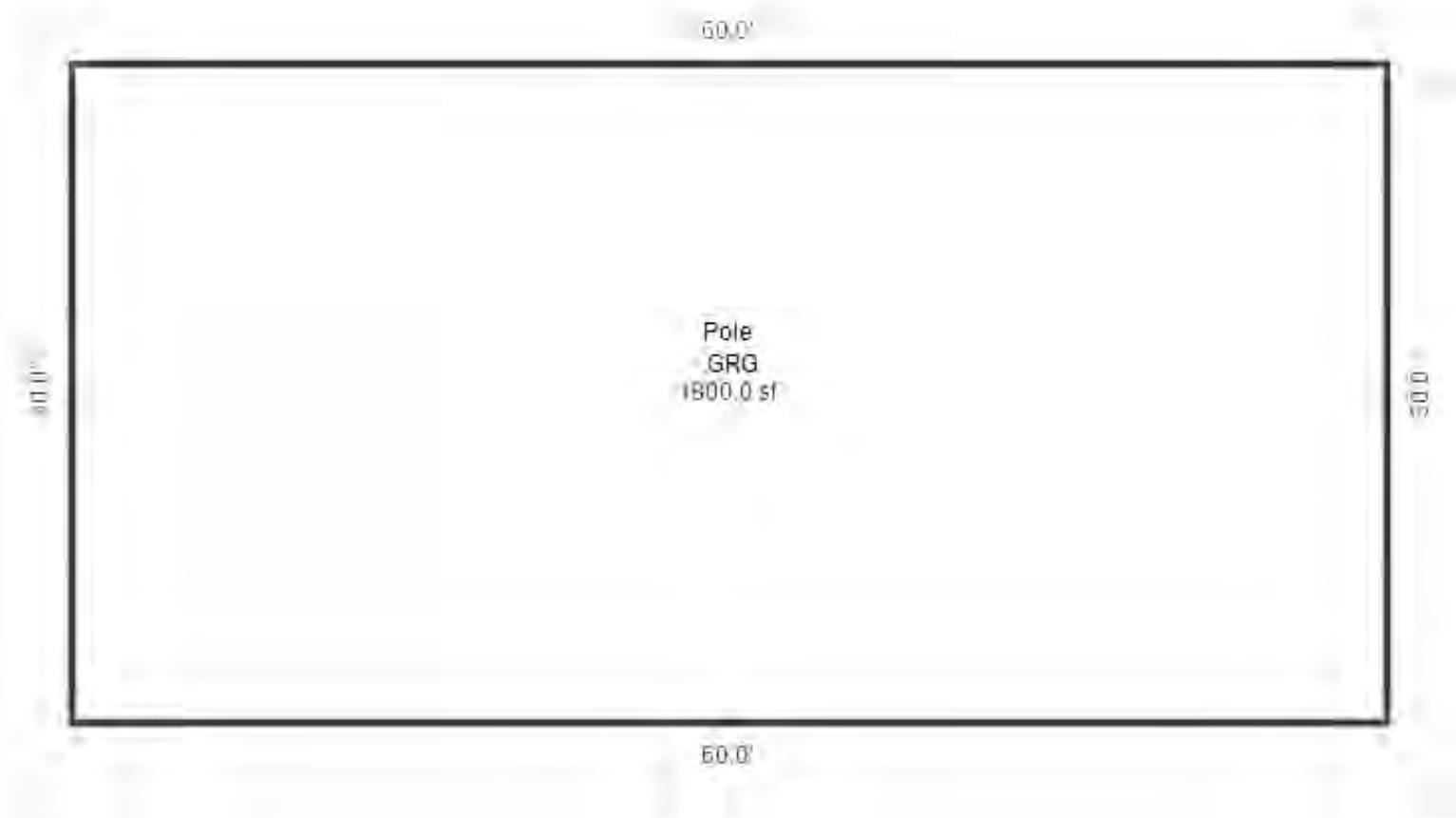
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,200	19,000	23,200			18,011C
2024	4,200	17,200	21,400			17,470C
2023	4,200	16,600	20,800			16,639C
2022	3,600	15,300	18,900			15,847C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: C Exterior: 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	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 : 38,224 Total Depr Cost: 34,402 Estimated T.C.V: 37,842
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 2017		
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)		Plumbing		Building Areas				
Yr Built 2017		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			3 Fixture Bath		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Other Additions/Adjustments				
Condition: Average		Doors Solid H.C.		(9) Basement			Notes:		Class: C Exterior: Pole (Unfinished) Base Cost		Plumbing				
Room List		(5) Floors		(8) Basement			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		1800 42,804 38,524		Plumbing				
Basement		Kitchens:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath		1 -4,580 -4,122		Plumbing				
1st Floor		Other:		(9) Basement Finish			Average Fixture(s)		Totals: 38,224 34,402		Plumbing				
2nd Floor		Other:		(10) Floor Support			Average Fixture(s)				Plumbing				
Bedrooms		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Average Fixture(s)				Plumbing				
(1) Exterior		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Average Fixture(s)				Plumbing				
Wood/Shingle		Recreation SF		(10) Floor Support			Average Fixture(s)				Plumbing				
Aluminum/Vinyl		Living SF		(10) Floor Support			Average Fixture(s)				Plumbing				
Brick		Walkout Doors (B)		(10) Floor Support			Average Fixture(s)				Plumbing				
Insulation		No Floor SF		(10) Floor Support			Average Fixture(s)				Plumbing				
(2) Windows		Walkout Doors (A)		(10) Floor Support			Average Fixture(s)				Plumbing				
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Average Fixture(s)				Plumbing				
Large Avg. Small		(8) Basement		(10) Floor Support			Average Fixture(s)				Plumbing				
Wood Sash		Conc. Block		(10) Floor Support			Average Fixture(s)				Plumbing				
Metal Sash		Poured Conc.		(10) Floor Support			Average Fixture(s)				Plumbing				
Vinyl Sash		Stone		(10) Floor Support			Average Fixture(s)				Plumbing				
Double Hung		Treated Wood		(10) Floor Support			Average Fixture(s)				Plumbing				
Horiz. Slide		Concrete Floor		(10) Floor Support			Average Fixture(s)				Plumbing				
Casement		(9) Basement Finish		(10) Floor Support			Average Fixture(s)				Plumbing				
Double Glass		Recreation SF		(10) Floor Support			Average Fixture(s)				Plumbing				
Patio Doors		Living SF		(10) Floor Support			Average Fixture(s)				Plumbing				
Storms & Screens		Walkout Doors (B)		(10) Floor Support			Average Fixture(s)				Plumbing				
(3) Roof		No Floor SF		(10) Floor Support			Average Fixture(s)				Plumbing				
Gable		Walkout Doors (A)		(10) Floor Support			Average Fixture(s)				Plumbing				
Hip		Recreation SF		(10) Floor Support			Average Fixture(s)				Plumbing				
Flat		Living SF		(10) Floor Support			Average Fixture(s)				Plumbing				
Asphalt Shingle		Walkout Doors (B)		(10) Floor Support			Average Fixture(s)				Plumbing				
Chimney:		Walkout Doors (A)		(10) Floor Support			Average Fixture(s)				Plumbing				
		No Floor SF		(10) Floor Support			Average Fixture(s)				Plumbing				
		Walkout Doors (A)		(10) Floor Support			Average Fixture(s)				Plumbing				

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



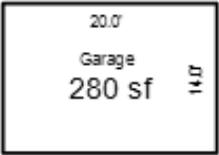
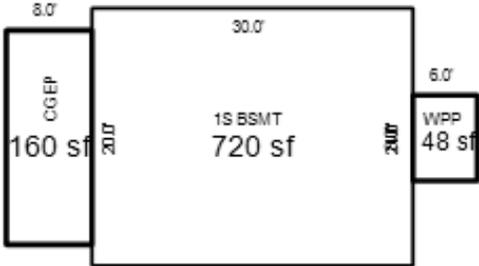
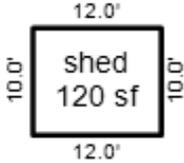
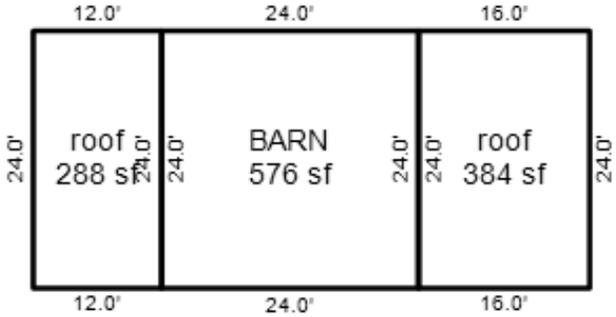
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
O'HARE VERA ESTATE	BOWMAN MAUREEN	0	05/30/2024	QC	09-FAMILY	2024-01315	DEED	0.0			
BOWMAN MAUREEN	BOWMAN MAUREEN	0	05/26/2024	QC	15-LADY BIRD	2021-01288	PROPERTY TRANSFER	0.0			
BOWMAN & BOWMAN JT	BOWMAN MAUREEN	0	08/13/2020	OTH	07-DEATH CERTIFICATE	2021-03434	OTHER	0.0			
OHARA VERA & BOWMAN & BOW	BOWMAN & BOWMAN JT	0	07/11/2020	OTH	07-DEATH CERTIFICATE	2021-03435	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1169 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/20/1994									
Owner's Name/Address		MAP #:									
BOWMAN MAUREEN & RYAN KATHRYN 1169 S LACHANCE RD LAKE CITY MI 49651		2025 Est TCV 129,519 TCV/TFA: 179.89									
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/FF	325.00	500.00	0.8857	1.0574	90	100	27,393
				325 Actual Front Feet, 3.73 Total Acres Total Est. Land Value = 27,393							
Tax Description		Dirt Road		Land Improvement Cost Estimates							
SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 500', S 325', W 500' TO POB 3.7305 AC		Gravel Road		Description							
SPLIT ON 10/2021 PART TO 006-009-001-08		Paved Road		Rate							
FORMERLY SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 800' S 325', W 800' TO POB 5.9688 AC		Storm Sewer		Size % Good							
SPLIT ON 5/2017 TO 009-001-001-10		Sidewalk		Cash Value							
FORMERLY . SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT. 76.9886 A.		Water		Total Estimated Land Improvements True Cash Value = 1,472							
		Sewer									
Comments/Influences		Electric									
FV BARN = 1224 SQ FT.		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X	Rolling								
		X	Low								
		X	High								
		Landscaped									
		X	Swamp								
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		X	Wetland								
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	13,700	51,100	64,800	21,569C		
		TPC 04/30/2021	INSPECTED		2024	13,700	44,400	58,100	20,921C		
		TPC 12/27/2017	INSPECTED		2023	10,700	37,300	48,000	19,925C		
		TPC 05/28/2017	INSPECTED		2022	13,800	34,400	48,200	18,977C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 48	Type CGEP (1 Story) WSEP (1 Story)	Year Built: 1992 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % 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 1944	Remodeled ROO 2010				Ex	Ord	X	Min																								
Condition: Average					Size of Closets Lg Ord X Small																											
Room List		Doors					X	H.C.		Central Air Wood Furnace																						
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors							(12) Electric 100 Amps Service																						
			Kitchen: Other: Other:							No./Qual. of Fixtures Ex. X Ord. Min																						
(1) Exterior			(6) Ceilings							No. of Elec. Outlets Many X Ave. Few																						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall							(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
(2) Windows			(7) Excavation																													
	Many Avg. X Large Avg. X Few Small		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																													
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																													
(3) Roof			(9) Basement Finish																													
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)							(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																						
X	Asphalt Shingle Metal		(10) Floor Support																													
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 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>Basement</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>101,209</td> <td>60,725</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	720			Total:				101,209	60,725				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	720																													
Total:				101,209	60,725																											
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) WSEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.																																
Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:																																
Totals: 141,009 84,605 93,066																																

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



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Building Type	Barn - General Purpose			
Year Built				
Class/Construction	C			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 96			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	24 x 24 = 576			
Cost New	\$ 22,470			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 7,865			
+ Unit-In-Place Items	\$ 295			
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->	/A22/UFEEBRWW10L, 24 X 43.00 X 10 = 147 /A22/UFEEBRWW10L, 24 X 43.00 X 10 = 147			
E.C.F.	X 0.930			
% Good	35			
Est. True Cash Value	\$ 7,588			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7588 / All Cards: 7588				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLINGER ALAN & WINN BRE	GOTHARD BRADFORD J & SARA	270,000	01/04/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00067	PROPERTY TRANSFER	100.0
BOWMAN MAUREEN	WINN BRENDA	5,000	10/28/2021	QC	32-SPLIT VACANT	2021-03652	DEED	100.0
OHARA VERA & BOWMAN & BOW	OHARA VERA & BOWMAN MAURE	0	08/13/2020	OTH	07-DEATH CERTIFICATE	PTA	OTHER	0.0
OHARA VERA & BOWMAN MAURE	BOWMAN MAUREEN	0	08/13/2020	OTH	07-DEATH CERTIFICATE	2021-03434	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status						
S LACHANCE RD												
School: LAKE CITY AREA SCHOOL DIST												
P.R.E. 100% 01/06/2022												
Owner's Name/Address	MAP #:											
GOTHARD BRADFORD J & SARAH A 1181 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 8,281											
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors * 325 X 300								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia PARTOF	>40	\$3700	2.24	Acres	3700	100	PART OF > 70 ACRES	8,28
				2.24 Total Acres		Total Est. Land Value =		8,281				
Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.											
Comments/Influences	Split/Comb. on 10/05/2021 completed 10/05/2021 TIM ; Parent Parcel(s): 009-009-001-00; Child Parcel(s): 009-009-001-08; -----											
	Topography of Site											
	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Rolling			2025	4,100	0	4,100			2,922C		
	Low			2024	3,400	0	3,400			2,835C		
	High			2023	2,700	0	2,700			2,700S		
Landscaped			2022	2,000	0	2,000			2,000S			
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLINGER ALAN & WINN BRE	GOTHARD BRADFORD J & SARA	270,000	01/04/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00067	PROPERTY TRANSFER	100.0
ROHLINGER CAROL G	ROHLINGER ALAN & WINN BRE	0	08/27/2021	OTH	07-DEATH CERTIFICATE	L3232P1286	OTHER	0.0
HENRY DONNA MARIE ESTATE	HENRY LESLIE OTHO ESTATE	0	08/08/2018	QC	06-COURT JUDGEMENT	2018-03378	PROPERTY TRANSFER	0.0
HENRY OTHO LESLIE ESTATE	RYAN KATHRYN E	1	08/08/2018	QC	06-COURT JUDGEMENT	2018-03587	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/04/2022					

Owner's Name/Address	MAP #:
GOTHARD BRADFORD J & SARAH A 1181 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 243,412

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Value
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	Description Frontage Depth Front Depth Rate %Adj. Reason	
	Residentia 30 - 65 \$3700 62.76 Acres 3700 100	232,212
	Residentia INFERIOR@\$1400 8.00 Acres 1400 100 WETLAND AREA	11,200
	Residentia ROW @ ZERO 0.26 Acres 0 100 ROW 768'X15'	0
	71.02 Total Acres Total Est. Land Value =	243,412

Tax Description  
 SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT & EXC BEG 375' N OF SW COR TH N 325', E 800', S 325', W 80' W TO POB. 71.0198 A.  
 SPLIT 05/30/2017 FROM 009-009-001-00;  
 Comments/Influences

Split/Comb. on 05/30/2017 completed 05/30/2017 TIM ;  
 Parent Parcel(s): 009-009-001-00;  
 Child Parcel(s): 009-009-001-10;  
 -----



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	121,700	0	121,700			87,578C
2024	99,700	0	99,700			84,945C
2023	80,900	0	80,900			80,900S
2022	61,300	0	61,300			54,458C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLINGER ALAN & WINN BRE	GOTHARD BRADFORD J & SARA	270,000	01/04/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00067	PROPERTY TRANSFER	100.0
ROHLINGER CAROL G	ROHLINGER ALAN & WINN BRE	0	08/27/2021	OTH	07-DEATH CERTIFICATE	L3232P1286	OTHER	0.0
ROHLINGER CAROL G & HOEL	ROHLINGER CAROLE G	0	11/16/1999	QC	09-FAMILY	L332P1286	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1181 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/06/2022					
Owner's Name/Address	MAP #:					
GOTHARD BRADFORD J & SARAH A 1181 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 125,504 TCV/TFA: 98.05					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W S 225 FT OF W 583 FT OF N 1/2 OF NW 1/4. 3.0114 A.	X	Dirt Road		Residentia 3 - 7 @\$6000	3.01 Acres			6000	100		18,066
Comments/Influences	X	Gravel Road		3.01 Total Acres			Total Est. Land Value =				18,066

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

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level	X	9,000	53,800	62,800			51,550C	
Rolling	X	4,500	45,500	50,000			50,000S	
Low		4,500	44,100	48,600			48,600S	
High		3,800	40,900	44,700			27,763C	
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine	X							
Wetland	X							
Flood Plain								

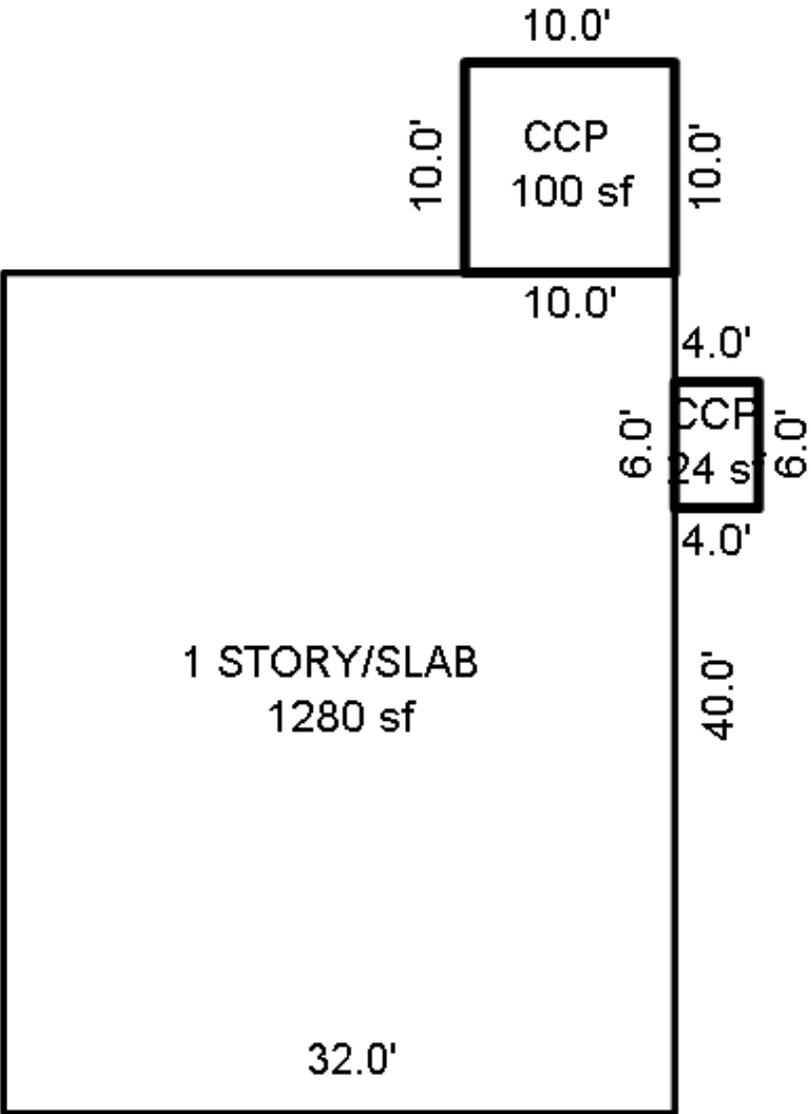
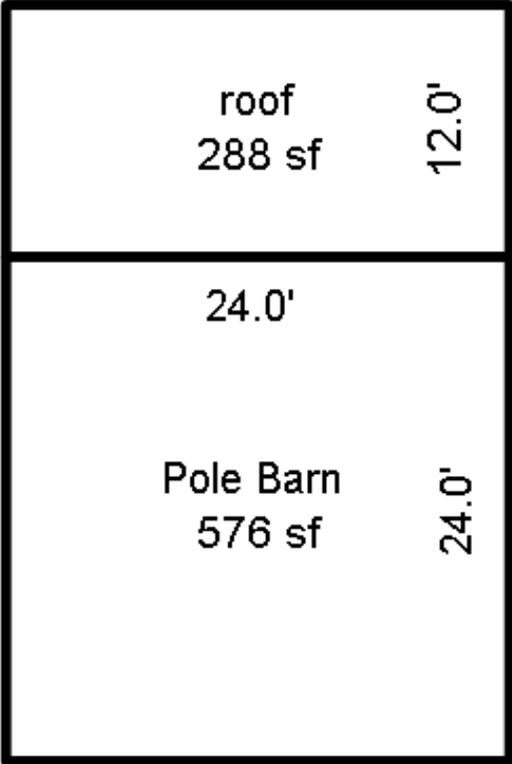


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 100 24 288	Type CCP (1 Story) CCP (1 Story) Roof Cover Onl	Year Built: 1970 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Block	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			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 = 1280 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Class: D Effec. Age: 40 Floor Area: 1,280 Total Base New : 161,348 Total Depr Cost: 96,807 Estimated T.C.V: 106,488			Cls D Blt 1970		
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,280 Total: 127,835 76,699			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 597 Water/Sewer 1000 Gal Septic 1 4,141 2,485 Water Well, 100 Feet 1 5,506 3,304 Porches CCP (1 Story) 100 2,287 1,372 CCP (1 Story) 24 1,059 635 Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,436 7,462 Built-Ins Appliance Allow. 1 1,638 983 Fireplaces Wood Stove 1 1,779 1,067 Deck w/Roof (Roof portion) 288 3,672 2,203 Totals: 161,348 96,807								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
(1) Exterior		Kitchen: Other: Other:		No. of Fixtures Ex. X Ord. Min			Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few														
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1280 S.F. Height to Joists: 0.0														
X	Many Avg. X Few	Large Avg. Small			(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																
Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 106,488																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLOUP L & GALLOUP M & G	GALLOUP GAIL	0	03/13/2015	QC	21-NOT USED/OTHER	2015-00865	DEED	0.0
GALLOUP GAIL	GALLOUP LORI & GALLOUP ME	0	03/13/2015	QC	21-NOT USED/OTHER	2015-00866	DEED	0.0
GALLOUP GAIL M SURVIVOR O	GALLOUP L & GALLOUP M & G	0	01/29/2015	QC	21-NOT USED/OTHER	2015-00393	DEED	0.0

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

1305 S LACHANCE RD      School: LAKE CITY AREA SCHOOL DIST  
P.R.E. 100% 06/01/1995

Owner's Name/Address      MAP #:

GALLOUP GAIL      2025 Est TCV 365,736 TCV/TFA: 251.19

1305 S LACHANCE RD      X Improved      Vacant      Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements		* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
Residentia 30 - 65	\$3700	39.50 Acres	3700	100		146,150
39.50 Total Acres      Total Est. Land Value =						146,150

Tax Description      X      Dirt Road      Land Improvement Cost Estimates

. SEC 9 T22N R8W N 1/2 OF S 1/2 OF NW      X      Gravel Road      Description      Rate      Size % Good      Cash Value

1/4. 40 A.      X      Paved Road      D/W/P: 3.5 Concrete      6.49      672      71      3,096

Comments/Influences      X      Storm Sewer      Wood Frame      27.27      128      50      1,745

SideWalk      Residential Local Cost Land Improvements

Water      Description      Rate      Size % Good      Cash Value

Sewer      LAND IMPROVE 2500      2,500.00      1      100      2,500

X      Electric      Total Estimated Land Improvements True Cash Value =      7,341

Gas      Description      Rate      Size % Good      Cash Value

Curb      LAND IMPROVE 2500      2,500.00      1      100      2,500

Street Lights      Total Estimated Land Improvements True Cash Value =      7,341

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
2025	73,100	109,800	182,900			94,853C
2024	59,300	94,700	154,000			92,001C
2023	47,400	91,700	139,100			87,620C
2022	35,600	84,300	119,900			83,448C

Who      When      What      2025      73,100      109,800      182,900                94,853C

TPC 05/30/2022 INSPECTED      2024      59,300      94,700      154,000                92,001C

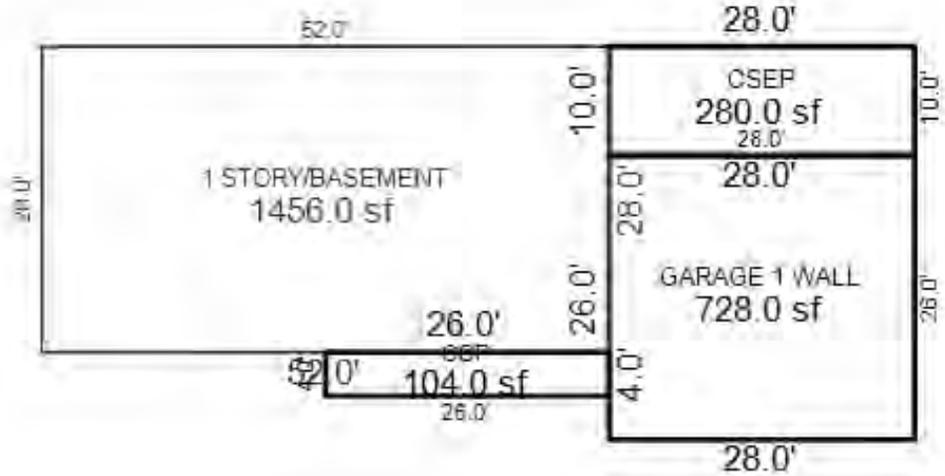
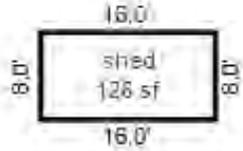
TPC 04/30/2021 INSPECTED      2023      47,400      91,700      139,100                87,620C

TPC 05/06/2018 INSPECTED      2022      35,600      84,300      119,900                83,448C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANSON BRADLEY E & APRIL	HANSON BRADLEY E	0	09/19/2023	QC	09-FAMILY	2023-02602	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1381 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
HANSON BRADLEY E 1381 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 143,790 TCV/TFA: 133.14					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 9 T22N R8W N 100 FT OF W 250 FT OF S 1/2 OF S 1/2 OF NW 1/4. .5739 A.	X		Dirt Road	100.00	250.00	1.1892	0.8891	90	100	9,516
			Gravel Road	100 Actual Front Feet, 0.57 Total Acres						Total Est. Land Value =

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Concrete	6.87	300 0	0
			Wood Frame	31.84	80 71	1,808
			Total Estimated Land Improvements True Cash Value =			1,808

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
										Rolling
			2025	4,800	67,100	71,900			38,422C	



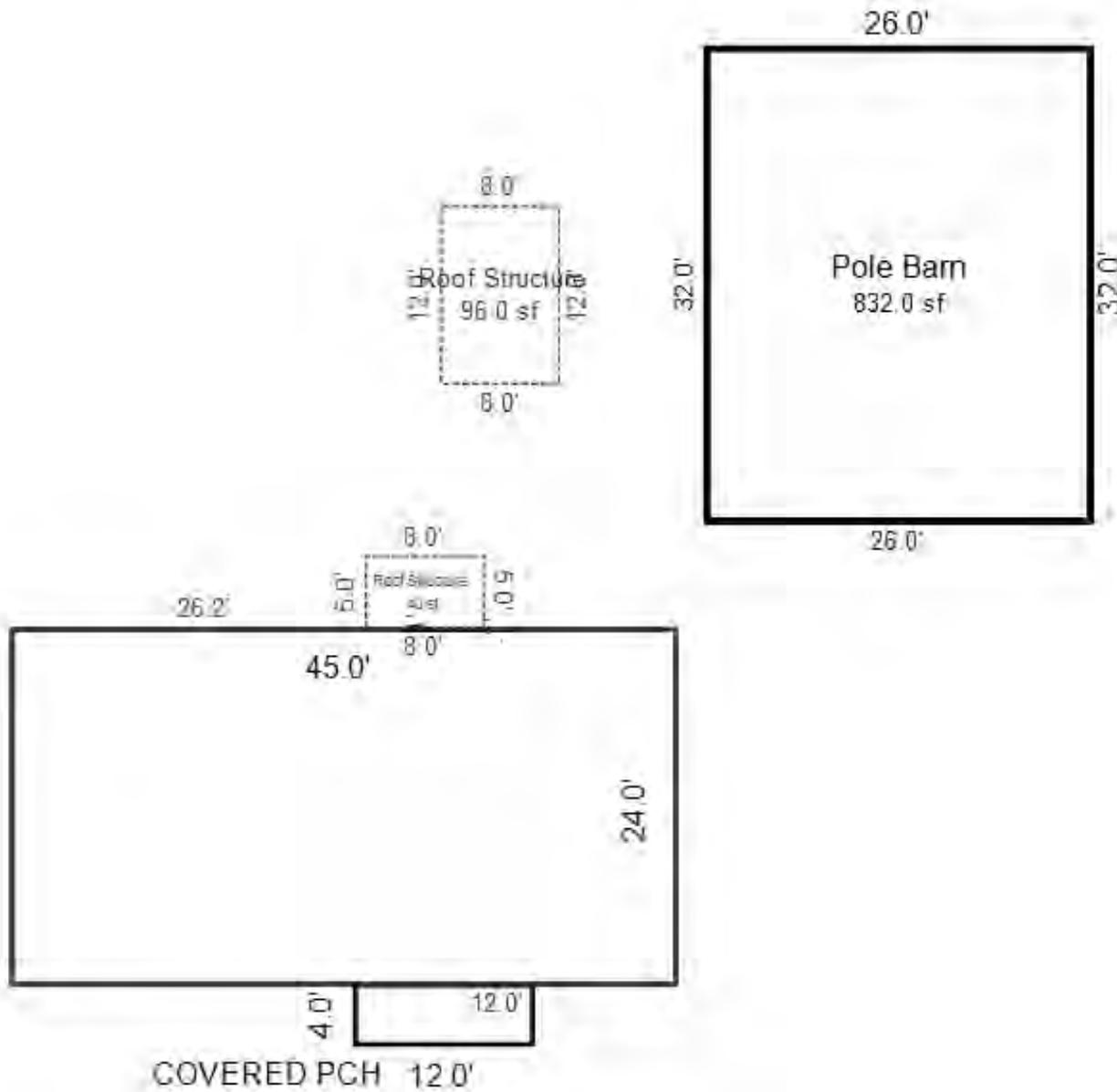
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	6,000	57,700	63,700			37,267C
TPC	05/06/2018	INSPECTED	2023	5,500	51,300	56,800			35,493C
TPC	12/27/2017	INSPECTED	2022	4,500	47,200	51,700			33,803C

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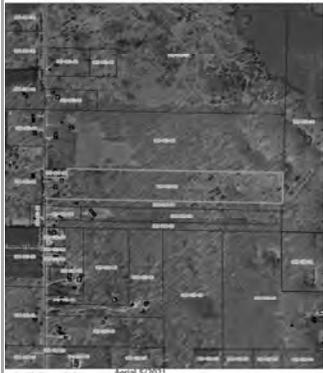
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 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						48	CCP (1 Story)		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace									
Yr Built 1973		Remodeled 0		Ex	X	Ord	Min							
Condition: Average		Size of Closets		X	Lg	Ord	Small							
Room List		Doors	Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		200	Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
	Insulation	X	Tile	Ex.	X	Ord.	Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing										
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s)									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath									
X	Gable Hip Flat	Gambrel Mansard Shed		1	2 Fixture Bath									
X	Asphalt Shingle	(9) Basement Finish		1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Chimney: Metal		(10) Floor Support		1	Water Well									
		Joists: Unsupported Len: Cntr.Sup:		1	1000 Gal Septic 2000 Gal Septic									
				(14) Water/Sewer										
				Public Water Public Sewer Water Well										
				Lump Sum Items:										
				Deck										
				Notes:										
				ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:										
				Cost Est. for Res. Bldg: 1 Single Family 1S										
				(11) Heating System: Forced Air w/ Ducts										
				Ground Area = 1080 SF Floor Area = 1080 SF.										
				Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68										
				Building Areas										
				1	Story	Exterior Siding	Foundation Crawl Space	Size 1,080	Cost New 133,913	Depr. Cost 91,059				
				Other Additions/Adjustments										
				Plumbing										
				Average Fixture(s)										
				2 Fixture Bath										
				Water/Sewer										
				1000 Gal Septic										
				Water Well, 100 Feet										
				Porches										
				CCP (1 Story)										
				Garages										
				Class: C Exterior: Pole (Unfinished)										
				Base Cost										
				832										
				Built-Ins										
				Appliance Allow.										
				1										
				Deck										
				w/Roof (Roof portion)										
				40										
				w/Roof (Roof portion)										
				96										
				Totals:										
				177,097										
				120,424										

