

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON TIMOTHY W & DEBOR	JOHNSON TIMOTHY & DEBORAH	0	04/28/2020	WD	09-FAMILY	2020-01351	DEED	0.0
MCGREGOR SUSAN D	JOHNSON TIMOTHY W & DEBOR	157,500	05/11/2005	WD	03-ARM'S LENGTH	05-0/1917	DEED	100.0
MCGREGOR JOHN E & JANET L	MCGREGOR SUSAN D	0	10/15/2004	QC	21-NOT USED/OTHER	04-0/4714	DEED	100.0
		108,000	09/01/1998	WD	33-TO BE DETERMINED	311:1340	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1768 S SCHNEIDER ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 266,416 TCV/TFA: 213.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
				* Factors *						
. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG 00' S & 139.66 FTN 89 DEG 00' W FROM THE NW COR OF GOV'T LOT 1, TH N 89 DEG 00' W 200 FT; TH S 31 DEG 00' W 100 FT; TH S 89 DEG 00' E 200 FT; TH N 31 DEG 00' E 100 FT TO BEG ALSO BEG 314.3 FT S & 192.2 FT W OF NW COR OF GOV'T LOT 1 SEC 10-22-8; TH N 89 DEG W 200 FT; TH S 31 DEG W 18.7 FT TH S 89 DEG E 204.75 FT; TH N 16 DEG 15' E 16.83 FT TO BEG EXC BEG 228.58 FT E 89 DEG S 139.66 FT, N 89 DEG W & 90.5 FT S 31 DEG W FROMNW COR OF GOV'T LOT 1, TH N 81 DEG 30'W 187.5 FT, S 31 DEG W 54 FT S 89 DEG E 204.75 FT, N 16 DEG 15'E 16.83 FT, N 31 DEG E 9.5 FT TO BEG, PART OF GOV'T LOT 1APPROX .81A.				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A50'@1600/	67.00	194.00	0.9026	1.2610	1600	100	122,022

Tax Description	X	Public Improvements		Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				Dirt Road					
				Gravel Road					
				Paved Road					
				Storm Sewer					
				Sidewalk					
				Water					
				D/W/P: 3.5 Concrete	6.07	305	50	925	
				Sewer					
				Wood Frame	25.88	96	50	1,242	
				Electric					
				Total Estimated Land Improvements True Cash Value =					2,167
				Gas					
				Curb					
				Street Lights					
				Standard Utilities					
				Underground Utils.					

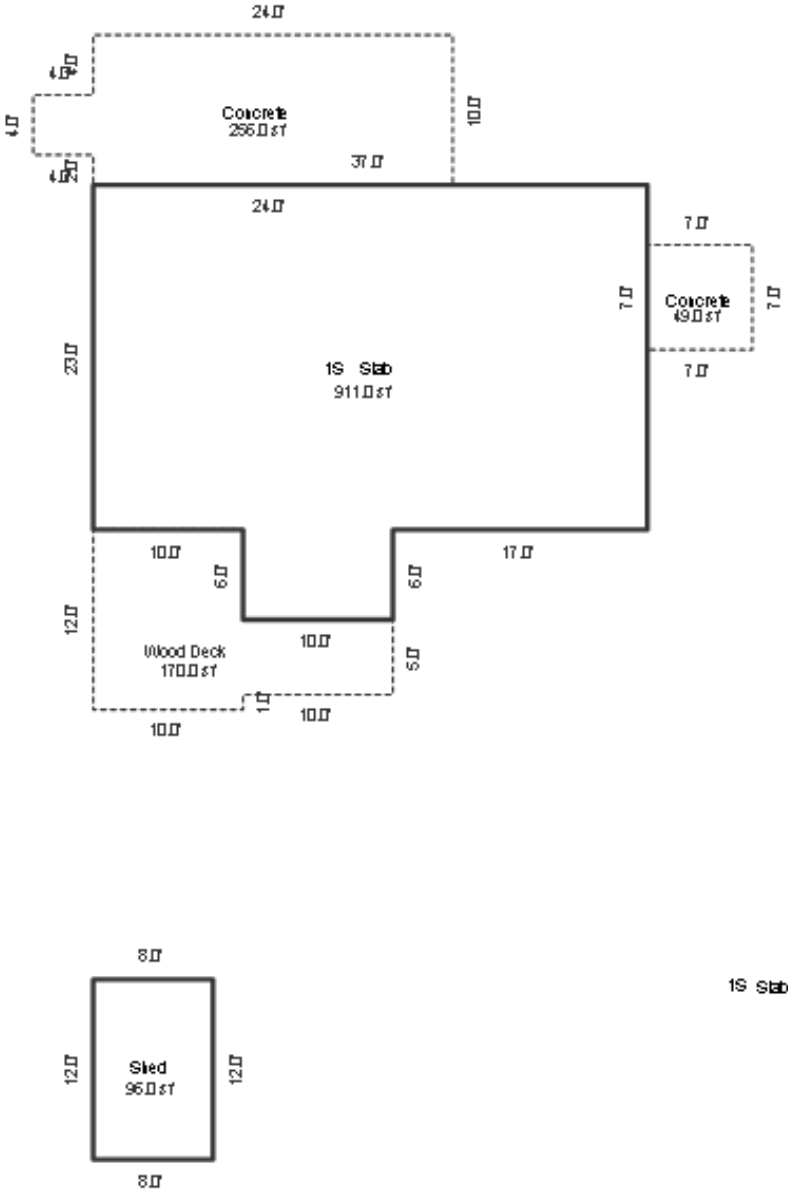
Comments/Influences	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level								
				2025	61,000	72,200	133,200			72,608C
				2024	44,100	71,300	115,400			70,425C
				2023	34,900	68,100	103,000			67,072C
				2022	21,000	61,200	82,200			63,879C



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	61,000	72,200	133,200			72,608C
		TPC 09/06/2018 INSPECTED	2024	44,100	71,300	115,400			70,425C
		TPC 12/27/2017 INSPECTED	2023	34,900	68,100	103,000			67,072C
		TPC 03/30/2015 INSPECTED	2022	21,000	61,200	82,200			63,879C

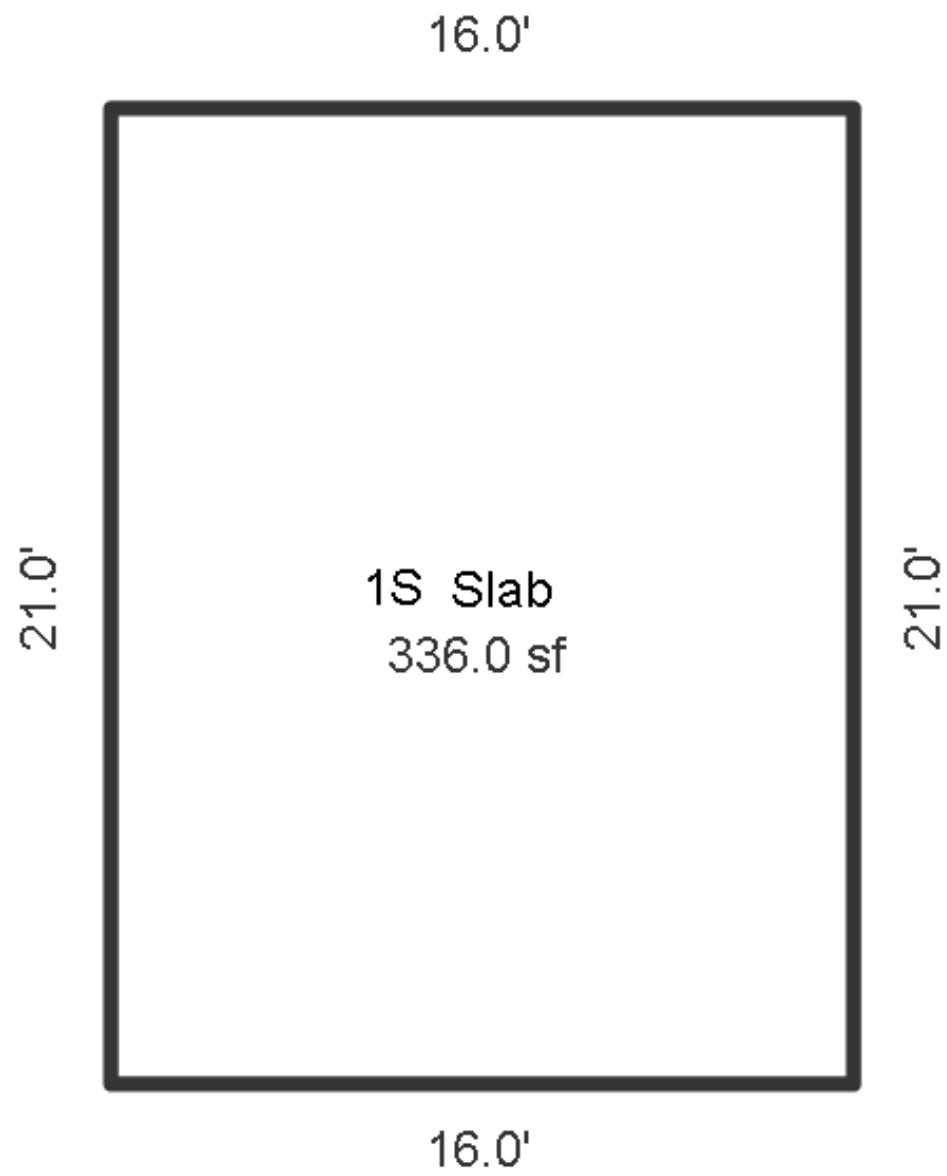
*** Information herein deemed reliable but not guaranteed***



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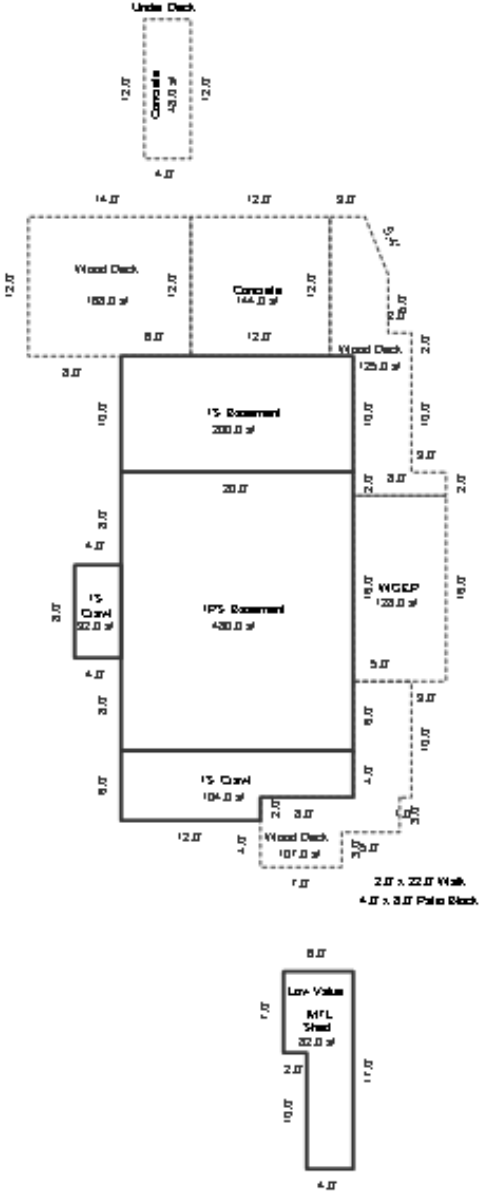
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	0	Front Overhang	0	Other Overhang											
	Mobile Home														0	0	0								
	Town Home	(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:				
Duplex	0																					0	0		
	A-Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors	Kitchen: Other: Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 336 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:
Wood Frame	0																								
	Building Style: 1S	Basement 1st Floor 2nd Floor Bedrooms	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Yr Built 1962	Remodeled 0																		0	0	0				
	Condition: Average	Wood/Shingle Aluminum/Vinyl Brick	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Room List	Doors																		Solid	H.C.					
	Room List	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Basement	Doors																		Solid	H.C.					
	Basement	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
1st Floor	Doors																		Solid	H.C.					
	1st Floor	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
2nd Floor	Doors																		Solid	H.C.					
	2nd Floor	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Bedrooms	Doors																		Solid	H.C.					
	Bedrooms	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
(1) Exterior	Doors																		Solid	H.C.					
	(1) Exterior	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Wood/Shingle	Doors																		Solid	H.C.					
	Wood/Shingle	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Aluminum/Vinyl	Doors																		Solid	H.C.					
	Aluminum/Vinyl	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Brick	Doors																		Solid	H.C.					
	Brick	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Insulation	Doors																		Solid	H.C.					
	Insulation	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
(2) Windows	Doors																		Solid	H.C.					
	(2) Windows	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Many	Doors																		Solid	H.C.					
	Many	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Avg.	Doors																		Solid	H.C.					
	Avg.	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Few	Doors																		Solid	H.C.					
	Few	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Wood Sash	Doors																		Solid	H.C.					
	Wood Sash	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Metal Sash	Doors																		Solid	H.C.					
	Metal Sash	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Vinyl Sash	Doors																		Solid	H.C.					
	Vinyl Sash	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Double Hung	Doors																		Solid	H.C.					
	Double Hung	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Horiz. Slide	Doors																		Solid	H.C.					
	Horiz. Slide	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Casement	Doors																		Solid	H.C.					
	Casement	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Double Glass	Doors																		Solid	H.C.					
	Double Glass	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Patio Doors	Doors																		Solid	H.C.					
	Patio Doors	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Storms & Screens	Doors																		Solid	H.C.					
	Storms & Screens	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
(3) Roof	Doors																		Solid	H.C.					
	(3) Roof	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Gable	Doors																		Solid	H.C.					
	Gable	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Hip	Doors																		Solid	H.C.					
	Hip	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Flat	Doors																		Solid	H.C.					
	Flat	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Asphalt Shingle	Doors																		Solid	H.C.					
	Asphalt Shingle	Insulation	Ex	Ord	Min	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:							
Chimney:	Doors																		Solid	H.C.					

*** 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: 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							128 168 125 107	WGEP (1 Story) Treated Wood Treated Wood Treated Wood	
Building Style: 1+S		Trim & Decoration		Central Air Wood Furnace			No. of Elec. Outlets			Class: CD Effec. Age: 40 Floor Area: 816 Total Base New : 151,367 Total Depr Cost: 90,821 Estimated T.C.V: 136,232						
Yr Built 1952	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		100 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Building Areas						
			Kitchen: Other: Other:	100 Amps Service			Many			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior				No./Qual. of Fixtures			Ex. X Ord. Min			1+ Story Siding Basement 480 1 Story Siding Crawl Space 104 1 Story Siding Basement 200 1 Story Siding Crawl Space 32						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments						
		X	Drywall	(13) Plumbing			Average Fixture(s)			Recreation Room 350 6,391 3,835 Basement, Outside Entrance, Below Grade 1 2,130 1,278						
(2) Windows				1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Many Avg. X Few		Large Avg. X Small	Basement: 680 S.F. Crawl: 136 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		(14) Water/Sewer			Public Water			Water/Sewer						
		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1			Public Sewer			Public Sewer						
(3) Roof		(9) Basement Finish		1			Water Well			Water Well, 100 Feet						
X	Gable Hip Flat		Gambrel Mansard Shed	1			1000 Gal Septic 2000 Gal Septic			Built-Ins						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Appliance Allow.			Local Cost Items						
				1			SANITARY SEWER			Appliance Allow.						
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic			Local Cost Items						
				1			Lump Sum Items:			SANITARY SEWER						
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				1			2000 Gal Septic			Local Cost Items						



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROZIER DANETTE	MORSE MICHELLE L	0	01/16/2018	QC	09-FAMILY	2018-00210	DEED	50.0
COKER BILL & TERRIE M	MORSE MICHELLE L & CROZIE	325,000	08/22/2017	WD	03-ARM'S LENGTH	2017-02616	PROPERTY TRANSFER	100.0
		30,000	11/01/1996	WD	33-TO BE DETERMINED	307:1174	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1900 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		Garage	09/15/2020	2020-0513	100%
	P.R.E. 100% 08/25/2017					

Owner's Name/Address	MAP #:
MORSE MICHELLE L 1900 SCHNEIDER ROAD LAKE CITY MI 49651	2025 Est TCV 630,353 TCV/TFA: 363.11

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

			A50'@1600/ 115.75 128.79 0.7454 1.0926 1600 100 150,835
			116 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 150,835

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W BEG S 88 DEG 39' 40" E 415.3 FT & N 4 DEG 48' W 456.36 FT FROM SW COR GOV'T LOT 1 TH N 78 DEG 18' W 180.32 FT S 60 DEG 30' 29" W 142.78 FT TH NW'LY TO SE COR LOT 1 PLAT OF SAPPHIRE LAKE ACRES TH N 1 DEG 27' E 71.02 FT MORE OR LESS TO S BDRY OF SCHNEIDER ST TH E'LY ALONG SD ST TO POB. APP .64 A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	8.06	1001 0	0
	X	Sewer	15.39	40 0	0
	X	Electric	24.64	192 50	2,365
	X	Gas			
	X	Residential Local Cost Land Improvements			