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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				
1407 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		08/07/2024	PM24-0119	100%				
Owner's Name/Address		P.R.E. 100% 07/20/1994										
WARREN ROBERT E 1407 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 185,669 TCV/TFA: 161.17								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 9 T22N R8W N 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC N 100 FT OF W 250 FT THEREOF. 19.4261 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18	-29	@\$3700	19.43	Acres	3700	100		71,891
		Paved Road		19.43 Total Acres Total Est. Land Value = 71,891								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.07	48	71	207				
		Sewer		Wood Frame	28.31	80	61	1,382				
		Electric		Total Estimated Land Improvements True Cash Value = 1,589								
		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		2025	35,900	56,900	92,800			48,472C		
		Low		2024	29,100	53,000	82,100			47,015C		
		High		2023	25,300	51,200	76,500			44,777C		
		Landscaped		2022	19,400	47,100	66,500			42,645C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/30/2022	INSPECTED								
		TPC	04/30/2021	INSPECTED								
		TPC	05/06/2018	INSPECTED								

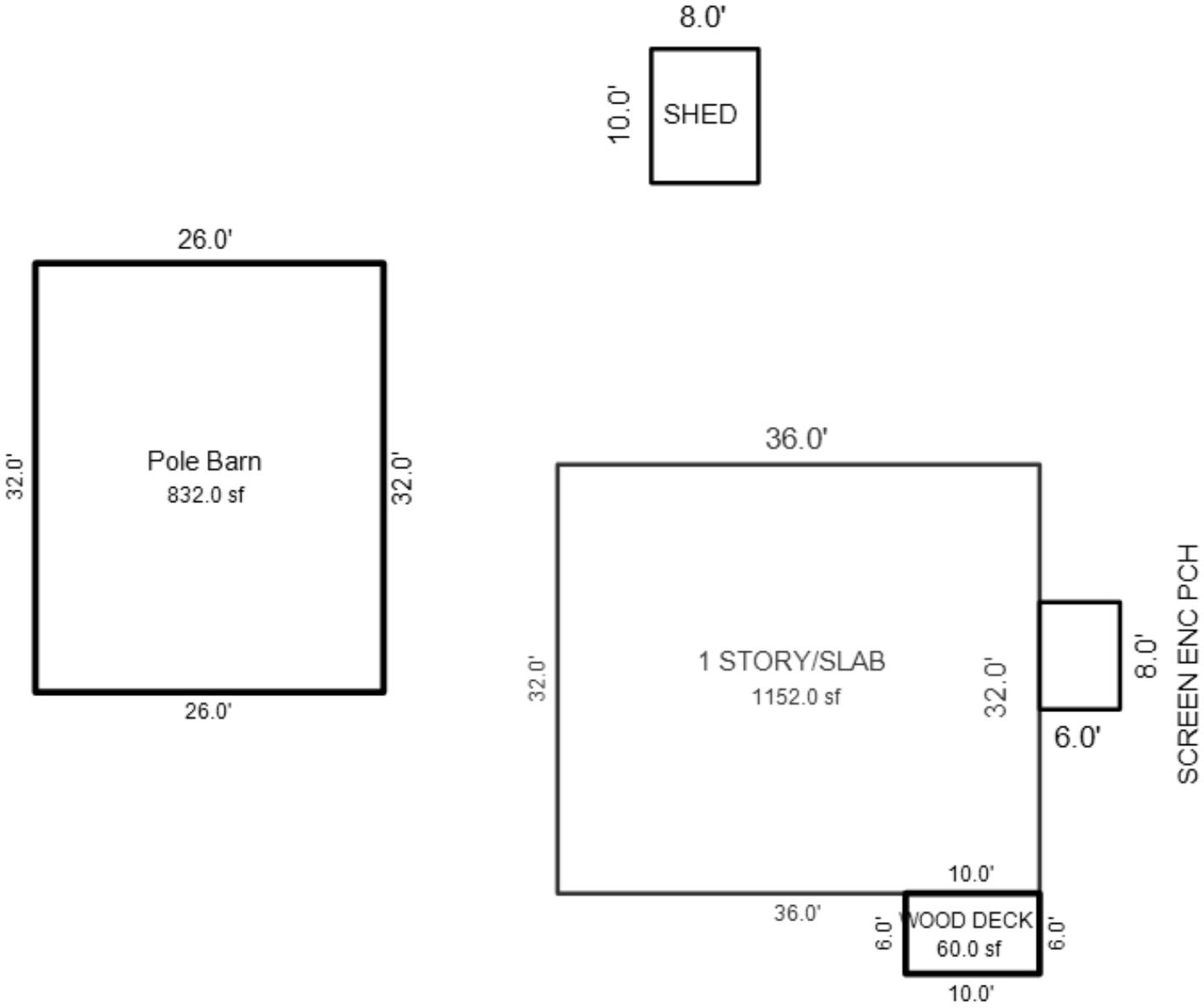


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 60	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,152 Total Base New : 169,981 Total Depr Cost: 101,990 Estimated T.C.V: 112,189			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 = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1962				
Yr Built 1962	Remodeled 0	Ex	X	Ord		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				
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story			Siding		Slab				
	Basement 1st Floor 2nd Floor 2 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)			Total:		127,251	76,351
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0			1 3 Fixture Bath			Other Additions/Adjustments			Average Fixture(s)			1		1,212	727
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(8) Basement			1 2 Fixture Bath			Water/Sewer			1000 Gal Septic			1		4,485	2,691
(2) Windows		Many Avg.	X	Large Avg.		Small	1 Softener, Auto			Porches			CSEP (1 Story)			48		2,429	1,457
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Softener, Manual			Deck			Treated Wood			60		1,886	1,132
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Garages			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			832		25,251	15,151
(3) Roof		(14) Water/Sewer		1 2000 Gal Septic			Built-Ins			Appliance Allow.			1		1,906		1,144		
X	Gable Hip Flat	Gambrel Mansard Shed	1 Public Water Public Sewer Water Well			Local Cost Items			GENERATOR			1		1		1		*	
X	Asphalt Shingle	(15) Chimney:		1 Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			112,189						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 2000 Gal Septic			Totals:			169,981			101,990						

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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			
1407 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/20/1994									
WARREN ROBERT E 1407 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 47,288 TCV/TFA: 105.55							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 9 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		A 200' @ 90/FF	82.00	2656.10	1.2497	1.6053	90	100	14,805
		Topography of Site		82 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 14,805							
		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	2025	7,400	16,200	23,600		10,663C	
		TPC 05/06/2018 INSPECTED			2024	7,400	13,900	21,300		10,343C	
		TPC 12/27/2017 INSPECTED			2023	5,800	13,500	19,300		9,851C	
					2022	4,500	12,400	16,900		9,382C	

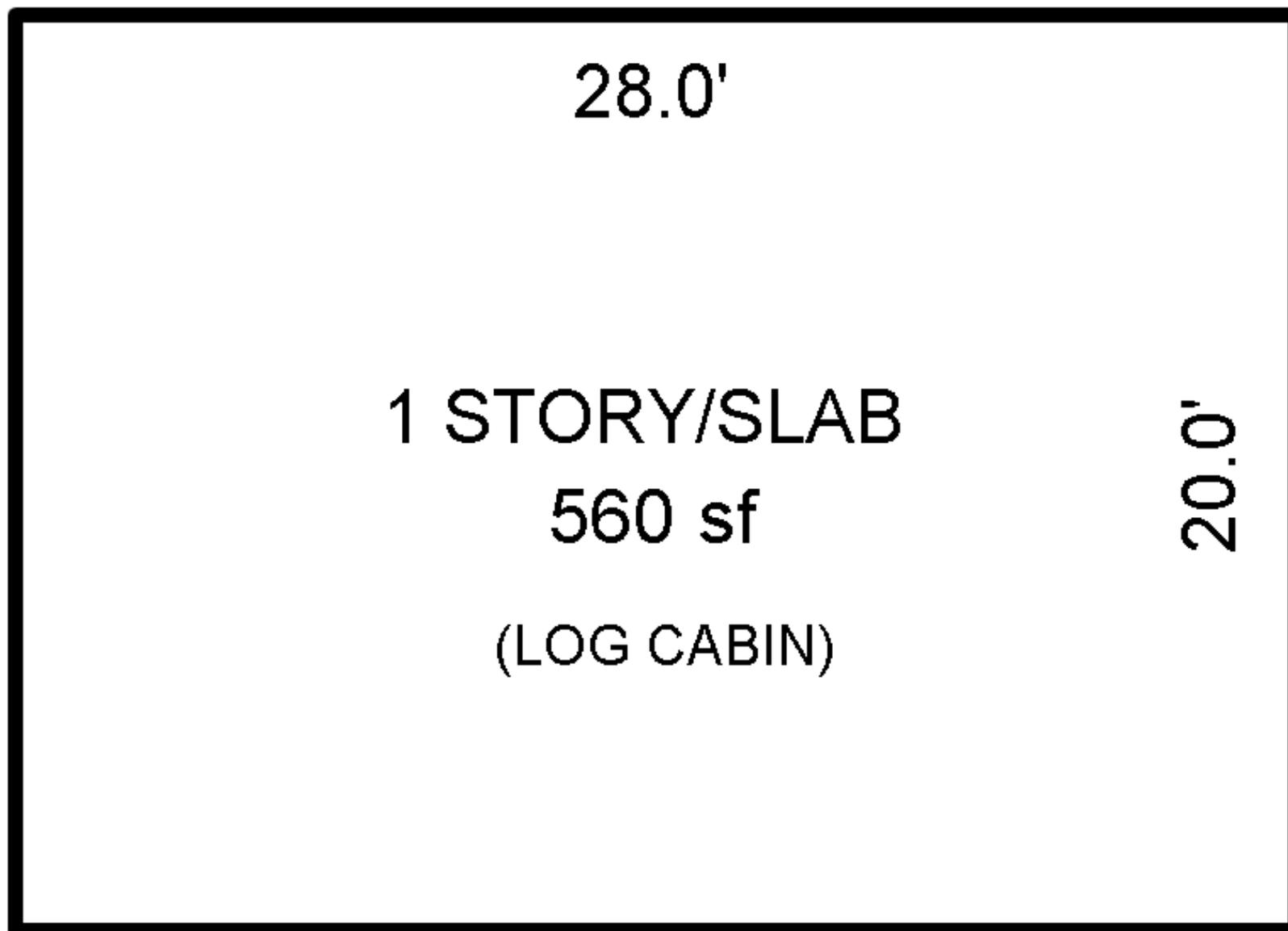


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 45 Floor Area: 448 Total Base New : 53,692 Total Depr Cost: 29,530 Estimated T.C.V: 32,483																
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100																
Trim & Decoration		Size of Closets		Central Air Wood Furnace			No./Qual. of Fixtures			Bsmnt Garage:													
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Lg			X Ord	Small	Carport Area: Roof:													
Condition: Poor		Doors		Solid	X	H.C.	(12) Electric			Cls CD		Blt 0											
Room List		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 53,692		Total Depr Cost: 29,530		Estimated T.C.V: 32,483									
	Basement 1st Floor 2nd Floor Bedrooms						No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
(1) Exterior		(6) Ceilings		Many			X	Ave.	Few	1 Story		Pine Logs		Piers		448		Total:		53,692		29,530	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Other Additions/Adjustments		Totals:		53,692		29,530							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		32,483									
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																
(3) Roof		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																			
X	Gable Hip Flat	Gambrel Mansard Shed																					
X	Asphalt Shingle																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS JAMES B & PAMELA J	WALDRON RANDAL E & TERESA	11,000	08/13/2014	WD	03-ARM'S LENGTH	2014-02801	PROPERTY TRANSFER	100.0
STIFF JOHN C & PATRICIA (	HARRIS JAMES B & PAMELA J	0	07/22/2005	OTH	21-NOT USED/OTHER	06-0/582	DEED	0.0
		7,500	08/01/2001	WD	33-TO BE DETERMINED	01-0:3316	DEED	0.0

Property Address: S LACHANCE RD  
 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: WALDRON RANDAL E & TERESA E  
 357 JUNCO  
 CASPER WY 82609  
 2025 Est TCV 15,799 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors * FF IS 1/32 OF THE DEPTH							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			A 200' @ 90/FF	82.502640.00	1.2478	1.6028	90	100		14,850
			83 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 14,850							

Tax Description: . SEC 9 T22N R8W S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.  
 Comments/Influences: MLS21102515 \$16,950

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		26.33	72 50	948
Total Estimated Land Improvements True Cash Value =				948

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	7,400	500	7,900			4,812C
X	Rolling	2024	7,400	500	7,900			4,668C
X	Low	2023	5,800	400	6,200			4,446C
X	High	2022	4,500	0	4,500			4,235C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

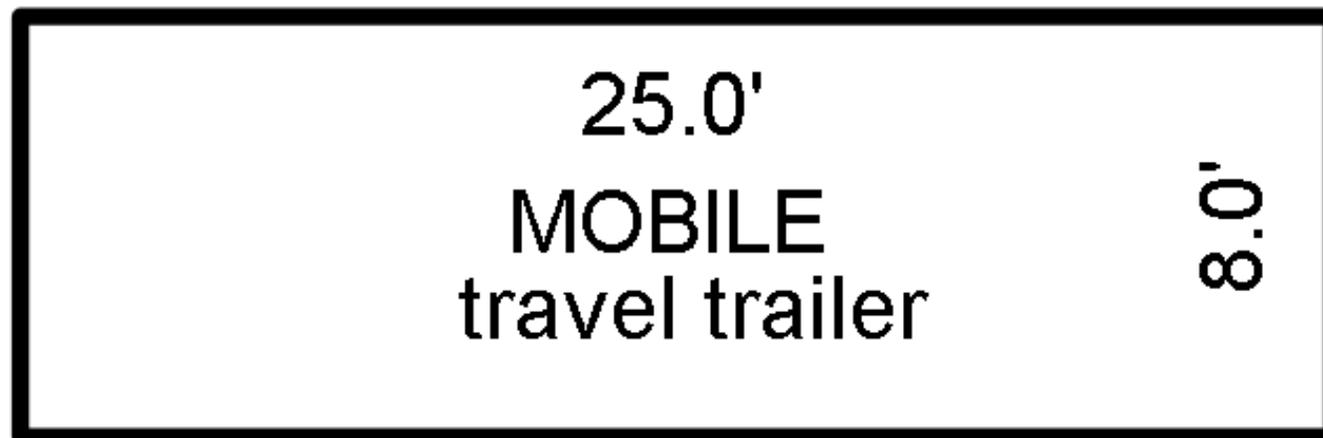
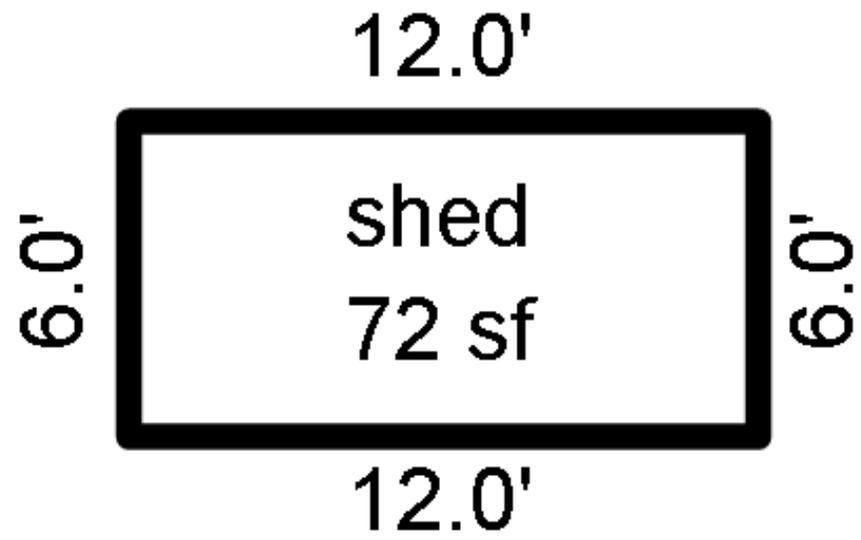


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 Licensed To: Township of Lake, County of Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD			Drywall Paneled		Plaster Wood T&G											
Yr Built 0 '65?		Remodeled 0		Trim & Decoration												
Condition: Average			Ex	X	Ord		Min									
Room List		Size of Closets														
Basement 1st Floor 2nd Floor Bedrooms			Lg	X	Ord		Small									
(1) Exterior		Doors			Solid	X	H.C.	Central Air Wood Furnace								
Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		(12) Electric												
Insulation		Kitchen: Other: Other:		0 Amps Service												
(2) Windows		No./Qual. of Fixtures														
Many Avg. Few		Ex.		X	Ord.		Min									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		No. of Elec. Outlets														
Gable Hip Flat		Many		X	Ave.		Few									
Gambrel Mansard Shed		(6) Ceilings		(13) Plumbing												
Asphalt Shingle		1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Chimney: Brick		(7) Excavation		No. of Elec. Outlets												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
		(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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
				Notes: TRAILER												
				ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:												
				Totals:												
				E.C.F. X 0.800												
				Bsmnt Garage:												
				Carport Area:												
				Roof:												
				Cls Low												
				Blt 0												
				Cost New												
				Depr. Cost												
				* 1												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOWERS MILLARD O (LE)	RICHARDS BRIAN	18,000	04/18/2013	WD	03-ARM'S LENGTH	2013-01448 WD	PROPERTY TRANSFER	100.0
BOWERS MILLARD O (WIDOW)	BOWERS MILLARD O (LE)*	0	04/16/2008	QC	09-FAMILY	2008/1396	DEED	0.0
		7,500	04/01/1998	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1471 S LACHANCE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 48,366 TCV/TFA: 67.17					

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	165.00	400.00	1.0493	1.0000	90	100	15,582
165 Actual Front Feet, 1.51 Total Acres							Total Est. Land Value = 15,582

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 9 T22N R8W (2*1998) W 400 FT OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 & W 400 FT OF S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 1.5152A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	35.26	60 50	1,058
Comments/Influences		Total Estimated Land Improvements True Cash Value = 1,058			

98 SPLIT 8.48 AC TO 009-20 FOR 99	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	7,800	16,400	24,200			10,904C
X Rolling	2024	7,800	13,900	21,700			10,577C
Low	2023	6,100	15,200	21,300			10,074C
High	2022	4,100	12,600	16,700			9,595C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

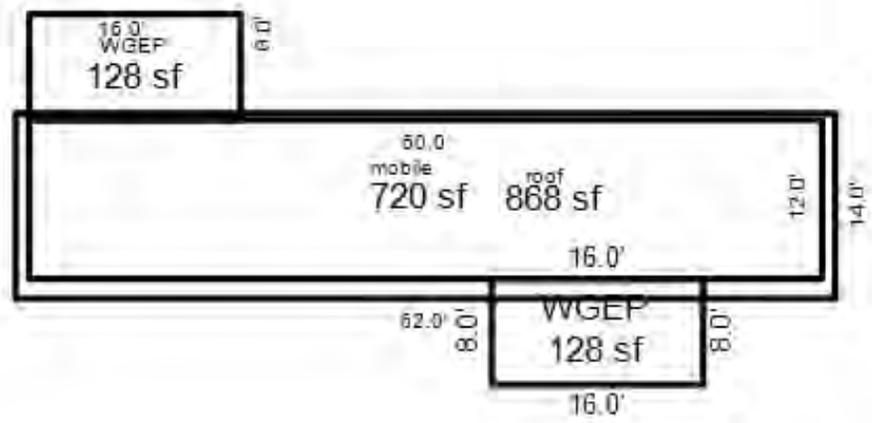
Who	When	What	2025	2024	2023	2022
TPC	09/17/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	10/03/2011	INSPECTED				

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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	Eavestrough Insulation	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	Interior 1 Story		Area	Type	Year Built: 1999																																																																																																																																													
	Mobile Home			0	Front Overhang	X			Wood	Coal			Steam	Interior 2 Story	128	WGEP (1 Story)	Car Capacity:																																																																																																																																									
	Town Home	0		X					2nd/Same Stack	128	WGEP (1 Story)	Class: C																																																																																																																																														
	Duplex	0		Forced Warm Air					Two Sided	938	Roof Cover Onl	Exterior: Pole																																																																																																																																														
	A-Frame			Wall Furnace					Exterior 1 Story			Brick Ven.: 0																																																																																																																																														
X	Wood Frame	(4) Interior		Warm & Cool Air					Exterior 2 Story			Stone Ven.: 0																																																																																																																																														
		Drywall		Heat Pump					Prefab 1 Story			Common Wall: Detache																																																																																																																																														
	Building Style:	Paneled							Prefab 2 Story			Foundation: 18 Inch																																																																																																																																														
	HUD	Plaster							Heat Circulator			Finished ?:																																																																																																																																														
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	Condition:	Size of Closets										Storage Area: 0																																																																																																																																														
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Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>48,146</td> <td>16,850</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>154</td> <td>1,725</td> <td>604</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>950</td> <td>332</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,795</td> <td>1,678</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,725</td> <td>2,004</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td>WGEP (1 Story)</td> <td></td> <td></td> <td>128</td> <td>8,529</td> <td>2,985</td> </tr> <tr> <td>Foundation: Shallow</td> <td></td> <td></td> <td>128</td> <td>-1,032</td> <td>-361</td> </tr> <tr> <td>WGEP (1 Story)</td> <td></td> <td></td> <td>128</td> <td>8,529</td> <td>2,985</td> </tr> <tr> <td>Foundation: Shallow</td> <td></td> <td></td> <td>128</td> <td>-1,032</td> <td>-361</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td>768</td> <td>20,221</td> <td>7,077</td> </tr> <tr> <td colspan="6">Base Cost</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td>1</td> <td>2,727</td> <td>954</td> </tr> <tr> <td colspan="6">Appliance Allow.</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td></td> <td></td> <td>938</td> <td>14,032</td> <td>4,911</td> </tr> <tr> <td colspan="4">Totals:</td> <td>113,315</td> <td>39,658</td> </tr> </tbody> </table>													Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	720			Total:				48,146	16,850	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			154	1,725	604	Plumbing						Average Fixture(s)			1	950	332	Water/Sewer						1000 Gal Septic			1	4,795	1,678	Water Well, 100 Feet			1	5,725	2,004	Porches						WGEP (1 Story)			128	8,529	2,985	Foundation: Shallow			128	-1,032	-361	WGEP (1 Story)			128	8,529	2,985	Foundation: Shallow			128	-1,032	-361	Garages						Class: C Exterior: Pole (Unfinished)			768	20,221	7,077	Base Cost						Built-Ins			1	2,727	954	Appliance Allow.						Deck						w/Roof (Roof portion)			938	14,032	4,911	Totals:				113,315	39,658	E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
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WGEP (1 Story)			128	8,529	2,985																																																																																																																																																					
Foundation: Shallow			128	-1,032	-361																																																																																																																																																					
WGEP (1 Story)			128	8,529	2,985																																																																																																																																																					
Foundation: Shallow			128	-1,032	-361																																																																																																																																																					
Garages																																																																																																																																																										
Class: C Exterior: Pole (Unfinished)			768	20,221	7,077																																																																																																																																																					
Base Cost																																																																																																																																																										
Built-Ins			1	2,727	954																																																																																																																																																					
Appliance Allow.																																																																																																																																																										
Deck																																																																																																																																																										
w/Roof (Roof portion)			938	14,032	4,911																																																																																																																																																					
Totals:				113,315	39,658																																																																																																																																																					
Notes: 1974 SKYLINE ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY:													31,726																																																																																																																																													

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



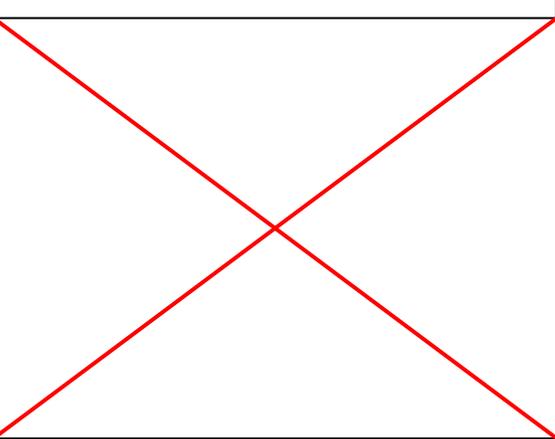
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,500	10/01/1998	WD	33-TO BE DETERMINED	03-0:2740	DEED	33.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1465 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/19/2020	2020-0255	100%
	P.R.E. 100% 04/11/2002		MH	12/10/2010	20100745	100%
Owner's Name/Address	MAP #:					
BALDWIN DANIEL ETAL 1465 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 187,414 TCV/TFA: 162.69					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 9 T22N R8W (0*1998) N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC W 400 FT THOF & S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC W 400 FT THOF. 8.4848A.	X		Dirt Road	165.00	1240.00	0.8823	1.3269	90	100		17,386
	X		Gravel Road	165.00	998.72	0.8823	1.2570	90	100		16,470
	X		Paved Road	330 Actual Front Feet, 8.48 Total Acres Total Est. Land Value =							33,856

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
SPLIT FROM 009-00 FOR 99	X	Wood Frame	19.14	216	50	2,067
		Total Estimated Land Improvements True Cash Value = 2,067				



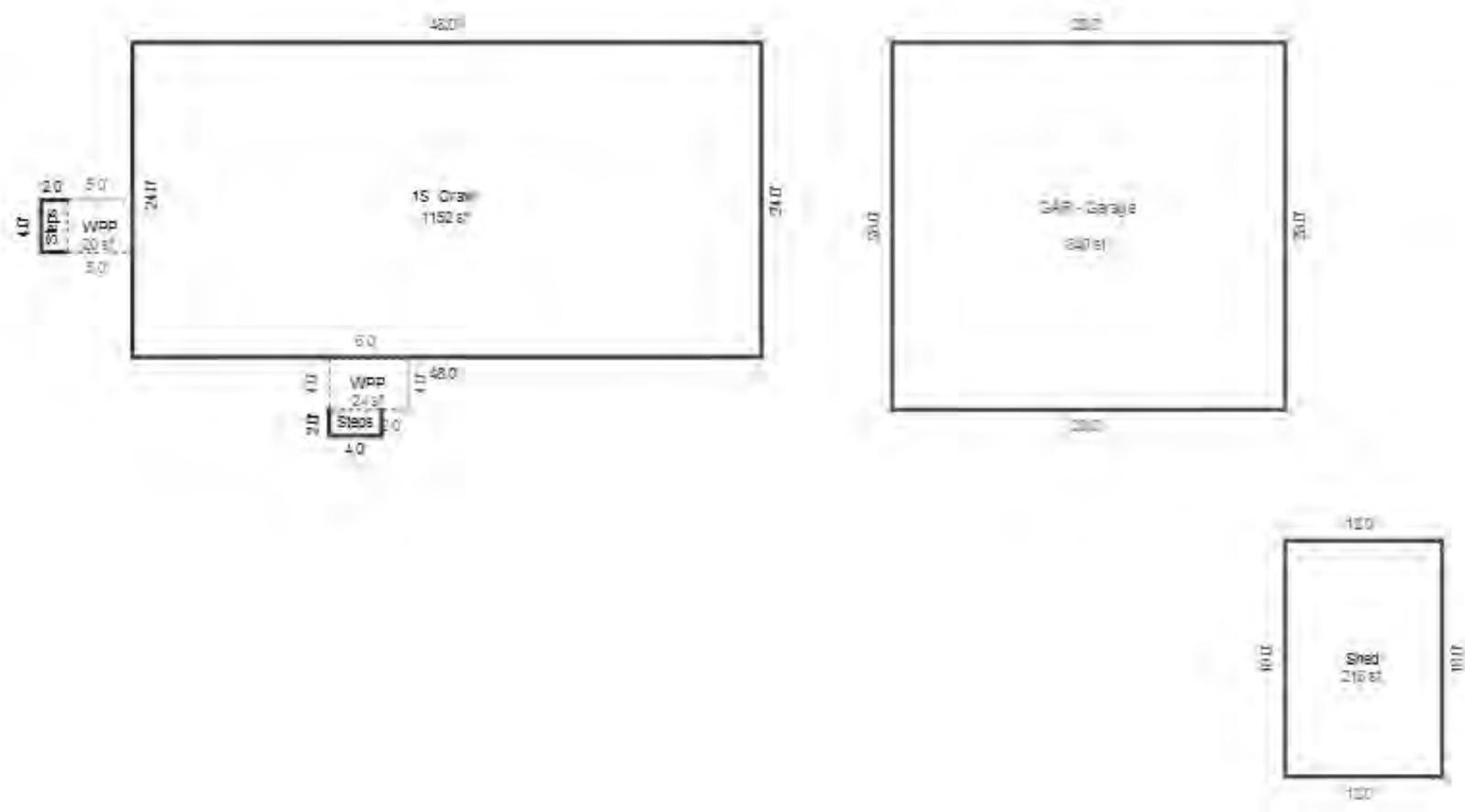
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	16,900	76,800	93,700			39,336C
X	Rolling	2024	16,900	66,000	82,900			38,154C
	Low	2023	13,200	59,300	72,500			36,338C
	High	2022	8,300	51,100	59,400			34,608C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2020 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	28	Treated Wood	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:
	Mobile Home														
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D 10		Blt 1990			
Duplex		Drywall Paneled		(12) Electric			Ground Area = 1152 SF Floor Area = 1152 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
A-Frame		Plaster Wood T&G		0 Amps Service			No./Qual. of Fixtures			Exterior		Foundation		Size	
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Many			Siding		Crawl Space		1,152	
BOCA/STATE		Ex		No. of Fixtures			Ave.			Plumbing		Total:		132,636 106,101	
Yr Built		Ord		1 Average Fixture(s)			Few			Water/Sewer		Average Fixture(s)		1 1,010 808	
Remodeled		Min		1 3 Fixture Bath						1000 Gal Septic		2 Fixture Bath		1 2,121 1,697	
1990 REL		Size of Closets		1 2 Fixture Bath						Water Well, 100 Feet		Solar Water Heat		1 4,203 3,362	
2011		Lg		1 Softener, Auto						Deck		No Plumbing		1 5,428 4,342	
Condition: Average		Ord		1 Softener, Manual						Garages		Extra Toilet		1 1,215 972	
Room List		Small		1 Solar Water Heat						Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Extra Sink		1 1,328 1,062	
Basement		Doors		1 No Plumbing						Base Cost		Separate Shower		840 22,604 18,083	
1st Floor		Solid		1 Extra Toilet						Appliance Allow.		Ceramic Tile Floor		1 1,615 1,292	
2nd Floor		H.C.		1 Extra Sink						Notes:		Ceramic Tile Wains		712,160 137,719	
2 Bedrooms		(5) Floors		1 Separate Shower						ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Ceramic Tub Alcove		151,491	
(1) Exterior		Kitchen:		1 Ceramic Tile Floor								Vent Fan			
Wood/Shingle		Other:		1 Vent Fan											
Aluminum/Vinyl		Other:													
Brick		(6) Ceilings													
Insulation		(7) Excavation													
(2) Windows		Basement: 0 S.F.													
Many		Crawl: 1152 S.F.													
Avg.		Slab: 0 S.F.													
Large		Height to Joists: 0.0													
Avg.		(8) Basement													
Small		Conc. Block													
Wood Sash		Poured Conc.													
Metal Sash		Stone													
Vinyl Sash		Treated Wood													
Double Hung		Concrete Floor													
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\*\*\*



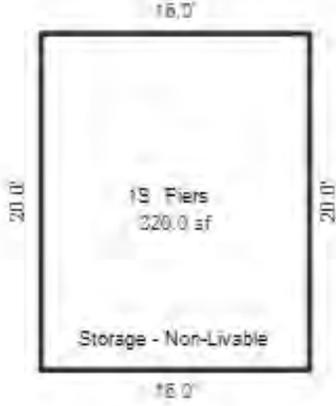
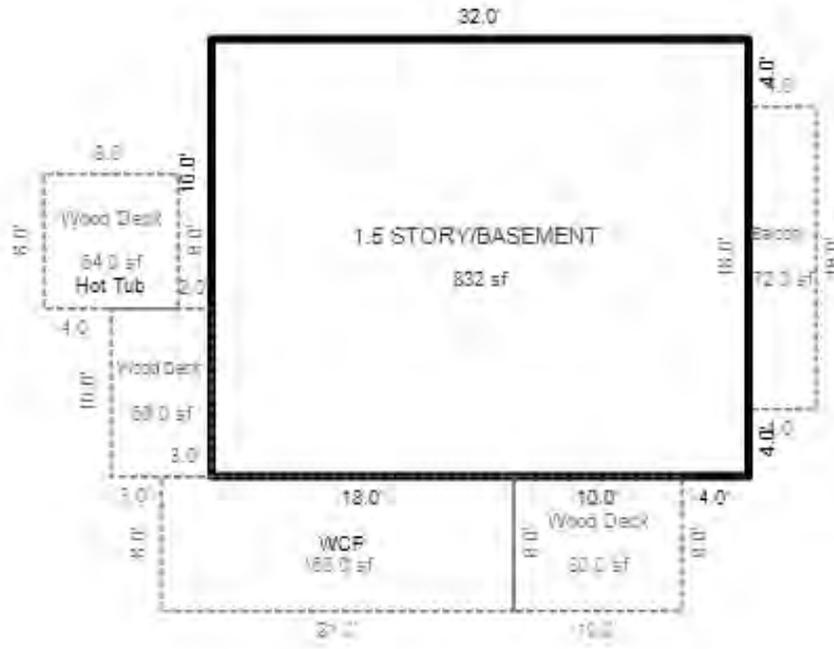
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAYNES STEVEN A	HAYNES STEVEN A & REGINA	1	02/22/2019	QC	09-FAMILY	2019-00430	DEED	0.0				
HAYNES STEVEN A & CHARLOT	MUSSELMAN MATTHEW & SAMAN	39,626	05/24/2016	WD	32-SPLIT VACANT	2016-01839	PROPERTY TRANSFER	0.0				
HAYNES STEVEN A & CHARLOT		0	06/01/2004	OTH	21-NOT USED/OTHER	04-0/2491	DEED	0.0				
		35,000	01/01/1999	WD	32-SPLIT VACANT	01-0:0508	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1675 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		07/27/2004		20040277	Complete			
Owner's Name/Address		P.R.E. 100% 04/29/2019		MAP #:								
HAYNES STEVEN A & REGINA A 1675 S LACHANCE RD Lake City MI 49651		2025 Est TCV 185,364 TCV/TFA: 148.53										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 8 - 17	@\$5000	11.58	Acres	5000	100			57,900
				11.58 Total Acres Total Est. Land Value = 57,900								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Water	19.79	504	25	2,493				
				Sewer	20.53	320	25	1,642				
				Total Estimated Land Improvements True Cash Value = 4,135								
				Topography of Site								
				Level								
		X	Rolling									
				Low								
				High								
				Landscaped								
				Swamp								
		X	Wooded									
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	29,000	63,700	92,700	62,322C			
				TPC 04/30/2021 INSPECTED	2024	17,400	69,700	87,100	60,449C			
				TPC 04/17/2019 INSPECTED	2023	16,200	67,400	83,600	57,571C			
				TPC 12/27/2017 INSPECTED	2022	11,600	61,900	73,500	54,830C			

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:																		
X	Wood Frame		(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							168 204 72	WCP (1 Story) Treated Wood Wood Balcony		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
	Building Style: LOG																																
	Yr Built 2004	Remodeled 0			Ex	X	Ord	Min																									
	Condition: Poor				Size of Closets Lg			X	Ord	Small																							
	Room List	Doors			Solid	X	H.C.																										
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service																												
	(1) Exterior				No./Qual. of Fixtures Ex.			X	Ord.	Min																							
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(6) Ceilings		No. of Elec. Outlets Many			X	Ave.	Few																							
	(2) Windows		(7) Excavation		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Many Avg. Few	X	Large Avg. Small		Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer 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		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																														
X	Asphalt Shingle		(10) Floor Support																														
	Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
<p>Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 2004                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 832 SF Floor Area = 1248 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>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>148,004</td> <td>96,202</td> </tr> </tbody> </table> <p>Other Additions/Adjustments                  Basement, Outside Entrance, Above Grade 1 1,632 1,061                  Plumbing                  Average Fixture(s) 1 1,212 788                  Water/Sewer                  1000 Gal Septic 1 4,485 2,915                  Water Well, 50 Feet 1 2,548 1,656                  Porches                  WCP (1 Story) 168 6,327 4,113                  Foundation: Shallow 168 -1,188 -772                  Deck                  Treated Wood 204 4,035 2,623                  Balcony                  Wood Balcony, Roof 72 3,526 2,292                  Built-Ins                  Appliance Allow. 1 1,906 1,239                  Totals: 172,487 112,117</p> <p>Notes:                  ECF (4012 RURAL METES &amp; BOUNDS) 1.100 =&gt; TCv: 123,329</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	832			Total:				148,004	96,202
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1.5 Story	Pine Logs	Basement	832																														
Total:				148,004	96,202																												

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

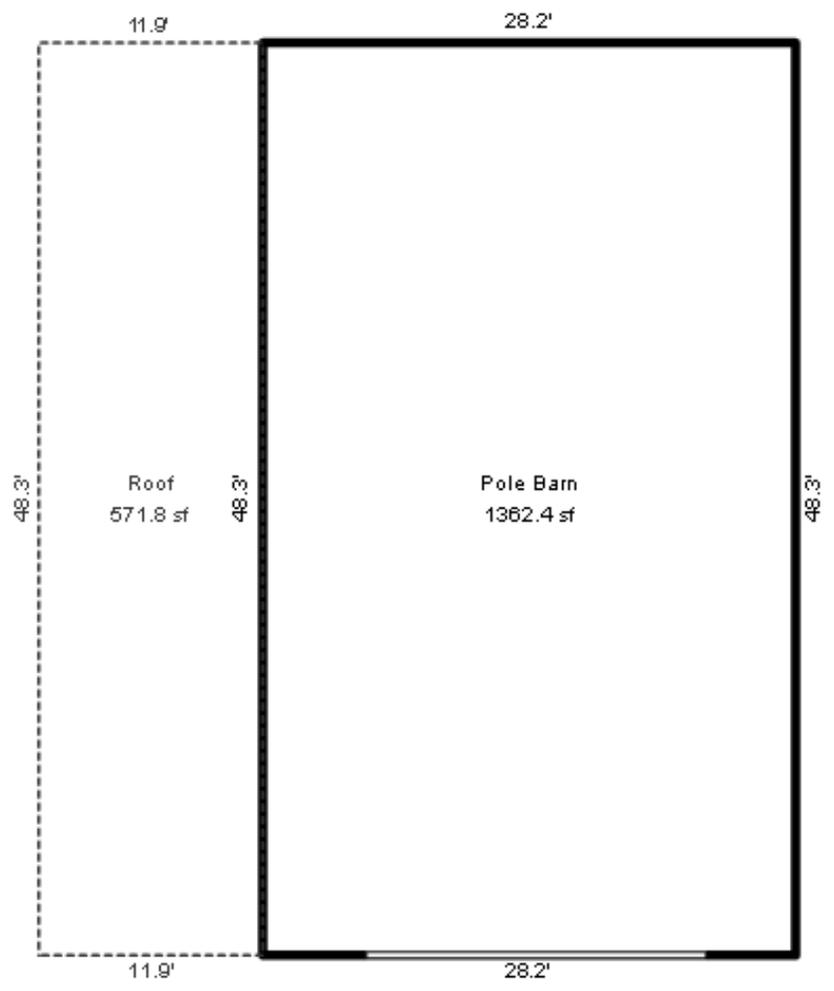


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SOLTOW JACK D TRUST	KEMP TODD	57,000	10/09/2020	WD	03-ARM'S LENGTH	2020-03030	PROPERTY TRANSFER	100.0						
SOLTOW JACK D	SOLTOW JACK D TRUST	0	07/13/2015	WD	09-FAMILY	2015-02441	PROPERTY TRANSFER	0.0						
HILLIER RICHARD & MARY E	SOLTOW JACK D	22,500	06/22/2010	WD	03-ARM'S LENGTH	2010/2358	PROPERTY TRANSFER	100.0						
HAYNES STEVEN A & CHARLOT	HILLIER RICHARD & MARY E	31,000	06/01/2004	WD	21-NOT USED/OTHER	04-0/2492	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT		07/30/2010		2010-9999	100%					
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 80,799 TCV/TFA: 0.00								
KEMP TODD 1521 W WIELAND RD LANSING MI 48906		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *										
T 22N R8W SEC 9, (0*2004) 10 A M/L COM AT THE W 1/4 COR OF SEC 9; TH S87 D 04' 31" E 429 FT ALONG THE E-W 1/4 LINE TO POB: TH S87D 04' 31" E 508 FT ALONG SAID E-1 1/4 LINE; TH S 01D 46' 21" W 858 FT PARALLEL TO THE W LINE OF SEC 9; TH N 87D 04' 31" 508 FT PARALLEL TO SAID E-W 1/4 LINE; TH N01D 46' 21" E 858 FT PARALLEL TO SAID WEST SEC LINE TO POB. TOG WITH & SUBJ TO EASEMENT.		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road			A 200' @ 90/FF	508.00	858.00	1.0000	0.0000	90	100*		0
		X	Paved Road			Residentia 8 - 17 @\$5000	10.00	Acres	5000	100				50,000
		X	Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
		X	Sidewalk			508 Actual Front Feet, 10.00 Total Acres Total Est. Land Value = 50,000								
		X	Water Sewer											
		X	Electric											
		X	Gas											
		X	Curb											
		X	Street Lights											
		X	Standard Utilities											
		X	Underground Utils.											
		Topography of Site												
		X	Level											
		X	Rolling											
		X	Low											
		X	High											
		X	Landscaped											
		X	Swamp											
		X	Wooded											
		X	Pond											
		X	Waterfront											
		X	Ravine											
		X	Wetland											
		X	Flood Plain											
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2025	25,000	15,400	40,400			25,574C		
			TPC 05/30/2022	INSPECTED		2024	15,000	14,000	29,000			24,806C		
			TPC 04/30/2021	INSPECTED		2023	14,000	13,600	27,600			23,625C		
			TPC 05/06/2018	INSPECTED		2022	10,000	12,500	22,500			22,500S		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 571	Type Roof Cover Onl	Year Built: 2010 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1362 % 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
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=85/100/100/100/85		Stories				Other Additions/Adjustments	Plumbing
Yr Built	Remodeled	Ex	Ord	Min	X No Heating/Cooling			Ex. Ord. Min		Exterior		Foundation	Size		
2010 POL	0	Lg	Ord	Small	Central Air Wood Furnace			(13) Plumbing		Foundation				Size	Cost New
Room List		Doors	Solid	H.C.	(5) Floors			Average Fixture(s)		Foundation		Size	Cost New		
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			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		Foundation				Size	Cost New
(1) Exterior		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Foundation		Size	Cost New		
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Foundation				Size	Cost New
Insulation		(9) Basement Finish			(10) Floor Support			Lump Sum Items:		Foundation		Size	Cost New		
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:					Foundation				Size	Cost New
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation		Size	Cost New		
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								Foundation				Size	Cost New
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation		Size	Cost New		
Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation				Size	Cost New
Asphalt Shingle		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation		Size	Cost New		
Chimney:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation				Size	Cost New
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation		Size	Cost New		
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation				Size	Cost New
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation		Size	Cost New		
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation				Size	Cost New
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation		Size	Cost New		
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Foundation				Size	Cost New
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		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAIRBROTHER JAMES P	FAIRBROTHER JAMES P	0	12/07/2021	WD	09-FAMILY	2021-04245	DEED	0.0
FAIRBROTHER JAMES P & KAR	FAIRBROTHER JAMES P	1	11/23/2021	WD	09-FAMILY	2021-04050	DEED	0.0
FAIRBROTHER JAMES P & KAR	FAIRBROTHER JAMES P & KAR	0	08/23/2013	WD	09-FAMILY	2013-03181	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1691 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Carport	04/07/2022	2022-0166	100%
	P.R.E. 100% 05/07/1996		Roof Structure	01/26/2022	2022-0032	100%
Owner's Name/Address	MAP #:		VIOLATION LETTER	12/17/2021	2021-9997	100%
FAIRBROTHER JAMES P 1691 LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 207,946 TCV/TFA: 196.92					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 10A.	X			Residentia 8 - 17 @\$5000	10.00 Acres	5000	100		50,000
Comments/Influences				10.00 Total Acres		Total Est. Land Value =			50,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Fencing: Wd, Solid, 6 ft.	28.40	120 50	1,704
	X	Gravel Road	D/W/P: 4in Ren. Conc.	7.24	1200 0	0
	X	Paved Road	Wood Frame	24.54	120 50	1,472
		Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVE 1000	1,000.00	1 95	950
		Sewer	Total Estimated Land Improvements True Cash Value =			4,126
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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

														2024	15,000	77,200	92,200			59,371C
														2023	14,000	74,700	88,700			56,544C
														2022	10,000	68,700	78,700			53,852C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,056 Total Base New : 217,983 Total Depr Cost: 139,836 Estimated T.C.V: 153,820									
Building Style: 1S			Drywall Paneled														
Yr Built 1984			Plaster Wood T&G														
Remodeled 0			Trim & Decoration														
Condition: Average			Ex	X	Ord		Min										
Room List			Size of Closets														
	Basement 1st Floor 2nd Floor Bedrooms		Lg	X	Ord		Small										
(1) Exterior			Doors		Solid	X	H.C.										
Wood/Shingle Aluminum/Vinyl Brick			(5) Floors														
Insulation			Kitchen: Other: Other:														
(2) Windows			(6) Ceilings														
	Many Avg. Few																
	X Avg. X Large X Small		(7) Excavation														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof			(8) Basement														
	X Gable Hip Flat		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
	Gambrel Mansard Shed		(9) Basement Finish														
	X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Chimney: Block			(10) Floor Support														
			Joists: Unsupported Len: Cntr.Sup:														
			(11) Heating/Cooling														
			(12) Electric														
			200 Amps Service														
			No./Qual. of Fixtures														
			Ex.	X	Ord.		Min										
			No. of Elec. Outlets														
			Many	X	Ave.		Few										
			(13) Plumbing														
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
			(14) Water/Sewer														
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
			Lump Sum Items:														
			(15) Heating/Cooling														
			(16) Porches/Decks														
			36 WGEP (1 Story) 100 WCP (1 Story) 300 Treated Wood 576 Roof Cover Onl 190 Roof Cover Onl														
			(17) Garage														
			Year Built: 1975 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
			Bsmnt Garage:														
			Carport Area: 312 Roof: Comp.Shingle														
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,056 Total: 139,295 90,541														
			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 100 Feet 1 5,560 3,614 Porches WGEP (1 Story) 36 4,729 3,074 WCP (1 Story) 100 4,221 2,744 Deck Treated Wood w/Roof (Deck Portion) 300 5,202 3,381 Treated Wood w/Roof (Roof portion) 300 4,128 2,683 w/Roof (Roof portion) 576 7,816 5,080 w/Roof (Roof portion) 190 2,894 29 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 15,567 10,119 Class: CD Exterior: Pole (Unfinished) Base Cost 672 16,363 10,636 Built-Ins Appliance Allow. 1 1,906 1,239 Carports <<<<< 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.									
TINGAY LAURAN S ESTATE	WRIGHT JOSHUA J	141,750	01/24/2018	WD	06-COURT JUDGEMENT	2018-00353	PROPERTY TRANSFER	100.0									
TINGAY LAURAN S	MANOR HAZEL FINDLAY	0	12/05/2016	OTH	06-COURT JUDGEMENT	2017-00013	DEED	0.0									
TINGAY SHIRLEY	TINGAY LAURAN S	0	08/25/2016	QC	09-FAMILY	2016-02837	DEED	0.0									
TINGAY LAURAN SHERAL	TINGAY LAURAN S & SHIRLEY	1	09/30/2014	QC	21-NOT USED/OTHER	2014-03618	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
1639 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/16/2004		20040064	Complete								
Owner's Name/Address		P.R.E. 100% 02/23/2018		MAP #:		2025 Est TCV 204,709 TCV/TFA: 203.08											
WRIGHT JOSHUA J 1639 S LACHANCE RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
Tax Description		Public Improvements		* Factors *													
. SEC 9 T22N R8W BEG 44 RDS S OF NW COR OF N 1/2 OF SW 1/4 S 6 1/2 RDS E 26 RDS N 6 1/2 RDS W 26 RDS TO POB. 1.0563 A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
Comments/Influences		X		Gravel Road		A 200' @ 90/FF		107.00	429.00	1.1693	1.0177	90	100	11,459			
517-394-6637		X		Paved Road		107 Actual Front Feet, 1.05 Total Acres		Total Est. Land Value =		11,459							
		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		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	
				2025		5,700		96,700		102,400						82,011C	
				TPC 12/27/2017 INSPECTED		2024		5,700		88,100						79,546C	
				TPC 08/10/2015 INSPECTED		2023		4,500		88,300						75,759C	
				TPC 10/03/2011 INSPECTED		2022		2,700		81,200						72,152C	

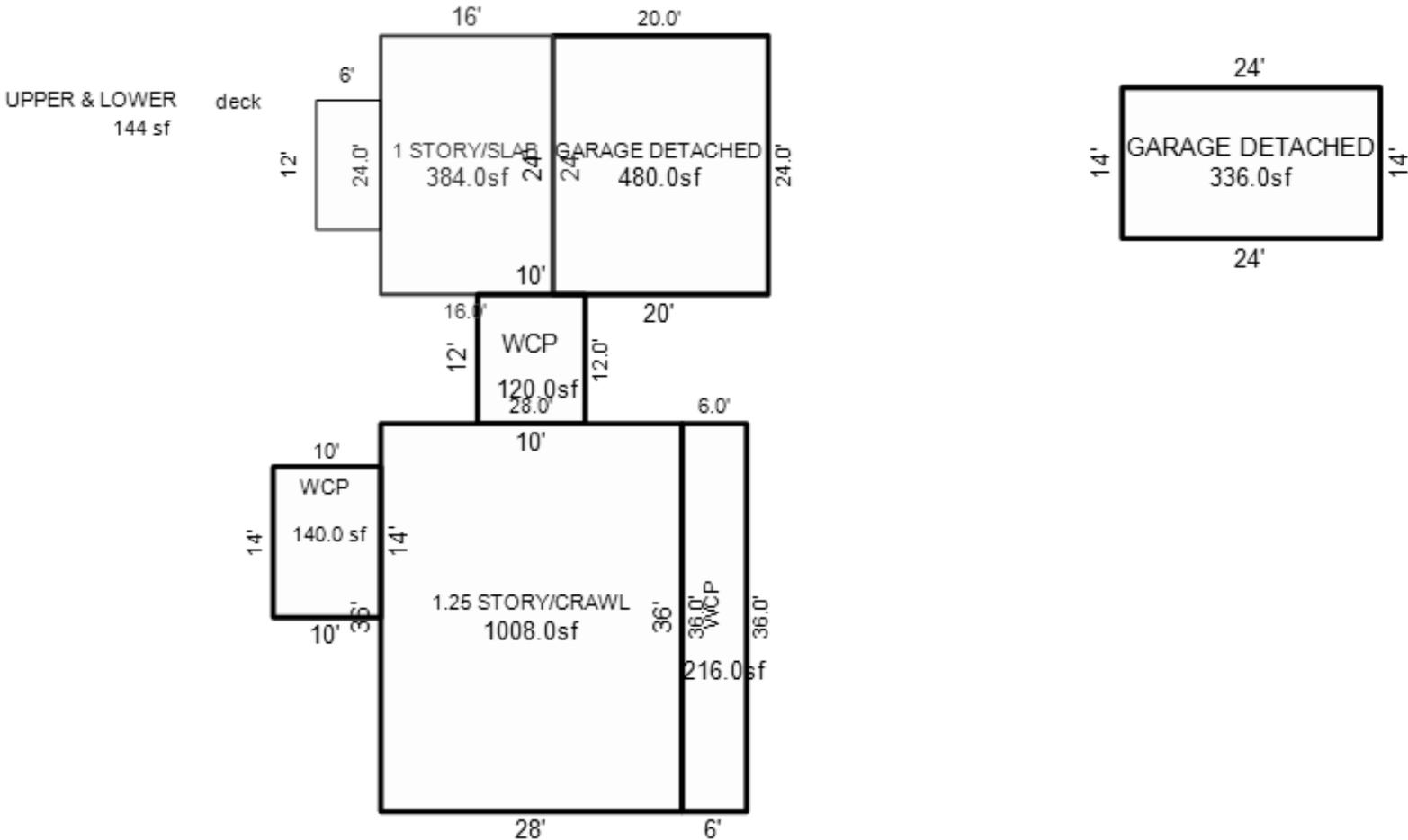


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 216 140 120 144 144	Type WCP (1 Story) WCP (1 Story) WCP (1 Story) Treated Wood Wood Balcony	Year Built: 1971 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: 864 % Good: 0 Storage Area: 384 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Ex X Ord Min			Size of Closets Lg X Ord Small			Doors Solid X H.C.			
Building Style: 1.25S		Yr Built Remodeled 2005 197 0		Condition: Average			Room List Basement 1st Floor 2nd Floor 4 Bedrooms			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Central Air Wood Furnace		
(2) Windows		(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone X Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Cost Est. for Res. Bldg: 1 Single Family 1.25S (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 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 133,934 107,147		
X	Many Avg. X Few	X	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof X Gable Hip Flat			X	Gambrel Mansard Shed	Chimney:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 970 3 Fixture Bath 1 3,805 3,044 Porches WCP (1 Story) 216 7,441 5,953 WCP (1 Story) 140 5,534 4,427 WCP (1 Story) 120 4,904 3,923 Deck Treated Wood 144 3,218 2,574 Balcony Wood Balcony 144 5,268 4,214 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 29,264 23,411 Storage Over Garage 384 4,631 3,705 Door Opener 2 956 765 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 336 15,412 12,330 Built-Ins Appliance Allow. 1 1,906 1,525 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FANNIE MAE	BARNES ANDREW D	40,000	03/14/2012	CD	11-FROM LENDING INSTITUT	2012-00850	PROPERTY TRANSFER	100.0
SHERIFF	FANNIE MAE	104,359	11/30/2011	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
BENTON HOWARD D JR & GLOR	FANNIE MAE	0	11/30/2011	AFF	01-ABANDONMENT	2011-03724	PROPERTY TRANSFER	0.0
ONE WEST BANK FSB	FEDERAL NATIONAL MORTGAGE	1	11/01/2011	QC	21-NOT USED/OTHER	2011-03513 QCD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1491 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	10/06/2005	20050348	Complete
	P.R.E. 100% 05/06/2019		Addition	05/03/2004	20040103	Complete
Owner's Name/Address	MAP #:					
BARNES ANDREW D 1491 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 153,411 TCV/TFA: 99.10					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 9 T22N R8W 1 SQ ACRE IN NW COR OF N 1/2 OF SW 1/4. 1 A.	X	Dirt Road			A 200' @ 90/FF	214.50	214.50	0.9827	0.8557	90	100		16,234	
		Gravel Road			215 Actual Front Feet, 1.06 Total Acres								Total Est. Land Value =	16,234

Tax Description	X	Improved		Vacant	Land Improvement Cost Estimates								
		Public Improvements			Description	Rate	Size	% Good	Cash Value				
. SEC 9 T22N R8W 1 SQ ACRE IN NW COR OF N 1/2 OF SW 1/4. 1 A.	X	Dirt Road			D/W/P: 3.5 Concrete	6.07	63	0	0				
		Gravel Road			Fencing: Wire Mesh, #11	3.17	212	0	0				
Comments/Influences	X	Paved Road			Residential Local Cost Land Improvements								
		Storm Sewer			Description	Rate	Size	% Good	Cash Value				
		Sidewalk			LAND IMPROVE 1000	1,000.00	1	100	1,000				
		Water			Total Estimated Land Improvements True Cash Value =								1,000
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,100	68,600	76,700			30,076C
2024	8,100	58,900	67,000			29,172C
2023	6,300	57,100	63,400			27,783C
2022	5,400	52,500	57,900			26,460C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1955 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 40 Floor Area: 1,548 Total Base New : 206,328 Total Depr Cost: 123,797 Estimated T.C.V: 136,177			50	CGEP (1 Story)	Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1955			
Yr Built 1955	Remodeled 2005	Ex	X	Ord		Min	No. of Elec. Outlets			Total Area = 1548 SF Floor Area = 1548 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			E.C.F. X 1.100			
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			Roof:			
Room List		Lg	Ord	X	Small	(13) Plumbing			1 Story Siding Slab 1,548			Totals: 163,858 98,315				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Plumbing						
(1) Exterior		Kitchen: Other:		2			Average Fixture(s)			1			1,212 727			
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		3			Fixture Bath			1			3,805 2,283			
(2) Windows		Other:		2			Softener, Auto			1			4,485 2,691			
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1548 S.F. Height to Joists: 0.0			Softener, Manual			1			2,548 1,529			
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		2			Solar Water Heat			1			4,086 2,452			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		3			No Plumbing			1			2,690 1,614			
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			50			4,086 2,452			
(3) Roof		(9) Basement Finish		1			Public Water			CGEP (1 Story)			4,086 2,452			
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Public Sewer			Deck Treated Wood			2,690 1,614			
X	Asphalt Shingle	(10) Floor Support		1			Water Well			Garages			23,754 14,252			
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 756 23,754 Common Wall: 1 Wall 1 -2,016 -1,210			14,252 -1,210			
				Lump Sum Items:			1000 Gal Septic			Built-Ins			1,906 1,144			
										Appliance Allow.			Totals: 206,328 123,797			
										Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 136,177			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOMESLAES INC	HUBBARD GEORGE TOM JR	11,000	09/29/2010	CD	11-FROM LENDING INSTITUT	2010-4501CD	PROPERTY TRANSFER	100.0
CHASE HOME FINANCE LLC	HOMESALES INC	0	09/28/2010	QC	10-FORECLOSURE	2010-4500QC	PROPERTY TRANSFER	100.0
SCHLEHUBER FKA AUGER	HOOVER JOSHUA S	0	11/20/2009	OTH	21-NOT USED/OTHER	2009/4031	DEED	0.0
AUGER PENNY (KNA SCHLEHUB	HOOVER JOSHUA S	48,000	11/16/2007	WD	03-ARM'S LENGTH	2007/3992	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1563 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Other	11/25/2010	1563	100%
	P.R.E. 100% 05/31/2011					

Owner's Name/Address	MAP #:
HUBBARD GEORGE TOM JR 1563 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 78,440 TCV/TFA: 122.56

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/FF	154.50	214.50	1.0667	0.8557	90 100	12,692
155 Actual Front Feet, 0.76 Total Acres						Total Est. Land Value = 12,692

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 9 T22N R8W BEG 274.5 FT S OF W /14 COR TH S 154.5 FT, E 214.5 FT N 154.5 FT, W 214.5 FT TO POB .7608 AC	X	Dirt Road			
12/31/2019 SPLIT PART TO 009-013-90	X	Gravel Road			
FORMERLY . SEC 9 T22N R8W COM 13 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH S 13 RDS; E 13 RDS; N 13 RDS; W 13 RDS TO PT OF BEG. 1.0563 A.	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	25.24	80 71	1,433
	X	Sewer	23.07	96 95	2,104
	X	Electric	Total Estimated Land Improvements True Cash Value = 3,537		
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences
21003146 \$12,900 SPLIT PART TO 009-013-90 .2955 AC

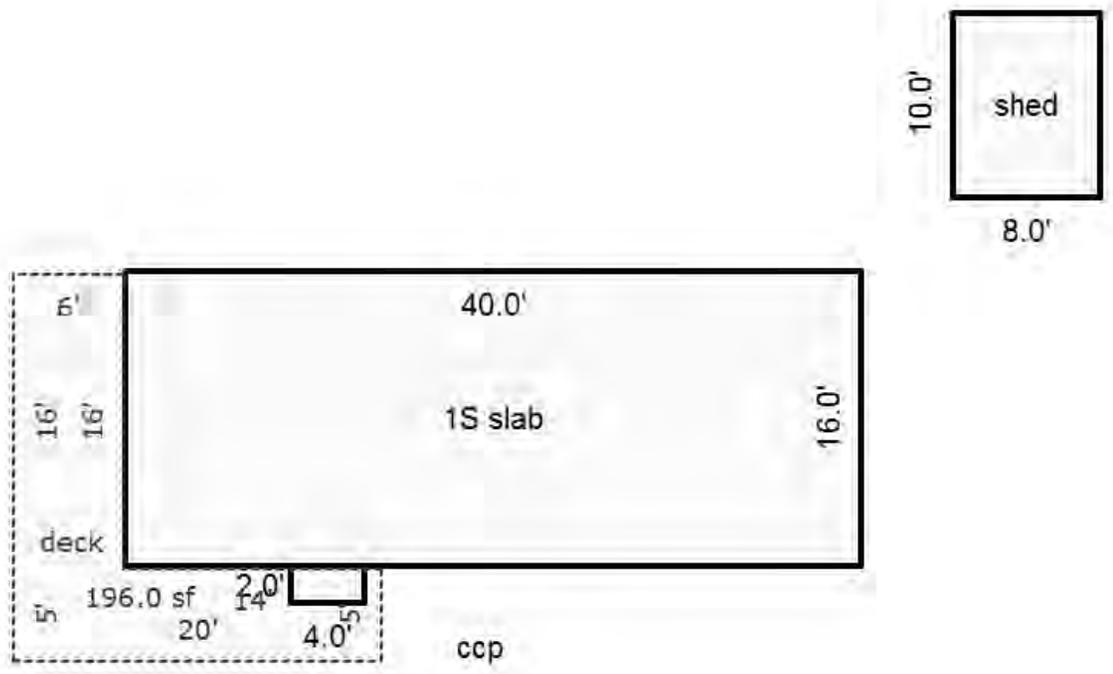
Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	6,300	32,900	39,200			19,083C
2024	6,300	28,500	34,800		34,800A	18,510C
2023	4,900	27,600	32,500	0M		0
2022	3,900	25,200	29,100	0M		0

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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUBBARD GEORGE TOM JR	STOLL VICTOR	16,000	06/22/2022	WD	03-ARM'S LENGTH	2022-02110	PROPERTY TRANSFER	100.0

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

1545 S LACHANCE RD      School: LAKE CITY AREA SCHOOL DIST      P.R.E.    0%      MAP #:

Owner's Name/Address      2025 Est TCV 19,397

STOLL VICTOR  
18226 80TH AVE  
MARION MI 49665

Improved    X    Vacant      Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Tax Description      Public Improvements      \* Factors \*

SEC 9 T22N R8W BEG 214.5 FT S OF W1/4 COR THN S 60FT, E214.5FT, N60FT, W214.5 FT TO POB .2955AC 12/32/1029 SPLIT FROM 009-009-013-00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason    Value	I 200' @ 200/    60.00    214.50    1.3512    0.8557    200    100	13,875
			60 Actual Front Feet, 0.29 Total Acres    Total Est. Land Value =		13,875

Comments/Influences      Land Improvement Cost Estimates

NEW WELL, ELECTRIC AND A CRUSHED LIMESTONE PAD ON IT.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description      Rate      Size % Good      Cash Value	D/W/P: Crushed Rock      2.09      500      50      522
			Residential Local Cost Land Improvements	
			Description      Rate      Size % Good      Cash Value	LAND IMPROVE 5000      5,000.00      1      100      5,000
			Total Estimated Land Improvements True Cash Value =	5,522

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
2025	6,900	2,800	9,700			6,675C
2024	5,000	2,800	7,800			6,475C
2023	3,500	0	3,500			3,500S
2022	1,500	0	1,500			858C



Who      When      What

TPC 10/02/2023 INSPECTED

TPC 02/10/2022 INSPECTED

TPC 05/06/2019 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JP MORGAN CHASE BANK	GUNNERSON MATTHEW (SM)	135,000	07/12/2007	WD	21-NOT USED/OTHER	2007/2594	DEED	100.0
MASSERANG GREG J & SHARON	JP MORGAN CHASE BANK	150,000	10/28/2006	SD	21-NOT USED/OTHER	05-0/4375	DEED	0.0
		48,000	08/01/1997	WD	33-TO BE DETERMINED	312:776	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1571 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	12/31/2014	2014-9997	100%