Comments/Influences	Description	Rate	Size % Good	Cash Value
ADD WALK OUT BSM'T FOR 08.	Street Lights			
	Standard Utilities			
	Underground Utils.			
	LAND IMPROVE 5000	5,000.00	1 95	4,750
	Total Estimated Land Improvements True Cash Value =			7,115

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	75,400	239,800	315,200			226,882C
2024	60,000	236,800	296,800			220,061C
2023	47,500	240,900	288,400			209,582C
2022	23,700	217,300	241,000			199,602C

Who When What

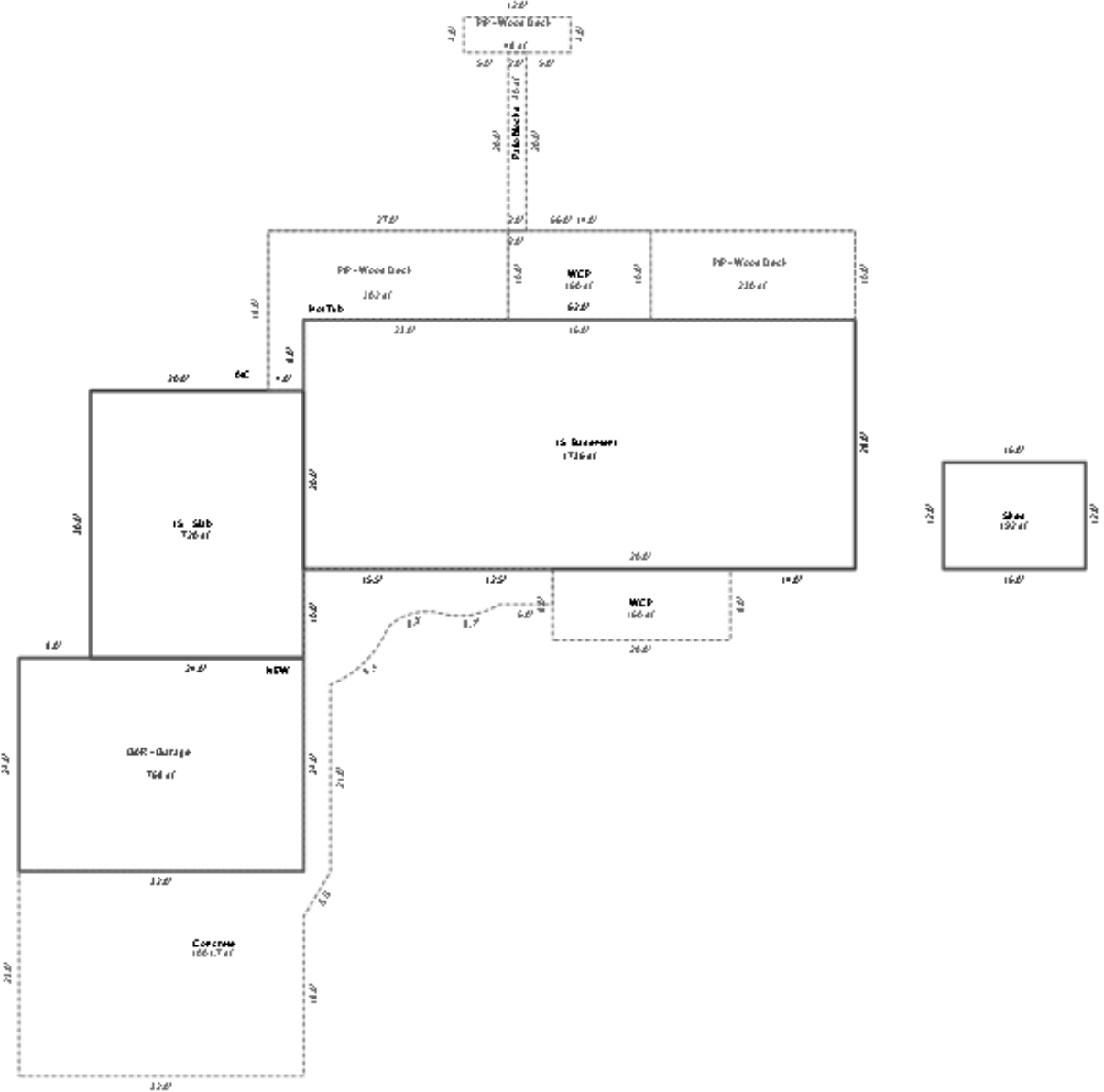
JWV 08/26/2021 INSPECTED
 JWV 11/11/2020 INSPECTED
 TPC 12/27/2017 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							532	WPP			
Building Style: 1S		Trim & Decoration										160	WCP (1 Story)			
Yr Built 1999	Remodeled 2020	Ex	X	Ord								160	WCP (1 Story)			
Condition: Average		Size of Closets										48	Treated Wood			
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		200 Amps Service												
		No./Qual. of Fixtures		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls C 5 Blt 1999		
		Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool Ground Area = 1736 SF Floor Area = 1736 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,736 Total: 259,786 194,830									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 1500 28,590 21,442 Exterior Brick Veneer 336 5,692 4,269 Basement, Outside Entrance, Below Grade 2 5,047 3,785 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 532 8,783 6,587 WCP (1 Story) 160 6,794 5,095 WCP (1 Story) 160 6,794 5,095 Deck Treated Wood 48 1,705 1,279 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 720 34,603 25,952 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 2 1,078 808 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,875 22,406 Common Wall: 1 Wall 1 -2,647 -1,985									
(2) Windows		(7) Excavation		Basement: 1736 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									
X	Many Avg. X Few	Large Avg. X Small	(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		1500	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney:																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CAMERON MAXINE LIFE ESTAT	MCCULLOUGH ELISE	0	09/22/2012	CD	09-FAMILY	2012-0616 DC	DEED	100.0			
CAMERON MAXINE		0	01/06/2010	QC	18-LIFE ESTATE	2010-4386QC	PROPERTY TRANSFER	0.0			
MC CULLOUGH ELISE	CAMERON MAXINE	0	04/03/2009	QC	21-NOT USED/OTHER	2009/1260	DEED	0.0			
CAMERON MAXINE	MC CULLOUGH ELISE	1	11/17/2008	QC	21-NOT USED/OTHER	2009/0791	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
1950 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
MCCULLOUGH ELISE 1444 N CUMMINGS RD DAVISON MI 48423		MAP #:									
		2025 Est TCV 425,338 TCV/TFA: 268.86									
		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
Tax Description		Public Improvements		* Factors *							
SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC LINE 415.3 FT N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' 00" W 185.58 FT TOPOB TH N 88 DEG 24' 00" W 260.74 FT TH N 06 DEG 34' 30" W 100 FT S 89 DEG 34' 16" E 263.33 FT S 04 DEG 48' 00" E 105 FT TO POB. .5447 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Sewer	A50'@1600/	100.00	237.00	0.7846	1.3526	1600	100	169,794
		X	Electric	100 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 169,794							
		X	Gas	Land Improvement Cost Estimates							
		X	Curb	Description	Rate	Size % Good	Cash Value				
		X	Street Lights	Residential Local Cost Land Improvements							
		X	Standard Utilities	Description	Rate	Size % Good	Cash Value				
		X	Underground Utils.	LAND IMPROVE 1000 1,000.00 1 95 950							
		X	Topography of Site	Total Estimated Land Improvements True Cash Value = 950							
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Rolling	2025	84,900	127,800	212,700			117,266C	
		X	Low	2024	62,600	126,200	188,800			113,741C	
		X	High	2023	49,600	120,400	170,000			108,325C	
		X	Landscaped	2022	27,200	108,500	135,700			103,167C	
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		X	Private Drive								
Comments/Influences		Who When What									
		TPC 05/06/2018 INSPECTED									
		TPC 12/27/2017 INSPECTED									
		TPC 09/26/2017 INSPECTED									

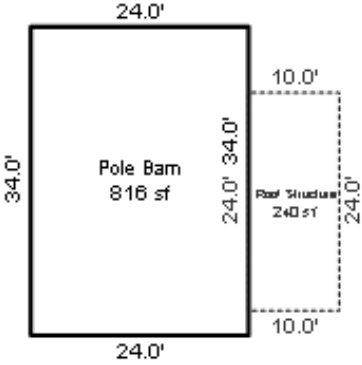
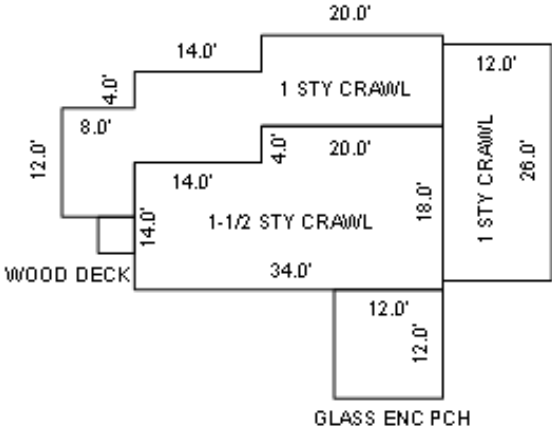
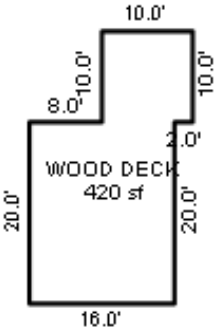


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 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: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C -5 Effec. Age: 30 Floor Area: 1,582 Total Base New : 242,461 Total Depr Cost: 169,729 Estimated T.C.V: 254,594			E.C.F. X 1.500		Bsmnt Garage:			
Building Style: 1.5S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C -5 Blt 1985							
Yr Built 1985	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1304 SF Floor Area = 1582 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 556 1 Story Siding Crawl Space 436 1 Story Siding Crawl Space 312			Total: 178,805 125,171				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Plumbing			Plumbing			Average Fixture(s) 3 Fixture Bath							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1304 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches							
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			CGEP (1 Story)									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Deck			Treated Wood 420 6,640 4,648 Treated Wood 16 720 504 w/Roof (Roof portion) 240 3,847 2,693							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water/Sewer			Garages			Class: C Exterior: Pole (Unfinished) Base Cost 816 21,102 14,771 Door Opener 2 1,078 755							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,473 1,031 Water Well, 100 Feet 1 5,725 4,007						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Appliance Allow.			Built-Ins			Appliance Allow. 1 2,727 1,909							
Chimney:				Local Cost Items			<<<<< 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.
RAY REGINA B	RAY MICHAEL J	0	02/17/2020	AFF	09-FAMILY	2020-01517	PROPERTY TRANSFER	0.0
RAY REGINA B	RAY MICHAEL J	0	02/21/1995	QC	09-FAMILY	291P869	PROPERTY TRANSFER	0.0
RAY REGINA B	RAY MICHAEL J	58,400	03/15/1991	LC	09-FAMILY	265P715	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
1940 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/27/2022	2022-0398	100%			
	P.R.E. 100% 02/17/2020								
Owner's Name/Address	MAP #:								
RAY MICHAEL J 1940 S SCHNEIDER ST LAKE CITY MI 49651	2025 Est TCV 339,601 TCV/TFA: 224.90								
	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A50'@1600/	65.00	409.15	0.9123 1.6374	1600 100		155,351
			65 Actual Front Feet, 0.61 Total Acres				Total Est. Land Value =		155,351
Tax Description	Dirt Road		Land Improvement Cost Estimates						
. SEC 10 T22N R8W COMM AT SW COR GOV'T	X	Gravel Road	Description	Rate	Size	% Good	Cash Value		
LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF		Paved Road	D/W/P: 3.5 Concrete	6.07	84	50	255		
SEC 415.3 FT N 04 DEG 48' W 33.01 FT TO		Storm Sewer	Wood Frame	21.25	240	50	2,550		
CONCRETE MONUMENT N 04 DEG 48' W 290.58	X	Sidewalk	Total Estimated Land Improvements True Cash Value =						
FT TO POB TH N 89 DEG 34' 16" W 263.33 FT	X	Water							
TH N 28 DEG 15' 16" W 65 FT N 75 DEG 34'	X	Sewer							
14" E 292.20 FT S 04 DEG 48' E 132.52 FT	X	Electric							
TO POB. APP .63 A.	X	Gas							
Comments/Influences		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
	X	Rolling							
		Low							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	2025	77,700	92,100	169,800			76,086C
		When	2024	51,900	91,000	142,900			73,799C
		What	2023	41,100	86,800	127,900			70,285C
			2022	20,500	78,100	98,600			66,939C

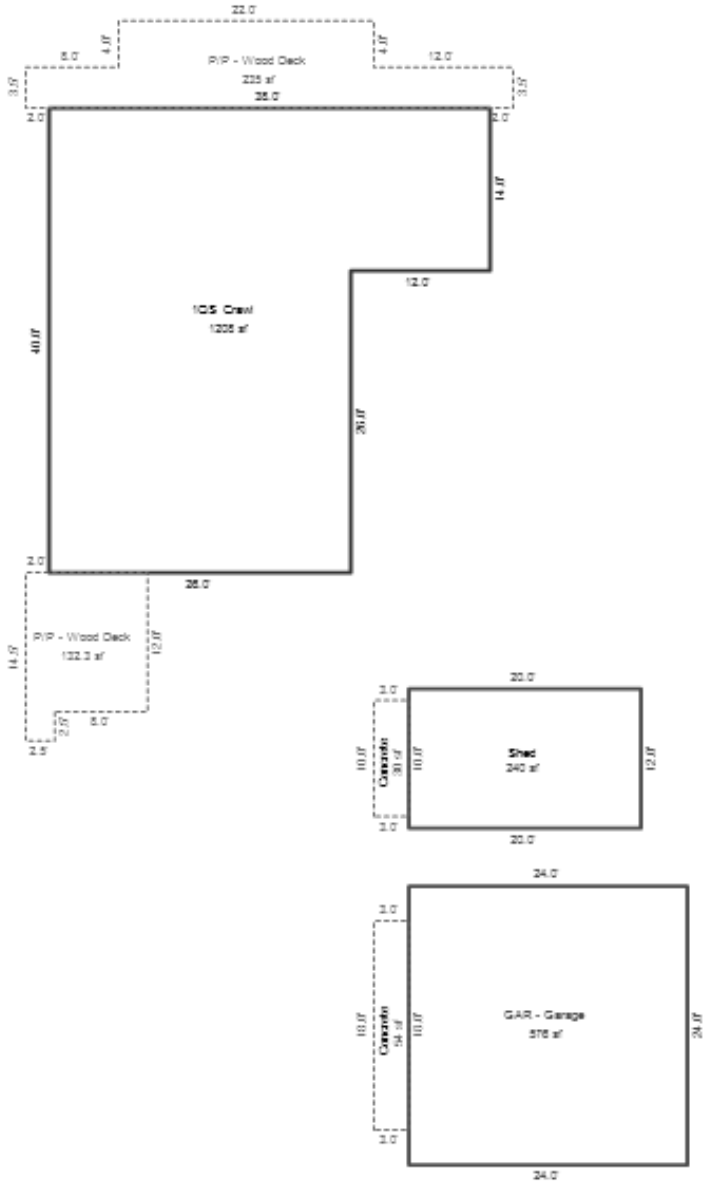


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 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 235 132	Type WPP Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. 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: 1,510 Total Base New : 201,603 Total Depr Cost: 120,963 Estimated T.C.V: 181,445		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1970											
Yr Built 1970	Remodeled 0	Ex	Ord	X	Min	200 Amps Service			Ground Area = 1208 SF		Floor Area = 1510 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60												
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			1.25 Story		Siding		Crawl Space		1,208		Total:		158,113		94,868				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		727					
(1) Exterior		(6) Ceilings		No. of Fixtures			2			Plumbing		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick Stucco Insulation	(7) Excavation		Ex. X Ord. Min			3			Porches		WPP		Deck		Treated Wood		235		4,258		2,555			
(2) Windows		(8) Basement		Many X Ave. Few			2			Garages		Class: CD Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		576		21,923		13,154			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1208 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water/Sewer		Public Sewer		Water Well, 100 Feet		Built-Ins		Appliance Allow.		1		1,906		1,144	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Local Cost Items		SANITARY SEWER		1		0		0		0		*			
(3) Roof		(10) Floor Support		Lump Sum Items:			1			Notes:		ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:		181,445		Totals:		201,603		120,963					
X	Gable Hip Flat	Chimney:		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic															
X	Gambrel Mansard Shed																								
X	Asphalt Shingle																								