Owner's Name/Address	MAP #:
GUNNERSON MATTHEW 6400 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 357,072 TCV/TFA: 173.59

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2011 ROLL - COMBINED PARCEL 015-00 WITH 014-00 SEC 9 T22N R8W COM 26 RDS S OF THE NW COR OF NW 1/4 OF SW 1/4 AS PT OF BEG TH S 13 RDS; E 26 RDS; N 39 RDS; W 13 RDS; S 26 RDS, W 13 RDS TO BEG. 4.2251 A. & SEC 9 T22N R8W BEG 39 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH E 26 RDS; S 6 1/2 RDS; W 26 RDS; N 6 1/2 RDS; TO BEG. 1.0563 A.	X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	214.50	429.00	0.9827	1.0177	90	100		19,305
	X		Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2.11 Acres				6000	100		12,672
			215 Actual Front Feet, 4.22 Total Acres Total Est. Land Value = 31,977								
			Land Improvement Cost Estimates								
			Description					Rate	Size	% Good	Cash Value
			D/W/P: Crushed Rock					2.24	3000	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								

Comments/Influences	Topography of Site
2010 COMBINATION - 009-900-015-00	

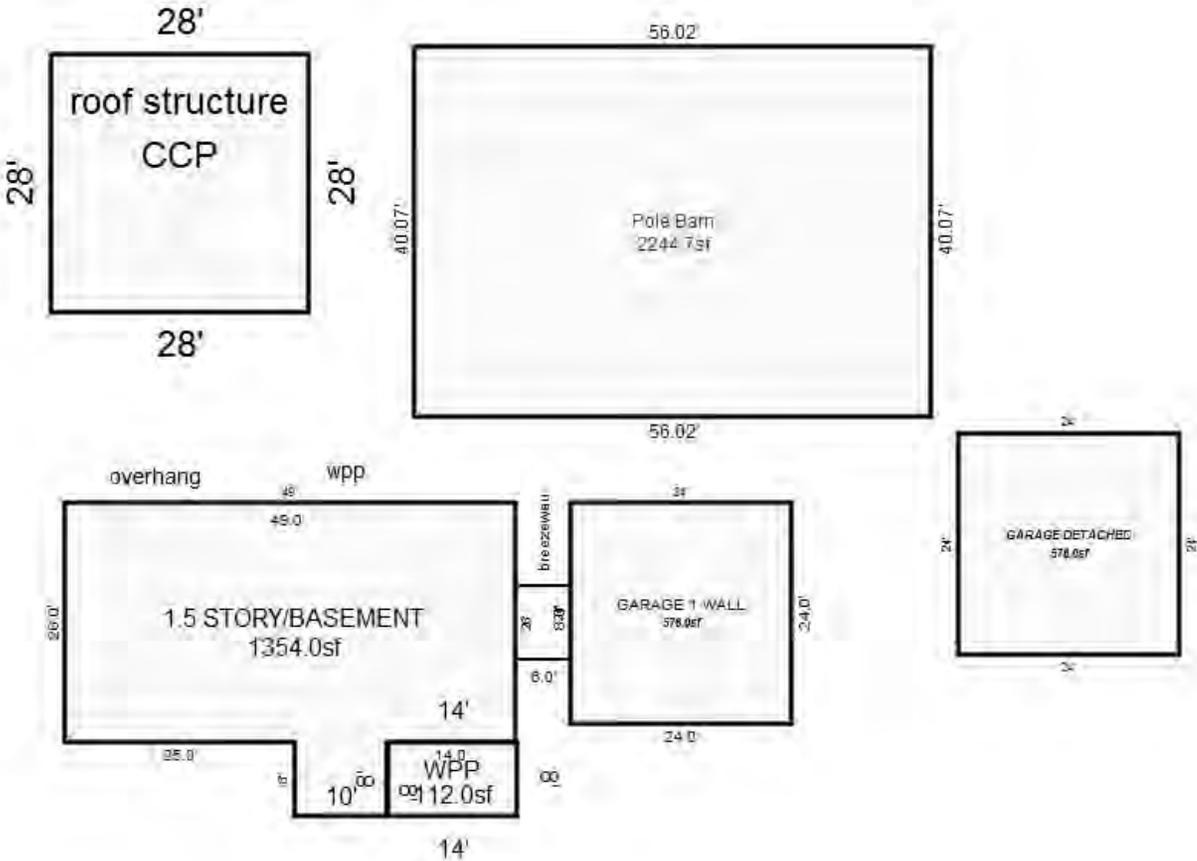
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,000	162,500	178,500			118,267C
2024	12,800	158,100	170,900			114,711C
2023	10,700	153,100	163,800			109,249C
2022	8,000	140,900	148,900			104,047C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 180 48	Type WPP WPP Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Lg X Ord Min			Condition: Average		Room List Doors Solid X H.C.									
Building Style: 1.5S		Yr Built 1999		Remodeled 0		Condition: Average			Room List Doors Solid X H.C.			Condition: Average		Room List Doors Solid X H.C.									
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric 150 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(1) Exterior		(6) Ceilings		X Drywall			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1354 SF Floor Area = 2057 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C Blt 1999								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1354 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			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,354 26 1 Story Siding Overhang Total: 246,609 184,955										
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone X Treated Wood X Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WPP 112 3,083 2,312 WPP 180 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Class: C Exterior: Pole (Unfinished) Base Cost 2244 53,362 40,021			Basement: 1354 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WPP 112 3,083 2,312 WPP 180 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Class: C Exterior: Pole (Unfinished) Base Cost 2244 53,362 40,021			Basement: 1354 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WPP 112 3,083 2,312 WPP 180 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Class: C Exterior: Pole (Unfinished) Base Cost 2244 53,362 40,021			Basement: 1354 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
(3) Roof		Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WPP 112 3,083 2,312 WPP 180 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Class: C Exterior: Pole (Unfinished) Base Cost 2244 53,362 40,021			Basement: 1354 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WPP 112 3,083 2,312 WPP 180 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Class: C Exterior: Pole (Unfinished) Base Cost 2244 53,362 40,021			Basement: 1354 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
X	Asphalt Shingle	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WPP 112 3,083 2,312 WPP 180 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Class: C Exterior: Pole (Unfinished) Base Cost 2244 53,362 40,021			Basement: 1354 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
Chimney:		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WPP 112 3,083 2,312 WPP 180 4,246 3,184 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Class: C Exterior: Pole (Unfinished) Base Cost 2244 53,362 40,021			Basement: 1354 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELTEMA KYLE & TRISHA L	VELTEMA KYLE & TRISHA L	0	09/30/2020	OTH	23-PART OF REF	2020-03224	PROPERTY TRANSFER	0.0
VANPOLEN KENNETH L & ANNA	VELTEMA TRISHA L FMLY OUD	0	04/27/2020	WD	16-LC PAYOFF	2020-01261	DEED	0.0
VELTEMA TRISHA L FMLY OUD	VELTEMA KYLE & TRISHA L	0	04/27/2020	QC	09-FAMILY	2020-01287	DEED	0.0
VAN POLEN KEN & ANNA	OUDMAN TRISHA L	63,000	03/29/2011	LC	16-LC PAYOFF	2011-00954	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1771 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/14/2020	2020-0143	100%
	P.R.E. 100% 07/16/2012		Garage	11/16/2012	2012-0609	100%

Owner's Name/Address	MAP #:
VELTEMA KYLE & TRISHA L 1771 LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 353,273 TCV/TFA: 235.52

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/FF	299.80	646.57	0.9038	1.1276	90 100	27,496
300 Actual Front Feet, 4.45 Total Acres						Total Est. Land Value = 27,496

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 9 T22N R8W (0*2001) BEG S 01 DEG 46'21"W 1319.26 FT FROM W 1/4 COR TH S 87 DEG 16'05"E 711.46 FT, S 01 DEG 46'21"W 299.81 FT, N 87 DEG 16' 05"W 711.46 FT, N 01 DEG 46'21"E 299.81 FT TO POB. EXC BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT, S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB. 4.45 Ac M/L. Split on 10/14/2009 into 009-016-016-20;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	8.06 8.06	368 0 1400 0	0 0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	24.02	228 50	2,738
		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 =			5,238

Comments/Influences	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
2025	13,700	162,900	176,600			138,245C
2024	13,700	144,700	158,400			134,089C
2023	10,700	140,100	150,800			127,704C
2022	7,500	128,800	136,300			121,623C

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

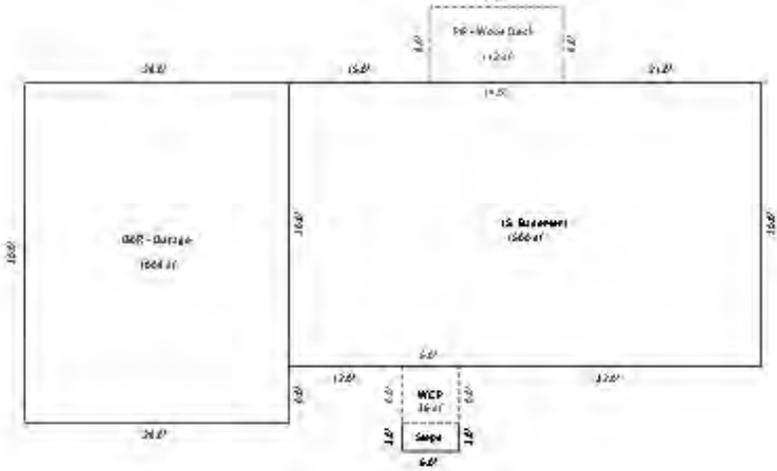
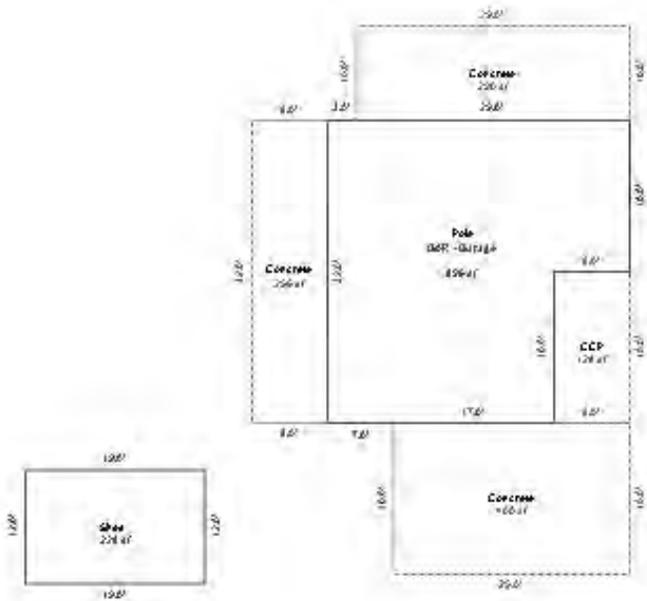
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 919 % 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: 10 Floor Area: 0 Total Base New : 26,308 Total Depr Cost: 23,677 Estimated T.C.V: 26,045			E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace	(12) Electric	100 Amps Service	No./Qual. of Fixtures		No. of Elec. Outlets		No. of Elec. Outlets			
Yr Built 2012	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ex.		X	Ord.		Min		
Condition: Average		Size of Closets		Lg	X	Ord		Small	No. of Elec. Outlets			Many		X	Ave.		Few
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			3 Fixture Bath		2 Fixture Bath		Softener, Manual		Solar Water Heat	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
(3) Roof		(9) Basement Finish		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	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
X	Asphalt Shingle	(10) Floor Support		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	
Chimney:		(14) Water/Sewer		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	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		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	
		Lump Sum Items:		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	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 36 112	Type WCP (1 Story) Treated Wood	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1008 % 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: 5 Floor Area: 1,500 Total Base New : 281,813 Total Depr Cost: 267,722 Estimated T.C.V: 294,494			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1500 SF Floor Area = 1500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls C Blt 2020						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
(2) Windows		No. of Elec. Outlets		Ex. Ord. Min			1 Story Siding Basement 1,500			Total: 218,119 207,213						
Many Avg. Few	Large Avg. Small	Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Other Additions/Adjustments									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Plumbing									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)									
X Gable Hip Flat		Gambrel Mansard Shed		1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer									
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney:		(10) Floor Support					Notes:									
		Joists: Unsupported Len: Cntr.Sup:					E.C.F. (4012 RURAL METES & BOUNDS) 1.100 => TCv:					294,494				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANPOLEN KENNETH L & ANNA	VELTEMA TRISHA L FMLY OUD	0	04/27/2020	WD	16-LC PAYOFF	2020-01261	DEED	0.0
VAN POLEN KEN & ANNA	OUDMAN TRISHA L	0	03/29/2011	LC	16-LC PAYOFF	2011-00954	DEED	100.0
BECKER WILLIAM M	VAN POLEN KEN & ANNA	63,000	07/22/2010	WD	03-ARM'S LENGTH	2010-3104	DEED	100.0

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

Owner's Name/Address	MAP #:
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VELTEMA TRISHA 1771 LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 48,184 TCV/TFA: 94.11
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X		Dirt Road	90.00	218.00	1.2209	0.8592	90	100	8,497
		Gravel Road	90 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =						

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
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SEC 9 T22N R8W BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT, S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB. .45 Ac M/L Split on 10/14/2009 from 009-009-016-00;	X	Water	27.41	64 66	1,158
Sewer		Total Estimated Land Improvements True Cash Value =			1,158

Comments/Influences	X	Electric
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Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ; Parent Parcel(s): 009-009-016-00; Child Parcel(s): 009-009-016-20;	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

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

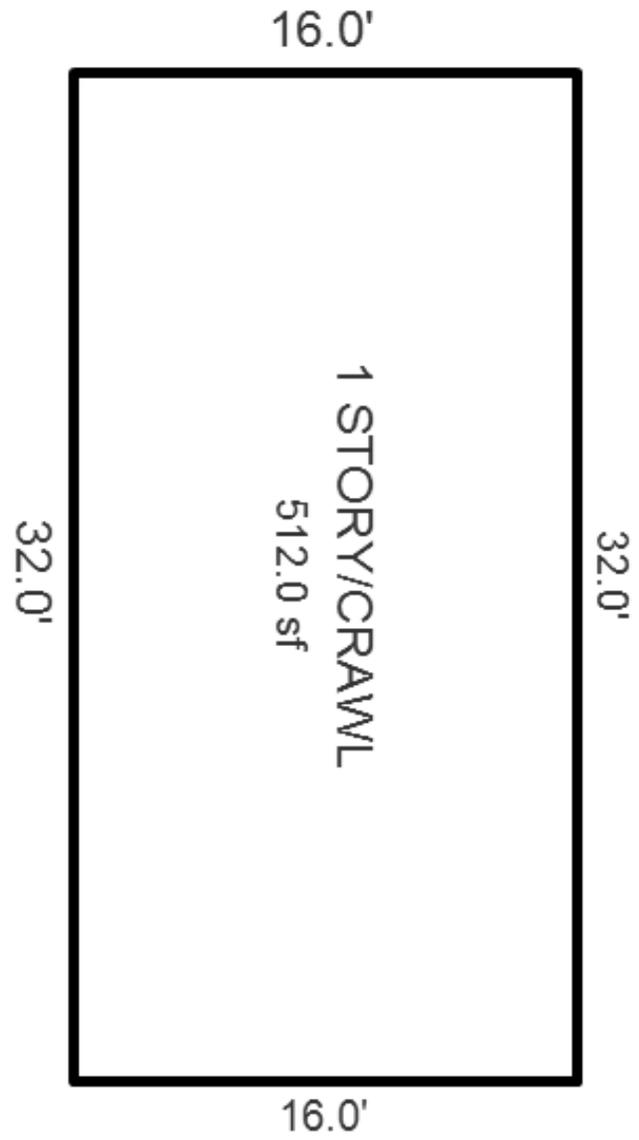
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,200	19,900	24,100			5,588C
2024	4,200	17,200	21,400			5,391C
2023	3,300	16,600	19,900			5,135C
2022	2,300	15,200	17,500			4,891C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: D Effec. Age: 45 Floor Area: 512 Total Base New : 63,683 Total Depr Cost: 35,026 Estimated T.C.V: 38,529								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
Trim & Decoration		Size of Closets		Central Air Wood Furnace			Bsmnt Garage:								
Yr Built 1960	Remodeled 0	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures							
Condition: Average		Lg	X Ord	Small	0 Amps Service			Ex. Ord. X Min							
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Many Ave. X Few							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)								
(1) Exterior		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					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer 1000 Gal Septic					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes: GUEST COTTAGE ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:					
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 1 1000 Gal Septic 2000 Gal Septic			Totals: 59,480 32,714				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Totals: 63,683 35,026			Totals: 63,683 35,026					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 63,683 35,026					
X	Gable Hip Flat	Gambrel Mansard Shed	(11) Heating/Cooling		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 63,683 35,026				
X	Asphalt Shingle	(12) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 63,683 35,026					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUBBINS GENE & ELLEN & GU	POLLOCK VERN	13,000	05/06/2019	QC	03-ARM'S LENGTH	2019-01426	DEED	100.0
GUBBINS GENE & ELLEN	GUBBINS GENE & ELLEN & GU	1	07/19/2013	QC	09-FAMILY	2013-02487 QD	PROPERTY TRANSFER	0.0
BECKER RICHARD C	GUBBINS GENE & ELLEN	13,000	07/12/2013	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0

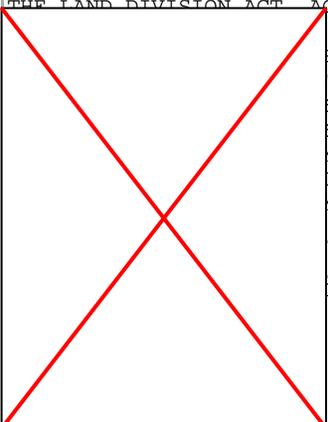
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
POLLOCK VERN 1751 N WASHINGTON AVE HOLLAND MI 49424	2025 Est TCV 18,870

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Public Improvements			* Factors * 299.8' X 741.014'

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013-02404 BEGINNING S01DEG.46'21"W 1319.26 FEET AND S87DEG.16'05"E 711.46 FEET FROM THE WEST 1/4 CORNER OF SECTION 9, T22N, R8W., AS THE POINT OF BEGINNING; THENCE S87DEG.16'05"E 610.43 FEET; THENCE S01DEG.33'02"W 328.73 FEET; THENCE N87DEG.L8'S7'W 1323.12 FEET; THENCE N 01 DEG46'2L"E 30 FEET; THENCE S87DEG.L6'0S"E 711.46 FEET; THENCE N01DEG.46'21"E 299.81 FEET TO THE POINT OF BEGINNING. THE GRANTORS GRANT TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND DIVISION ACT ACT NO. 288 OF	Residentia PARTOF>20@	3700	5.10 Acres	3700	100				18,870
			5.10 Total Acres					Total Est. Land Value =	18,870

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

Topography of Site
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EC 9 T22N R8W '21"W 1319.26 FT 5 FT FROM W 1/4 610.43 FT, S 01 N 87 DEG 18'57"W L"E 30 FT, S 87 N ON FILE***	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
2025	9,400	0	9,400			7,043C
2024	7,700	0	7,700			6,832C
2023	7,100	0	7,100			6,507C
2022	7,500	0	7,500			6,198C

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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROXBURY GREGORY M & JULIE	POLLOCK VERN	52,000	05/02/2012	WD	09-FAMILY	2012-1673	PROPERTY TRANSFER	100.0
ROXBURY GREGORY M & JULIE	ROXBURY GREGORY M & JULIE	0	06/05/2008	WD	21-NOT USED/OTHER	2008/2123	DEED	0.0
BECKER JAMES H (SM)	ROXBURY GREGORY M & JULIE	95,000	10/19/2007	WD	03-ARM'S LENGTH	2007/3715	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1845 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
POLLOCK VERN 1751 N WASHINGTON ST HOLLAND MI 49423	MAP #:					
	2025 Est TCV 159,715 TCV/TFA: 158.45					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		20807813 \$98,900-106,000		Dirt Road		Residentia PARTOF>20@	\$3700	10.00 Acres	3700	100		
		Gravel Road		10.00 Total Acres				Total Est. Land Value =		37,000		

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
. SEC 9 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10A.		Paved Road		D/W/P: 4in Concrete	6.39	500	0	0
		Storm Sewer		Residential Local Cost Land Improvements				
		Sidewalk		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Water		LAND IMPROVE 1000	1,000.00	1	100	1,000
		Sewer		Total Estimated Land Improvements True Cash Value =				1,000

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

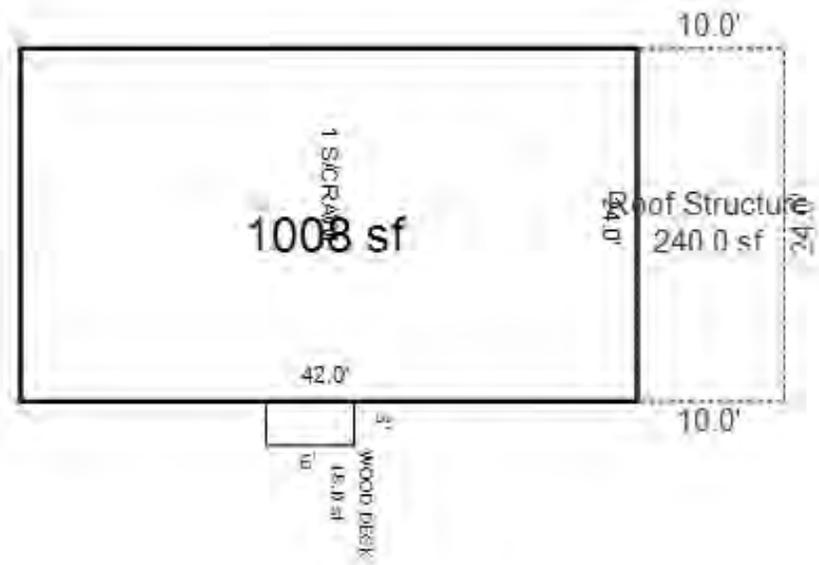
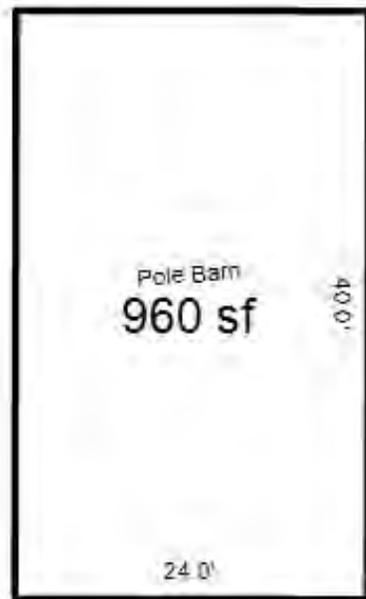


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	18,500	61,400	79,900			54,175C
2024	15,000	60,100	75,100			52,547C
2023	14,000	58,300	72,300			50,045C
2022	10,000	53,600	63,600			47,662C

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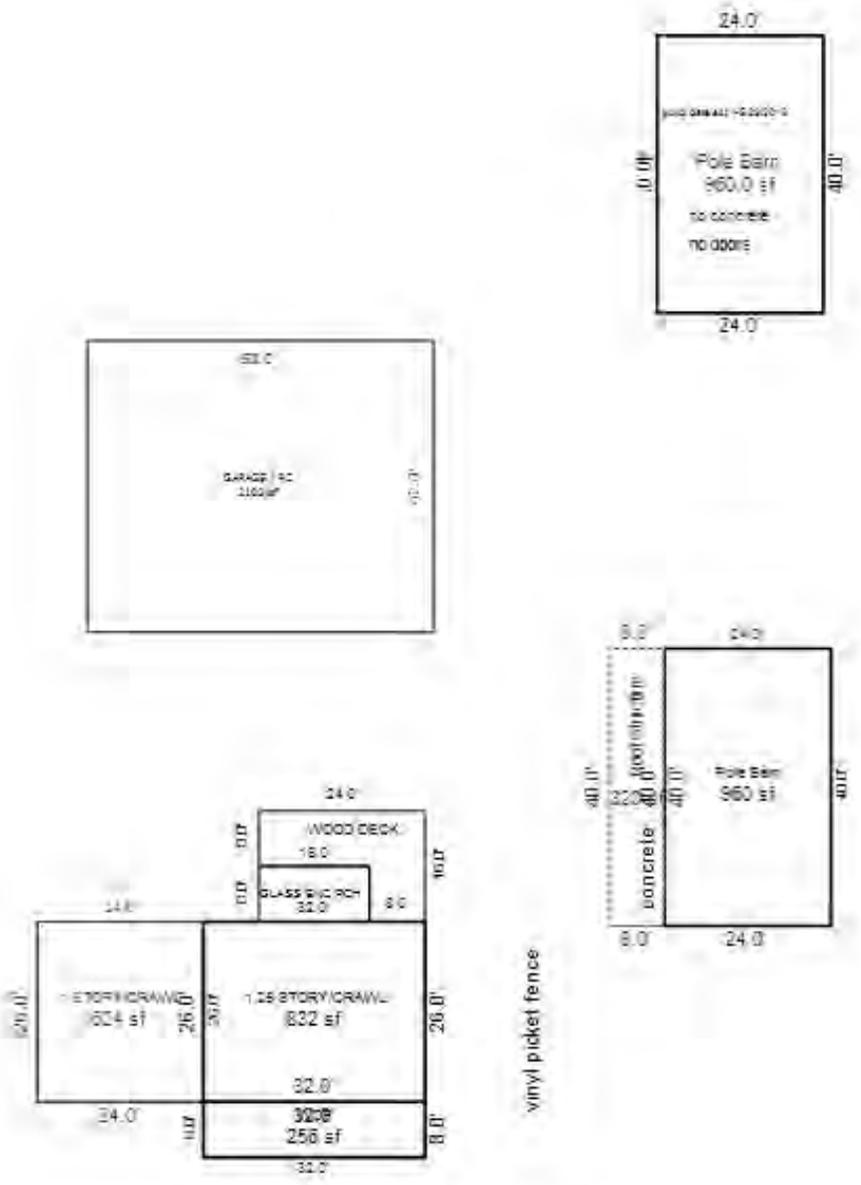
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 18 240	Type Treated Wood Roof Cover Onl	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % 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: 1,008 Total Base New : 158,072 Total Depr Cost: 110,650 Estimated T.C.V: 121,715		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1995						
Yr Built 1995	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			No. of Elec. Outlets		Ground Area = 1008 SF		Floor Area = 1008 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing		Exterior		Foundation		Size		Cost New		Depr. Cost				
Room List		Doors		Solid	X	H.C.	(12) Electric		Ex.		X		Ord.		Min		Building Areas				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service		Many		X		Ave.		Few		Stories				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing				
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Average Fixture(s)		1		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Average Fixture(s)		1		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Average Fixture(s)		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Average Fixture(s)		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Average Fixture(s)		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		
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		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Average Fixture(s)		1		1000 Gal Septic		1		2000 Gal				









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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SILVERS JOSEPH P	SILVERS JOSEPH P & KIM	0	09/11/2024	QC	09-FAMILY	2024-02256	PROPERTY TRANSFER	0.0
		52,000	10/01/1995	WD	33-TO BE DETERMINED	298:894	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9900 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/1995					
Owner's Name/Address	MAP #:					
SILVERS JOSEPH P & KIM 9900 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 199,287 TCV/TFA: 142.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.	X	Dirt Road		Residentia 8 - 17 @ \$5000	10.00 Acres		5000	100		50,000
		Gravel Road		10.00 Total Acres			Total Est. Land Value =		50,000	

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1,000.00	1 95	950
		Curb	Ad-Hoc Unit-In-Place Items			
		Street Lights	Description	Rate	Size % Good	Cash Value
		Standard Utilities	/CI16/YARI/FARAR/BARWOSPTSL	3.10	1400 50	2,170
		Underground Utils.	Total Estimated Land Improvements True Cash Value =			3,120

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

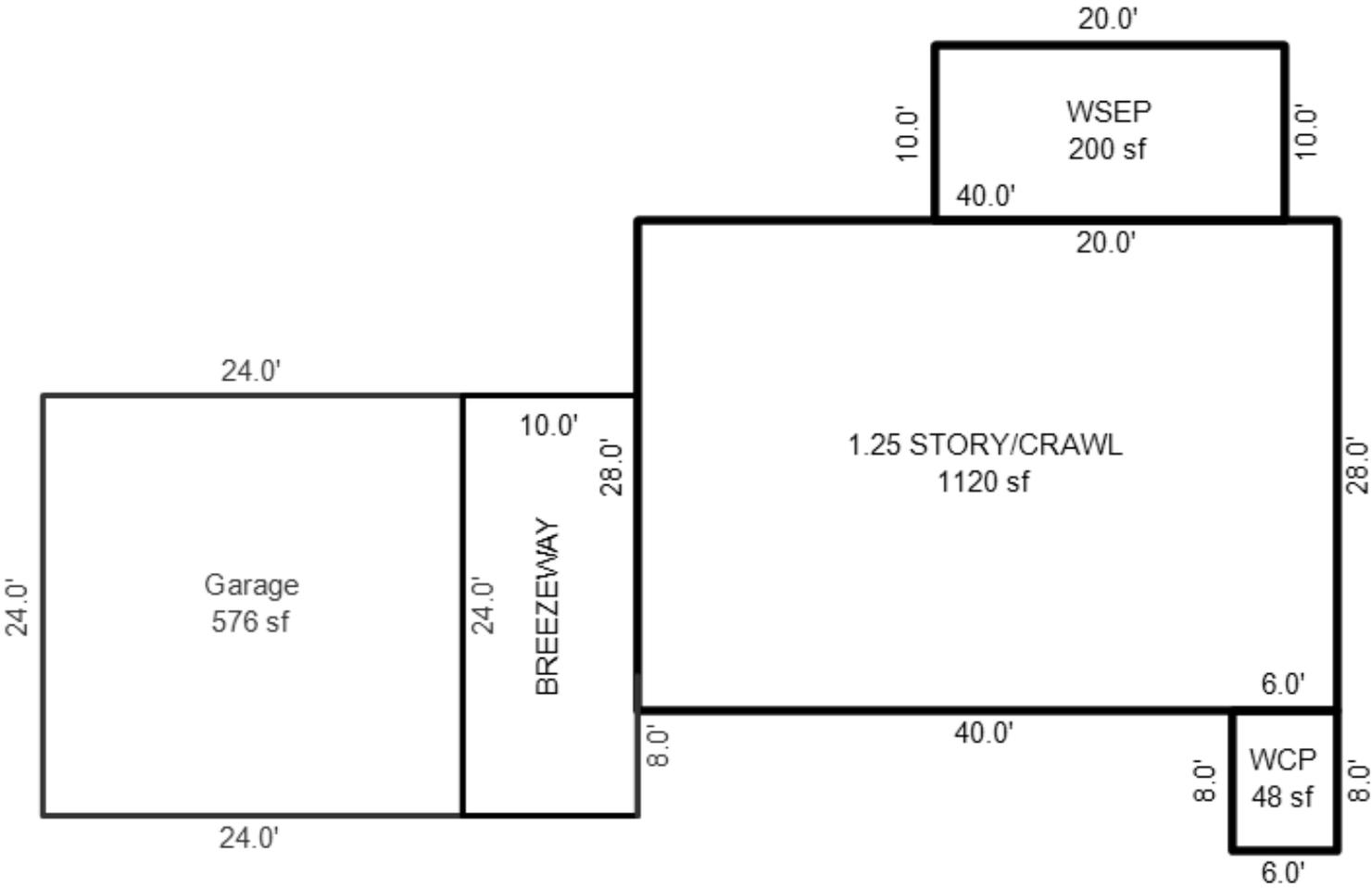
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	15,000	68,400	83,400			38,369C
TPC	04/30/2022	INSPECTED	2023	14,000	66,300	80,300			36,542C
TPC	05/06/2018	INSPECTED	2022	10,000	60,400	70,400			34,802C

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

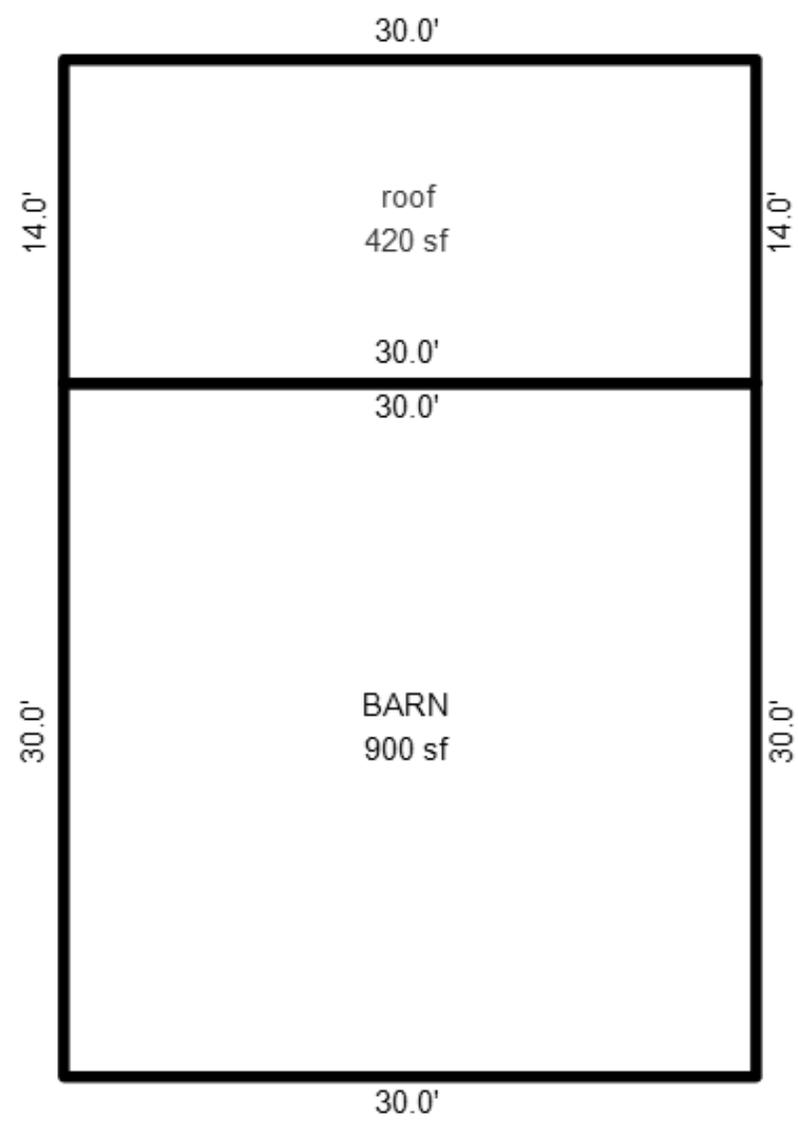
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 48 240	Type WSEP (1 Story) WCP (1 Story) Brzwy, FW	Year Built: 1984 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 720						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 1,400 Total Base New : 185,336 Total Depr Cost: 120,468 Estimated T.C.V: 132,514			E.C.F. X 1.100		Bsmnt Garage:				
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls D		Blt 1984				
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost			
Condition: Average		Size of Closets		Lg	X	Ord		Few	Stories Exterior Foundation			Total:		134,945	87,714				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Plumbing			Water/Sewer		Breezeways				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,010 656			Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Solar Water Heat 1 4,203 2,732	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1120 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			
X	Many Avg. X Few	Large Avg. Small		Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(8) Basement			Porches			WSEP (1 Story) WCP (1 Story)		Garages	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:			132,514			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow.			Frame Wall		Totals:	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 1			240 12,533 8,146			720 -3,953 -2,569		576 19,083 12,404		185,336 120,468		
X	Asphalt Shingle	(10) Floor Support		Chimney:			Notes:			Totals:			185,336		120,468		132,514		

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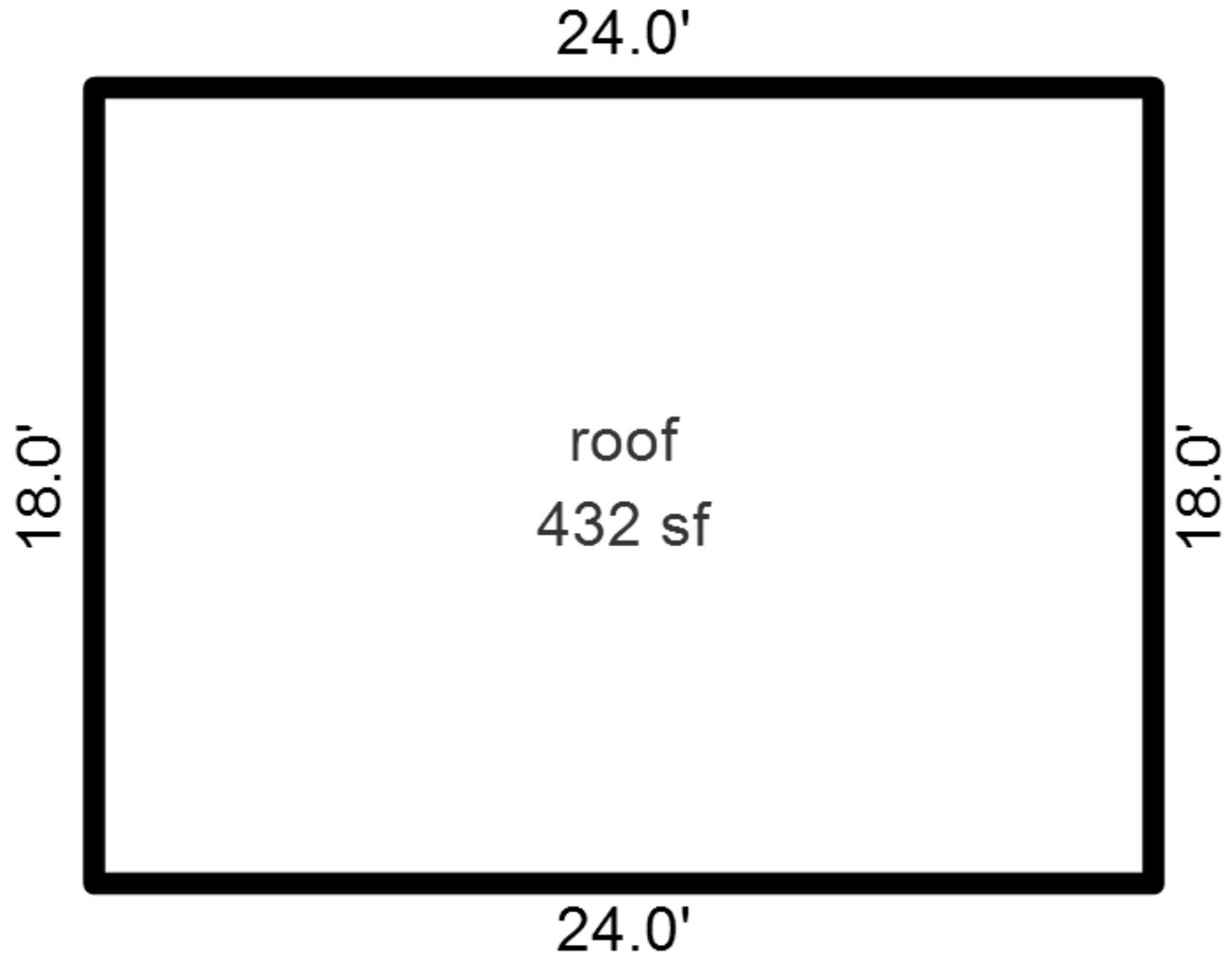


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Building Type	Barn - General Purpose	Loafing Sheds		
Year Built				
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Average	Low Cost		
# of Walls, Perimeter	4 Wall, 120	No-Wall, 84		
Height	14	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	30 x 30 = 900	24 x 18 = 432		
Cost New	\$ 30,852	\$ 1,741		
Phy./Func./Econ. %Good	40/100/100 40.0	45/100/100 45.0		
Depreciated Cost	\$ 12,341	\$ 783		
+ Unit-In-Place Items	\$ 1,556	\$ 0		
Description, Size X Rate X %Good = Cost	/A22/UOCL, 420 X 2.59 X 100 = 1,556			
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	40	45		
Est. True Cash Value	\$ 12,924	\$ 729		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13653 / All Cards: 13653				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PANASIEWICZ KAREN L	PANASIEWICZ WILLIAM & KAR	1	09/14/2016	QC	09-FAMILY	2016-02998	DEED	0.0
		77,500	11/01/1995	WD	33-TO BE DETERMINED	305:576	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9780 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/29/2004	20040092	Complete

Owner's Name/Address	MAP #:
PANASIEWICZ WILLIAM & KAREN TRUST 9780 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 198,744 TCV/TFA: 172.52

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 9 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5 A.	X		A 200' @ 90/FF	330.00	658.00	29,677
			330 Actual Front Feet, 4.99 Total Acres			29,677

Comments/Influences	X	Public Improvements	* Factors *			
			Description	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.				

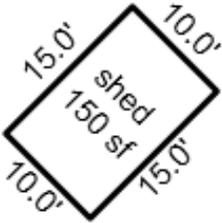
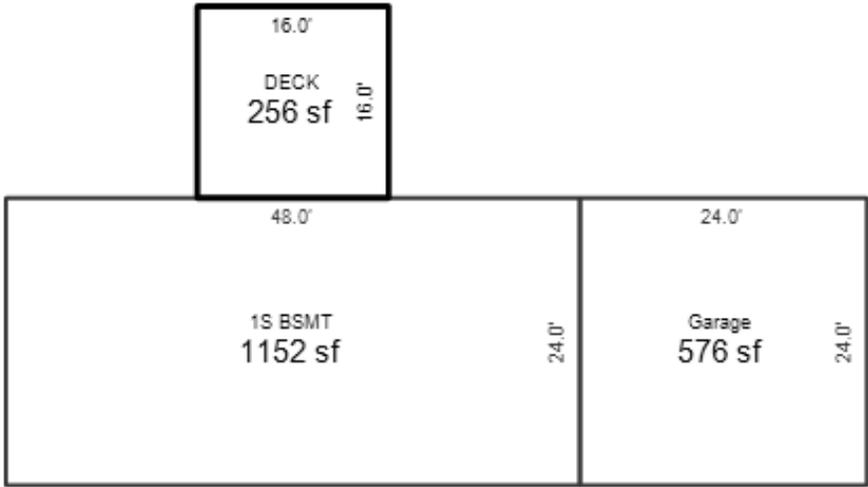
Topography of Site	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: Asphalt Paving	3.06	672 50	1,028
	X	D/W/P: 3.5 Concrete	6.49	65 50	211
	X	Wood Frame	26.37	150 50	1,978
	X	Ad-Hoc Unit-In-Place Items			
	X	Description	Rate	Size % Good	Cash Value
	X	/CI16/YARI/CHALF/06'/211	14.00	275 50	1,925
	X	Total Estimated Land Improvements True Cash Value =			5,142

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,800	84,600	99,400			55,947C
2024	14,800	71,500	86,300			54,265C
2023	11,500	69,300	80,800		80,800A	51,681C
2022	8,300	63,800	72,100		72,100A	49,220C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ODELL LAURA	ODELL LAURA	0	10/02/2023	QC	16-LC PAYOFF	2023-02702	PROPERTY TRANSFER	0.0
WARD RICHARD V & ARDELL M	ODELL LAURA	135,000	05/25/2017	WD	03-ARM'S LENGTH	2017-01747	PROPERTY TRANSFER	100.0
WARD RICHARD V	WARD RICHARD V & ARDELL M	0	12/22/2014	AFF	07-DEATH CERTIFICATE	2015-02012	DEED	0.0
WARD RICHARD V & ARDELL M	WARD RICHARD V & ARDELL M	0	10/25/2011	QC	21-NOT USED/OTHER	2015-02011	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9710 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/27/2017					

Owner's Name/Address	MAP #:	2025 Est TC	2025 Est TC	2025 Est TC	2025 Est TC					
ODELL LAURA 9710 W JENNINGS ROAD LAKE CITY MI 49651		232,619	TCV/TFA: 158.89							
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	330.00	659.34	0.8823	1.1331	90	100	29,693
			330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =		29,693		

Tax Description	X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
SEC 9 T22N R8W (2*2005) S1/2 PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 4.995 A.	X			Dirt Road				
				Gravel Road				
				Paved Road				
				Storm Sewer				
				Sidewalk				
				Water	6.49	168	0	0
				Sewer	3.06	3500	0	0

Comments/Influences	X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
20807260 \$129,900	X			D/W/P: 3.5 Concrete	6.49	168	0	0
05 Split 4.995 Ac to 019-15 for 06	X			D/W/P: Asphalt Paving	3.06	3500	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	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												



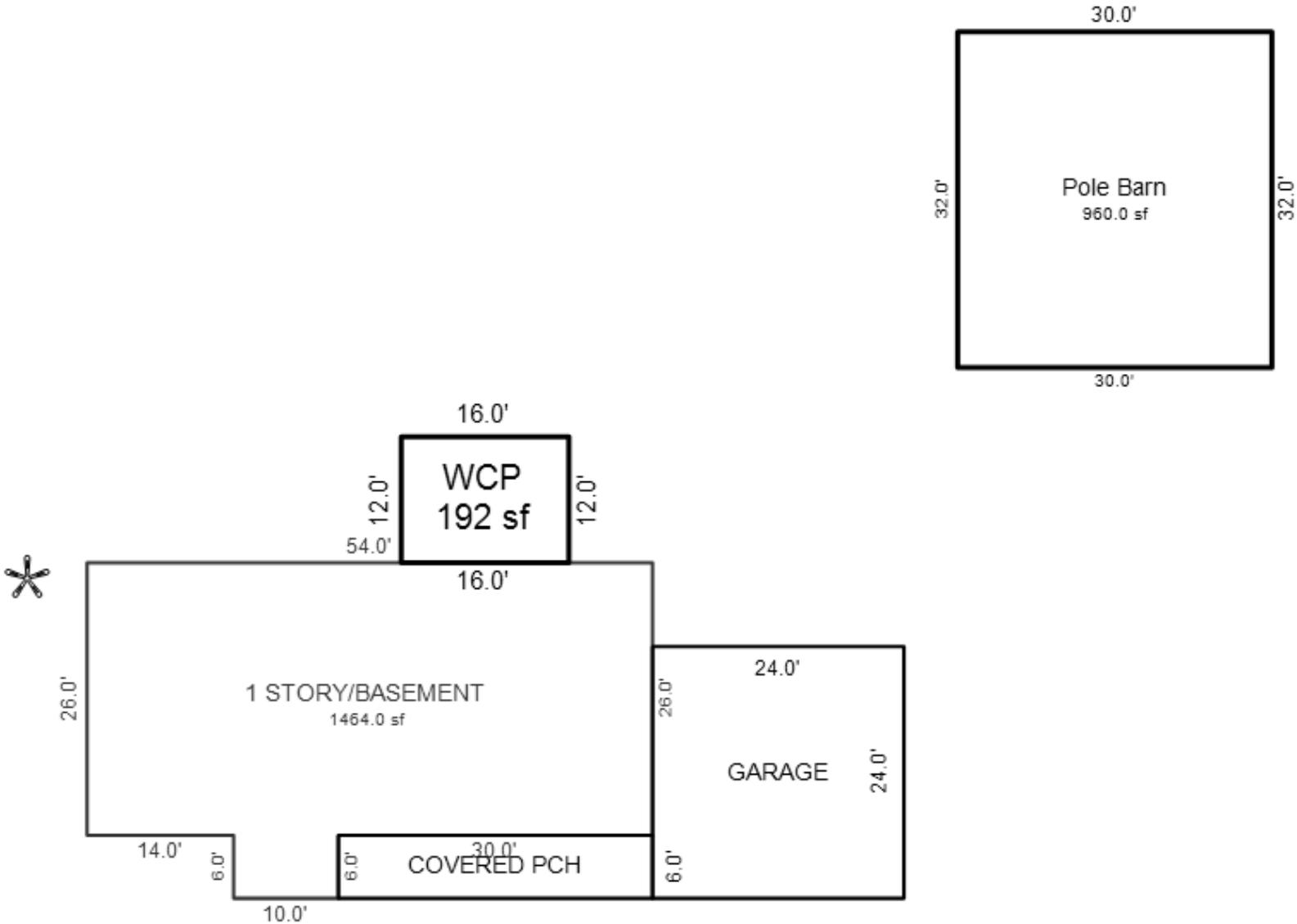
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,800	101,500	116,300			79,756C
2024	14,800	87,200	102,000			77,358C
2023	11,500	76,400	87,900			73,675C
2022	8,300	70,200	78,500			70,167C

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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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							180	CCP (1 Story)				
	Building Style: 1S		Trim & Decoration									192	WCP (1 Story)				
	Yr Built 1985		Ex		Ord	X	Min										
	Remodeled 0		Size of Closets														
	Condition: Average		Lg		Ord	X	Small										
	Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors														
	(1) Exterior		Kitchen:														
	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Other:														
	(2) Windows		Other:														
	Many Avg. Few	X	(6) Ceilings														
	Large Avg. Small		X														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation														
X			Basement: 1464 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	(3) Roof		(8) Basement														
X	Gable Hip Flat		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Gambrel Mansard Shed		(9) Basement Finish														
X	Asphalt Shingle		(10) Floor Support														
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
			(14) Water/Sewer														
			1	Public Water Public Sewer Water Well													
			1	1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:														
			(12) Electric														
			200	Amps Service													
			No./Qual. of Fixtures														
			Ex.	X	Ord.		Min										
			No. of Elec. Outlets														
			Many	X	Ave.		Few										
			(13) Plumbing														
			1	Average Fixture(s)													
			2	3 Fixture Bath 2 Fixture Bath Softener, Auto 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 (4012 RURAL METES & BOUNDS) 1.100 => TCV:														
			Cost Est. for Res. Bldg: 1 Single Family 1S														
			(11) Heating System: Forced Heat & Cool														
			Ground Area = 1464 SF Floor Area = 1464 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	1,464											
			Other Additions/Adjustments														
			Plumbing														
			Average Fixture(s)														
			3 Fixture Bath														
			Water/Sewer														
			1000 Gal Septic														
			Water Well, 100 Feet														
			Porches														
			CCP (1 Story)														
			WCP (1 Story)														
			Garages														
			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
			Base Cost														
			Common Wall: 1 Wall														
			Class: C Exterior: Pole (Unfinished)														
			Base Cost														
			Built-Ins														
			Appliance Allow.														
			Totals:														
			280,474														
			182,319														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN MATTHEW & SAMAN	VIPPERMAN MARK & LESLIE	166,500	07/28/2017	WD	03-ARM'S LENGTH	2017-02351	PROPERTY TRANSFER	100.0
HAYNES STEVEN A & CHARLOT	MUSSELMAN MATTHEW & SAMAN	39,626	05/24/2016	QC	32-SPLIT VACANT	2016-01416	PROPERTY TRANSFER	100.0
GUBBINS III GENE & ELLEN	MUSSELMAN MATTHEW & SAMAN	1	03/31/2016	QC	09-FAMILY	2016-01416	DEED	0.0
BALDWIN PENNY & FOSTER LA	GUBBINS III GENE D ETAL J	73,000	07/17/2013	WD	03-ARM'S LENGTH	2013-02433	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9740 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/17/2016	2016-0174	100%
	P.R.E. 100% 12/06/2018		MH	09/26/2005	20050330	Complete

Owner's Name/Address	MAP #:
VIPPERMAN MARK & LESLIE 9740 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 264,073 TCV/TFA: 196.48

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
			* Factors * 330' X 659.34'
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value
			Residentia 18 -29 @\$3700 24.97 Acres 3700 100 92,371
			24.97 Total Acres Total Est. Land Value = 92,371

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
2017-02351 COMMENCING AT THE S1/4 CORNER OF SECTION 9, T22N, R8W; THENCE N87DEG27'35"W 1326.81 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 9; THENCE N01DEG33'20"E 657.46 FEET ALONG SAID W 1/8 LINE TO THE POINT OF BEGINNING; THENCE N01DEG33'22"E 657.46 FEET ALONG SAID W 1/8 LINE TO A POINT ON SOUTH 1/8 LINE OF SAID SECTION 9; THENCE S87DEG16'05"E 330.47 FEET ALONG THE SOUTH 1/8 LINE; THENCE S01DEG30'03"W 656.91 FEET; THENCE N87DEG21'53"W 331.09 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 33 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LYING 33 FEET EAST OF AND ADJACENT TO A LINE MORE	X			Description Rate Size % Good Cash Value

	X	Dirt Road		Fencing: Wd, Split, 2 Rail	16.25	100	0	0
		Gravel Road		D/W/P: 4in Concrete	6.87	500	0	0
	X	Paved Road		D/W/P: Patio Blocks	15.39	471	0	0
		Storm Sewer		D/W/P: Crushed Rock	2.24	1000	0	0
		Sidewalk		Wood Frame	27.60	120	50	1,656
		Water		Wood Frame	27.27	128	50	1,745
		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		OUTDOOR FURNACE	2,500.00	1 90		2,250
		Street Lights		Total Estimated Land Improvements True Cash Value =				8,026

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X														2025	46,200	85,800	132,000			95,460C

															2024	37,400	85,900	123,300			92,590C
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															2023	32,500	74,800	107,300			88,181C
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															2022	25,000	65,700	90,700			83,982C
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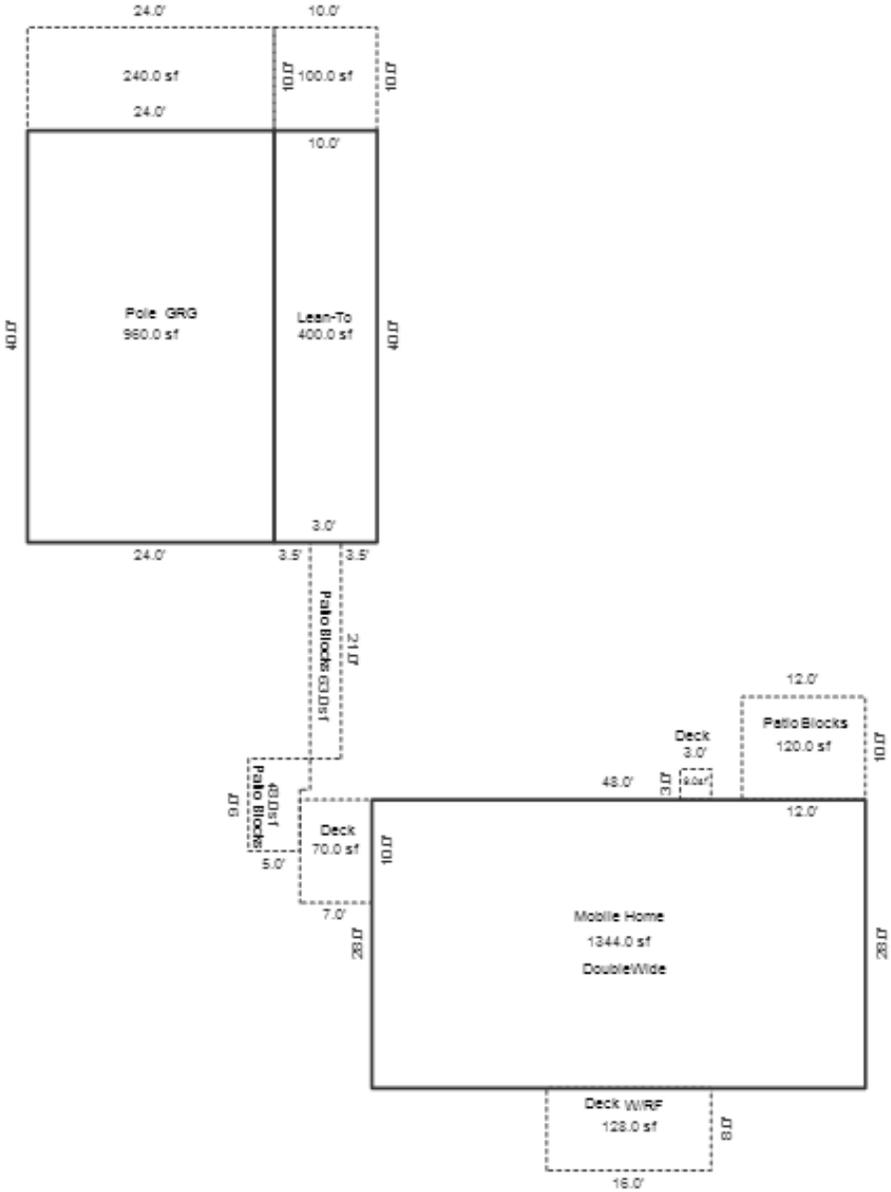
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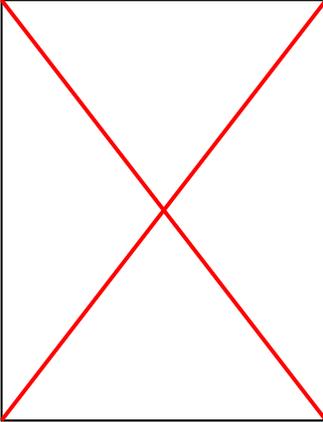
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							128 400 9 70	Treated Wood Roof Cover Onl Treated Wood Treated Wood			
Building Style: HUD		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,344 Total Base New : 255,736 Total Depr Cost: 204,595 Estimated T.C.V: 163,676		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C 10		Blt 2005				
2005	2016	Ex	X	Ord		Min	(11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Condition: Average		Lg		X	Ord		Building Areas			Size		Cost New		Depr. Cost		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Total:		193,666		154,939		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Stories Exterior Foundation			1,344						
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.		1 Story Siding Crawl Space						
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		X			Drywall		Plumbing							
(2) Windows		(7) Excavation		1			Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Separate Shower									
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Treated Wood Treated Wood w/Roof (Roof portion)									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Garages									
							Class: C Exterior: Pole (Unfinished) Base Cost Door Opener									
							Built-Ins									
							Appliance Allow.									
							Fireplaces									
							Prefab 1 Story									
<<<<< 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.						
SPRIK RYDDER & BRENDA	SHETENHELM LARRY LE	1	09/28/2022	QC	18-LIFE ESTATE	2022-03113	PROPERTY TRANSFER	0.0						
FARRIS PATRICK & MINA	SPRIK RYDDER & BRENDA	35,000	07/27/2021	WD	03-ARM'S LENGTH	2021-02565	PROPERTY TRANSFER	100.0						
BROWN ROBERT L & KATHLEEN	FARRIS PATRICK & MINA (H/	25,000	07/31/2009	WD	03-ARM'S LENGTH	2009/2813	DEED	100.0						
BROWN SARAH H ESTATE	BROWN ROBERT L & KATHLEEN	0	02/10/2006	WD	21-NOT USED/OTHER	06-0/590	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 32,311						
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SHETENHELM LARRY LE SPRIK RYDDER & BRENDA 368 FAIRWAY DR CADILLAC MI 49601		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk				
SEC 9 T22N R8W PCL B AS RECORDED IN BOOK OF SURVEYS S-1 PGS 539-540 EXC S 400 FT THOF. 6.9341 A.		X		Water		Sewer		Electric		X				
9/20/2022 SPLIT PART TO 009-019-40 FORMERLY . SEC 9 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.98 A.		Gas		Curb		Street Lights		Standard Utilities		Underground Utils.				
Comments/Influences		Topography of Site		X Level		Rolling		Low		High				
Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;		Parent Parcel(s): 009-009-019-25;		Child Parcel(s): 009-009-019-40;		Swamp		Wooded		Pond				
----- 009-019-25. Parent parcel		Waterfront		Ravine		Wetland		Flood Plain		Year				
		Who		When		What		2025	16,200	0	16,200			7,895C
		TPC 09/13/2023 INSPECTED		2024	10,400	0	10,400			7,658C				
		TPC 04/30/2021 INSPECTED		2023	9,700	0	9,700			7,294C				
		TPC 12/27/2017 INSPECTED		2022	10,000	0	10,000			10,000S				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRIK RYDDER & BRENDA	SHETENHELM LARRY LE	1	09/28/2022	QC	18-LIFE ESTATE	2022-03113	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9634 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/20/2022	2022-0759	100%

Owner's Name/Address	MAP #:
SHETENHELM LARRY LE SPRIK RYDDER & BRENDA 368 FAIRWAY DR CADILLAC MI 49601	2025 Est TCV 176,982 TCV/TFA: 225.74

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	331.70	400.00	0.8812	1.0000	90	100	26,306
332 Actual Front Feet, 3.05 Total Acres						Total Est. Land Value =	26,306

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: Crushed Rock	2.15	1000	50	1,075	
D/W/P: 3.5 Concrete	6.07	16	50	48	
Total Estimated Land Improvements True Cash Value =				1,123	

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

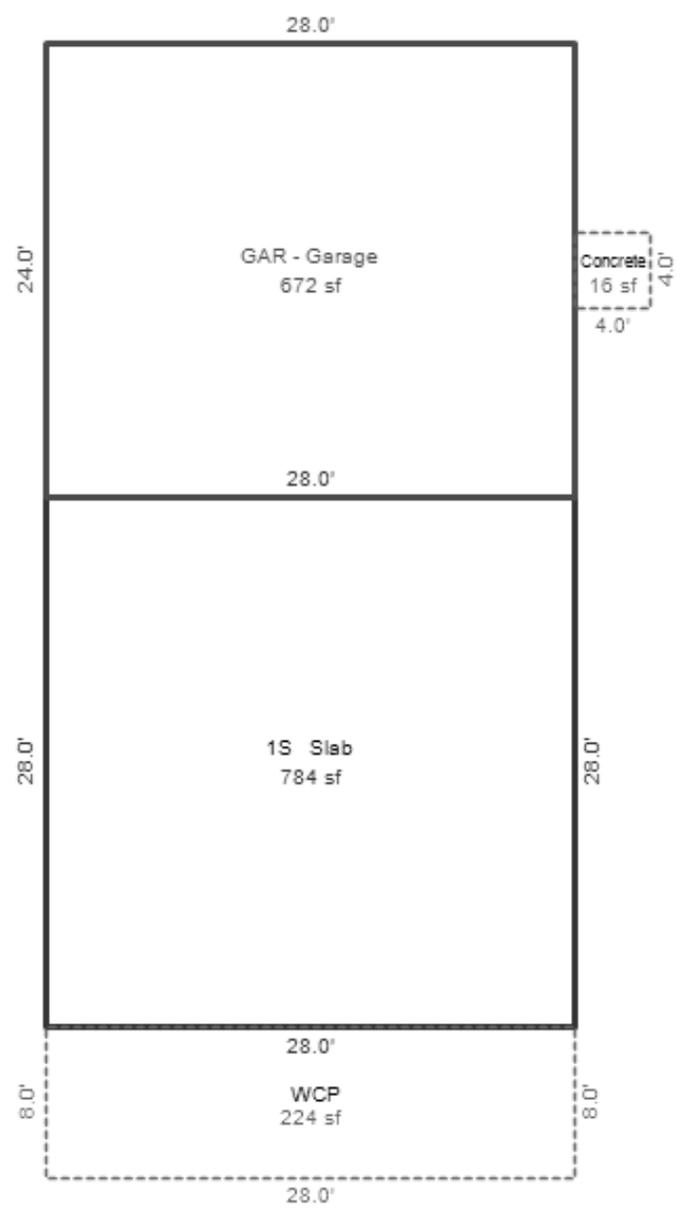
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,200	75,300	88,500			71,615C
2024	13,200	65,300	78,500			69,365C
2023	10,200	0	10,200			3,205C
2022	0	0	0			0

Who	When	What
TPC	08/05/2024	INSPECTED
TPC	10/30/2023	INSPECTED
TPC	06/05/2023	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN ROBERT L	SPRIK RYDDER L & BRENDA	15,000	12/31/2015	WD	03-ARM'S LENGTH	2016-00036	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9570 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/23/2020	2020-0355	100%
Owner's Name/Address	P.R.E. 100% 03/21/2019		New House	04/06/2017	2017-0085	100%
SPRIK RYDDER L & BRENDA 9570 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 336,937 TCV/TFA: 146.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 9 T22N R8W PCL C AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.97 A.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
Tract division on 07-29-09 of Parcel 009-009-019-25.			* Factors *						
2 Pcl's remaining 009-019-50 & 009-009-019-75			Residentia 8 - 17 @\$5000	9.72 Acres			5000	100	48,600
			Residentia ROAD @ ZERO	0.25 Acres			0	100	0
			9.97 Total Acres				Total Est. Land Value =		48,600

Tract division on 07-29-09 of Parcel 009-009-019-25. 2 Pcl's remaining 009-019-50 & 009-009-019-75	X	Level	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
Comments/Influences	X		Water				
			Sewer				
			Wood Frame	24.64	192	50	2,365
			Wood Frame	28.43	100	50	1,421
			Total Estimated Land Improvements True Cash Value =				3,786