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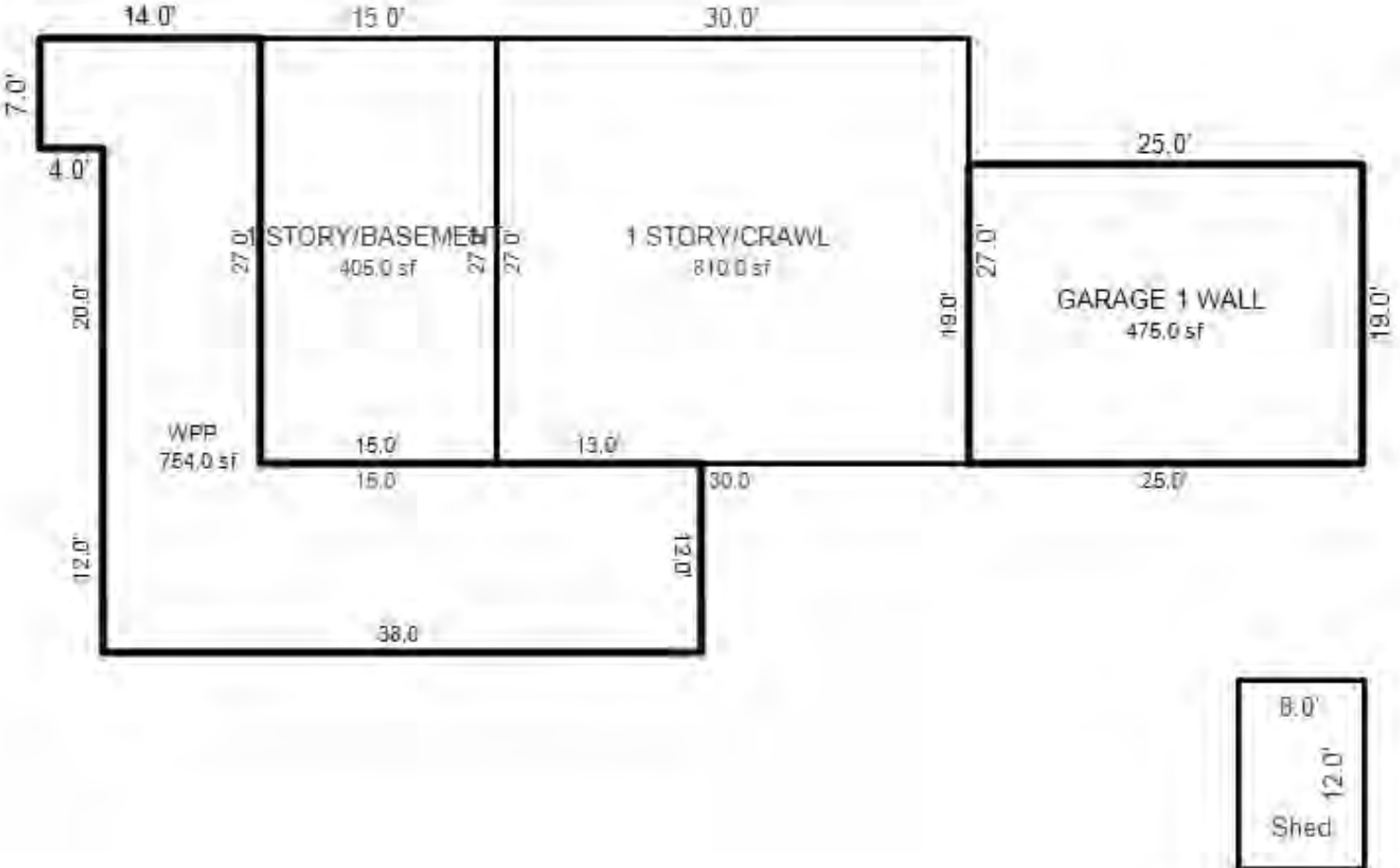
*** Information herein deemed reliable but not guaranteed***

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				
1930 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
CHASE NELSON R 1930 SCHNEIDER PARK RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 337,110 TCV/TFA: 277.46								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A50'@1600/	45.00	322.50	1.0376	1.5066	1600	100	PROGRESSION	112,547
			Paved Road	45 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value =		112,547		
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 4in Ren. Conc.	8.06	456	0	0				
		X	Sewer	D/W/P: 3.5 Concrete	6.49	45	0	0				
		X	Electric	Metal Prefab	18.62	96	50	894				
		X	Gas	Residential Local Cost Land Improvements								
			Curb	Description	Rate	Size	% Good	Cash Value				
			Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950				
			Standard Utilities	Total Estimated Land Improvements True Cash Value =				1,844				
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			PRIVATE RD	2025	56,300	112,300	168,600			68,708C		
				2024	37,100	110,900	148,000			66,643C		
				2023	29,400	105,900	135,300			63,470C		
				2022	14,600	95,400	110,000			60,448C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	09/26/2017	INSPECTED								
		TPC	03/30/2015	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 754	Type WPP	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: 1 Mech. Doors: 0 Area: 475 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1973	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. Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			No. of Elec. Outlets Many X Ave. Few											
(2) Windows		(8) Basement			(13) Plumbing											
X	Many Avg. X Few	Large Avg. Small	Basement: 405 S.F. Crawl: 810 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer											
(3) Roof		400	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Brick																
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C		Blt 1973				
(11) Heating System: Forced Heat & Cool																
Ground Area = 1215 SF Floor Area = 1215 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		405										
1 Story		Siding		Crawl Space		810										
Total:						171,859		111,707								
Other Additions/Adjustments																
Recreation Room						400		7,624		4,956						
Plumbing																
Average Fixture(s)		1				1,455		946								
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost						475		21,480		13,962						
Common Wall: 1 Wall						1		-2,647		-1,721						
Door Opener						1		539		350						
Water/Sewer																
Public Sewer						1		1,473		957						
Water Well, 100 Feet						1		5,725		3,721						
Built-Ins																
Appliance Allow.						1		2,727		1,773						
Fireplaces																
Exterior 1 Story						1		6,420		4,173						
Porches																
WPP						754		11,777		7,655						
Local Cost Items																
SANITARY SEWER						1		0		0				*		
Totals:										228,432		148,479				
<<<< 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.
GWISDALA ROBERT A & LORI	GWISDALA ROBERT A & LORI	0	02/12/2019	QC	09-FAMILY	201900386	PROPERTY TRANSFER	0.0
		132,000	08/01/1998	WD	33-TO BE DETERMINED	321:712	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1960 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GWISDALA ROBERT A & LORI 600 NORTHVIEW DR FRANKENMUTH MI 48734	MAP #:					
	2025 Est TCV 379,107 TCV/TFA: 202.51					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE SEC 415.3 FT TH N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48' 00" W 120.33 FT TO POB TH N 88 DEG 24' 00" W 302.10 FT TH N 29 DEG 19' 00" E 73.26 FT S 88 DEG 24' 00" E 260.74 FT S 04 DEG 48' 00" E 65.25 FT TO POB. APP .45 A.	X	Dirt Road		A50'@1600/	73.00	269.00	0.8759	1.4139	1600 100	144,655
	X	Gravel Road		73 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =	144,655
	X	Paved Road		Land Improvement Cost Estimates						
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
	X	Sidewalk		D/W/P: Asphalt Paving	3.06	1920	0	0		
	X	Water		Wood Frame	31.84	80	50	1,273		
	X	Sewer		Residential Local Cost Land Improvements						
	X	Electric		Description	Rate	Size	% Good	Cash Value		
	X	Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375		
		Curb		Total Estimated Land Improvements True Cash Value =						3,648
		Street Lights								
		Standard Utilities								
		Underground Utils.								

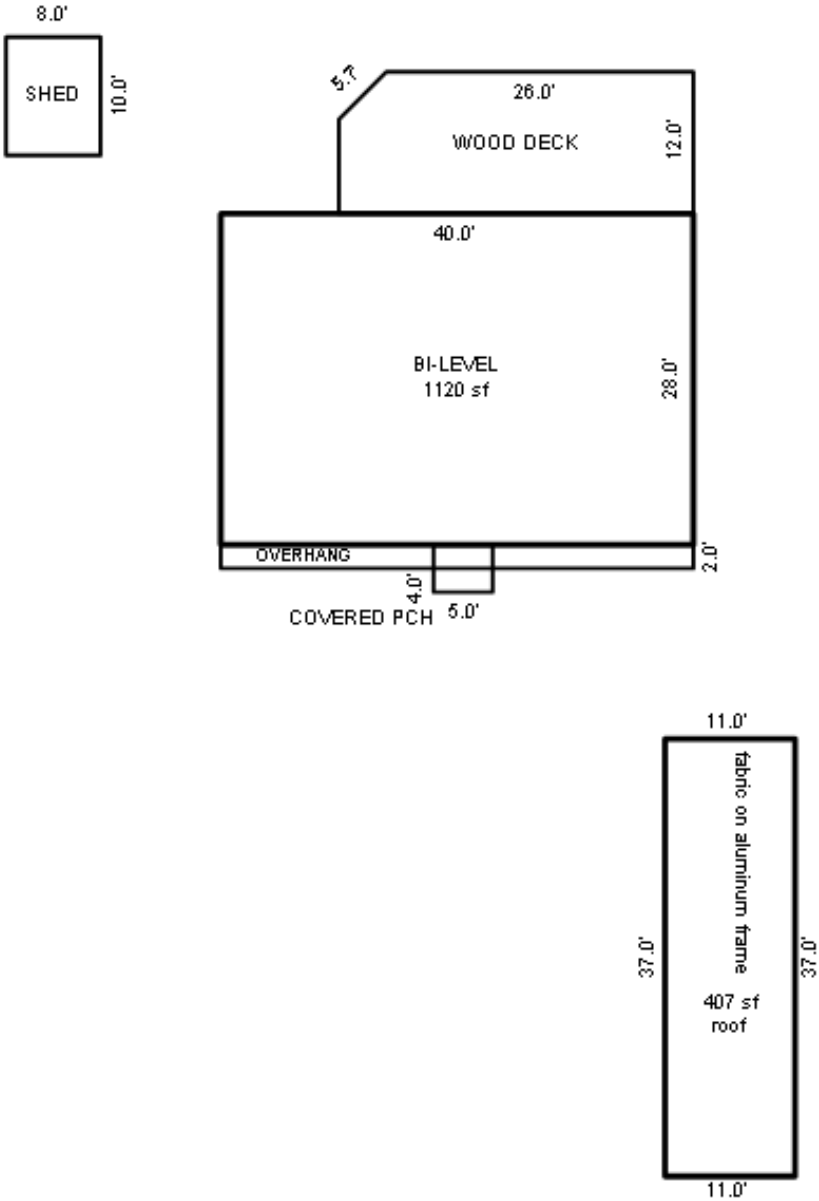


Comments/Influences	Topography of Site
	Level
	X Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	X Waterfront
	Ravine
	Wetland
	Flood Plain
	X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	72,300	117,300	189,600			102,557C
2024	51,000	115,800	166,800			99,474C
2023	40,400	110,500	150,900			94,738C
2022	22,200	99,600	121,800			90,227C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
VERPLANCK JACK A & MARY L	GWISDALA ROBERT & LORI TR	84,900	07/12/2019	WD	03-ARM'S LENGTH	2019-02149	DEED	100.0					
VERPLANCK JACK A	VERPLANCK JACK A & MARY L	0	01/08/2018	AFF	07-DEATH CERTIFICATE	2019-02147	PROPERTY TRANSFER	0.0					
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	21-NOT USED/OTHER	2007/3969	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/30/2019 Qual. Fr. PA 42									
Owner's Name/Address		MAP #:		2025 Est TCV 126,163									
GWISDALA ROBERT & LORI TRUST 600 NORTHVIEW DR FRANKENMUTH MI 48734		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements			* Factors *								
. SEC 10 T22N R8W (3*1997) THAT PART OF GOV'T LOT 1 SEC 10 AFTER EXCLUDING THE LAND PLATTED AS SAPPHIRE LAKE ACRES AND EXC BEG AT SW COR OF SAID GOV'T LOT 1, GOING S 88 DEG 39' 40" E 453 FT ALONG S LINE OF SEC 10, TH N 33 FT; TO SW COR OF THE ST IN PLAT OF SAPPHIRE LAKE ACRES TH N 4 DEG 48' W, ALONG THE W LINE OF SAID ST 423.35 FT; TH N 78 DEG 18' W 413.60 FT; TO A PT ON E LINE OF LOT 1 IN SAID PLAT OF SAPPHIRE LAKE ACRES TH S 1 DEG 27' W 71.02 FT TO SE COR OF LOT 1 IN SAID PLAT. TH SE'LY ALG WATERS EDGE OF		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ON BDRY OF SD S EXCEPTED PARCEL LOT 1 LYING W'LY NW COR LOT 11 09 DEG W 204.5 FT, N 31 DEG T TO N LINE OF IF THE SURVEY N ON FILE***		Gravel Road			Residentia 30 - 65	\$3700	34.10	Acres	3700	100			126,163
RD		Paved Road			Residentia ROW @ ZERO		0.59	Acres	0	100			0
		Storm Sewer			34.69 Total Acres Total Est. Land Value = 126,163								
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utilis.											
		Topography of Site											
		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		
		Who	When	What	2025	63,100	0	63,100			34,895C		
		TPC 05/06/2018 INSPECTED			2024	51,100	0	51,100			33,846C		
		TPC 12/27/2017 INSPECTED			2023	40,900	0	40,900			32,235C		
		TPC 09/25/2017 INSPECTED			2022	30,700	0	30,700			30,700S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VERPLANCK JACK A & MARY L	SYKORA DANIEL & JAMIE	380,000	08/03/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02280	PROPERTY TRANSFER	100.0
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	21-NOT USED/OTHER	2007/3969	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/14/2008	20080310	Complete
Owner's Name/Address	P.R.E. 100% 10/07/2022					
SYKORA DANIEL & JAMIE 1830 S SCHNEIDER ST LAKE CITY MI 49651	MAP #: 2025 Est TCV 49,128 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 10 T22N R8W (0*2001) BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT, N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38'14"W 150 FT TO POB. .6890A.	X	Dirt Road		A 200' @ 90/FF	150.00	200.00	1.0746	0.8409	90	100	12,199
		Gravel Road		150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 12,199							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size % Good	Cash Value				
		Sidewalk		Residential Local Cost Land Improvements							
		Water		Description	Rate	Size % Good	Cash Value				
	X	Sewer		LAND IMPROVE 1000	1,000.00	1 97	970				
	X	Electric		Total Estimated Land Improvements True Cash Value = 970							
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level							
	X	Rolling	2025	6,100	18,500	24,600			21,837C
		Low	2024	6,100	15,900	22,000			21,181C
		High	2023	4,700	15,500	20,200			20,173C
		Landscaped	2022	6,400	14,200	20,600		20,600W	19,213C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain							
		PRIVATE RD							

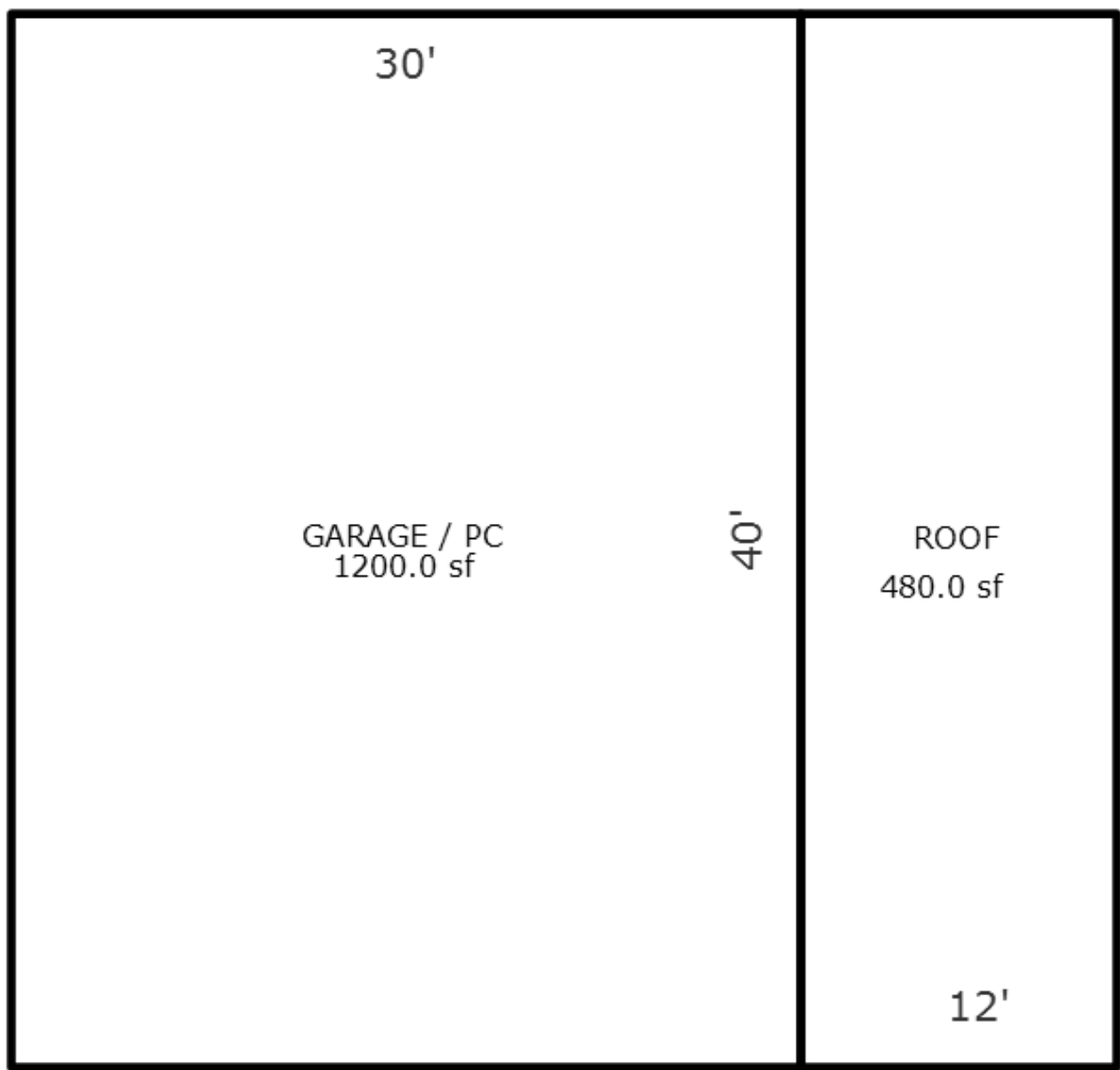


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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 480	Type Roof Cover Onl	Year Built: 2008 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: 1200 % 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			(12) Electric		Class: C -5 Effec. Age: 10 Floor Area: 0 Total Base New : 36,323 Total Depr Cost: 32,690 Estimated T.C.V: 35,959
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			Trim & Decoration		Size of Closets		No Heating/Cooling		
Building Style: GRG		Ex	Ord	Min	Central Air Wood Furnace			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C -5 Blt 2008			
Yr Built 2008	Remodeled 0	Size of Closets			(13) Plumbing			Ex. Ord. Min		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			
Room List		Lg	Ord	Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Basement	1st Floor	(5) Floors			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			Many Ave. Few		Other Additions/Adjustments		Garages			
2nd Floor	Bedrooms	Kitchen: Other: Other:			No. of Elec. Outlets			Class: C Exterior: Pole (Unfinished)		Door Opener		1 539 485			
(1) Exterior		(6) Ceilings			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Base Cost		1200 28,536 25,682			
Wood/Shingle	Aluminum/Vinyl	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			w/Roof (Roof portion)		Solar Water Heat		480 7,248 6,523			
Brick	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:		w/Roof (Roof portion)		480 7,248 6,523			
(2) Windows		(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			Notes:		w/Roof (Roof portion)		480 7,248 6,523			
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4012 RURAL METES & BOUNDS) 1.100 => TC		w/Roof (Roof portion)		480 7,248 6,523			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:		w/Roof (Roof portion)		480 7,248 6,523			
(3) Roof		(10) Floor Support			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		w/Roof (Roof portion)		480 7,248 6,523			
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:		w/Roof (Roof portion)		480 7,248 6,523			
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		w/Roof (Roof portion)		480 7,248 6,523			
Chimney:		Lump Sum Items:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		w/Roof (Roof portion)		480 7,248 6,523			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYNCH LISA	LYNCH MICHAEL P & LISA A	0	10/17/2018	WD	09-FAMILY	2018-03396	PROPERTY TRANSFER	0.0
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	QC	09-FAMILY	2015-01044	PROPERTY TRANSFER	0.0
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	AFF	07-DEATH CERTIFICATE	OBITUARY	DEED	100.0
STACHEL MARY M	STACHEL FAMILY TRUST	0	03/10/2011	QC	21-NOT USED/OTHER	2011-00738	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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LYNCH MICHAEL P & LISA A TRUST 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879	2025 Est TCV 45,781 TCV/TFA: 0.00					
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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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		I 200' @ 200/	110.00	245.00	1.1612	0.8847	200 100 R/T-5 LOC+5	22,600
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		110 Actual Front Feet, 0.62 Total Acres					Total Est. Land Value =	22,600
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Tax Description	X	Dirt Road						
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SEC 10 T22N R8W (3*1997) BEG S 72 DEG 20'E 41.72 FT FROM NORTHERNMOST POINT OF SAPPHIRE LAKE ACRES SUB THS 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88 DEG 13'58"W 124.92 FT, S34 DEG 10'12"W 212.38 FT TO POB. .62A.	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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		Curb						
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		Street Lights						
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		Standard Utilities						
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		Underground Utils.						
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		Topography of Site						
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	X	Level						
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		Rolling						
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		Low						
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		High						
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		Landscaped						
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		Swamp						
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		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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	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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		Who	When	What	2025	11,300	11,600	22,900		12,575C
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		TPC 05/30/2022	INSPECTED		2024	6,000	11,600	17,600		12,197C
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		TPC 04/30/2021	INSPECTED		2023	5,500	11,100	16,600		11,617C
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		TPC 05/06/2018	INSPECTED		2022	4,500	10,000	14,500		11,064C
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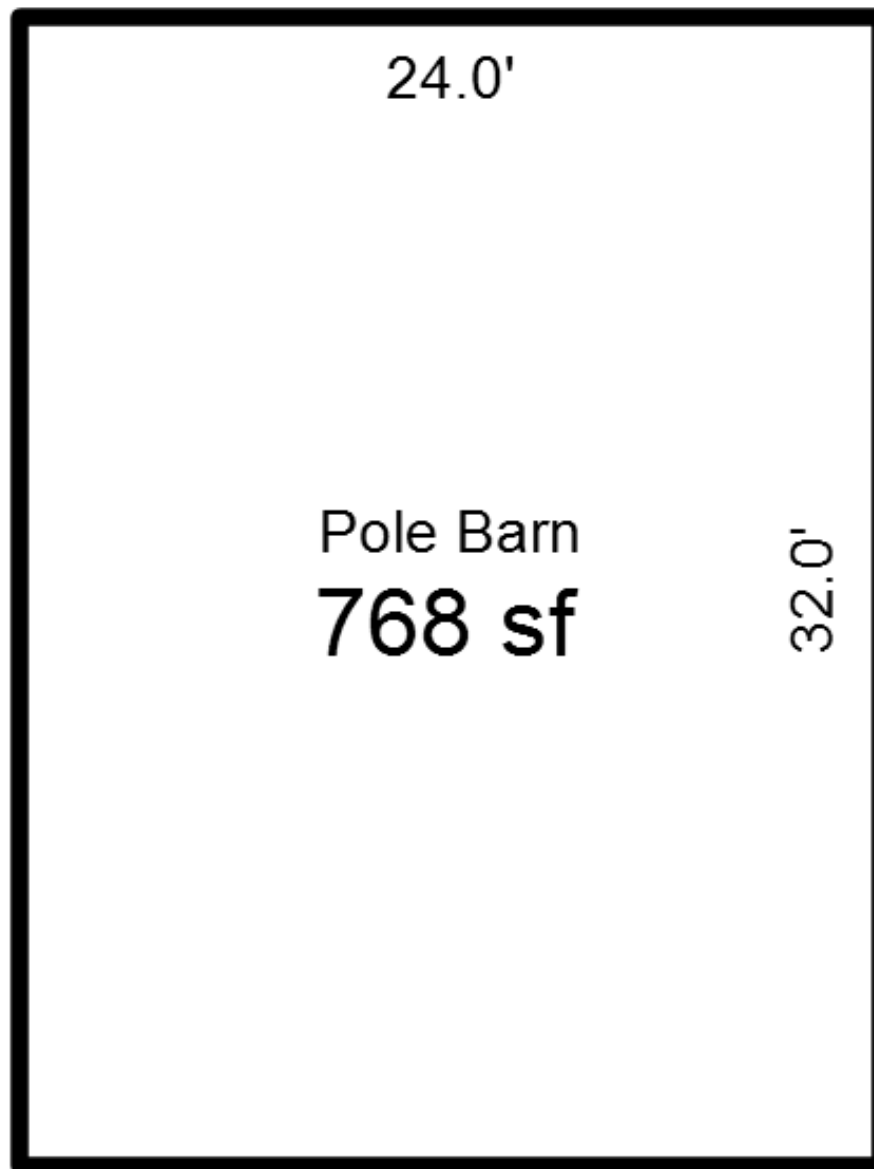


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Missaukee, Michigan

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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	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: 2000 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:									
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 19,317 Total Depr Cost: 15,454 Estimated T.C.V: 23,181			
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		X No Heating/Cooling		Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG							
Building Style: GRG		Ex	Ord	Min	Size of Closets		0 Amps Service		No. of Elec. Outlets		Many		Ave.		Few						
Yr Built 2000	Remodeled 0	Lg		Ord	Small	(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes:							
Condition: Average		Doors		Solid	H.C.	(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement					
Room List		Basement		1st Floor		2nd Floor		Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Many Avg. Few		Large Avg. Small		(8) Basement		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)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		(14) Water/Sewer		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Lump Sum Items:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows		Many Avg. Few		Large Avg. Small		(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer 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		Many Avg. Few		Large Avg. Small		(8) Basement		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)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	
Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		(14) Water/Sewer		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		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-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ELLIS ROBERT T 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152		2025 Est TCV 11,960				
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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 *		IRREGULAR SHAPE
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				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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				I 200' @ 200/	40.00	399.66	1.4953	0.9998	200 100	11,960
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				40 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =	11,960
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Tax Description	X	Dirt Road								
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SEC 10 T22N R8W PCL 1 OF THE SURVEY RECORDED IN LIBER S-3 PG 307. .367A.		Gravel Road								
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Comments/Influences		Paved Road								
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SPLIT FROM 008-00 FOR 96		Storm Sewer								
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		Sidewalk								
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		Water								
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	X	Sewer								
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	X	Electric								
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	X	Gas								
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		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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		Swamp								
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		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								
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		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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					2025	6,000	0	6,000			1,759C
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					2024	5,000	0	5,000			1,707C
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					2023	4,000	0	4,000			1,626C
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					2022	3,500	0	3,500			1,549C
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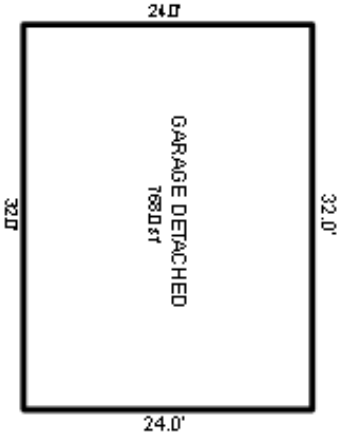
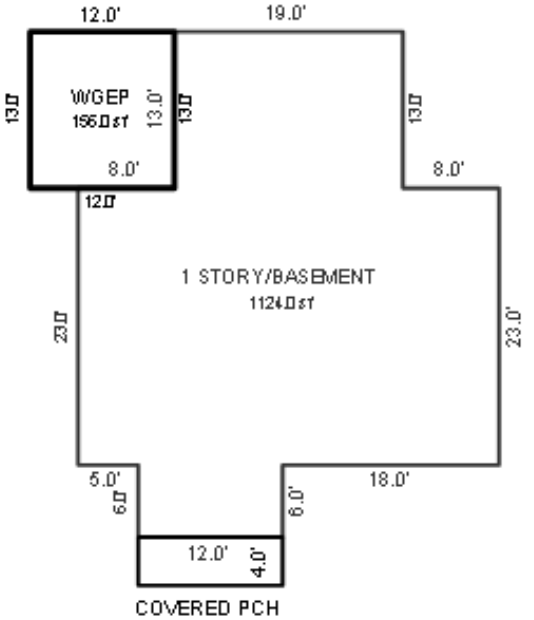
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GRAY NORMA L FAMILY TRUST	SINKA WILLIAM & CORNELIA	168,000	10/22/2018	WD	03-ARM'S LENGTH	2018-03413	PROPERTY TRANSFER	100.0				
GRAY NORMA L	GRAY NORMA L FAMILY TRUST	0	03/22/2016	AFF	07-DEATH CERTIFICATE	2016-02454	PROPERTY TRANSFER	0.0				
GRAY RICHARD D	GRAY NORMA L	0	07/27/2005	AFF	07-DEATH CERTIFICATE	2011-01777	DEED	0.0				
GRAY RICHARD D & NORMA L	GRAY NORMA L FAMILY TRUST	1	01/17/2005	QC	09-FAMILY	2016-02452	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1970 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 04/21/2022										
SINKA WILLIAM & CORNELIA 1970 SCHNEIDER ST LAKE CITY MI 49651		MAP #:		2025 Est TCV 362,581 TCV/TFA: 322.58								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W BEG AT PT S 88 DEG 40' E 415.3 FT & N 4 DEG 48' W 93.2 FT TO POB N 88 DEG 30' W 273.7 FT N 38 DEG 10' E 75.7 FT S 88 DEG 24' E 222.1 FT S 4 DEG 48' E 60 FT TO POB PT GOVT LOT 1. .3861 A.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50'@1600/	60.00	280.31	0.9382	1.4344	1600	100		129,191
		Paved Road		60 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 129,191								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.49	300	0	0				
		Sewer		D/W/P: 4in Concrete	6.87	160	0	0				
		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 = 950								
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		X	Rolling									
			Low									
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2025	64,600	116,700	181,300			115,982C		
		TPC 12/27/2017 INSPECTED		2024	44,500	115,200	159,700			112,495C		
		TPC 09/26/2017 INSPECTED		2023	35,200	110,000	145,200			107,139C		
		TPC 03/30/2015 INSPECTED		2022	19,500	99,100	118,600			102,038C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNEIDER JOHN III & SCHN	KOETJE HALEY M	260,000	10/27/2021	WD	09-FAMILY	2021-03646	PROPERTY TRANSFER	100.0
SCHNEIDER LUCILLE M LE	SCHNEIDER JOHN III & SCHN	0	07/30/2021	OTH	18-LIFE ESTATE	2021-02668	DEED	0.0
SCHNEIDER LUCILLE	SCHNEIDER LUCILLE	0	01/22/2003	QC	18-LIFE ESTATE	2003-00397	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1988 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		Garage	08/19/2024	PE24-0147	100%
	P.R.E. 100% 10/27/2021		Construction (new)	08/15/2024	PM24-0128	100%
Owner's Name/Address	MAP #:		Garage	05/01/2024	PB24-0049	100%
KOETJE HALEY M 1988 S SCHNEIDER ST LAKE CITY MI 49651	2025 Est TCV 479,755 TCV/TFA: 503.94					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A50'@1600/	93.00	388.00	0.8048	1.6073	1600	100		192,471
	93 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								192,471

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W (0*1998) BEG AT SW COR GOV'T LOT 1 TH S 88 DEG 24' E 414.70 FT,N 4 DEG 48' W 33.18 FT,N 04 DEG 48' W 60.31 FT,TH N 88 DEG 30' W 371.99 FT,TH S 20 DEG 54' 30" W 97.82 FTTO POB EXC BEG AT SW COR GOV'T LOT 1 TH N 89 DEG 25'W 39.31 FT, N 66 DEG 10'26" E 29 FT, SE'LY TO POB. .827A.	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

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.