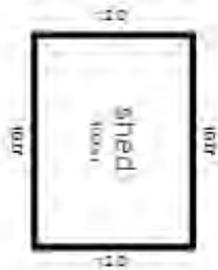
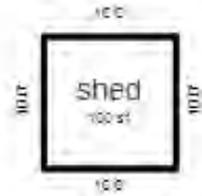
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Topography of Site	X	Rolling	2025	24,300	144,200	168,500			117,592C
			Low	2024	14,600	127,900	142,500		
High	X	Landscaped	2023	13,600	136,600	150,200			124,374C
			Swamp	2022	9,700	125,600	135,300		
Wooded	X	Pond	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
			Waterfront	*** Information herein deemed reliable but not guaranteed***					
Ravine	X	Wetland							
			Flood Plain						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	24,300	144,200	168,500			117,592C
2024	14,600	127,900	142,500			114,057C
2023	13,600	136,600	150,200			124,374C
2022	9,700	125,600	135,300			118,452C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame		(4) Interior												
	Building Style: 2S		Drywall Paneled												
	Yr Built 2018	Remodeled 0	Plaster Wood T&G												
	Condition: Average		Trim & Decoration												
	Room List		Ex	Ord	Min										
	Basement 1st Floor 2nd Floor 5 Bedrooms		Size of Closets												
	(1) Exterior		Lg	Ord	Small										
	Wood/Shingle Aluminum/Vinyl Brick		Doors	Solid	H.C.										
	Insulation		(5) Floors												
	(2) Windows		Kitchen: Other: Other:												
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings												
	(3) Roof		No./Qual. of Fixtures												
X	Gable Hip Flat	Gambrel Mansard Shed	Ex.	Ord.	Min										
X	Asphalt Shingle		No. of Elec. Outlets												
	Chimney:		Many	Ave.	Few										
			(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												
			(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
			(9) Basement Finish												
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
			(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
			(11) Heating/Cooling												
			Central Air Wood Furnace												
			(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												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 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												
			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1152 SF Floor Area = 2304 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,152 Total: 254,295 236,493												
			(15) Fireplaces												
			Class: C Effec. Age: 7 Floor Area: 2,304 Total Base New : 278,156 Total Depr Cost: 258,683 Estimated T.C.V: 284,551												
			(16) Porches/Decks												
			E.C.F. X 1.100												
			(17) Garage												
			Bsmnt Garage: Carport Area: Roof:												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKETENHELM LARRY	SPRIK BRENDA & RYDDER	0	07/13/2022	QC	16-LC PAYOFF	2022-02284	DEED	0.0
SHETENHELM LARRY E & KATH	SPRIK BRENDA & RYDDER	25,000	06/10/2019	LC	03-ARM'S LENGTH	2019-01821	DEED	100.0
BROWN ROBERT L & KATHLEEN	SHETENHELM LARRY E & KATH	22,000	11/20/2009	WD	03-ARM'S LENGTH	2009/4016	DEED	100.0

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

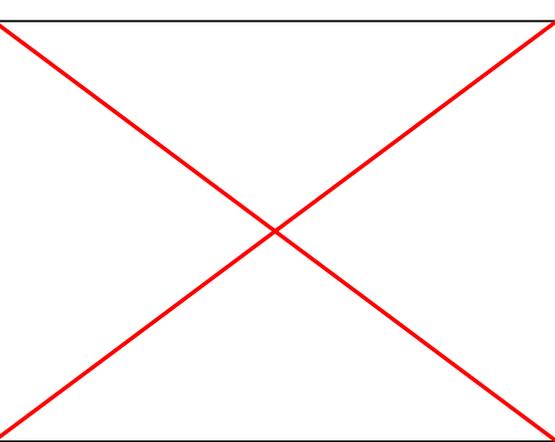
School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/24/2019

Owner's Name/Address: SPRIK BRENDA & RYDDER  
 9570 W JENNINGS RD  
 Lake City MI 49651  
 MAP #: 2025 Est TCV 88,594 TCV/TFA: 0.00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS  
 \* Factors \* 330' X 1317.36'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5000	9.73 Acres				5000	100		48,650
Residentia ROAD @ ZERO	0.25 Acres				0	100		0
9.98 Total Acres Total Est. Land Value =								48,650

Tax Description: . SEC 9 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.96 A.  
 Comments/Influences: PERMIT2020 & DATA FOR POLE GRG ON 019-50 Part of tract that includes parent parcel 57-009-009-019-50 0 Div allocated to this pcl



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

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

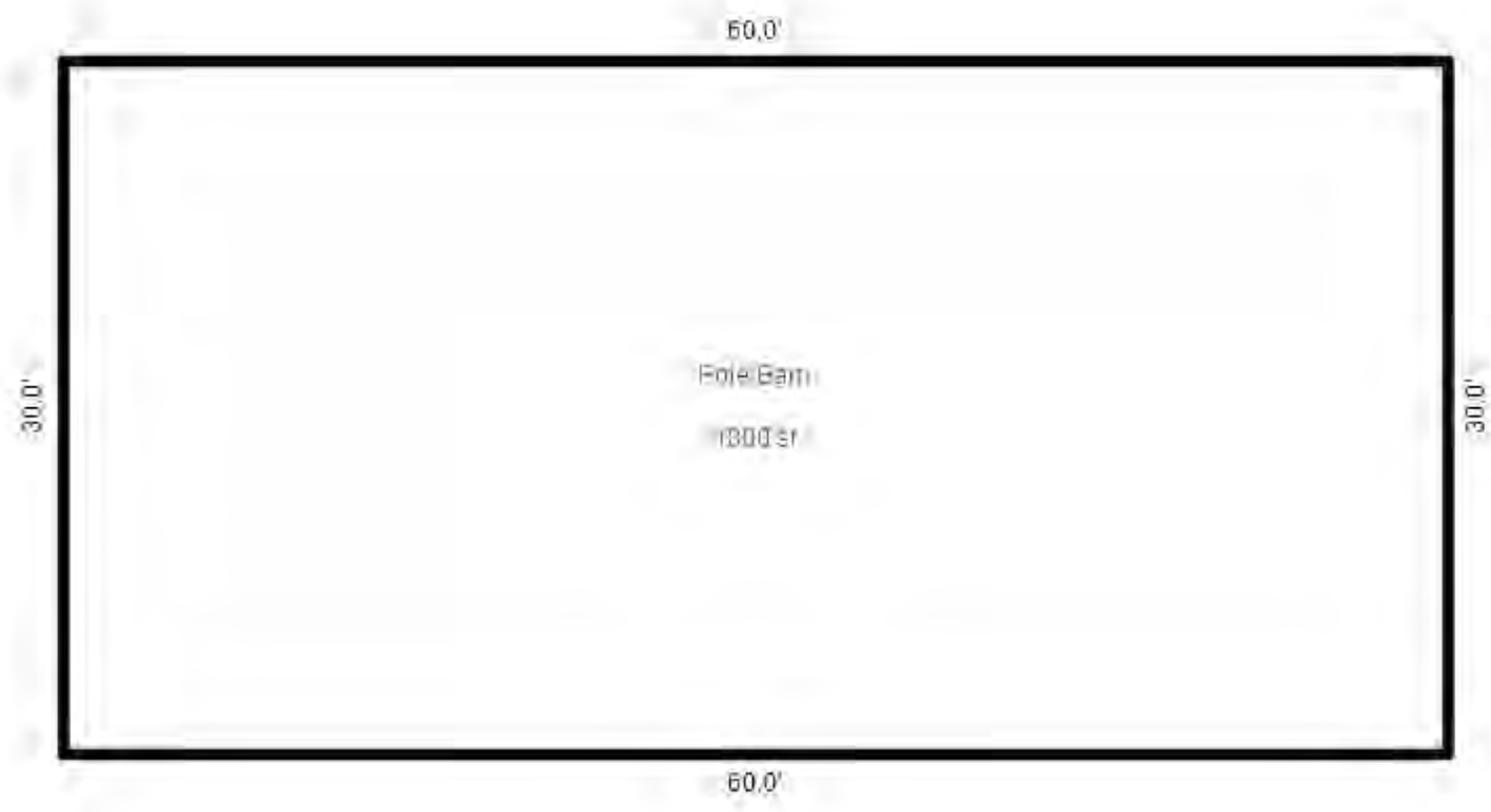
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	24,300	20,000	44,300			28,073C
2024	14,600	17,300	31,900			27,229C
2023	13,600	0	13,600			10,185C
2022	9,700	0	9,700			9,700S

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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	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: 2020 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	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: 5 Floor Area: 0 Total Base New : 38,224 Total Depr Cost: 36,313 Estimated T.C.V: 39,944
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 2020		
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=95/100/100/100/95				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 2020		Remodeled 0		Basement 1st Floor 2nd Floor Bedrooms			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		3 Fixture Bath 2 Fixture Bath Softener, Auto 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		(5) Floors			No. Heating/Cooling			Plumbing		3 Fixture Bath		1 -4,580 -4,351			
Room List		Kitchens: Other: Other:			Lump Sum Items:			Garages		Class: C Exterior: Pole (Unfinished) Base Cost		1800 42,804 40,664			
Basement		(6) Ceilings			Lump Sum Items:			Notes:		Totals:		38,224 36,313			
1st Floor		(7) Excavation			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:				39,944			
2nd Floor		(8) Basement			Lump Sum Items:										
Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:										
(1) Exterior		(9) Basement Finish			Lump Sum Items:										
Wood/Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:										
Aluminum/Vinyl		(10) Floor Support			Lump Sum Items:										
Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Insulation		Asphalt Shingle			Lump Sum Items:										
(2) Windows		Chimney:			Lump Sum Items:										
Many Avg. Few		Chimney:			Lump Sum Items:										
Large Avg. Small		Chimney:			Lump Sum Items:										
Wood Sash		Chimney:			Lump Sum Items:										
Metal Sash		Chimney:			Lump Sum Items:										
Vinyl Sash		Chimney:			Lump Sum Items:										
Double Hung		Chimney:			Lump Sum Items:										
Horiz. Slide		Chimney:			Lump Sum Items:										
Casement		Chimney:			Lump Sum Items:										
Double Glass		Chimney:			Lump Sum Items:										
Patio Doors		Chimney:			Lump Sum Items:										
Storms & Screens		Chimney:			Lump Sum Items:										
(3) Roof		Chimney:			Lump Sum Items:										
Gable		Chimney:			Lump Sum Items:										
Hip		Chimney:			Lump Sum Items:										
Flat		Chimney:			Lump Sum Items:										
Gambrel		Chimney:			Lump Sum Items:										
Mansard		Chimney:			Lump Sum Items:										
Shed		Chimney:			Lump Sum Items:										

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



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

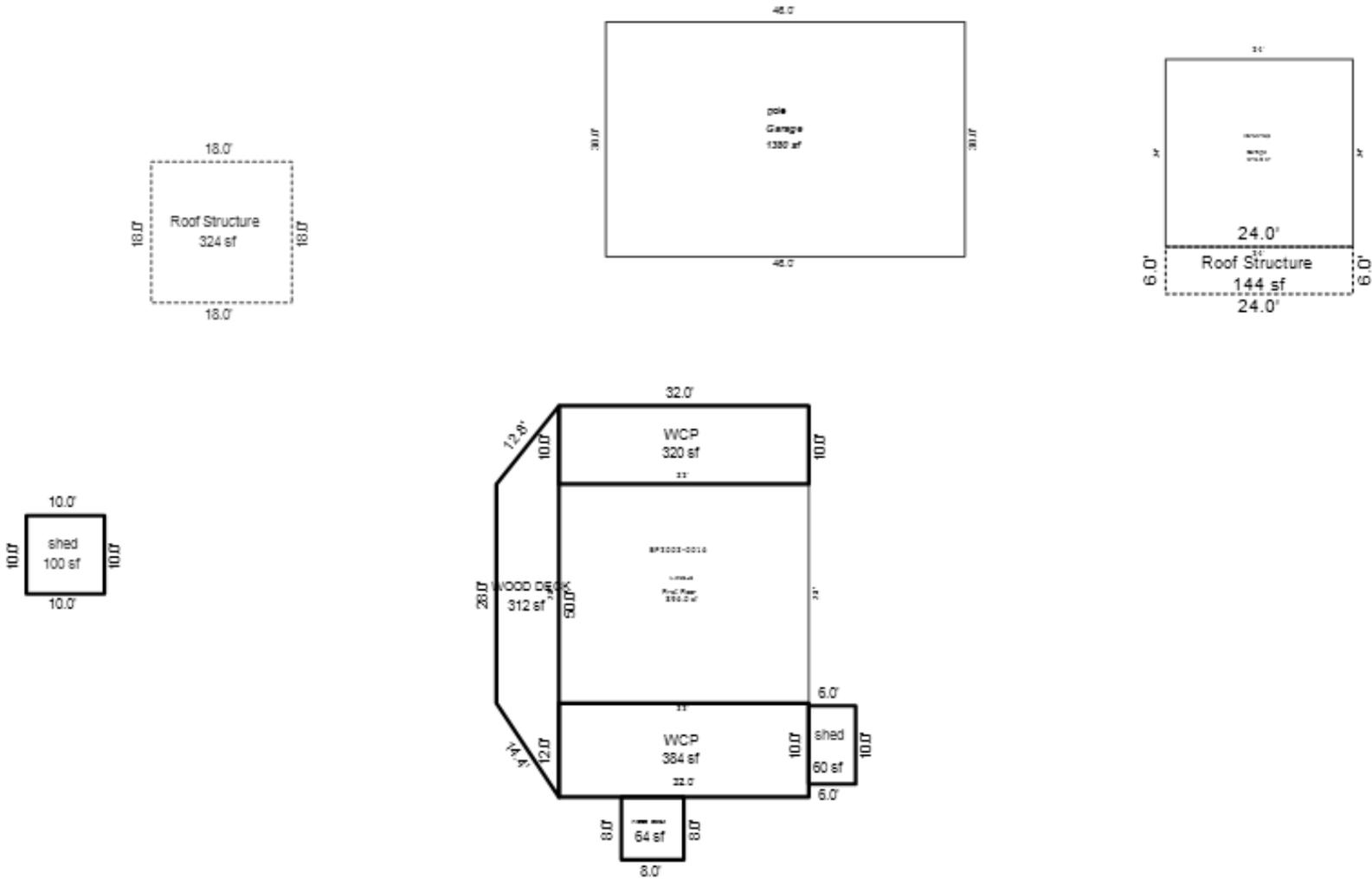
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
9440 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		11/21/2023	PM23-0191	100%		
Owner's Name/Address		P.R.E. 100% 04/21/2003		New House		02/19/2003	2003-0016	100%		
WHITAKER BOBBY 9440 W JENNINGS ROAD LAKE CITY MI 49651		MAP #:		Garage		04/30/1999	1999-00111	100%		
		2025 Est TCV 309,865 TCV/TFA: 276.67		Other		/ /	1977-0620	100%		
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 9 T22N R8W SW 1/4 OF NW 1/4 OF SE 1/4. AND E 1/2 OF NE 1/4 OF SW 1/4. (0*1997) 30A.		Public Improvements		* Factors *						
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
00 COMBO W/010-70 FOR 01 NO DIV RTS ON 010-70		X Gravel Road		Residentia 30 - 65	\$3700	30.00 Acres	3700	100	111,000	
1S TO FINISHED GRG FOR 07. (PARTITIONS, INSULATED CEILING)		X Paved Road		30.00 Total Acres Total Est. Land Value = 111,000						
		X Storm Sewer		Land Improvement Cost Estimates						
		X Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X Water		Wood Frame	25.27	100	50	1,263		
		X Sewer		Wood Frame	31.36	60	50	941		
		X Electric		Residential Local Cost Land Improvements						
		X Gas		Description	Rate	Size	% Good	Cash Value		
		X Curb		LAND IMPROVE 1000	1,000.00	1	95	950		
		X Street Lights		Total Estimated Land Improvements True Cash Value = 3,154						
		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 Drive		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	55,500	99,400	154,900		94,594C
		TPC 05/30/2022 INSPECTED			2024	45,000	89,800	134,800		91,750C
		TPC 04/30/2021 INSPECTED			2023	36,000	87,000	123,000		87,381C
		TPC 05/06/2018 INSPECTED			2022	27,000	80,000	107,000		83,220C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1380 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,120 Total Base New : 197,595 Total Depr Cost: 158,079 Estimated T.C.V: 173,887							
Yr Built 2003	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 = 896 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Condition: Average		Size of Closets		Lg	X	Ord		Small	150 Amps Service			E.C.F. X 1.100					
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 197,595 Total Depr Cost: 158,079 Estimated T.C.V: 173,887							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Building Areas							
(1) Exterior							No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Crawl Space 896							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments							
X	Many Avg. X Few	Large Avg. X Small						Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Ceramic Tile Floor WCP (1 Story) WPP Deck Treated Wood w/Roof (Roof portion) Built-Ins Appliance Allow. Garages Class: CD Exterior: Pole (Unfinished) Base Cost			1	1,632	1,306	
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			(15) Fireplaces			WCP (1 Story) Ceramic Tile Floor WPP Deck Treated Wood w/Roof (Roof portion) Built-Ins Appliance Allow. Garages Class: CD Exterior: Pole (Unfinished) Base Cost			320 384 312 64 324	9,226 11,052 4,574 1,952 4,449	7,381 8,842 3,659 1,562 3,559		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Lump Sum Items:			Notes:							
X	Gable Hip Flat	Gambrel Mansard Shed						1000 Gal Septic 2000 Gal Septic			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Totals:			1380	29,380	23,504		
										Totals:			197,595	158,079	173,887		

\*\*\* 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 1 Wood Stove Direct-Vented Ga	Area 40 144	Type CCP (1 Story) Roof Cover Onl	Year Built: 1995 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 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			1	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 24,800 Total Depr Cost: 19,840 Estimated T.C.V: 21,824	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	Cls CD Blt 1995	Blt 1995			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration											
Yr Built 1995	Remodeled 0	Ex	Ord		Min											
Condition: Average		Size of Closets														
Room List		Doors	Solid	H.C.	Central Air Wood Furnace			(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(6) Ceilings			No. of Elec. Outlets		(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:					
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
(3) Roof	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:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Metal																
Cost Est. for Res. Bldg: 2 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Porches CCP (1 Story) 40 1,144 915 Garages Class: CD Exterior: Pole (Finished) Base Cost 576 19,261 15,409 Fireplaces Wood Stove 1 2,118 1,694 Deck w/Roof (Roof portion) 144 2,277 1,822 Totals: 24,800 19,840 Notes: GRG WORKSHOP ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 21,824																

\*\*\* 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 BRYAN L & NANCY J	JENEMA JUDY	175,000	09/12/2017	WD	03-ARM'S LENGTH	2017-02822	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9428 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	12/24/1986	1986-4150	100%

Owner's Name/Address	MAP #:
JENEMA JUDY 9428 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 243,974 TCV/TFA: 151.35

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
. SEC 9 T22N R8W NW 1/4 OF SW 1/4 OF SE 1/4. 10A.	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>Residentia 8 - 17</td> <td>@\$5000</td> <td>10.00</td> <td>Acres</td> <td>5000</td> <td>100</td> <td></td> <td></td> <td>50,000</td> </tr> <tr> <td colspan="8">10.00 Total Acres</td> <td>Total Est. Land Value = 50,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$5000	10.00	Acres	5000	100			50,000	10.00 Total Acres								Total Est. Land Value = 50,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
Residentia 8 - 17	@\$5000	10.00	Acres	5000	100			50,000																						
10.00 Total Acres								Total Est. Land Value = 50,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																																								
ADDED FP 2011 20800541 \$148,500-2001	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: 3.5 Concrete</td> <td>6.49</td> <td>200</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>22.67</td> <td>360</td> <td>50</td> <td>4,080</td> </tr> <tr> <td>Wood Frame</td> <td>24.64</td> <td>192</td> <td>50</td> <td>2,365</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>8,820</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.49	200	0	0	Wood Frame	22.67	360	50	4,080	Wood Frame	24.64	192	50	2,365	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 =				8,820
Description	Rate	Size	% Good	Cash Value																																							
D/W/P: 3.5 Concrete	6.49	200	0	0																																							
Wood Frame	22.67	360	50	4,080																																							
Wood Frame	24.64	192	50	2,365																																							
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 =				8,820																																							



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

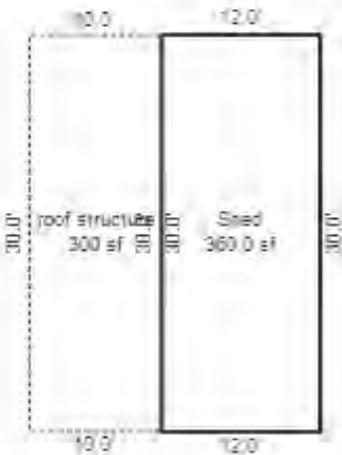
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	97,000	122,000			84,103C
2024	15,000	90,000	105,000			81,575C
2023	14,000	87,100	101,100			77,691C
2022	10,000	80,100	90,100			73,992C

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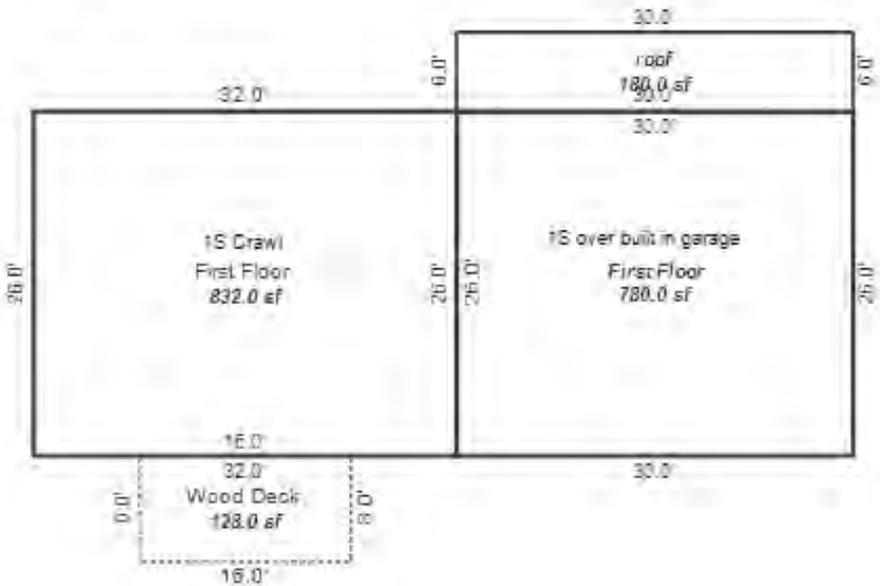
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G							128 180 300	Treated Wood Roof Cover Onl Roof Cover Onl		
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,612 Total Base New : 258,955 Total Depr Cost: 168,322 Estimated T.C.V: 185,154			E.C.F. X 1.100		Bsmnt Garage: 2 Car Carport Area: Roof:		
Yr Built 1980	Remodeled 1986	Ex	Ord	X	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1612 SF Floor Area = 1612 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1980		
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Plumbing			1 Story Siding Crawl Space 832					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Basement 780			Total: 219,104 142,418				
(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			Average Fixture(s)			Plumbing			Average Fixture(s)		1 1,455 946		
(2) Windows		(7) Excavation		Basement: 780 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			Water/Sewer			3 Fixture Bath		1 4,580 2,977		
X	Many Avg. X Few	Large Avg. X Small		Basement			2 Fixture Bath			Deck			1000 Gal Septic		1 4,795 3,117		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			1 5,725 3,721				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Average Fixture(s)			Built-Ins			Water Well		1 2,727 1,773		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well			3 Fixture Bath			Appliance Allow.			1000 Gal Septic		1 5,262 3,420		
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 1 2000 Gal Septic			No Plumbing			Fireplaces			2000 Gal Septic		1 2,968		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Extra Toilet			Interior 1 Story			Totals: 258,955 168,322				
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Notes:			Extra Sink			ECF (4012 RURAL METES & BOUNDS) 1.100 => TC			185,154				

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



Landscaping



shed

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

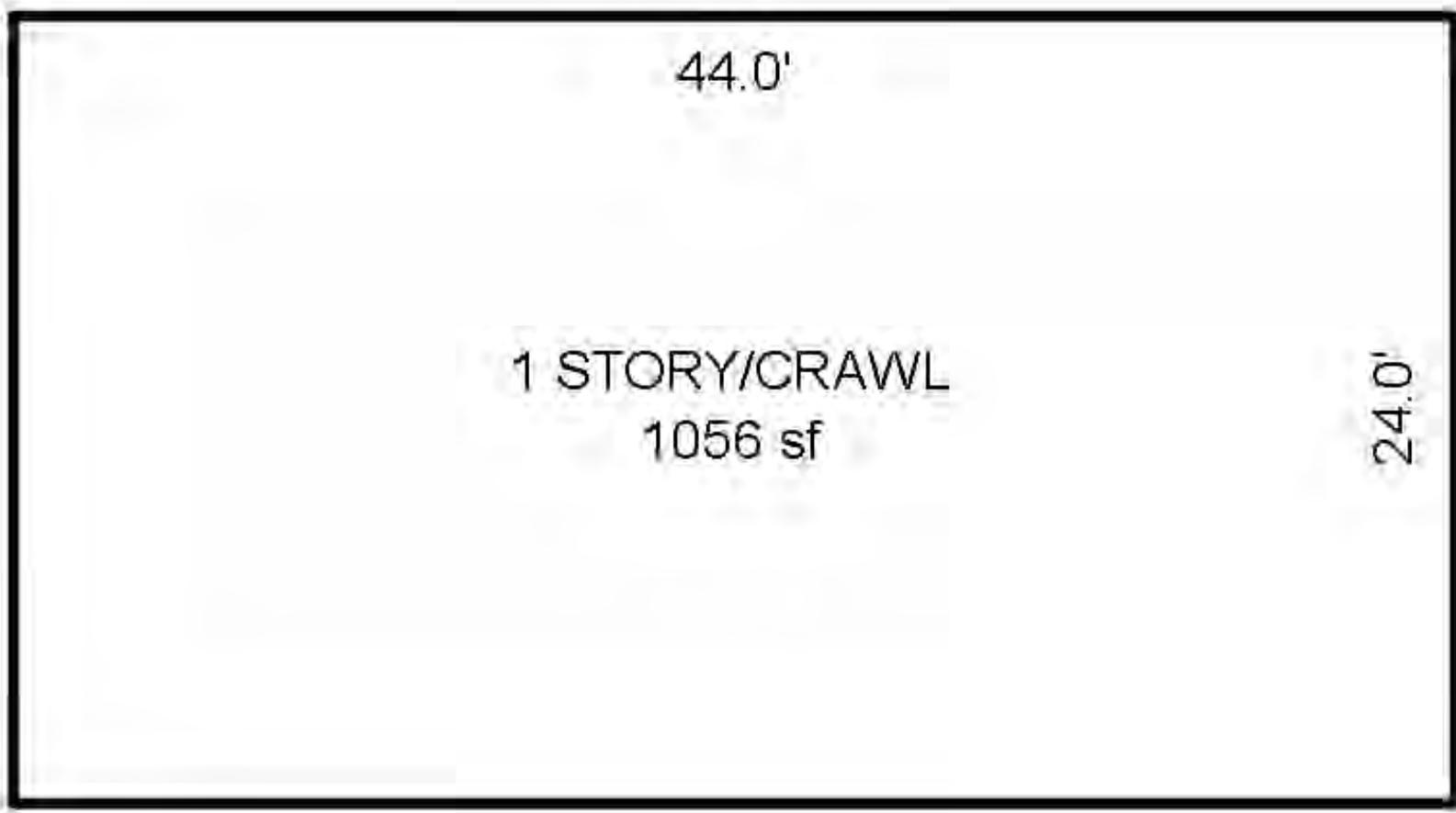
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status	
9490 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%							
NILES DAVID M ETAL 2410 S BLODGETT RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 110,491 TCV/TFA: 104.63					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
. SEC 9 T22N R8W S 16 RDS OF W 9 RDS OF W 1/2 OF W 1/2 OFSE 1/4. .9 A.		Public Improvements		* Factors *					
Comments/Influences		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		X		A 200' @ 90/FF	148.50	264.00	1.0773 0.9013	90 100	12,977
		X		149 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =					12,977
		Land Improvement Cost Estimates							
		Description		Rate	Size	% Good	Cash Value		
		D/W/P: Crushed Rock		2.15	400	0	0		
		Residential Local Cost Land Improvements							
		X		Description	Rate	Size	% Good	Cash Value	
		X		LAND IMPROVE 1000	1,000.00	1	95	950	
		Total Estimated Land Improvements True Cash Value =							950
		Topography of Site							
		X		Level					
				Rolling					
				Low					
				High					
				Landscaped					
				Swamp					
		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	2025	6,500	48,700	55,200	32,328C
		TPC 04/30/2021	INSPECTED		2024	6,500	41,900	48,400	31,356C
		TPC 12/27/2017	INSPECTED		2023	5,000	40,600	45,600	29,863C
		TPC 04/02/2013	INSPECTED		2022	6,300	37,400	43,700	28,441C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Trim & Decoration		Class: CD Effec. Age: 35 Floor Area: 1,056 Total Base New : 135,055 Total Depr Cost: 87,785 Estimated T.C.V: 96,564		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Yr Built 1974		Remodeled 0	Ex	X	Ord	Min	Size of Closets			Lg		X	Ord	Small	Condition: Average				
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			(5) Floors		(12) Electric		200		Amps Service	No./Qual. of Fixtures				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			200			Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
(1)	Exterior	(7) Excavation		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many	X	Ave.	Few	(13) Plumbing			Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 1 2000 Gal Septic			1 Story			Exterior Siding	Foundation Crawl Space	Size 1,056	Cost New 121,892	Depr. Cost 79,229	
(2)	Windows	Many Avg.	X	Large Avg.	Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Plumbing				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Average Fixture(s) 1 2,122 788			Water/Sewer			1000 Gal Septic Water Well, 100 Feet			Built-Ins		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1,906 1,239			Notes:			Totals:			135,055 87,785			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 96,564		
(3)	Roof	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1 1,906 1,239			Totals:			135,055 87,785		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1,906 1,239			Notes:			Totals:			135,055 87,785			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 96,564			
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1 1,906 1,239			Totals:			135,055 87,785		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DADO ANDREW W & JOAN L TR	DADO ANDREW W & SANDRA L	0	12/05/2017	WD	09-FAMILY	2017-03842	PROPERTY TRANSFER	0.0
DADO ANDREW W & SANDRA L	DADO ANDREW W & SANDRA L	0	12/05/2017	WD	09-FAMILY	2017-03843	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9410 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/11/2019	2019-0099	100%

Owner's Name/Address	MAP #:
DADO ANDREW W & SANDRA L TRUST 9410 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 145,905 TCV/TFA: 125.35

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X			A 200' @ 90/FF	94.25	264.00	1.2069	0.9013	90	100	9,228	
			94 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	9,228

X		Land Improvement Cost Estimates		Rate	Size % Good	Cash Value	
		Description					
X		Dirt Road	Fencing: Wd, Split, 2 Rail	15.31	80 0	0	
X		Gravel Road	D/W/P: 4in Concrete	6.39	354 0	0	
X		Paved Road	Wood Frame	25.27	100 50	1,263	
X		Storm Sewer	Wood Frame	23.08	160 50	1,846	
X		Sidewalk	Residential Local Cost Land Improvements				
X		Water	Description	Rate	Size % Good	Cash Value	
X		Sewer	LAND IMPROVE 1000	1,000.00	1 95	950	
X		Electric	Total Estimated Land Improvements True Cash Value =				4,059
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		2025	4,600	68,400	73,000			45,188C
X Rolling		2024	4,600	58,900	63,500			43,830C
X Low		2023	3,600	57,000	60,600			41,743C
X High		2022	5,200	52,400	57,600			39,756C
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	09/18/2019	INSPECTED	2024	4,600	58,900	63,500			43,830C
TPC	12/27/2017	INSPECTED	2023	3,600	57,000	60,600			41,743C
TPC	12/08/2017	INSPECTED	2022	5,200	52,400	57,600			39,756C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 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								110	WCP (1 Story)		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1164 SF Floor Area = 1164 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: CD Effec. Age: 35 Floor Area: 1,164 Total Base New : 185,480 Total Depr Cost: 120,562 Estimated T.C.V: 132,618		E.C.F. X 1.100		Cls CD Blt 1976		
Yr Built 1976	Remodeled 2019	Ex	X Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Total:		148,301 96,395		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Water/Sewer						
Room List		Doors		Solid	X H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		788			
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Water/Sewer		1000 Gal Septic Water Well, 100 Feet		2,915 3,614		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches		WCP (1 Story)		2,970		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall							Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
(2) Windows		(7) Excavation		Basement: 884 S.F. Crawl: 280 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			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
X	Many Avg. X Avg. Few		Large Avg. X Avg. Small	Basement: 884 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Water/Sewer		Average Fixture(s)		788		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches		WCP (1 Story)		2,970		
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)			Lump Sum Items:			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins		Appliance Allow.		1 1,906 1,239		
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			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		132,618		
X	Asphalt Shingle									Totals:		185,480 120,562				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON JUSTIN	HENDRICKSON NOAH ADAM	185,000	12/06/2023	WD	03-ARM'S LENGTH	2023-03272	PROPERTY TRANSFER	100.0
LEHMAN PROPERTIES LLC	WATSON JUSTIN	89,900	11/14/2014	WD	03-ARM'S LENGTH	2014-03808	PROPERTY TRANSFER	100.0
FEDERAL HOME LOAN MORTGAGE	LEHMAN PROPERTIES LLC	25,000	03/26/2014	CD	11-FROM LENDING INSTITUT	2014-01089	PROPERTY TRANSFER	100.0
SMITH ETAL	FEDERAL HOME LOAN MORTGAGE	36,000	07/16/2013	SD	10-FORECLOSURE	2013-02566	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9400 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/22/2004	20040076	Complete
	P.R.E. 100% 12/12/2023					

Owner's Name/Address	MAP #:
HENDRICKSON NOAH ADAM 9400 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 166,117 TCV/TFA: 141.26

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	74.00	264.00	1.2822	0.9013	90	100	7,697	
			74 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	7,697

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
. SEC 9 T22N R8W S 16 RDS OF E 4 1/2 RDS OF S 1/2 OF S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4. .45 A.	X	Dirt Road	D/W/P: 4in Concrete	6.87	2000 50	6,870	
		Gravel Road	D/W/P: 3.5 Concrete	6.49	100 50	324	
		Paved Road	Wood Frame	37.32	48 95	1,701	
		Storm Sewer	Total Estimated Land Improvements True Cash Value =				8,895
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	X	Topography of Site
CHG DEP ON GRG FROM 64% TO 98% FOR 07.	X	Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



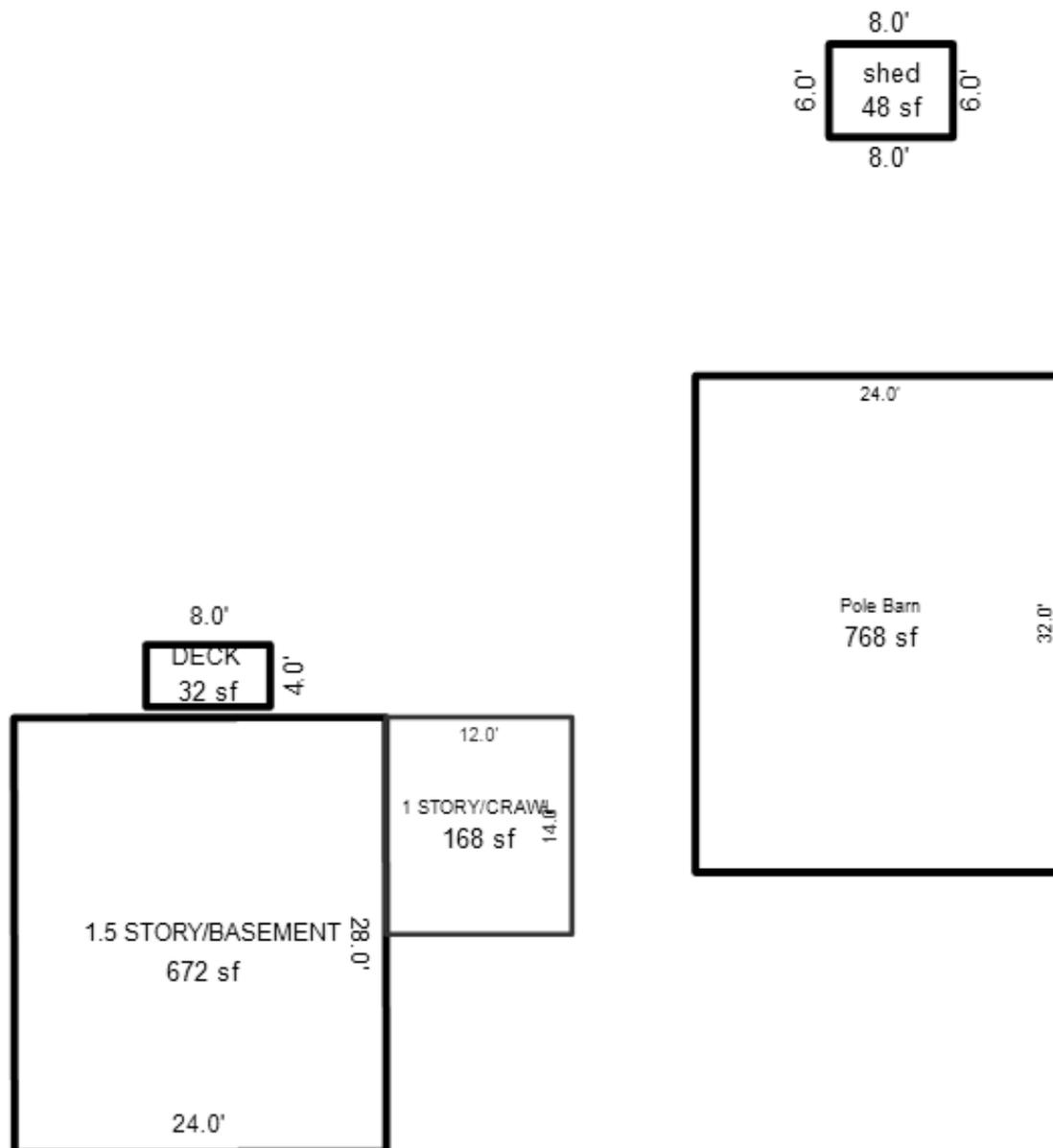
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	3,800	79,300	83,100			74,747C
2024	3,800	68,700	72,500			72,500S
2023	3,000	61,900	64,900			43,988C
2022	4,100	52,300	56,400			41,894C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood	Year Built: 2004 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.5S		X	Drywall	X	Paneled		Plaster Wood T&G								
Yr Built 1974	Remodeled 2014	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg		Ord	X	Small							
Room List		Doors		Solid		H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:	100	Amps	Service									
		No./Qual. of Fixtures		Ex.	X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets											
(2) Windows		X	Drywall	Many	X	Ave.		Few							
		(7) Excavation		(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)										
		Basement: 672 S.F. Crawl: 168 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	3 Fixture Bath										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer											
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water										
(3) Roof		(9) Basement Finish		1	Water Well										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	1000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		1	2000 Gal Septic										
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 840 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls	C	Blt	1974		
Stories Exterior Foundation Size Cost New Depr. Cost															
1.5 Story Siding Basement 672															
1 Story Siding Crawl Space 168															
Total: 157,882 110,518															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1	1,455	1,018			
Water/Sewer															
1000 Gal Septic										1	4,795	3,356			
Water Well, 100 Feet										1	5,725	4,007			
Deck															
Treated Wood										32	1,384	969			
Garages															
Class: C Exterior: Pole (Unfinished)															
Base Cost										768	20,221	14,155			
Built-Ins															
Appliance Allow.										1	2,727	1,909			
Totals:											194,189	135,932			
Notes:															
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:												149,525			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAES JAMES I	BURCH PHILIP & SHELLY (H/	98,000	07/28/2009	WD	03-ARM'S LENGTH	2009/2801	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9450 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/28/2009					
BURCH PHILIP & SHELLY 9450 W JENNINGS RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 193,827 TCV/TFA: 183.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SE 1/4 EXC E 168.5 FT OF S 264 FT THOF & EXC S 16 RDS OF W 9 RDS THOF. 8.0788A.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road	A 200' @ 90/FF		663.00	530.21	0.7411	1.0730	90	100

Comments/Influences	X	Gravel Road	663 Actual Front Feet, 8.07 Total Acres		Total Est. Land Value =		47,450
		Paved Road	Land Improvement Cost Estimates				
20900581 \$98,000 20809248 \$109,000DOM142	X	Storm Sewer	Description	Rate	Size % Good	Cash Value	
		Sidewalk	Residential Local Cost Land Improvements				
		Water	Description	Rate	Size % Good	Cash Value	
		Sewer	LAND IMPROVE 1000		1,000.00	1 94	940
		Electric	Total Estimated Land Improvements True Cash Value =				940

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	23,700	73,200	96,900			46,968C



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X	Low	2024	23,700	62,900	86,600			45,556C
		High	2023	18,500	56,500	75,000			43,387C
		Landscaped	2022	16,600	48,700	65,300			41,321C
		Swamp							
		Wooded							
	X	Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1983 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 768
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G						25 36	CPP CPP		
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,056 Total Base New : 188,881 Total Depr Cost: 132,215 Estimated T.C.V: 145,437			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C		Blt 1973				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1056 SF Floor Area = 1056 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		100 Amps Service			Building Areas			Stories Exterior Foundation		Size Cost New Depr. Cost				
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Plumbing			1 Story Siding Basement		1,056 Total: 157,331 110,131				
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Average Fixture(s)		Other Additions/Adjustments				
(2) Windows		(7) Excavation		1			1			3 Fixture Bath		Plumbing				
X	Many Avg. X Few		Large Avg. Small	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		Water/Sewer				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		8			8			1000 Gal Septic		Water Well, 100 Feet				
X	Horiz. Slide Casement	Conc. Block Poured Conc. Stone		X			X			Porches		CPP				
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			CPP		Garages				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Class: C Exterior: Pole (Unfinished)		Base Cost				
X	Gable Hip Flat	Gambrel Mansard Shed		1			1			No Concrete Floor		768 20,221 14,155				
X	Asphalt Shingle	(10) Floor Support		1			1			Built-Ins		Appliance Allow.				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		2,727 1,909				
Totals: 188,881 132,215																
Notes: MODULAR ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 145,437																

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



Sketch by Agor 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MASON BRADLEY D & ADELYNE	WEBSTER JOHNATHON	145,000	01/05/2024	WD	08-ESTATE	2024-00052	PROPERTY TRANSFER	100.0
		45,900	05/01/1995	WD	33-TO BE DETERMINED	329:1382	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9332 W JENNINGS RD						
		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 01/12/2024				
Owner's Name/Address	MAP #:					
WEBSTER JOHNATHON 1268 BLAIR TOWNHALL RD KINGSLEY MI 49649	2025 Est TCV 143,525 TCV/TFA: 142.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 9 T22N R8W S 230 FT OF E 158 1/2 FT OF W 317 FT OF E 1/2 OF SW 1/4 OF SE 1/4 .8369 A.	X	Dirt Road		A 200' @ 90/FF	158.00	230.00	1.0607	0.8708	90 100	13,134
		Gravel Road		158 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =	13,134

Comments/Influences	X	Land Improvement Cost Estimates			Cash Value
		Description	Rate	Size % Good	
	X	Water	30.00	48 95	1,368
	X	Sewer			
	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value =			1,368

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2025	6,600	65,200	71,800			71,800S
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

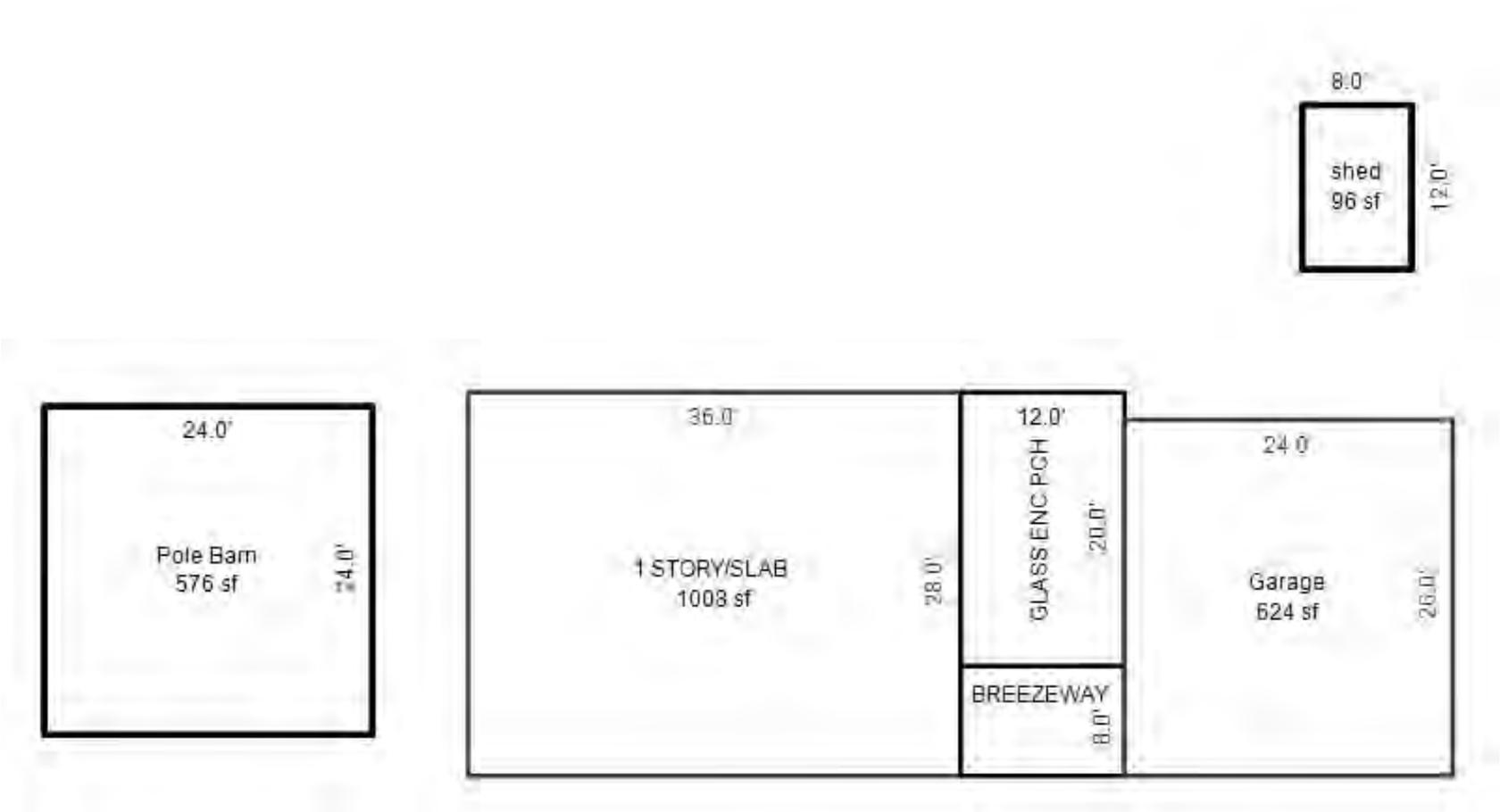


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	6,600	55,200	61,800			41,713C
TPC	12/27/2017	INSPECTED	2023	5,100	53,500	58,600			39,727C
TPC	12/11/2013	INSPECTED	2022	6,700	47,900	54,600			37,836C

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIZOTTE JOSEPH R	LIZOTTE ROBERT GILLES	0	03/11/2016	AFF	33-TO BE DETERMINED	2016-00826	DEED	0.0
MCLAIN DOUGLAS & MELISSA	LIZOTTE JOSEPH R	84,000	10/21/2005	WD	03-ARM'S LENGTH	05-0/4173	DEED	100.0
		9,000	08/01/1996	WD	33-TO BE DETERMINED	308:575	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9366 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/17/2013	2013-0532	100%
	P.R.E. 100% 10/22/2005					

Owner's Name/Address	MAP #:
LIZOTTE ROBERT GILLES 9366 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 125,166 TCV/TFA: 115.89

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W S 264 FT OF W 158 1/2 FT OF E 1/2 OF W 1/2 OF SE 1/4. .9606 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		A 200' @ 90/FF	158.00	264.00	1.0607	0.9013	90	100	13,595
20804462 \$87,900 ADD 2 DECKS & A/C FOR 09.	X	Water Sewer		158 Actual Front Feet, 0.96 Total Acres					Total Est. Land Value =		13,595
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates							
				Description					Rate	Size % Good	Cash Value
				D/W/P: 4in Concrete					6.87	288 0	0
				Wood Frame					22.91	336 50	3,849
				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 =							6,349

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



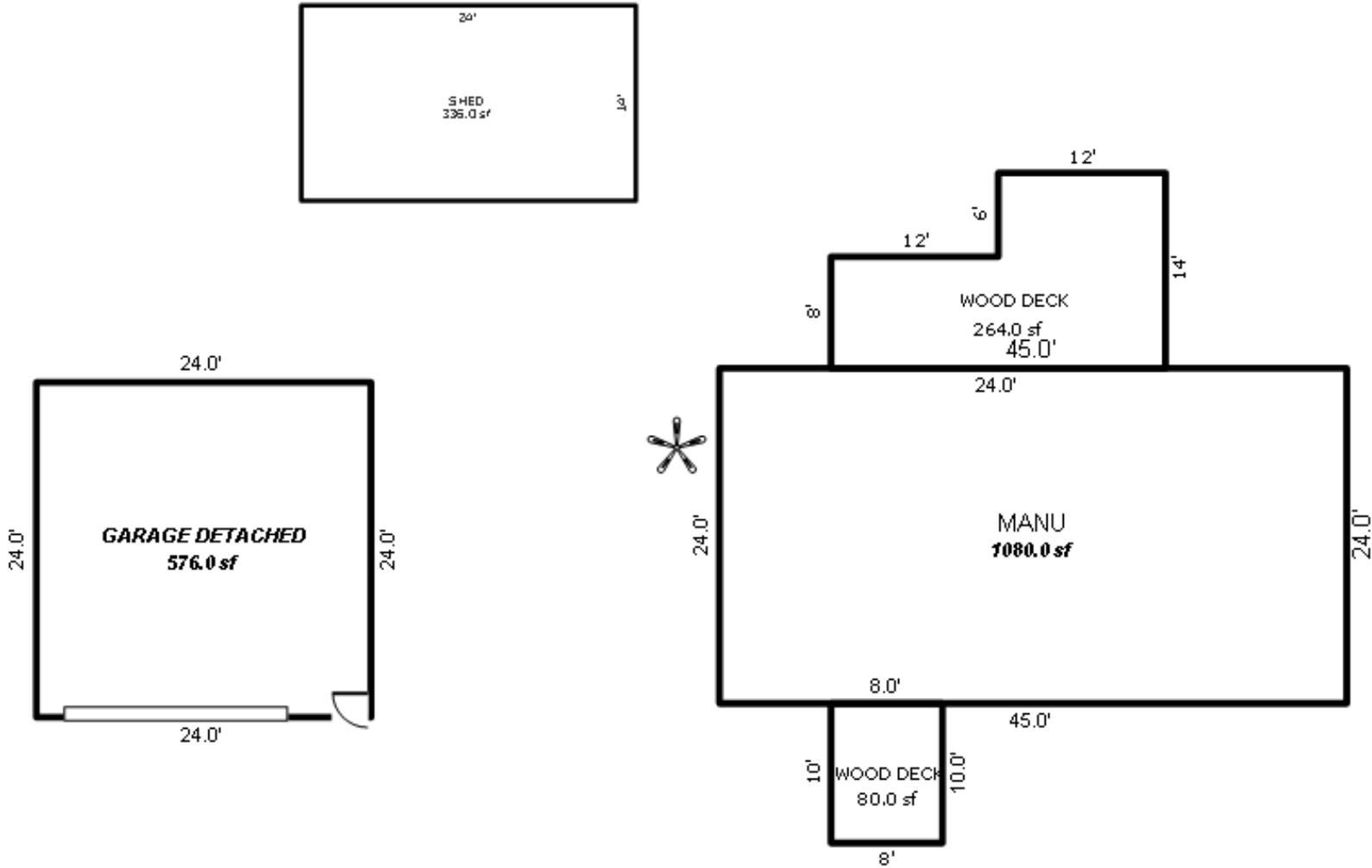
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,800	55,800	62,600			24,272C
2024	6,800	53,200	60,000			23,543C
2023	5,300	46,400	51,700			22,422C
2022	6,700	40,900	47,600			21,355C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 80	Type Treated Wood Treated Wood	Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 187,901 Total Depr Cost: 131,528 Estimated T.C.V: 105,222	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										
Yr Built 1983		Remodeled 2005		Size of Closets			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas	Cls C Blt 1983				
Condition: Average		Ex	X	Ord	Min	200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,080 Total: 145,008 101,505						
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 100 Feet 1 5,725 4,007 Deck Treated Wood 264 4,900 3,430 Treated Wood 80 2,232 1,562 Garages Class: C Exterior: Pole (Unfinished) Base Cost 576 16,479 11,535 Built-Ins Appliance Allow. 1 2,727 1,909 Totals: 187,901 131,528					
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			Notes: REDMAN				ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 105,222				
2nd Floor	3 Bedrooms	Kitchen:	Other:			Lump Sum Items:									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Notes: REDMAN								
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		No. of Elec. Outlets			Notes: REDMAN								
Brick	Insulation	(8) Basement		No. of Elec. Outlets			Notes: REDMAN								
(2) Windows		(9) Basement Finish		No. of Elec. Outlets			Notes: REDMAN								
Many	X	Large	(10) Floor Support		No. of Elec. Outlets			Notes: REDMAN							
Avg.	X	Avg.	Joists:		No. of Elec. Outlets			Notes: REDMAN							
Few		Small	Unsuported Len:		No. of Elec. Outlets			Notes: REDMAN							
Wood Sash	Metal Sash	(14) Water/Sewer		No. of Elec. Outlets			Notes: REDMAN								
Vinyl Sash	Double Hung	Recreation SF		No. of Elec. Outlets			Notes: REDMAN								
Double Hung	Horiz. Slide	Living SF		No. of Elec. Outlets			Notes: REDMAN								
Casement	Double Glass	Walkout Doors (B)		No. of Elec. Outlets			Notes: REDMAN								
Patio Doors	Storms & Screens	No Floor SF		No. of Elec. Outlets			Notes: REDMAN								
(3) Roof		Walkout Doors (A)		No. of Elec. Outlets			Notes: REDMAN								
X	Gable	Gambrel	(10) Floor Support		No. of Elec. Outlets			Notes: REDMAN							
Hip	Flat	Mansard	Joists:		No. of Elec. Outlets			Notes: REDMAN							
Asphalt Shingle	Shed		Unsuported Len:		No. of Elec. Outlets			Notes: REDMAN							
Chimney:		Cntr.Sup:		No. of Elec. Outlets			Notes: REDMAN								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUPPEL DANNY R & JACQUELI	RUPPEL DANNY R & JACQUELI	1	10/06/2020	WD	09-FAMILY	2020-03000	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9350 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Replacement	07/05/2024	PM24-0092	100%
	P.R.E. 100% 07/20/1994		Garage	06/24/2003	2003-0169	100%
Owner's Name/Address	MAP #:		Addition	03/13/2001	2001-0024	100%
RUPPEL DANNY R & JACQUELINE 9350 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 296,143 TCV/TFA: 180.36		Deck/Porch	08/16/1982	1982-2745	100%

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @ \$5000	10.00 Acres		5000	100			50,000
10.00 Total Acres						Total Est. Land Value =	50,000

Tax Description		Land Improvement Cost Estimates				
. SEC 9 T22N R8W NE 1/4 OF SW 1/4 OF SE 1/4. 10 A.		Description	Rate	Size % Good	Cash Value	
Comments/Influences	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: 3.5 Concrete	6.49	827 0	0
		Sewer	D/W/P: 4in Concrete	6.87	759 0	0
	X	Electric	D/W/P: Patio Blocks	15.39	90 0	0
		Gas	Wood Frame	22.25	400 50	4,450
		Curb	Wood Frame	23.41	288 50	3,371
Topography of Site		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 =					10,321	

Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2025	25,000	123,100	148,100			72,743C
	Low							
X	High	2024	15,000	106,300	121,300			70,556C
	Landscaped							
	Swamp							
X	Wooded	2023	14,000	102,900	116,900			67,197C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD	2022	10,000	94,700	104,700			63,998C

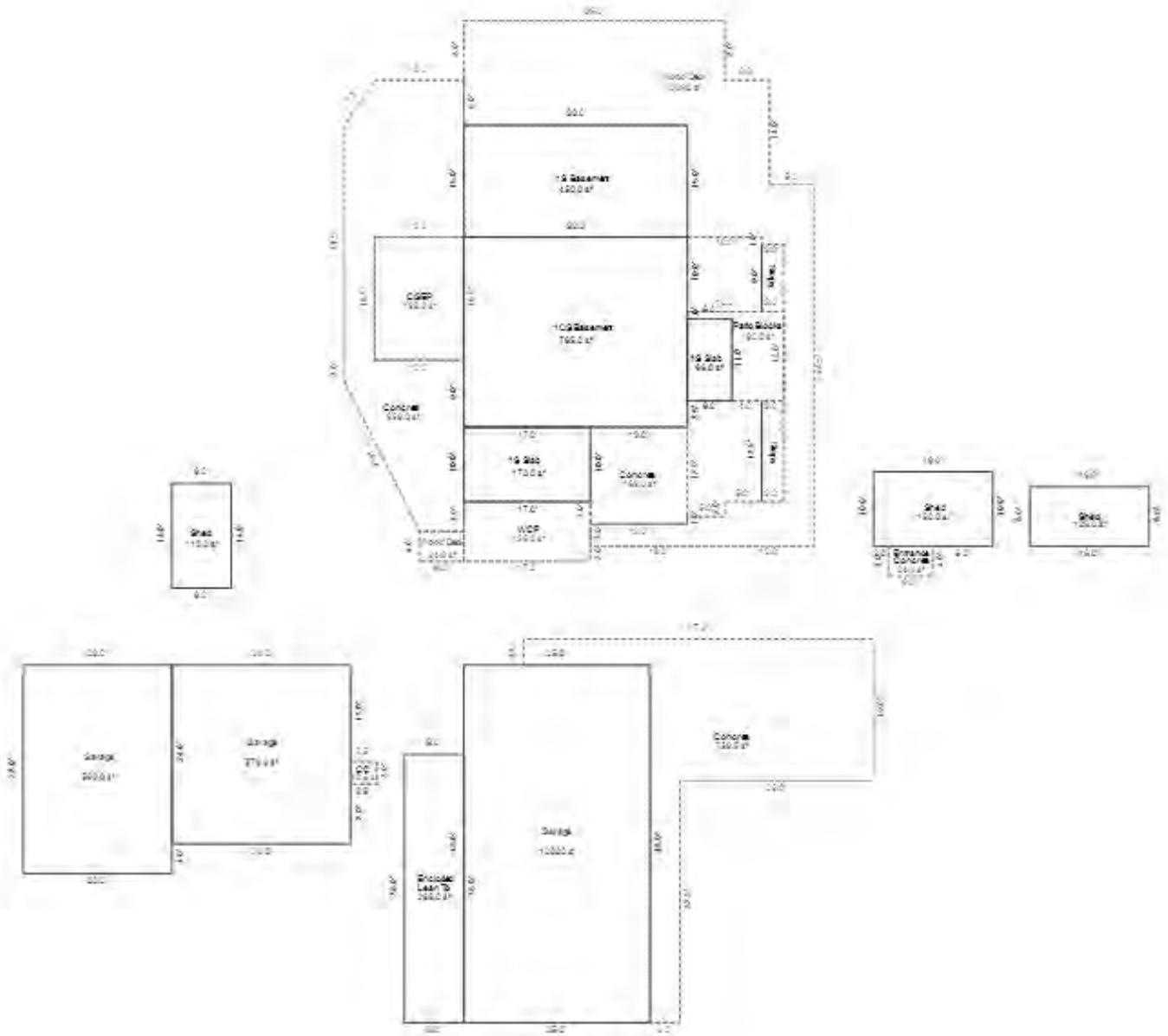
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	15,000	106,300	121,300			70,556C
TPC	04/30/2021	INSPECTED	2023	14,000	102,900	116,900			67,197C
TPC	04/09/2019	INSPECTED	2022	10,000	94,700	104,700			63,998C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136 198 1009	Type WCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Drywall		Plaster		Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C -5 Effec. Age: 35 Floor Area: 1,642 Total Base New : 329,808 Total Depr Cost: 214,384 Estimated T.C.V: 235,822		E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S			Trim & Decoration		Ex	X	Ord		Min		Central Air Wood Furnace						
Yr Built 1975	Remodeled 2001		Size of Closets		Lg	X	Ord		Small		(12) Electric						
Condition: Average			Doors		Solid	X	H.C.				100 Amps Service						
Room List			(5) Floors		No./Qual. of Fixtures				Ex.	X	Ord.						
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Many	X	Ave.		Few		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1451 SF Floor Area = 1642 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls C -5 Blt 1975
(1) Exterior			(6) Ceilings		(13) Plumbing				Average Fixture(s)				Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		X Drywall		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 1 Story Siding 1 Story Siding 1 Story Siding		Foundation Basement Basement Slab Slab		Size 765 450 170 66	Cost New	Depr. Cost		
(2) Windows			(7) Excavation		Basement: 1215 S.F. Crawl: 0 S.F. Slab: 236 S.F. Height to Joists: 0.0				Other Additions/Adjustments				Total: 206,122 133,986				
X	Many Avg. Few	X	Large Avg. Small		(8) Basement				Basement, Outside Entrance, Below Grade Plumbing				1 2,523 1,640				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish				Average Fixture(s) 1 1,455 946 2 Fixture Bath 1 3,064 1,992				Water/Sewer				
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer				1000 Gal Septic Water Well, 100 Feet				1 4,795 3,117 1 5,725 3,721				
(3) Roof			Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Porches				WCP (1 Story) 136 6,011 3,907 CGEP (1 Story) 198 12,147 7,896				
X	Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:				Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,969 14,280 Common Wall: 1 Wall 1 -2,188 -1,422				
X	Asphalt Shingle Metal		(10) Floor Support		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 24,007 15,605				Porches				Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,536 18,548				
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DETTLOFF RANDY & PAULINE	WHITMOYER DANIEL & CORRIN	42,500	07/06/2015	WD	03-ARM'S LENGTH	2015-02354	PROPERTY TRANSFER	100.0
FIRST NATIONAL ACCEPTANCE	DETTLOFF RANDY & PAULINE	0	03/30/2005	OTH	21-NOT USED/OTHER	05-0/1179	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	07/06/2015	2015-99999	100%
Owner's Name/Address	P.R.E. 0%		Garage	08/09/1995	1994-00644	100%
WHITMOYER DANIEL & CORRINA 207 RUSSELL ST GRAND LEDGE MI 48837	MAP #:					
	2025 Est TCV 81,283 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W SE 1/4 OF NW 1/4 OF SE 1/4. 10 A.	X	Dirt Road		Residentia 8 - 17 @\$5000	10.00 Acres	5000	100		50,000
Comments/Influences		Gravel Road		10.00 Total Acres		Total Est. Land Value =			50,000

Comments/Influences	X	Description	Land Improvement Cost Estimates				
			Rate	Size	% Good	Cash Value	
	X	Water	21.75	124	50	1,348	
	X	Sewer	30.66	16	50	245	
	X	Electric	Residential Local Cost Land Improvements				
		Gas	Description				
		Curb	LAND IMPROVE 1000	1,000.00	1	95	950
		Street Lights	Total Estimated Land Improvements True Cash Value =				2,543

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	25,000	15,600	40,600			23,170C
	X Low	2024	15,000	11,700	26,700			22,474C
	X High	2023	14,000	12,000	26,000			21,404C
	X Landscaped	2022	10,000	11,100	21,100			20,385C
	X Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

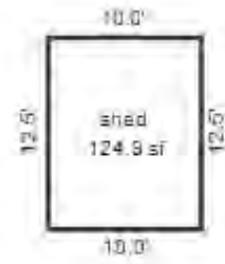
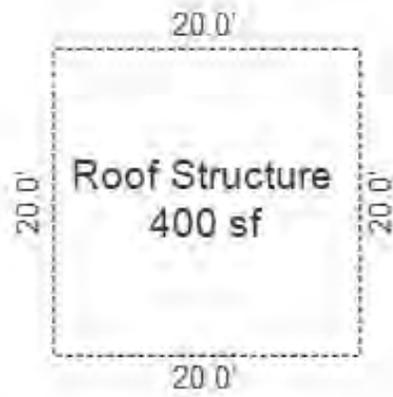
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	15,000	11,700	26,700			22,474C
TPC 08/10/2015	INSPECTED		2023	14,000	12,000	26,000			21,404C
TPC 04/08/2013	INSPECTED		2022	10,000	11,100	21,100			20,385C

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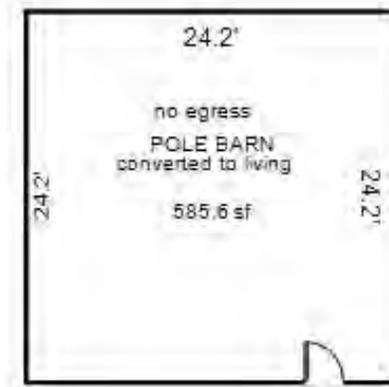
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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	Type Roof Cover Onl	Year Built: 1994 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 576 % 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			X	No Heating/Cooling		Class: D Effec. Age: 20 Floor Area: 0 Total Base New : 32,659 Total Depr Cost: 26,127 Estimated T.C.V: 28,740							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace									
	Yr Built 1994	Remodeled 0	Ex	Ord	Min	Size of Closets											
	Condition: Average	Lg	Ord	Small													
	Room List	Doors	Solid	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:				(12) Electric									
	(1) Exterior							0 Amps Service									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
	Insulation			Ex. Ord. Min													
	(2) Windows	(7) Excavation		No. of Elec. Outlets													
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	(3) Roof	(9) Basement Finish		(14) Water/Sewer													
	Gable Hip Flat	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												
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
	Chimney:	Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 808 Water/Sewer 1000 Gal Septic 1 4,203 3,362 Water Well, 50 Feet 1 2,462 1,970 Garages Class: D Exterior: Pole (Finished) Base Cost 576 16,687 13,350 Built-Ins Appliance Allow. 1 1,615 1,292 Fireplaces Wood Stove 1 1,754 1,403 Deck w/Roof (Roof portion) 400 4,928 3,942 Totals: 32,659 26,127														E.C.F. X 1.100		Cls D Blt 1994	
Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)														ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		28,740	

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



shed 16 sq ft.