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

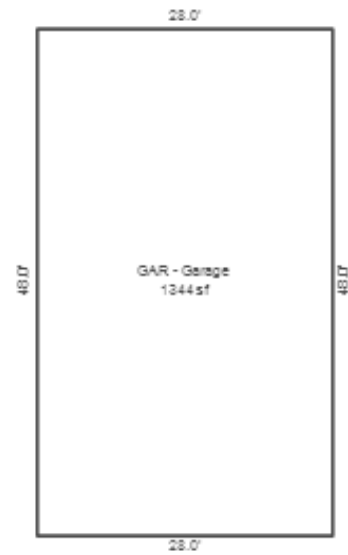
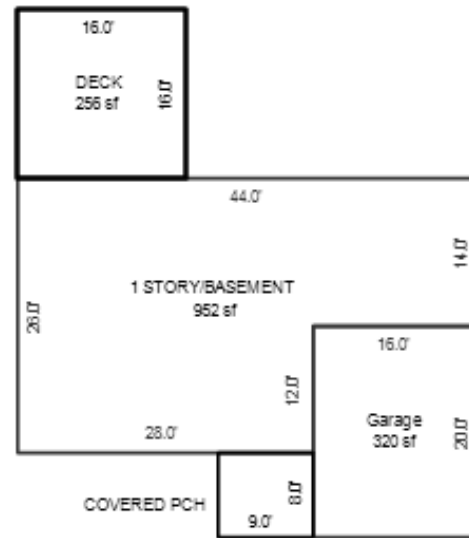
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	96,200	143,700	239,900			172,440C
2024	67,100	114,800	181,900			140,679C
2023	53,100	109,700	162,800			133,980C
2022	25,900	101,700	127,600			127,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 256	Type CCP (1 Story) WPP	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 320 % 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 Effec. Age: 25 Floor Area: 952 Total Base New : 251,147 Total Depr Cost: 188,356 Estimated T.C.V: 282,534			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			E.C.F. X 1.500								
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service									
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1989					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Ground Area = 952 SF Floor Area = 952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
(1) Exterior		Ex.	X	Ord.		Min	No. of Elec. Outlets			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall		Many	X	Ave.		Few	(13) Plumbing						
(2) Windows		(7) Excavation		1	Average Fixture(s)		Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. X Few	Large Avg. Small	Basement: 952 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	(14) Water/Sewer			1 Story Siding Basement 952 Total: 147,560 110,667								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Lump Sum Items:			Other Additions/Adjustments									
(3) Roof		(9) Basement Finish		852 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Recreation Room 852 16,239 12,179 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 Porches CCP (1 Story) 72 2,068 1,551 WPP 256 4,910 3,682 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 16,650 12,487 Common Wall: 1.5 Wall 1 -3,971 -2,978 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 3 1,616 1,212 Base Cost 1344 47,053 35,290 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Plumbing							
X	Asphalt Shingle									Water/Sewer								
Chimney: Metal										Water/Sewer								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENSER JOHN W ET AL	ELLIS JO ANNE DENSER	0	12/03/2010	OTH	06-COURT JUDGEMENT	2010-5372 OTHE	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1736 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ELLIS JO ANNE DENSER 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152	2025 Est TCV 291,833 TCV/TFA: 359.40					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				Value			
				Description	Frontage	Depth	Rate %Adj.		Reason		
. SEC 10 T22N R8W BEG 1320 FT W OF NE COR GOV'T LOT 1, TH S 100 FT, TH W TO SHORE OF SAPPHIRE LAKE, TH NE'LY TO A PT W OF POB, TH E TOPOB. .6061A.	X	Dirt Road		A50'@1600/	100.00	264.00	0.7846	1.4046	1600	100	176,328
Comments/Influences	X	Gravel Road		100 Actual Front Feet, 0.61 Total Acres					Total Est. Land Value =		176,328
	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description			Rate	Size % Good		Cash Value	
	X	Sidewalk		Wood Frame			18.94	240 94		4,273	
	X	Water		Total Estimated Land Improvements True Cash Value =					4,273		
	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	88,200	57,700	145,900			79,764C
X High		2024	64,300	57,100	121,400			77,366C
Landscaped		2023	50,900	54,400	105,300			73,682C
Swamp		2022	34,300	49,100	83,400			70,174C
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								
Who	When	What						
TPC	12/27/2017	INSPECTED						
TPC	03/30/2015	INSPECTED						
TPC	04/27/2014	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	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							160 96 24	CSEP (1 Story) WPP Treated Wood				
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: D Effec. Age: 40 Floor Area: 812 Total Base New : 123,589 Total Depr Cost: 74,155 Estimated T.C.V: 111,232			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1956	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 123,589 Total Depr Cost: 74,155 Estimated T.C.V: 111,232			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			Total Base New : 123,589 Total Depr Cost: 74,155 Estimated T.C.V: 111,232			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D Blt 1956				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Ground Area = 812 SF Floor Area = 812 SF.							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						Ex. X Ord. Min			Building Areas							
(2) Windows		(7) Excavation		Basement: 572 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Many Avg. X Few	Large Avg. Small		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 572 1 Story Siding Crawl Space 240			Total: 98,786 59,272				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			(13) Plumbing			Other Additions/Adjustments							
X	Gable Hip Flat	Gambrel Mansard Shed		1			1			Basement, Outside Entrance, Below Grade			1 1,798 1,079				
X	Asphalt Shingle	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1			Plumbing			1 1,010 606				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Porches			1 1,010 606				
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1			1			CSEP (1 Story)			160 5,608 3,365				
				1			1			WPP			96 2,250 1,350				
				1			1			Water/Sewer			1 1,158 695				
				1			1			Public Sewer			1 1,158 695				
				1			1			Water Well, 100 Feet			1 5,428 3,257				
				1			1			Built-Ins			1 1,615 969				
				1			1			Appliance Allow.			1 1,615 969				
				1			1			Fireplaces			1 4,898 2,939				
				1			1			Exterior 1 Story			1 4,898 2,939				
				1			1			Deck			24 1,038 623				
				1			1			Treated Wood			24 1,038 623				
				1			1			Local Cost Items			1 0 0				
				1			1			SANITARY SEWER			1 0 0				
				1			1			Totals:			123,589 74,155				
				1			1			Notes:			ECF (4087 SAPPHIRE LAKE) 1.500 => TCY: 111,232				

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



Sketch by Apex IYTV

*** 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
1738 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ELLIS ROBERT T 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152	MAP #:					
	2025 Est TCV 53,311 TCV/TFA: 153.19					

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 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 40 FT S 89 DEG E 90 FT N 31 DEG E 40 FT TO POB. .0826 A.	X	Dirt Road		I 200' @ 200/	40.00	90.00	1.4953	0.6887	200 100	8,239
Comments/Influences	X	Gravel Road		40 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =						8,239
	X	Paved Road		Land Improvement Cost Estimates						
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
	X	Sidewalk		Metal Prefab	17.18	80	50	687		
	X	Water		Total Estimated Land Improvements True Cash Value =					687	



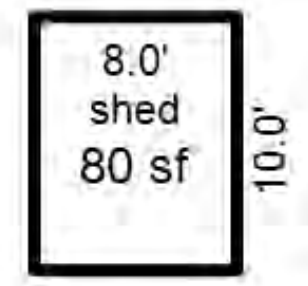
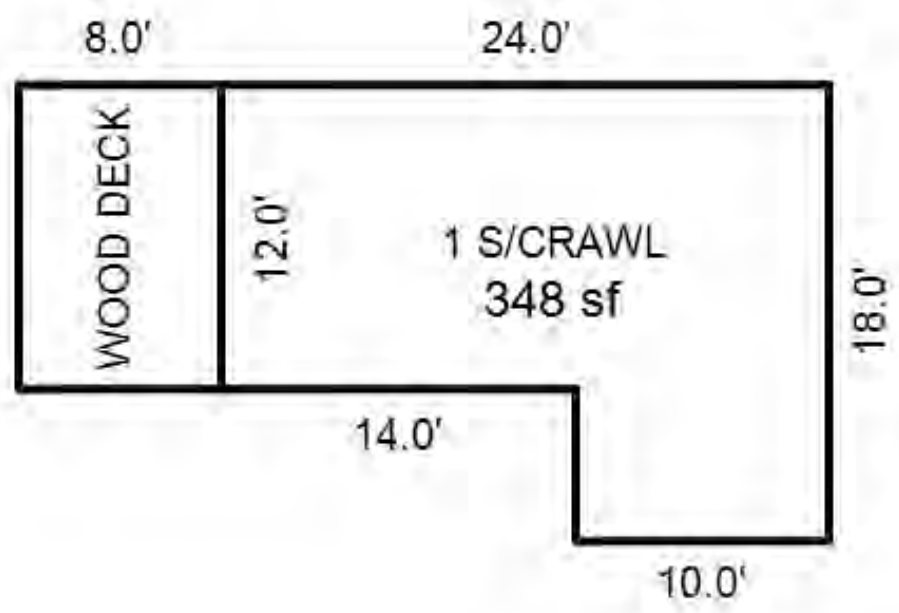
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,100	22,600	26,700			14,104C
Rolling	2024	5,000	19,400	24,400			13,680C
Low	2023	3,500	16,700	20,200			13,029C
High	2022	3,000	14,800	17,800			12,409C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1942	Remodeled 0		Ex		Ord	X	Min									
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors			Kitchen: Other: Other:											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures											
		X	Tile		Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 348 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 348 SF Floor Area = 348 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls CD		Blt 1942				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Crawl Space	348				
Other Additions/Adjustments										Total:		44,512	26,707			
Plumbing										Average Fixture(s)	1	1,212	727			
Deck										Treated Wood	96	2,409	1,445			
Water/Sewer										Public Sewer	1	1,307	784			
										Water Well, 100 Feet	1	5,560	3,336			
Built-Ins										Appliance Allow.	1	1,906	1,144			
Local Cost Items										SANITARY SEWER	1	0	0			
Notes:										Totals:		56,906	34,143			
ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.300 => TCV:												44,385				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDRICH STEVEN & ANNE	GOBERT KERRY L & NORDIN B	145,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01742	PROPERTY TRANSFER	100.0
ALDRICH STEVEN & ANNE	ALDRICH STEVEN & ANN LIFE	0	12/17/2012	WD	03-ARM'S LENGTH	2012-04165	DEED	0.0
NYSON LAVERN R & VIOLET R	ALDRICH STEVEN & ANNE	205,000	05/24/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2068	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 05/30/2023

Owner's Name/Address: GOBERT KERRY L & NORDIN BARBARA J
 1750 S SCHNEIDER ST
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 243,303 TCV/TFA: 203.77

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1600/	50.00	110.00	1.0000	1.0339	1600 100	82,714
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	82,714

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 50 FT TO POB N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
		D/W/P: 3.5 Concrete	6.07	70 0	0
Residential Local Cost Land Improvements					
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =					950

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	41,400	80,300	121,700			84,924C
	X	2024	30,700	79,300	110,000			82,371C
	X	2023	24,300	75,700	100,000			78,449C
	X	2022	16,300	68,200	84,500			74,714C

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

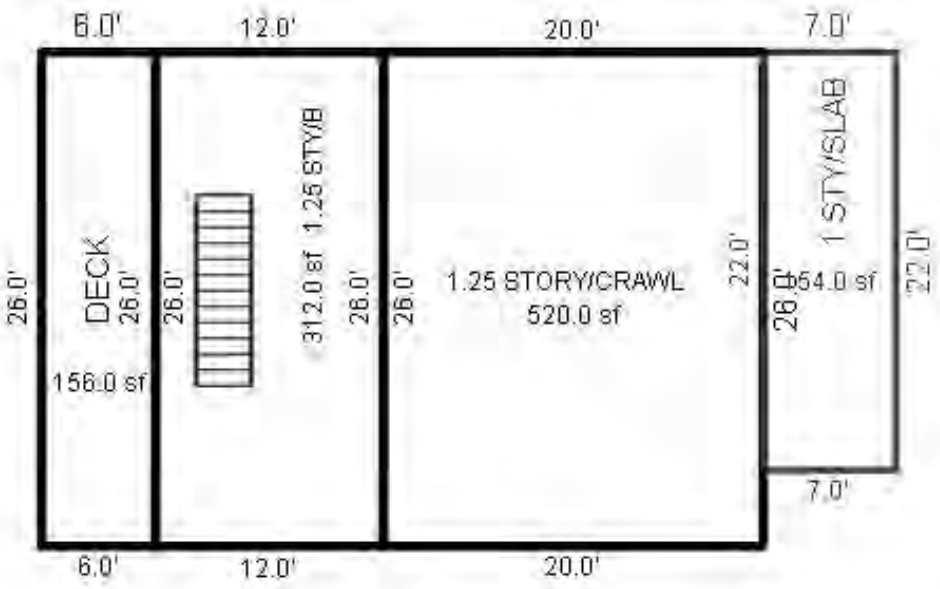


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 156	Type Treated Wood	Year Built: 2000 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,194 Total Base New : 177,374 Total Depr Cost: 106,426 Estimated T.C.V: 159,639		E.C.F. X 1.500		Bsmnt Garage:	
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 177,374 Total Depr Cost: 106,426 Estimated T.C.V: 159,639		E.C.F. X 1.500		Carpport Area: Roof:	
Yr Built 1962	Remodeled 2015	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1962	
Condition: Average		Lg	X	Ord		Small	100 Amps Service			Ground Area = 986 SF		Floor Area = 1194 SF.			
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			1.25 Story Siding Crawl Space 520		1.25 Story Siding Basement 312			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 312 S.F. Crawl: 520 S.F. Slab: 154 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Slab 154		Total: 137,827 82,697			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade 1 2,130 1,278			
X	(2) Windows	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			(14) Water/Sewer			Plumbing		Average Fixture(s) 1 1,212 727			
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		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			Deck		Treated Wood 156 3,391 2,035			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Gable Hip X Flat X			Gambrel Mansard Shed			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154			
X	Asphalt Shingle	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,307 784 Water Well, 100 Feet 1 5,560 3,336			
										Built-Ins		Appliance Allow. 1 1,906 1,144			
										Fireplaces		Wood Stove 1 2,118 1,271			
										Local Cost Items		SANITARY SEWER 1 0 0 *			
										Notes:		ECF (4087 SAPPHIRE LAKE) 1.500 => TCv: 159,639			
										Totals:		177,374 106,426			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDRICH STEVEN & ANNE	GOBERT KERRY L & NORDIN B	70,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01744	PROPERTY TRANSFER	100.0
ALDRICH STEVEN & ANNE	ALDRICH STEVEN & ANN LIFE	0	12/17/2012	WD	03-ARM'S LENGTH	2012-04165	DEED	0.0
NYSON LAVERN R & VIOLET R	ALDRICH STEVEN & ANNE	205,000	05/24/2005	WD	20-MULTI PARCEL SALE REF	05-0/2068	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1760 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GOBERT KERRY L & NORDIN BARBARA J 1750 S SCHNEIDER ST LAKE CITY MI 49651	2025 Est TCV 93,371 TCV/TFA: 149.63					

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 10 T22N R8W BEG 100 FT S 62.4 FT W & S 31 DEG W 50 FT OF NW COR GOV'T LOT 1 TH N 89 DEG W 90 FT S 31 DEG W 100 FT S 89 DEG E 90 FTN 31 DEG E 100 FT TO POB. .2066 A. 2018-01744 INCLUDIG AN EASEMENT FOR WLKWAY PURPOSES OVER AND ACROSS THE FOLLOWING: BEG AT A POINT WHICH LIES 100 FT S 62.4 FT W AND S31DEG W 40 FT OF THE NW COR OF GOV LOT 1 SEC 10 T22N R8W FOR A POINT OF BEG; TH N89DEG W 20 FT TO THE SHORE OF LAKE SAPPHIRE; TH S31DEG W10 FT; TH S89DEG E 200 FT; TH N31DEG E 10 FT TO POB	X	Dirt Road		I 200' @ 200/	90.00	100.00	1.2209 0.7071	200 100	15,540
	X	Gravel Road		90 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =	15,540

. SEC 10 T22N R8W BEG 100 FT S 62.4 FT W & S 31 DEG W 50 FT OF NW COR GOV'T LOT 1 TH N 89 DEG W 90 FT S 31 DEG W 100 FT S 89 DEG E 90 FTN 31 DEG E 100 FT TO POB. .2066 A. 2018-01744 INCLUDIG AN EASEMENT FOR WLKWAY PURPOSES OVER AND ACROSS THE FOLLOWING: BEG AT A POINT WHICH LIES 100 FT S 62.4 FT W AND S31DEG W 40 FT OF THE NW COR OF GOV LOT 1 SEC 10 T22N R8W FOR A POINT OF BEG; TH N89DEG W 20 FT TO THE SHORE OF LAKE SAPPHIRE; TH S31DEG W10 FT; TH S89DEG E 200 FT; TH N31DEG E 10 FT TO POB

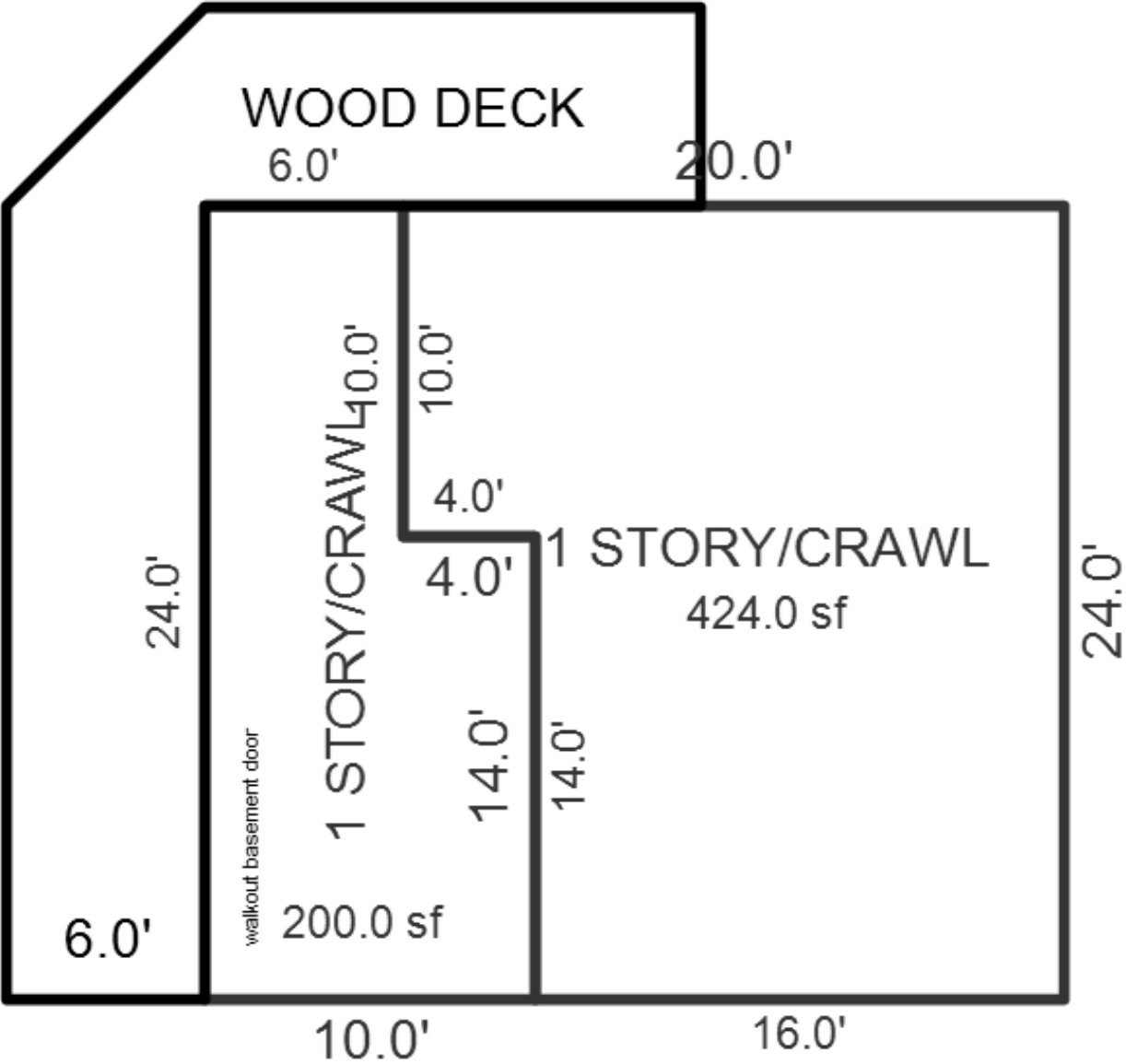


Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2025	7,800	38,900	46,700			33,335C
X High		2024	9,000	33,400	42,400			32,333C
Landscaped		2023	9,000	28,800	37,800			30,794C
Swamp		2022	7,500	26,400	33,900			29,328C
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