Concrete

well head enclosed

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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	School: LAKE CITY AREA SCHOOL DIST					
--	------------------------------------	--	--	--	--	--

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

	MAP #:					
--	--------	--	--	--	--	--

VANDERMEER DAVID L & JOSHUA 5291 EAGLE COVE DR HUDSONVILLE MI 49426		2025 Est TCV 74,000				
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
--	----------	---	--------	--	--	--

	Public Improvements	* Factors *			
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		Residentia 30 - 65	\$3700	20.00	Acres	3700	100			74,000
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		20.00 Total Acres Total Est. Land Value =							74,000
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Tax Description	Dirt Road									
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N 1/2 OF THE NW 1/4 OF SE 1/4 SEC 9 T22N R8W 20A.	Gravel Road									
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COMBINED ON 06/26/2024 FROM 009-009-020-35, 009-009-030-00;	Paved Road									
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Comments/Influences	Storm Sewer									
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Split/Comb. on 06/26/2024 completed 06/26/2024 TIM ;	Sidewalk									
--	----------	--	--	--	--	--	--	--	--	--

Parent Parcel(s): 009-009-020-35, 009-009-030-00;	Water									
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Child Parcel(s): 009-009-030-01;	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									
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X	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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X	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	2025	37,000	0	37,000	28,146C
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			2024	0	0	0	0
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			2023	0	0	0	0
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			2022	0	0	0	0
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

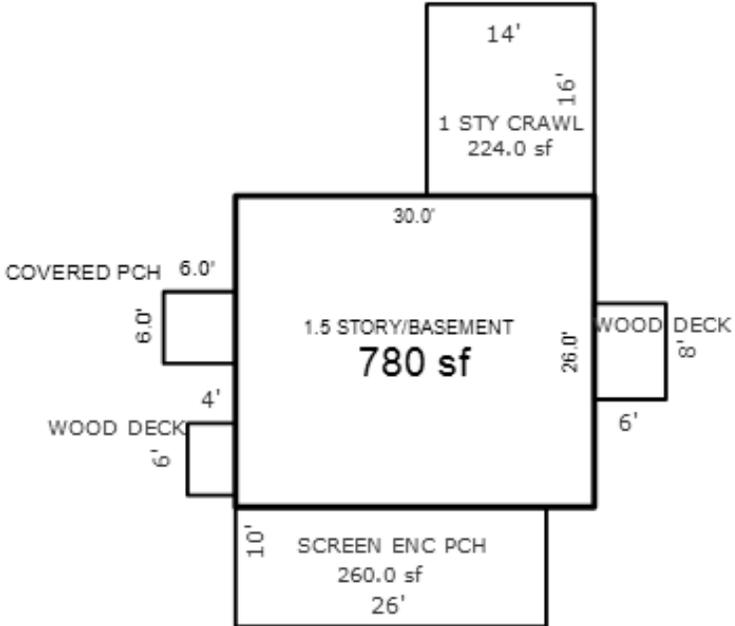
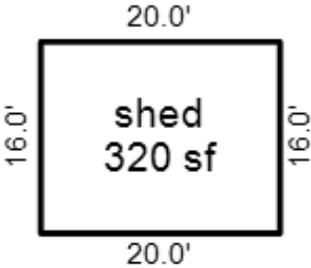
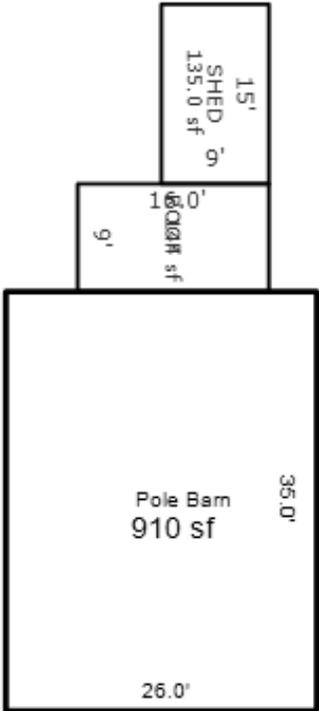
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WILSON RICHARD V & WILMA	EISING TERRY V JR	102,500	02/21/2014	WD	03-ARM'S LENGTH	2014-00712	DEED	100.0						
WILSON RICHARD V WIDOWED		0	08/04/2013	AFF	07-DEATH CERTIFICATE	2013-02696 DC	DEED	100.0						
WILSON RICHARD V	WILSON RICHARD V & WILMA	1	09/28/2011	WD	03-ARM'S LENGTH	2011-03054 WD	PROPERTY TRANSFER	0.0						
		124,900	08/01/2001	WD	33-TO BE DETERMINED	02-0:0651	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
9310 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		10/12/2005		20050360	Complete					
Owner's Name/Address		P.R.E. 100% 12/04/2014		MAP #:		2025 Est TCV 220,803 TCV/TFA: 158.40								
EISING TERRY V JR 9310 W JENNINGS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *										
SEC 9 T22N R8W SE 1/4 OF SW 1/4 OF SE 1/4 EXC BEG AT SW COR TH E 317 FT, N 230 FT, W 158.5 FT, N34 FT, W 158.5 FT, S264 FT TO POB. 8.2025A.		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		A 200' @ 90/FF	346.60	538.92	0.7409	1.0774	90	100		24,901
98 COMBO W/025-00 FOR99		X		Paved Road		A 200' @ 90/FF	317.00	538.92	0.7409	1.0774	90	100		22,774
		X		Storm Sewer		664 Actual Front Feet, 8.21 Total Acres Total Est. Land Value = 47,676								
		X		Sidewalk		Land Improvement Cost Estimates								
		X		Water		Description	Rate	Size	% Good	Cash Value				
		X		Sewer		Metal Prefab	12.29	135	50	829				
		X		Electric		Wood Frame	18.30	320	50	2,928				
		X		Gas		Total Estimated Land Improvements True Cash Value = 3,757								
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
		X		Topography of Site										
		X		Level										
		X		Rolling										
		X		Low										
		X		High										
		X		Landscaped										
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Private Drive		2025	23,800	86,600	110,400			70,084C		
		X		Who When What		2024	23,800	73,000	96,800			67,977C		
		X		TPC 05/30/2022 INSPECTED		2023	18,500	70,800	89,300			64,740C		
		X		TPC 04/30/2021 INSPECTED		2022	16,600	65,000	81,600			61,658C		
		X		TPC 12/27/2017 INSPECTED										

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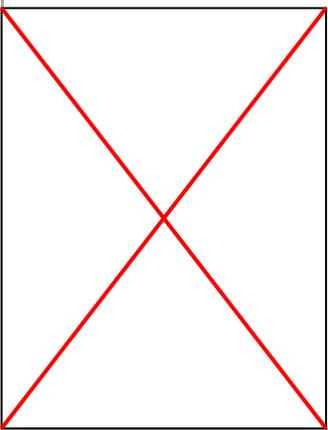
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 36 WCP (1 Story) 260 WSEP (1 Story) 24 Treated Wood 48 Treated Wood 180 Roof Cover Onl	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: 1 Area: 910 % 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: 1,394 Total Base New : 236,892 Total Depr Cost: 153,973 Estimated T.C.V: 169,370			E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1.5S		X	Drywall	Plaster		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1004 SF Floor Area = 1394 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1977		Carport Area: Roof:		
Yr Built 1977		Remodeled 2005		Ex	X	Ord	Min		100 Amps Service			Total Base New : 236,892		Storage Area: 0		
Condition: Average		Size of Closets		Lg	X	Ord	Small		No./Qual. of Fixtures			Total Depr Cost: 153,973		No Conc. Floor: 0		
Room List		Doors	Solid X H.C.		No. of Elec. Outlets			Ex. X Ord. Min			Total Base New : 236,892		Storage Area: 0			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Total Depr Cost: 153,973			No Conc. Floor: 0			
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WSEP (1 Story) Deck Treated Wood Treated Wood w/Roof (Roof portion)			Total: 169,197 109,970			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 780 S.F. Crawl: 224 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			1.5 Story Siding Foundation 780 1 Story Siding Crawl Space 224			Total: 169,197 109,970			
X	Insulation	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WSEP (1 Story) Deck Treated Wood Treated Wood w/Roof (Roof portion)			Total: 169,197 109,970			
X	(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement: 780 S.F. Crawl: 224 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			1.5 Story Siding Foundation 780 1 Story Siding Crawl Space 224			Total: 169,197 109,970			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WSEP (1 Story) Deck Treated Wood Treated Wood w/Roof (Roof portion)			Total: 169,197 109,970			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1.5 Story Siding Foundation 780 1 Story Siding Crawl Space 224			Total: 169,197 109,970			
(3) Roof		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WSEP (1 Story) Deck Treated Wood Treated Wood w/Roof (Roof portion)			Total: 169,197 109,970			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1.5 Story Siding Foundation 780 1 Story Siding Crawl Space 224			Total: 169,197 109,970			
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WSEP (1 Story) Deck Treated Wood Treated Wood w/Roof (Roof portion)			Total: 169,197 109,970			

\*\*\* 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 JENNINGS RD		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 #:		2025 Est TCV 148,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 9 T22N R8W SE 1/4 OF SE 1/4. 40 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia	30 - 65	\$3700	40.00	Acres	3700	100		148,000
		Paved Road		40.00 Total Acres				Total Est. Land Value =		148,000		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		X Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	74,000	0	74,000		20,971C		
		TPC 04/30/2021 INSPECTED			2024	60,000	0	60,000		20,341C		
		TPC 12/27/2017 INSPECTED			2023	48,000	0	48,000		19,373C		
					2022	36,000	0	36,000		18,451C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	TOASO RICK & DONNA	6,600	07/09/2014	WD	32-SPLIT VACANT	2014-02896	DEED	100.0

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

Owner's Name/Address	MAP #:
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TOASO RICK & DONNA 717 ARLENE FOWLERVILLE MI 48836	2025 Est TCV 10,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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I 200' @ 200/	50.00	100.00	1.4142	0.7071	200	100		10,000
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50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000
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Tax Description	X	Topography of Site
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2014-02896 PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 216.43 FEET ALONG SAID SOUTH LINE OF OAK LANE, THENCE S58°40'E 66.45 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING, THENCE S58°40'E 50.00 FEET	X	Dirt Road
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	X	Gravel Road
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	X	Paved Road
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	X	Storm Sewer
--	---	-------------

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

	X	Water Sewer
--	---	-------------

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

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

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

	X	Street Lights
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	X	Standard Utilities
--	---	--------------------

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

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

	X	Low
--	---	-----

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

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

	X	Swamp
--	---	-------

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

	X	Pond
--	---	------

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

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

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

	X	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	5,000	0	5,000			3,247C
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2024	3,800	0	3,800			3,150C
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2023	3,000	0	3,000			3,000S
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2022	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.
SIETSEMA MARK EDWARD & DE	SIETSEMA MARK EDWARD & DE	0	10/16/2019	QC	09-FAMILY	2019-03267	PROPERTY TRANSFER	0.0
INDIAN LAKES LC	SIETSEMA	12,000	11/19/2010	WD	32-SPLIT VACANT	2011-262WDSPLI	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W OAK LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 16,818					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors * 2 LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			I 200' @ 200/	100.00	100.00	1.1892 0.7071	200	100	16,818	
			100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	16,818

Tax Description	Public Improvements
SEC 9 T22N R8W BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E100 FT, S 17 DEG 20'E 100 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100 FT TO POB. .23A.2011 Parcel 009-009-033-00 Split on 01/31/2011 2011 Split of 009-009-033-00 on 02/23/2011 2011 SPLIT FROM 009-009-033-00 2011-262 BEG AT SW CORNER DUCK POINT PLAT LOT 1 THEN N 72°20'E 100 FEET THEN S17°20'E 100 FEET THEN S72°40' W 100 FEET THEN N 17°20'W 100 FEET TO POB .23 AC MOL	X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site
033-00 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
2025	8,400	0	8,400			4,869C
2024	6,300	0	6,300			4,723C
2023	5,000	0	5,000			4,499C
2022	6,000	0	6,000			4,285C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLOUSTON WILLIAM A & ELEN	THOMPSON DARREL & THERESA	34,000	07/23/2020	LC	03-ARM'S LENGTH	2020-02132	PROPERTY TRANSFER	100.0
INDIAN LAKES LC	CLOUSTON WILLIAM A & ELEN	14,000	10/22/2010	WD	32-SPLIT VACANT	2010-118WD SPL	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/03/2020					
THOMPSON DARREL & THERESA 9062 W OAK LN LAKE CITY MI 49651	MAP #: 2025 Est TCV 24,635					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
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.							
			I 200' @ 200/ 182.88 75.27 1.0226 0.6586 200 100 24,635							
			183 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 24,635							

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2011-02753 AFF PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 100.00 ALONG SAID SOUTH LINE OAK LANE TO THE POINT OF BEGINNING, THENCE N72°40'E 116.43 FEET ALONG SAID SOUTH LINE, THENCE S58°40'E 66.45 FEET ALONG SAID SOUTH LINE OF OAK LANE TO THE POINT OF BEGINNING, THENCE S72°40'W 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS. SEE TOWNSHIP RECORDS FOR R8W BEG AND R8W BEG ON FILE***	X Level	2025	12,300	0	12,300			8,010C
	X Rolling	2024	9,200	0	9,200			7,770C
	X Low	2023	7,400	0	7,400			7,400S
	X High	2022	10,000	0	10,000			7,747C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X PRIVATE RD							
	Who When What	2025	12,300	0	12,300			8,010C
	TPC 04/30/2021 INSPECTED	2024	9,200	0	9,200			7,770C
	TPC 12/27/2017 INSPECTED	2023	7,400	0	7,400			7,400S
	TPC 05/01/2017 INSPECTED	2022	10,000	0	10,000			7,747C

\*\*\* 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.
KOETJE IVAN H & CAROLYN &	KOETJE IVAN H & CAROLYN T	0	08/12/2022	QC	09-FAMILY	2022-02601	PROPERTY TRANSFER	0.0
KOETJE IVAN	KOETJE IVAN H TRUST &	0	12/03/2020	WD	09-FAMILY	2021-00013	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1265 S HUNTERS RIDGE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/13/2022 Qual. Fr. PA 42					
Owner's Name/Address	MAP #:					
KOETJE IVAN H & CAROLYN TRUSTS 547 BALDWIN ST JENISON MI 49428	2025 Est TCV 385,694					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

X	Dirt Road	I 200' @ 200/	302.00	144.24	0.9021	0.7749	200	100	42,223
	Gravel Road	Residentia 66 - 120	\$3700	92.83	Acres	3700	100		343,471
	Paved Road	302 Actual Front Feet, 93.83 Total Acres			Total Est. Land Value =				385,694

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Electric	D/W/P: 4in Ren. Conc.	10.12	1929	0	0
X	Gas	D/W/P: Asphalt Paving	3.56	10000	0	0
	Curb	D/W/P: Brick on Sand	21.35	484	0	0
	Street Lights	Total Estimated Land Improvements True Cash Value =				0

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	192,800	0	192,800			130,386C
X	Rolling	2024	238,100	0	238,100			126,466C
X	Low	2023	211,700	0	211,700			120,444C
X	High	2022	78,000	261,300	339,300			200,657C

X	Landscaped	Who	When	What	2025	192,800	0	192,800					130,386C
	Swamp	TPC 07/28/2018	INSPECTED		2024	238,100	0	238,100					126,466C
	Wooded	TPC 12/27/2017	INSPECTED		2023	211,700	0	211,700					120,444C
	Pond	TPC 11/04/2013	INSPECTED		2022	78,000	261,300	339,300					200,657C

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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.
ICK PROPERTIES LLC	KOETJE IVAN H TRUST &	0	07/26/2022	QC	21-NOT USED/OTHER	2022-02547	PROPERTY TRANSFER	0.0
		10,000	05/01/1996	WD	33-TO BE DETERMINED	335:84	DEED	0.0

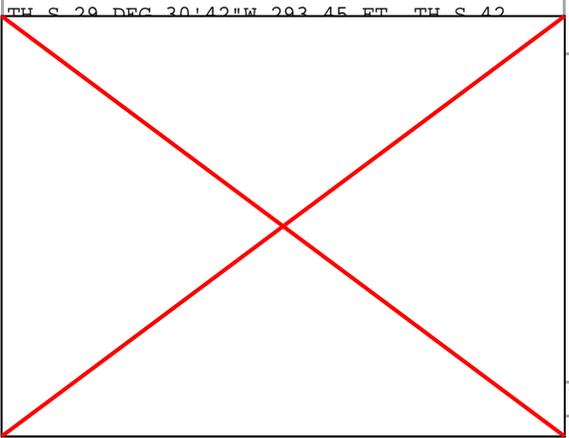
Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
KOETJE IVAN H & CAROLYN TRUSTS 547 BALDWIN JENISON MI 49428	2025 Est TCV 649,958 TCV/TFA: 371.40					

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
	Public Improvements		* Factors * 1288 IRR			
			Description	Frontage	Depth	Rate %Adj. Reason Value

			A50'@1600/	50.00	871.00	1.0000 2.1331 1600 100 170,646
			50 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 170,646			

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
NOT A SPLIT. AN UNDIVIDED 1 ACRE, A RESIDENCE AND RELATED STRUCTURES NOT ELIGELBE FOR QUALIFIED FOREST PROGRAM EXEMPTION. SEE FULL LEGAL DESCRIPTION AT 009-009-033-30. SEE STC MEMO JUNE 11, 2019.		Dirt Road		Description	Rate	Size % Good	Cash Value
8/2022 COMBINE WITH 009-009-033-30 . SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261,ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 28 DEG 30'42"W 283.45 FT, TH S 42	X	Gravel Road		D/W/P: 4in Ren. Conc.	8.06	1929 50	7,774
	X	Paved Road		D/W/P: Asphalt Paving	3.06	10000 50	15,300
	X	Storm Sewer		D/W/P: Brick on Sand	17.76	484 50	4,298
		Sidewalk		Total Estimated Land Improvements True Cash Value = 27,372			

Topography of Site	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level				2025	85,300	239,700	325,000			187,628C
Rolling	X			2024	1,200	254,200	255,400			181,987C
Low				2023	1,200	193,300	194,500			173,321C
High				2022	105,200	0	105,200			79,120C
Landscaped										
Swamp	X									
Wooded	X									
Pond										
Waterfront	X									
Ravine										
Wetland	X									
Flood Plain										
Underground Utils.	X									



Who	When	What	2025	85,300	239,700	325,000			187,628C
		TPC 04/30/2021 INSPECTED	2024	1,200	254,200	255,400			181,987C
		TPC 12/27/2017 INSPECTED	2023	1,200	193,300	194,500			173,321C
			2022	105,200	0	105,200			79,120C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							15	CCP (1 Story)											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,750 Total Base New : 463,528 Total Depr Cost: 301,293 Estimated T.C.V: 451,940			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1988	Remodeled 0	X	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace															
Condition: Average		X	Lg	Ord	Small				(12) Electric															
Room List		Doors	Solid	X	H.C.				200 Amps Service															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1750 SF Floor Area = 1750 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1988											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall			Ex.	X	Ord.	Min	Many	X	Ave.	Few	1	Average Fixture(s)	1	Siding	Basement	1,750	Total:	274,066	178,143		
(2) Windows		(7) Excavation		Basement: 1750 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Basement Living Area		816		28,846		18,750		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		8			Water/Sewer			Plumbing			Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block 8 Poured Conc. Stone		9			1000 Gal Septic			Water Well, 100 Feet			Basement, Outside Entrance, Below Grade			3		7,570		4,920				
X	Double Glass Patio Doors Storms & Screens	Treated Wood X Concrete Floor		(9) Basement Finish			1			Average Fixture(s)			Plumbing			Brick Veneer		952		16,127		10,483		
(3) Roof		Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Basement, Outside Entrance, Below Grade		3		7,570		4,920		
X	Gable Hip Flat	Gambrel Mansard Shed	816	1			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
X	Asphalt Shingle	X Concrete Floor		(9) Basement Finish			1			3 Fixture Bath			Plumbing			Basement, Outside Entrance, Below Grade		3		7,570		4,920		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Lump Sum Items:		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Treated Wood Treated Wood Treated Wood w/Roof (Roof portion)		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Balcony Wood Balcony		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Garages		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Base Cost		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		Common Wall: 1 Wall		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		(14) Water/Sewer			1			3 Fixture Bath			Plumbing			Brick Veneer		952		16,127		10,483		

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



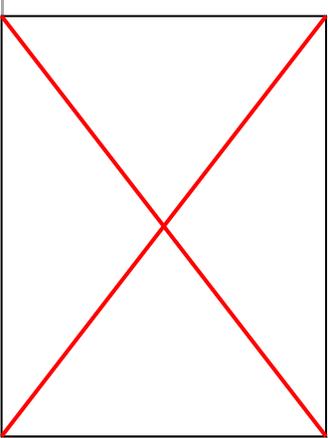
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE COUNTY TREASURE	KOETJE PROPERTIES PARTNER	1,500	10/13/2015	QC	13-GOVERNMENT	2015-03644	PROPERTY TRANSFER	100.0
THOLA DWAIN A & CAROLE TR	MISSAUKEE COUNTY TREASURE	0	02/20/2015	OTH	06-COURT JUDGEMENT	2015-01141	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KOETJE PROPERTIES PARTNERSHIP 547 BALDWIN ST JENISON MI 49428	MAP #:					
	2025 Est TCV 12,060					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors * 273.667 X 213.29				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 1 - 2.99 @\$9000	1.34 Acres	9000	100	12,060
			1.34 Total Acres Total Est. Land Value =				12,060

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
SEC 9 T22N R8W BEG S 01 DEG 21'20"W 725.09FT FROM NE COR NE 1/4 TH S 01 DEG 21'20"W 372.66 FTS 76 DEG 04'57"W 209.44 FT, N 15 DEG 10' 19"E 422.45 FT, N 81 DEG 29'01"E 102.67 TO TO POB. 1.34A.							
Comments/Influences	X	Sewer					
SPLIT FROM 033-80 FOR 97	X	Electric					

Topography of Site	Level
	Rolling
	X Low
	X High
	Landscaped
	X Swamp
	X 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
2025	6,000	0	6,000			3,409C
2024	4,700	0	4,700			3,307C
2023	4,700	0	4,700			3,150C
2022	3,000	0	3,000			3,000S

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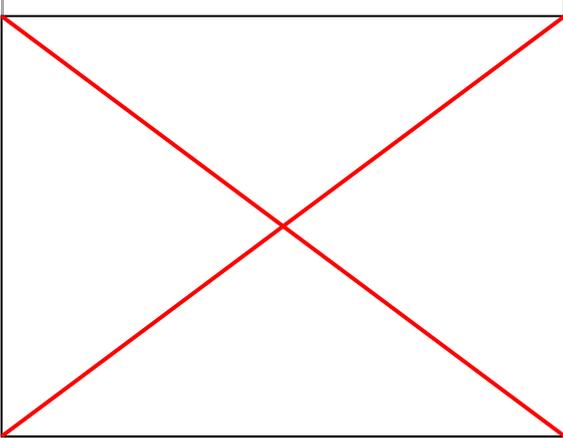
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARNDT (H/W)	KOETJE PROPERTIES PARTNER	0	10/28/2009	OTH	21-NOT USED/OTHER	2009/4062	DEED	0.0
ARNDT DONALD A	KOETJE PROPERTIES PARTNER	230,000	10/22/2004	LC	21-NOT USED/OTHER	04-0/4393	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1277 S HUNTERS RIDGE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/23/2021	2021-0201	100%
Owner's Name/Address	P.R.E. 0%					
KOETJE PROPERTIES PARTNERSHIP 547 BALDWIN ST JENISON MI 49428-7902	MAP #: 2025 Est TCV 787,681 TCV/TFA: 407.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value	
. SEC 9 T22N R8W PCL B OF SURVEY RECORDED BOOK S-2 PP 259-261. 10.1A.	X	Dirt Road		A50'@1600/	50.008799.12	1.0000	4.7924	1600	100	383,393
Comments/Influences		Gravel Road		50 Actual Front Feet, 10.10 Total Acres				Total Est. Land Value =		383,393
ADD 168 SQ WD FOR 08.		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description		Rate	Size % Good		Cash Value	
		Sidewalk		D/W/P: Asphalt Paving		3.06	2500 50		3,825	
		Water		D/W/P: 4in Ren. Conc.		8.06	547 50		2,204	
	X	Electric		Total Estimated Land Improvements True Cash Value =					6,029	
		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		2025	191,700	202,100	393,800			181,535C
X Low		2024	129,900	212,900	342,800			176,077C
X High		2023	102,900	215,500	318,400			167,693C
X Landscaped		2022	60,300	194,200	254,500			159,708C
X Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
X Wetland								
Flood Plain								
X PRIVATE RD								

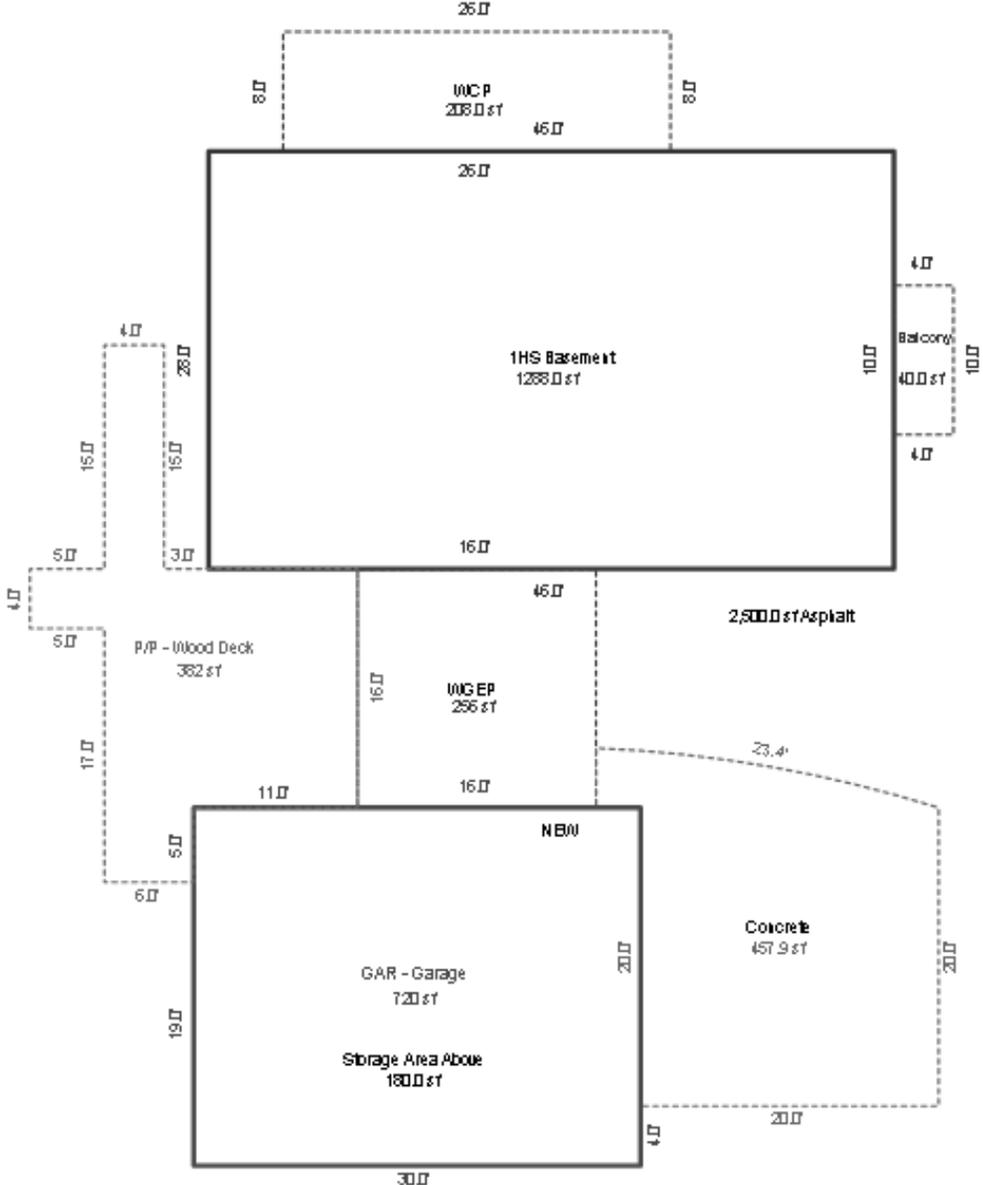


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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							256 208 382 40	WGEP (1 Story) WCP (1 Story) Treated Wood Wood Balcony																			
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G																											
Yr Built	Remodeled		Trim & Decoration	Ex	X	Ord	Min																									
1990	202	0																														
Condition: Average			Size of Closets	Lg	X	Ord	Small																									
Room List		Doors		Solid	X	H.C.																										
	Basement 3 1st Floor 2nd Floor 2 Bedrooms		(5) Floors																													
(1) Exterior			Kitchen: Other: Other:																													
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(6) Ceilings																													
(2) Windows			(7) Excavation																													
X	Many Avg. Few	X	Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																													
(3) Roof			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																													
X	Gable Hip Flat		(9) Basement Finish																													
	Gambrel Mansard Shed	1	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 1 1000 Gal Septic 1 2000 Gal Septic																													
			Lump Sum Items:																													
(11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1932 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>1,288</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>259,286</td> <td>194,471</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	1,288			Total:				259,286	194,471
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.5 Story	Pine Logs	Basement	1,288																													
Total:				259,286	194,471																											
Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1932 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>1,288</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>259,286</td> <td>194,471</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	1,288			Total:				259,286	194,471
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.5 Story	Pine Logs	Basement	1,288																													
Total:				259,286	194,471																											
Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches Ceramic Tile Floor WGEP (1 Story) 256 17,705 13,279 Ceramic Tile Wains WCP (1 Story) 208 8,110 6,082 Deck Treated Wood 382 6,242 4,681 Balcony Wood Balcony 40 1,607 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 28,613 21,460 Storage Over Garage 180 2,437 1,828 Common Wall: 1/2 Wall 1 -1,324 -993 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																

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



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