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Who	When	What	2025	2024	2023	2022
TPC	12/27/2017	INSPECTED				
TPC	09/25/2017	INSPECTED				
TPC	06/03/2016	INSPECTED				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECK NANCY E	BECK NANCY E	0	02/05/2016	WD	09-FAMILY	2016-00838	PROPERTY TRANSFER	0.0
BECK FRANKLIN H JR	BECK NANCY	0	01/31/2015	AFF	07-DEATH CERTIFICATE	2015-01613	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1740 S SCHNEIDER ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 149,729 TCV/TFA: 467.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W BEG 100 FT S & 152.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 110 FT TO LAKE SAPPHIRE S 31 DEG W 50 FT S 89 DEG E 200FT N 31 DEG E 10 FT N 89 DEG W 90 FT N 31 DEG E 40 FT TO POB. .1470 A.	X		A50'@1600/	50.00	130.00	87,694
			50 Actual Front Feet, 0.15 Total Acres			87,694

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
X	X	Dirt Road	Wood Frame	25.24	80 94	1,898
			Gravel Road	Wood Frame	25.24	80 94	1,898
			Total Estimated Land Improvements True Cash Value = 3,796			

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



X	Rolling								
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	2025	43,800	31,100	74,900		34,345C
	TPC	04/30/2021	INSPECTED	2024	32,000	30,700	62,700		33,313C
	TPC	12/27/2017	INSPECTED	2023	25,400	29,200	54,600		31,727C
	TPC	03/30/2015	INSPECTED	2022	16,300	25,300	41,600		30,217C

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ADD'N TO BATH

1 STY CRAWL



15.0'

20.0'

1 STY CRAWL

16.0'

WGEP
216 sf

10.0'

6.0'
4.0'

WOOD DECK

4.0'

11.0'

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	QC	09-FAMILY	2015-01044	PROPERTY TRANSFER	0.0
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	AFF	07-DEATH CERTIFICATE	OBITUARY	DEED	100.0
STACHEL CHARLES A (DECEAS	STACHEL MARY M (WIFE)	0	08/29/2004	OTH	21-NOT USED/OTHER	2007/1521	DEED	0.0
STACHEL CHARLES & MARY M	STACHEL FAMILY TRUST	0	09/26/2000	QC	21-NOT USED/OTHER	2014-04108	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1764 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LYNCH LISA 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879	2025 Est TCV 222,286 TCV/TFA: 231.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 10 T22N R8W COMM 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 100 FT TO POB TH N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.	X		Dirt Road								
	X		Gravel Road	50 Actual Front Feet, 0.13 Total Acres						82,714	
REPLACEMENT WINDOWS INSTALL EST. 2010 PER ROCHELLE BURK TRUSTEE OF ESTATE- TIM	X		Paved Road								
	X		Storm Sewer								
Comments/Influences	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	41,400	69,700	111,100			70,142C
X	Rolling	2024	30,700	68,900	99,600			68,033C
X	Low	2023	24,300	65,800	90,100			64,794C
X	High	2022	16,300	59,300	75,600			61,709C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE RD							

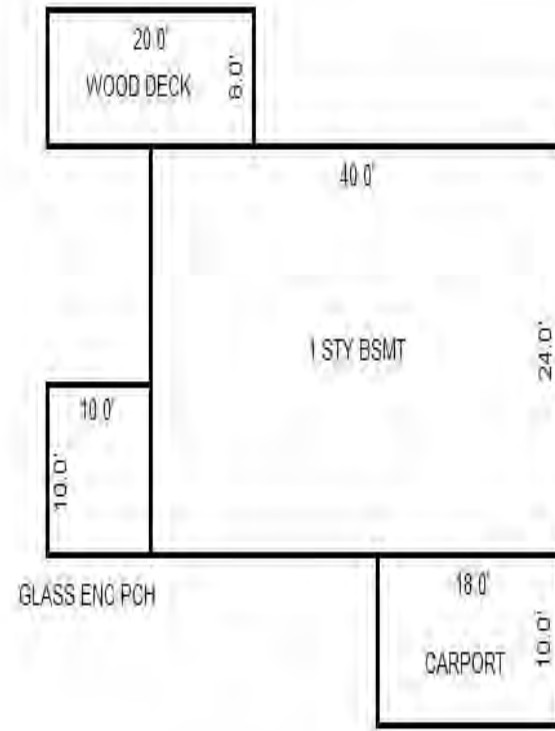
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Who	When	What	2025	2024	2023	2022
TPC	12/27/2017	INSPECTED				
TPC	03/30/2015	INSPECTED				
TPC	04/08/2013	INSPECTED				

*** 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 100 160	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 960 Total Base New : 153,450 Total Depr Cost: 92,070 Estimated T.C.V: 138,105			E.C.F. X 1.500	Bsmnt Garage: Carport Area: 180 Roof: Comp.Shingle		
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 = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 1972			
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Basement 960			Total: 128,653 77,192			
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Plumbing Average Fixture(s) 1 2,122 727 Porches WGEP (1 Story) 100 8,707 5,224 Deck Treated Wood 160 3,448 2,069 Water/Sewer Public Sewer 1 1,307 784 Water Well, 100 Feet 1 5,560 3,336 Built-Ins Appliance Allow. 1 1,906 1,144 Carports Comp.Shingle 180 2,657 1,594 Local Cost Items SANITARY SEWER 1 0 0			Totals: 153,450 92,070			
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Notes:			ECF (4087 SAPPHIRE LAKE) 1.500 => TCVC: 138,105			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 960 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									
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:														
(3) Roof		Chimney: Brick														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



Sketch by Apex I/T

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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	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	32-SPLIT VACANT	2015-00603	DEED	0.0					
INDIAN LAKES L C	CLOVER JAMES P & LORI A	4,000	10/24/2014	WD	03-ARM'S LENGTH	2014-04155	PROPERTY TRANSFER	0.0					
INDIAN LAKES L C	SLACHTER MICHAEL & KIMBER	10,000	08/18/2014	WD	03-ARM'S LENGTH	2014-03496	DEED	0.0					
INDIAN LAKES L C	CLOVER JP & LORI	6,000	02/14/2014	WD	32-SPLIT VACANT	2014-00536	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2025 Est TCV 42,612											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 28 DEG 57'E 30.55, N 89 DEG W 178.53 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT. N 28 DEG 57'18"W 100 FT, N 61 DEG 58'47"E 50 FT, S POB EXC BEG N 28 1 DEG 03'W 50 FT AVEN BEACH, TH S DEG 57"W 50 FT, N DEG 57'E 50 FT TO EL 009-010-017-00 PARCEL N ON FILE***		Public Improvements		* Factors *									
		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia LAKEMISS@		4000	10.65	Acres	4000	100	ADJ	TO SUBDIVISON	42,612
		Paved Road				10.65		Total Acres	Total Est. Land Value =		42,612		
		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											
		PRIVATE RD											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2025	21,300	0	21,300			12,366C		
					2024	21,300	0	21,300			11,995C		
					2023	21,300	0	21,300			11,424C		
					2022	21,300	0	21,300			10,880C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLEISCHMAN JOSEPH B & SUS	FLEISCHMAN JOSEPH B & SUS	0	03/07/2024	WD	15-LADY BIRD	2024-00558	DEED	0.0
INDIAN LAKES L C	FLEISCHMAN JOSEPH B & SUS	1,000	11/13/2017	WD	03-ARM'S LENGTH	2018-00164	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY DR HARTLAND MI 48353	MAP #:					
	2025 Est TCV 1,828					

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									
Gravel Road									
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
A 200' @ 90/FF	25.00	43.56	1.4142	0.5745	90	100		1,828	
A 200' @ 90/FF	25.00	43.56	1.4142	0.5745	90	0	ROAD ENCROACHMENT	0	
50 Actual Front Feet, 0.05 Total Acres								Total Est. Land Value = 1,828	

Tax Description
 SEC 10 T22N R8W (0*2017) (PCL 13B) BEG 61 DEG 03'W 39.37 FR FROM SE COR LOT 4, BIRCHAVEN BEACH UNIT NO 1, TH S 28 DEG 57'E 59.36 FT, N 89 DEG 00'W 57.70 FR, N 28 DEG 57'W 30.55 FT, N 61 DEG 03'E 50 FTTO POB .. 05A.
 SPLIT ON 11/08/2017 FROM 009-010-017-00;
 Comments/Influences
 Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;
 Parent Parcel(s): 009-010-017-00;
 Child Parcel(s): 009-010-017-58;



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	900	0	900			585C
2024	900	0	900			568C
2023	700	0	700			541C
2022	600	0	600			516C

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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.
MOORE SHERMAN W & JUDITH	MOORE SHERMAN W & JUDITH	0	12/21/2023	QC	15-LADY BIRD	2024-01745	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	MOORE SHERMAN W & JUDITH	4,000	05/24/2017	WD	32-SPLIT VACANT	2017-01726	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/27/2017

Owner's Name/Address: MOORE SHERMAN W & JUDITH G
 PO BOX 382
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 8,409

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	50.00	50.00	1.4142	0.5946	200	100		8,409
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								8,409

Tax Description
 5/2017 SPLIT FROM 009-010-017-00
 SEC10T22NR8W BEG N28DEG57'W259.36' &
 S61DEG03'W50' FROM SE COR LOT 60
 BIRCHAVEN BEACH, TH S61DEG03'W50',
 N28DEG57'W50', N61DEG03'E50',
 S28DEG57'E50'E 50' TO POB .0574 A

Comments/Influences
 Split/Comb. on 05/16/2017 completed
 05/16/2017 TIM ;
 Parent Parcel(s): 009-010-017-00;
 Child Parcel(s): 009-010-017-59;

- 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
- X NEAR PRIVATE RD



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 Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,200	0	4,200			3,103C
2024	4,500	0	4,500			3,010C
2023	3,500	0	3,500			2,867C
2022	3,500	0	3,500			2,731C

*** 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	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	32-SPLIT VACANT	2015-00603	DEED	100.0

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

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

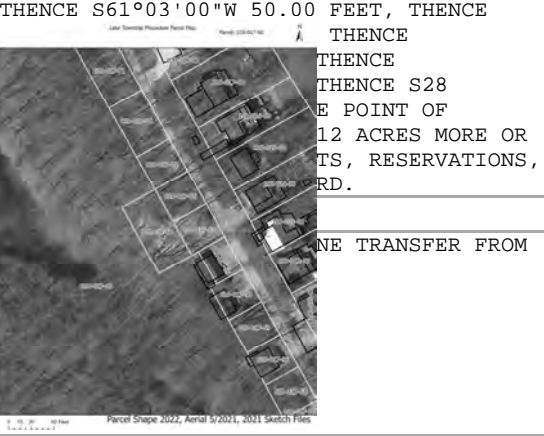
Owner's Name/Address: DEBOER DONALD & JULIE
 2383 S MCGEE
 LAKE CITY MI 49651
 2025 Est TCV 14,142

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/ 100.00 50.00 1.1892 0.5946 200 100 14,142
 100 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 14,142

Tax Description: 2015-00603 & 2015-01475 SCRIVENERS A PARCEL OF LAND IN THE NORTHEAST GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHHAVEN BEACH DRIVE, THENCE S61°03'00"W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'00"W 50.00 FEET, THENCE



- 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	7,100	0	7,100			3,103C
2024	5,700	0	5,700			3,010C
2023	4,200	0	4,200			2,867C
2022	3,500	0	3,500			2,731C

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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	CLOVER JAMES P & LORI A	4,000	10/24/2014	WD	32-SPLIT VACANT	2014-04155	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: CLOVER JAMES P & LORI A
 1614 S BIRCHAVEN BEACH DR
 LAKE CITY MI 49651

2025 Est TCV 8,409

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/ 50.00 50.00 1.4142 0.5946 200 100 8,409
 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 8,409

Tax Description: 2014-04155 SPLIT FROM 010-018-00 IN THE NORTHEAST 1/4 OF SECTION 10, R22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE N28°57'W 109.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BIRCHAVEN BEACH DRIVE OF SAID PLAT, THENCE S61°03'W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'W 50.00 FEET. THENCE N28°57'W 50.00 FEET, THENCE N28°57'W 50.00 FEET, THENCE S28°57'E OF BEGINNING.

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 4,200 0 4,200 2,706C

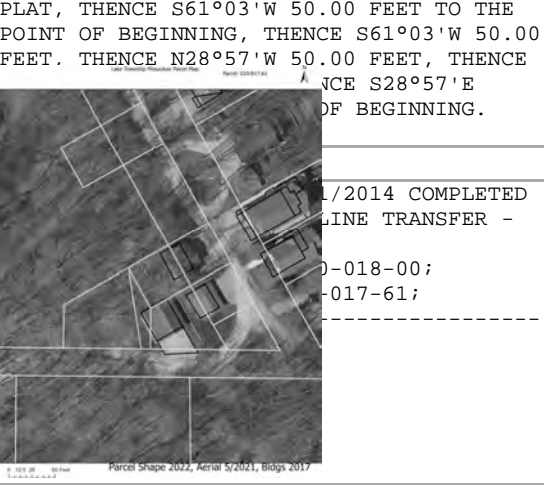
2024 3,200 0 3,200 2,625C

2023 2,500 0 2,500 2,500S

2022 2,800 0 2,800 2,582C

Who When What TPC 05/06/2018 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.
INDIAN LAKES L C	SLACHTER MICHAEL & KIMBER	10,000	08/18/2014	WD	32-SPLIT VACANT	2014-03496	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SLACHTER MICHAEL & KIMBERLY 3533 92ND ST CALEDONIA MI 49316	MAP #:					
	2025 Est TCV 11,398					

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/	50.00	50.00	1.2779	0.5946	200	100		7,598	
I 200' @ 200/	25.00	50.00	1.2779	0.5946	200	100	1/2 OF 50'	3,799	
75 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								11,398	

Tax Description
 2014-03496 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE , AND STATE OF MICHIGAN COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1; THENCE N28°57'00"W 159.36 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF BIRCHAVEN BEACH DRIVE OF SAID PLAT TO THE POINT OF BEGINNING ; THENCE S61°03'00"W 50.00 FEET ; THENCE N28°57'00"W 100.00 FEET PARALLEL TO SAID RIGHT- OF- WAY ; THENCE N61°03'00"E 50.00 FEET TO A POINT ON SAID



- 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	5,700	0	5,700			4,474C
2024	9,000	0	9,000			4,340C
2023	7,000	0	7,000			4,134C
2022	7,500	0	7,500			3,938C

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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	CLOVER JAMES P & LORI A	1,400	08/01/2018	WD	32-SPLIT VACANT	2019-00045	DEED	100.0

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

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

Owner's Name/Address: CLOVER JAMES P & LORI A
 1614 S BIRCHAVEN BEACH DR
 LAKE CITY MI 49651
 2025 Est TCV 1,230

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

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
2019-00045 BEG S61DEG03'00"W 89.37FT, S28DEG57'00"E 30.55 FT, & N 89DEG 00'00"W 83.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N 89DEG00'00"W 10FT, N08DEG38'15"W89.42FT, S28DEG57'0"E50FT, S01DEG01'00"W44.83FT TO POB SECT0T22NR8W .02A 2019-00045 SPLIT ON 08/01/2018 FROM 009-010-017-00;	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	A 200' @ 90/FF	10.00	87.12	2.0000	0.6831	90 100	1,230
Comments/Influences		10 Actual Front Feet, 0.02 Total Acres Total Est. Land Value =						1,230

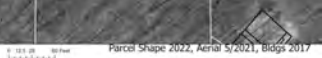
Split/Comb. on 02/08/2019 completed 02/08/2019 TIM ;
 Lake Township Parcel 009-010-017-00;
 009-010-017-63;

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	600	0	600			541C
2024	600	0	600			525C
2023	500	0	500			500S
2022	600	0	600			516C



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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	CLOVER JAMES P & LORI A	6,000	02/14/2014	PTA	32-SPLIT VACANT	2014-00536	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Garage	04/25/2014	2014-0082	100%
Owner's Name/Address	P.R.E. 0%	MAP #:				
CLOVER JAMES P & LORI A 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2025 Est TCV 61,514 TCV/TFA: 0.00				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
2014 SPLIT FROM 009-010-017-00 BEG S61DEG03'00"W 83.53 FT FROM SW COR LOT 4 BIRCHAVEN BEACH THEN S 28'57'00"E30.55FT N89'00'00"W 83.3 FT, N 01'00'00" E 44.83FT, N61'03'00" E 0 FT, S 28'57'00" E 50 FT TO POB.	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
			I 200' @ 200/ 50 Actual Front Feet, 0.10 Total Acres	50.00	87.12	1.4142	0.6831	200 100	9,661
			Total Est. Land Value =						9,661

Comments/Influences	Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
	D/W/P: 4in Ren. Conc.			8.06	809 0	0
	Residential Local Cost Land Improvements		Description	Rate	Size % Good	Cash Value
	LAND IMPROVE 1000			1,000.00	1 95	950
	Total Estimated Land Improvements True Cash Value =				950	



Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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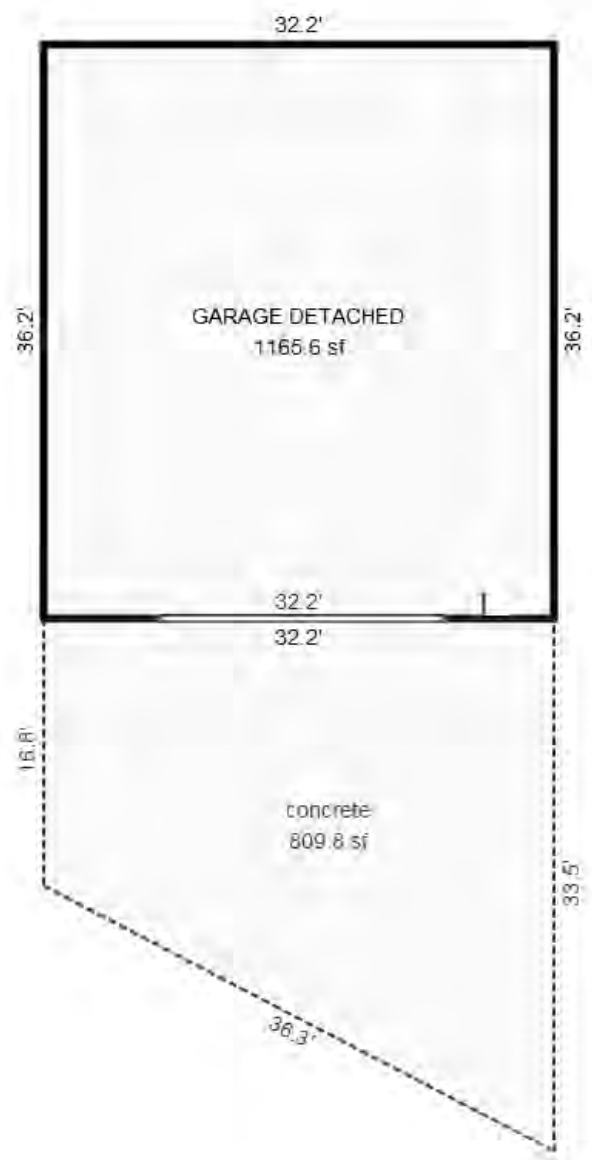
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,800	26,000	30,800			19,530C
2024	4,500	22,300	26,800			18,943C
2023	3,500	19,500	23,000			18,041C
2022	3,500	17,600	21,100			17,182C

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*** Information herein deemed reliable 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: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1165 % 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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 40,787 Total Depr Cost: 39,156 Estimated T.C.V: 50,903							
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2014											
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G			0 Amps Service			(11) Heating System: Forced Air w/o Ducts		Ground Area = 0 SF		Floor Area = 0 SF.										
A-Frame	Building Style: GRG	Trim & Decoration			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Yr Built 2014		Remodeled 0	Ex	Ord	Min	Ex. Ord. Min			No. of Elec. Outlets		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		1165		40,787		39,156
	Condition: Average		Size of Closets			Many Ave. Few			(13) Plumbing		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903						
Room List	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		1165		40,787		39,156		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(12) Electric			3 Fixture Bath		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		1165		40,787		39,156		
		Insulation	Kitchen: Other: Other:		0 Amps Service			2 Fixture Bath		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		1165		40,787		39,156	
(2) Windows	Many Avg. Few		Large Avg. Small	(7) Excavation		No./Qual. of Fixtures			Solar Water Heat		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903						
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex. Ord. Min			No Plumbing		Extra Toilet		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903						
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Extra Sink		Separate Shower		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many Ave. Few			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903				
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(13) Plumbing			Vent Fan		Lump Sum Items:		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903					
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many Ave. Few			Public Water		Public Sewer		Water Well		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903			
(3) Roof	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			1000 Gal Septic		2000 Gal Septic		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903						
		Joists: Unsupported Len: Cntr.Sup:		Public Water			Public Sewer		Water Well		1000 Gal Septic		Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =>		TCV:		50,903				

*** 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.
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000	07/17/2013	WD	05-CORRECTING TITLE	2013-04024&201	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FINK ARNOLD & CAROLE 33992 OLD TIMBER FARMINGTON MI 48331	MAP #:					
		2025 Est TCV 9,286				

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			* Factors *					
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			I 200' @ 200/	50.00	50.00	1.4142 0.5946	200 100	
			50 Actual Front Feet, 0.06 Total Acres				Total Est. Land Value =	8,409

Tax Description
 2013-04024 AFF&WD COMMENCING AT A FOUND IRON AT THE NORTHWESTERLY CORNER OF LOT 23 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #I; THENCE S66DEG48'19"W 40.31 FEET ALONG THE WESTERLY EASEMENT LINE FOR BIRCHAVEN BEACH DRIVE; THENCE S18DEG13'32"E 100.80 FEET ALONG SAID EASEMENT LINE TO THE POINT OF BEGINNING; THENCE S18DEG13 '32"E 50 FEET ALONG SAID EASEMENT LINE, THENCE N66DEG48'19"W50 FEET; THENCE N18DEG 13 '32"W 50 FEET; THENCE N66DEG48'19"E 50 FEET TO THE POINT

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	27.41	64 50	877
Total Estimated Land Improvements True Cash Value =			877



- 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	400	4,600			1,949C
2024	4,500	400	4,900			1,891C
2023	3,500	400	3,900			1,801C
2022	3,500	400	3,900			1,716C

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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	NORMAN RANDALL & CHRISTIE	14,000	10/22/2010	WD	32-SPLIT VACANT	2010-4964SPLIT	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
SIXTH ST	School: LAKE CITY AREA SCHOOL DIST		Garage	05/03/2011	2011-0149	100%
Owner's Name/Address	P.R.E. 0%					
NORMAN RANDALL & CHRISTIE 1562 S HILL ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 92,582 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 10 T22N R8W (0*2010) BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR SAPPHIRE LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT, S 1 DEG W 100 FT TO POB. .2296A. 2006 Parcel 009-010-017-00 Split on 02/15/2006 2011 Split of 009-010-017-00 on 01/03/2011 SEC 10 T22N R8W LOT 93 & 94 SAPPHIRE LAKE PLAT 2. A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS			* Factors * 93 & 94							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	X		Dirt Road							
	X		Gravel Road	50.00	100.00	1.1892	0.7071	200	100	8,409
	X		Paved Road	50.00	100.00	1.1892	0.7071	200	100	8,409
	X		Storm Sewer	100 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		16,818
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							

SEC 10 T22N R8W (0*2010) BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR SAPPHIRE LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT, S 1 DEG W 100 FT TO POB. .2296A. 2006 Parcel 009-010-017-00 Split on 02/15/2006 2011 Split of 009-010-017-00 on 01/03/2011 SEC 10 T22N R8W LOT 93 & 94 SAPPHIRE LAKE PLAT 2. A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS



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

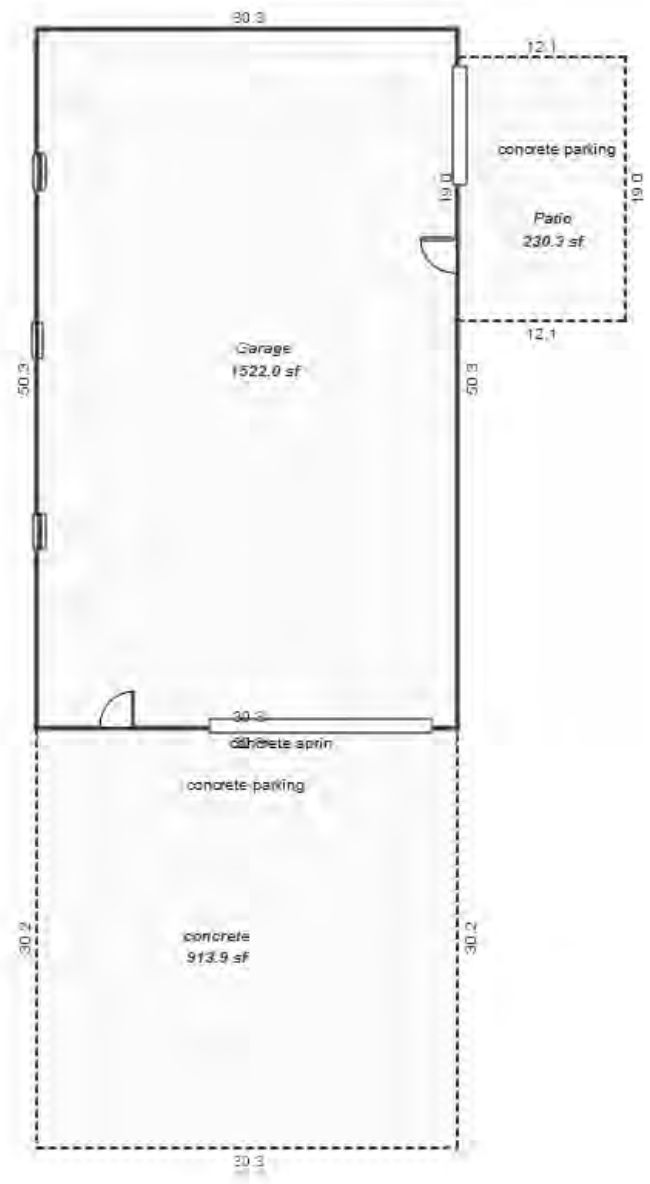
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	8,400	37,900	46,300			25,565C
TPC	12/27/2017	INSPECTED	2024	6,300	37,400	43,700			24,797C
TPC	04/19/2016	INSPECTED	2023	5,000	35,800	40,800			23,617C
TPC	06/17/2011	INSPECTED	2022	3,000	32,300	35,300			22,493C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1522 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.500	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 : 54,363 Total Depr Cost: 48,926 Estimated T.C.V: 73,389
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2011		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		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 0		Doors Solid H.C.		Kitchens: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Garages				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Lump Sum Items:		Door Opener 2 1,078 970 Base Cost 1522 53,285 47,956 Totals: 54,363 48,926		ECF (4087 SAPPHIRE LAKE) 1.500 => TCv: 73,389				
Basement 1st Floor 2nd Floor Bedrooms		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(1) Exterior		(9) Basement Finish													
Wood/Shingle Aluminum/Vinyl Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Insulation		(10) Floor Support													
(2) Windows		Joists: Unsupported Len: Cntr.Sup:													
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															
(3) Roof															
Gable Hip Flat Gambrel Mansard Shed															
Asphalt Shingle															
Chimney:															

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	21-NOT USED/OTHER	2013-02543 QC	DEED	0.0				
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	21-NOT USED/OTHER	2013-02543 QC	DEED	0.0				
FISH THOMAS E LIVING TRUS	FISH THOMAS & SALLIE H&W	0	07/24/2013	QC	21-NOT USED/OTHER	2013-02542 QD	DEED	0.0				
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2987	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 1,534				
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651		Public Improvements		* Factors *		PART OF LOT						
Tax Description		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
2006P284 BEG N 28DEG 58' 47" W 265.18 FT FROM NE COR LOT 49 BIRCHAVEN BEACH THENCE S 64 DEG 54' 54" W 50.14 FT, N26 DEG 38' 26" W 14.98 FT, N64 DEG 54' 37" E 49.53 FT, S 28 DEG 58'47" E 15.01 FT TO POB. .0172 AC. SEC 10 T22N, R8W,		Dirt Road		A 200' @ 90/FF	15.00	50.00	1.9109	0.5946	90	100		1,534
Comments/Influences		Gravel Road		15 Actual Front Feet, 0.02 Total Acres		Total Est. Land Value =		1,534				
		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										
		PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	800	0	800		535C		
		TPC 04/30/2021 INSPECTED			2024	800	0	800		519C		
		TPC 12/27/2017 INSPECTED			2023	600	0	600		495C		
		TPC 10/27/2015 INSPECTED			2022	800	0	800		472C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
CHECINSKI ANDRZEJ & MALGO	MUDREY MICHAEL S & GINA M	277,700	12/19/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03916	PROPERTY TRANSFER	100.0											
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGO	0	05/27/2016	QC	09-FAMILY	2016-02041	DEED	0.0											
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0	05/24/2016	WD	16-LC PAYOFF	2016-02040	DEED	0.0											
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	16-LC PAYOFF	2015-02920	PROPERTY TRANSFER	100.0											
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status									
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 9,651											
Owner's Name/Address		MUDREY MICHAEL S & GINA M 1378 FOXCROFT RD EAST LANSING MI 48823		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
Tax Description		BEG S 28D 57M E 247.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH; TH S 28D 57M E 50 FT; S 61D 03M N 50 FT; N 28D 57M W 50 FT; N 61D 08M E 50 FT TO POB. --.057 AC-- SEC 10 T22N R8W		Public Improvements		* Factors *													
Comments/Influences		X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.		Description		Frontage		Depth		Rate %Adj. Reason		Value							
				I 200' @ 200/		50.00		50.00		1.4142 0.5946		200 100							
				50 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =				8,409		8,409							
				Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value							
				Water		Wood Frame		25.88		96 50		1,242							
				Total Estimated Land Improvements True Cash Value =								1,242							
		Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		X Rolling		Low		2025		4,200		600		4,800						4,438C	
		High		Landscaped		2024		4,500		600		5,100						4,305C	
		Swamp		Wooded		2023		3,500		600		4,100						4,100S	
		Pond		Waterfront		2022		3,500		500		4,000						4,000S	
		Ravine		Wetland															
		X Flood Plain		PRIVATE RD															



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0
INDIAN LAKES LLC	ZYSK DONALD & CAROLYN (H/	7,000	09/08/2005	WD	32-SPLIT VACANT	05-0/3460	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 14,142					

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/	100.00	50.00	1.1892	0.5946	200	100		14,142
100 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 14,142

Tax Description	X	Value
BEG S 28DEG57' E 147.88' FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28DEG57' E 50', S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T22N R82 .574 A 8/2017 SPLIT .0574 A TO 009-010-017-96	X	
BEG S 28D 57M E 147.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28E 57M E 100 FT; S 61D 03M W 50 FT; N 28D 57M W 100 FT; W 61D 03M E 50 FT TO POB. --11.48 AC-- SEC 10 T22N R8W	X	
Comments/Influences		

8/2017 SPLIT .574 A TO 010-017-96	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
05-01-2017 11-12 FROM 010-017-00 FOR 06	X Level	2025	7,100	0	7,100			1,944C
	Rolling	2024	4,500	0	4,500			1,886C
	Low	2023	3,500	0	3,500			1,797C
	High	2022	3,500	0	3,500			1,712C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE SHERMAN W & JUDITH	MOORE SHERMAN W & JUDITH	0	12/21/2023	QC	15-LADY BIRD	2024-01747	PROPERTY TRANSFER	0.0
INDIAN LAKES LLC	MOORE SHERMAN & JUDITH (H	3,900	09/05/2005	WD	32-SPLIT VACANT	05-0/3577	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MOORE SHERMAN & JUDITH G P O BOX 382 Lake City MI 49651	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 8,409					

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/	50.00	50.00	1.4142	0.5946	200	100		8,409
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 8,409

Tax Description
 BEG N28D57M W 259.36 FT SE COR LOT 60
 BIRCHHAVEN BEACH TH S61D03M W 50 FT
 N28D57M W 50 FT; N 61D03M E 50 FT;
 S28D57M E 50 FT TO POB --.0574 AC--
 SEC 10 T22N R8W

Comments/Influences
 05 Split .057 Ac from 010-017 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
- 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	4,200	0	4,200			3,788C
2024	4,500	0	4,500			3,675C
2023	3,500	0	3,500			3,500S
2022	3,500	0	3,500			3,428C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	21-NOT USED/OTHER	2013-02543 QC	DEED	0.0
FISH THOMAS E LIVING TRUS	FISH THOMAS & SALLIE H&W	0	07/24/2013	QC	21-NOT USED/OTHER	2013-02543	DEED	0.0
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2987	DEED	0.0
INDIAN LAKES LLC	FISH THOMAS (NO MARITAL S	5,200	04/25/2005	WD	32-SPLIT VACANT	05-0/1436	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651	2025 Est TCV 13,068					

Improved	X	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

	I 200' @ 200/	90.00	50.00	1.2209	0.5946	200 100	13,068	
	90 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	13,068

Tax Description	X	Value
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SEC 10 T22N R8W (0*2005) BEG N 28 DEG 58'47"W 177.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH S 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 92.14 FT, N 64 DEG 54'54"W 50.14 FT, S 28 DEG 58'47"E 88.76 TO POB. .1040A	X	
Comments/Influences	X	
05 Split .10 from 017-00 for 06	X	

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	6,500	0	6,500			3,959C
2024	5,200	0	5,200			3,840C
2023	3,900	0	3,900			3,658C
2022	3,500	800	4,300			3,484C

Who	When	What
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TPC 12/27/2017	INSPECTED	
TPC 03/30/2015	INSPECTED	
TPC 11/09/2010	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.
SMITH GLENN	SMITH GLEN & SARAH	0	10/07/2020	WD	09-FAMILY	2020-03214	PROPERTY TRANSFER	0.0
SMITH ROBERT I TRUST	SMITH GLENN	0	10/07/2020	WD	09-FAMILY	2020-03213	PROPERTY TRANSFER	0.0
SMITH ROBERT I	SMITH ROBERT I TRUST	0	11/19/2019	WD	09-FAMILY	2019-03697	DEED	0.0
INDIAN LAKES LLC	SMITH ROBERT I & IRENE M	7,000	02/11/2005	WD	32-SPLIT VACANT	05-0/526	DEED	100.0

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

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

Owner's Name/Address: SMITH GLEN & SARAH
 16802 YORKSHIRE
 LIVONIA MI 48154

2025 Est TCV 14,248

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/ 101.00 50.00 1.1863 0.5946 200 100 14,248
 101 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 14,248

Tax Description: SEC 10 T22N R8W (0*2005) BEG S 66 D 56' 31" W 40.67 FT FROM SW COR OF LOT 30 BIRCHAVEN BEACH, S 18 D 11' 45" E 102.75 FT, S 71D 54' 46" W 50 FT, N 18 D 05' 05" W 98.3 FT, N 66 D 48' 19" E 50 FT TO POB. .1154 A M/L

Comments/Influences: 05 Split from 017-00 for 06

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
2025	7,100	0	7,100			3,895C
2024	5,700	0	5,700			3,778C
2023	4,300	0	4,300			3,599C
2022	3,500	0	3,500			3,428C

Who When What

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COEBLY JUDITH L	COEBLY JUDITH L TRUST	10	11/01/2017	QC	09-FAMILY	2017-03557	DEED	0.0
LINDEMAN CHERYL P TRUST	COEBLY JUDITH	83,000	10/02/2017	QC	09-FAMILY	2017-03151	PROPERTY TRANSFER	0.0
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	03-ARM'S LENGTH	2011-03143 WD	PROPERTY TRANSFER	0.0
COEBLY JUDITH L	COEBLY JUDITH L TRUST	1	09/13/2011	WD	03-ARM'S LENGTH	2011-02907	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH 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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COEBLY JUDITH L TRUST 5364 KIERSTAN DR BRIGHTON MI 48114	2025 Est TCV 12,231
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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
I 200' @ 200/	50.00	43.20	1.4142	0.5733	200	100		8,107
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								8,107

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				
X Sewer	6.39	300	50	958
X Electric	23.81	140	95	3,166
X Gas	Total Estimated Land Improvements True Cash Value =			4,124

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,100	2,000	6,100			2,853C
2024	4,500	2,100	6,600			2,768C
2023	3,500	1,900	5,400			2,637C
2022	3,500	0	3,500			702C

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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 LLC	COUGHLIN JOHN T & BERNITA	3,600	09/20/2004	WD	21-NOT USED/OTHER	04-0/4364	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST			09/02/2010	2010-90001	100%
Owner's Name/Address	P.R.E. 100% 12/06/2018					
COUGHLIN JOHN T & BERNITA M 8993 SIMPSON RD OVID MI 48866	MAP #: 2025 Est TCV 53,416 TCV/TFA: 0.00					

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 10 T22N R8W (0*2004) BEG S 67 DEG 01' 47" W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 66 DEG 48' 19" W 50 FT, N 18 DEG 25' 16" W 53.34 FT, N 71 DEG 49' 39" E 49.92 FT, S 18 DEG 18' 32" E 48.96 FT TO POB. -- .0587 A M/L--	X		Dirt Road								
			Gravel Road								
	X		Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Tax Description	Land Improvement Cost Estimates						Cash Value
	Description	Rate	Size	% Good			
	D/W/P: 4in Ren. Conc.	7.24	151	95			1,038
	Total Estimated Land Improvements True Cash Value =						1,038

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	4,200	22,500	26,700			12,920C
	Rolling	2024	4,500	19,400	23,900			12,532C
	Low	2023	3,500	16,900	20,400			11,936C
	High	2022	3,500	15,200	18,700			11,368C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

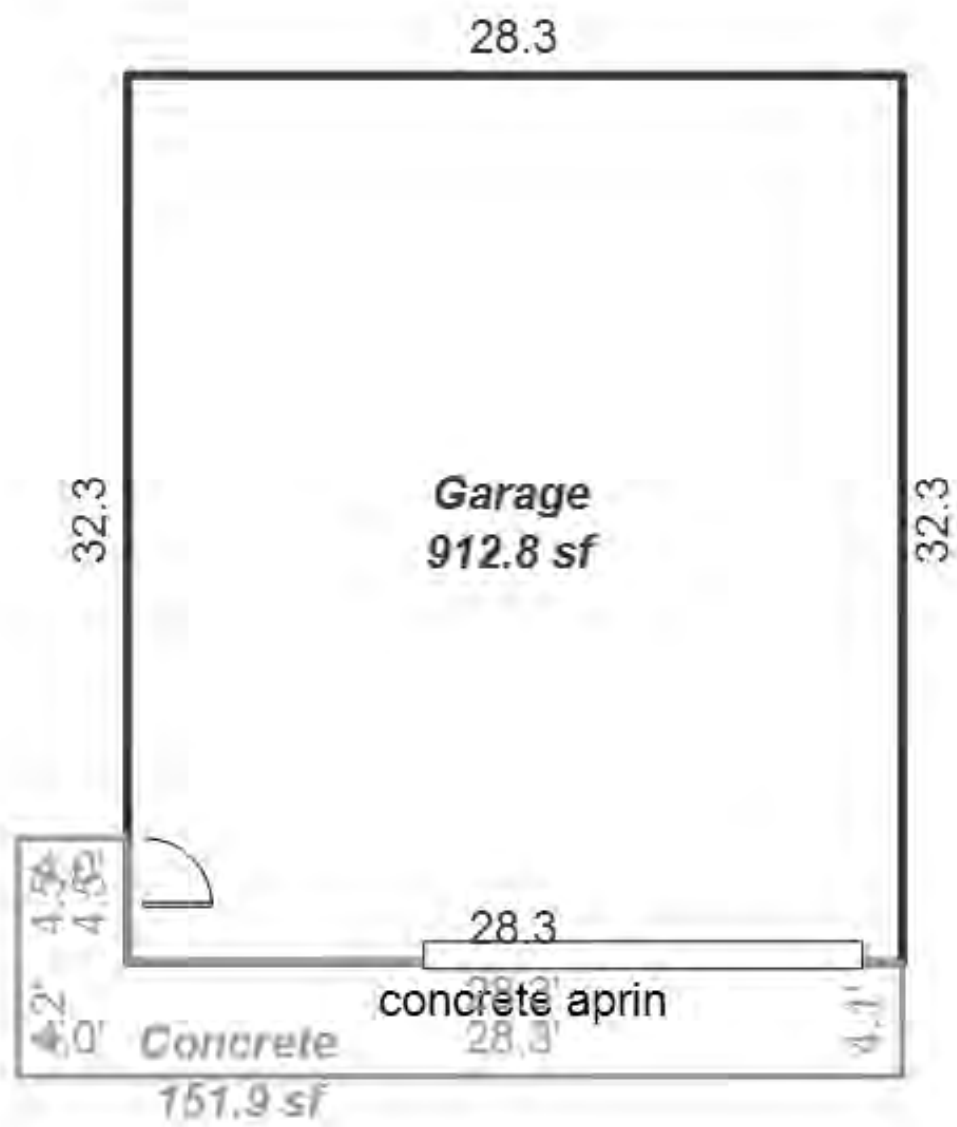


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2010 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: 912 % Good: 0 Storage Area: 228 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2010	Remodeled 0	Ex	X	Ord		Min	(12) Electric								
Condition: Average		Size of Closets		Lg	X	Ord		0	Amps Service						
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex.	X	Ord.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						(13) Plumbing								
(2) Windows		(7) Excavation		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
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			(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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										
X	Asphalt Shingle														
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2010 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 912 33,954 30,559 Storage Over Garage 228 3,087 2,778 Door Opener 1 539 485 Totals: 37,580 33,822 Notes: GARAGE ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 43,969															

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



*** 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 LLC	DEBOER DON	3,600	09/20/2004	WD	21-NOT USED/OTHER	04-0/4219	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DEBOER DON 2383 MC GEE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 8,409					

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/	50.00	50.00	1.4142	0.5946	200	100		8,409
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			8,409

Tax Description
 SEC 10 T22N R8W (0*2004) .0574 A M/L
 BEG N 28 DEG 58' 47" W 2.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH PLAT, TH S 61 DEG 03' W 50 FT, N 28 DEG 58' 47" W 50 FT N 61 DEG 03' E 50 FT, S 28 DEG 58' 47" E 50 F TO POB.

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

Comments/Influences



- Topography of Site
- X Level
- X 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	4,200	0	4,200			796C
2024	4,500	0	4,500			773C
2023	3,500	0	3,500			737C
2022	3,500	0	3,500			702C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	MAXWELL TODD	3,500	06/25/2004	WD	21-NOT USED/OTHER	04-0/3932	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MAXWELL TODD 36851 LANSBURY LANE FARMINGTON MI 48335	MAP #:					
	2025 Est TCV 12,281					

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/	50.40	50.00	1.4114	0.5946	200 100	8,459	
			50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	8,459

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 10 T22N R8W (0*2004) .0579 A M/L		Dirt Road			
BEG S 66 DEG 48' 19" W 40.31 FT FROM SW COR LOT 24 BIRCHAVEN BEACH UNIT TH S 66D 48' 19" W 50 FT, N 18 DEG 13' 32" W 50.4 FT, N 66 DEG 48' 19" E 50 FT, S 18DEG 13' 32" E 50.4 FT TO POB.	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	22.35	180 95	3,822
	X	Sewer			
	X	Electric			
	X	Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value =			3,822

Comments/Influences	Topography of Site
	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	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
2025	4,200	1,900	6,100			1,308C
2024	4,500	1,900	6,400			1,269C
2023	3,500	1,800	5,300			1,209C
2022	3,500	1,600	5,100			1,152C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	GRIER R. DIXON & PATRICIA	3,700	06/25/2004	WD	21-NOT USED/OTHER	04-0/3609	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Garage	10/19/2006	20060372	Complete
Owner's Name/Address	P.R.E. 100% 06/08/2018		Garage	09/23/2005	20050328	Complete
GRIER R DIXON & PATRICIA A TRUST 1594 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 113,654 TCV/TFA: 221.98					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 10 T22N R8W (0*2004) .0574 A M/L BEG N 28D 57' W 109.36 FT FROM SE COR LOT 60 BIRCHAVEN BEACH UNIT; S 61D 03' W 50 FT; N 28D 57' W 50 FT; N 61D 03' E 50 FT; S 28D 57' E 50 FT TO POB.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			I 200' @ 200/	50.00	50.00	1.4142	0.5946	200	100	8,409
			50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	8,409

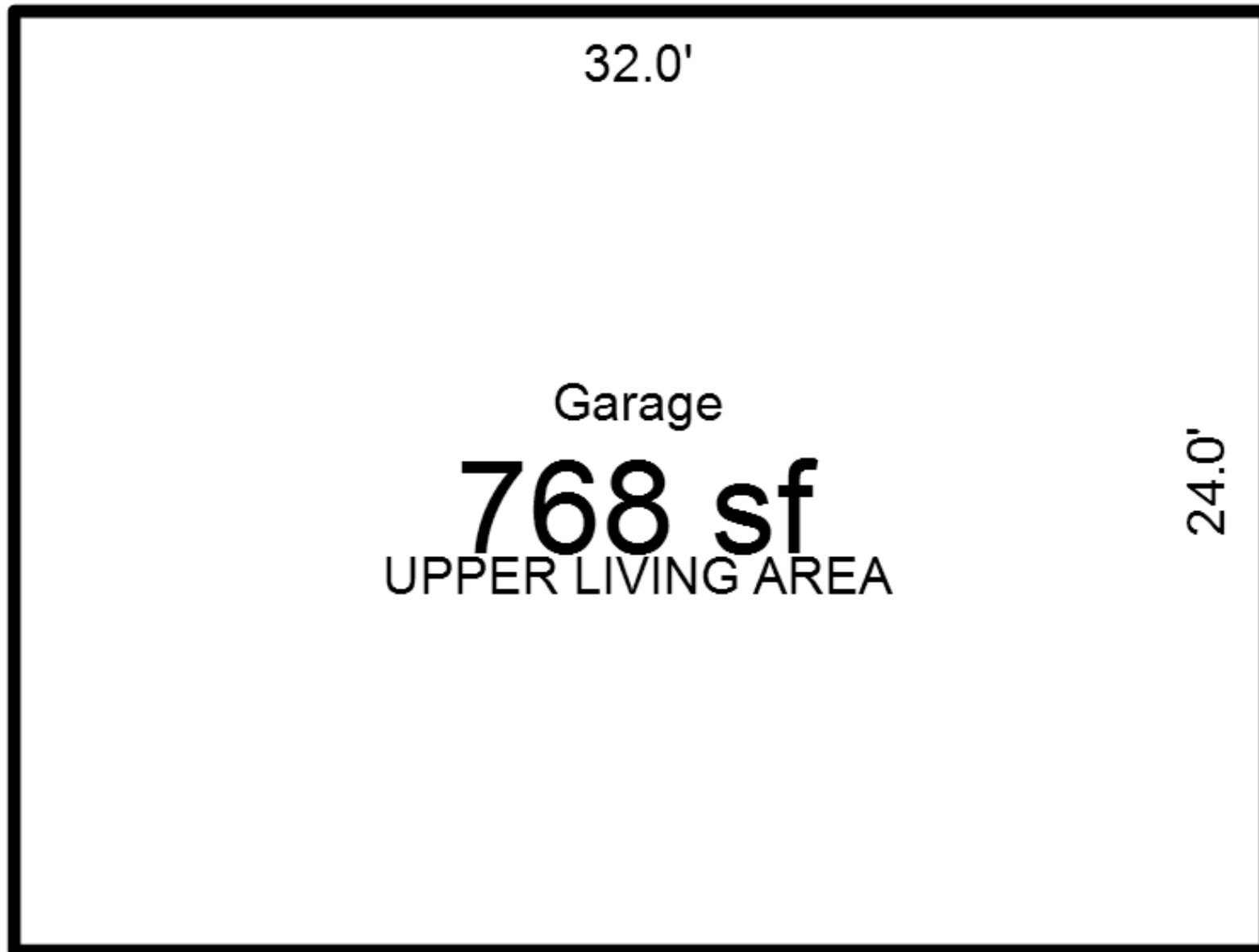
Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
ADDRESS CHECK	X	Dirt Road	Description	Rate	Size % Good	Cash Value
	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.06	320 0	0
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Water	Total Estimated Land Improvements True Cash Value = 950			
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	4,200	52,600	56,800			34,692C
	X	Low	2024	4,500	45,200	49,700			33,649C
	X	High	2023	3,500	38,500	42,000			32,047C
	X	Landscaped	2022	3,500	37,600	41,100			30,521C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		0	05/25/2022	PTA	09-FAMILY	2022-01736	PROPERTY TRANSFER	0.0
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN	300,000	10/24/2016	LC	09-FAMILY	2016-03618	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	32-SPLIT VACANT	2015-00603	DEED	0.0
INDIAN LAKES, LLC	PAPENFUSS MARJORIE	5,000	06/01/2004	WD	21-NOT USED/OTHER	04-0/2628	DEED	100.0

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

S BIRCHAVEN BEACH DR School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0%

Owner's Name/Address MAP #:

PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA 2025 Est TCV 11,398

2709 Highbrook MIDLAND MI 48642 Improved X Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Tax Description Public Improvements * Factors *

SEC 10 T22N R8W (0*2004) .0861 A M/L Description Frontage Depth Front Depth Rate %Adj. Reason Value

BEG N 28D 58' 47" W 102.12 FT FROM NE COR LOT 49; TH S 61D 03' W 50 FT; N 28D 58' 47" W 75 FT; N 61D 03' W 50 FT; S 28D 58' 47" E 75 FT TO POB. X Sewer 75 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 11,398

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,700	0	5,700			796C
2024	4,500	0	4,500			773C
2023	3,500	0	3,500			737C
2022	3,500	0	3,500			702C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLEISCHMAN JOSEPH B & SUS	FLEISCHMAN JOSEPH B & SUS	0	03/07/2024	WD	15-LADY BIRD	2024-00558	PROPERTY TRANSFER	0.0
		3,500	09/01/2002	WD	33-TO BE DETERMINED	02-0:5181	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Garage	11/12/2010	20100703	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
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FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY DR HARTLAND MI 48353	2025 Est TCV 43,786 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	I 200' @ 200/	50.00	50.00	1.4142	0.5946	200	100		8,409	
X Gravel Road	50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value =	8,409

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X D/W/P: Asphalt Paving		3.06	360	0	0

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

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.
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SEE SPLIT FILE..ADJ TO LOT 4 BIRCHWOOD H SPLIT FROM INDIAN LAKES	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
X PRIVATE RD	

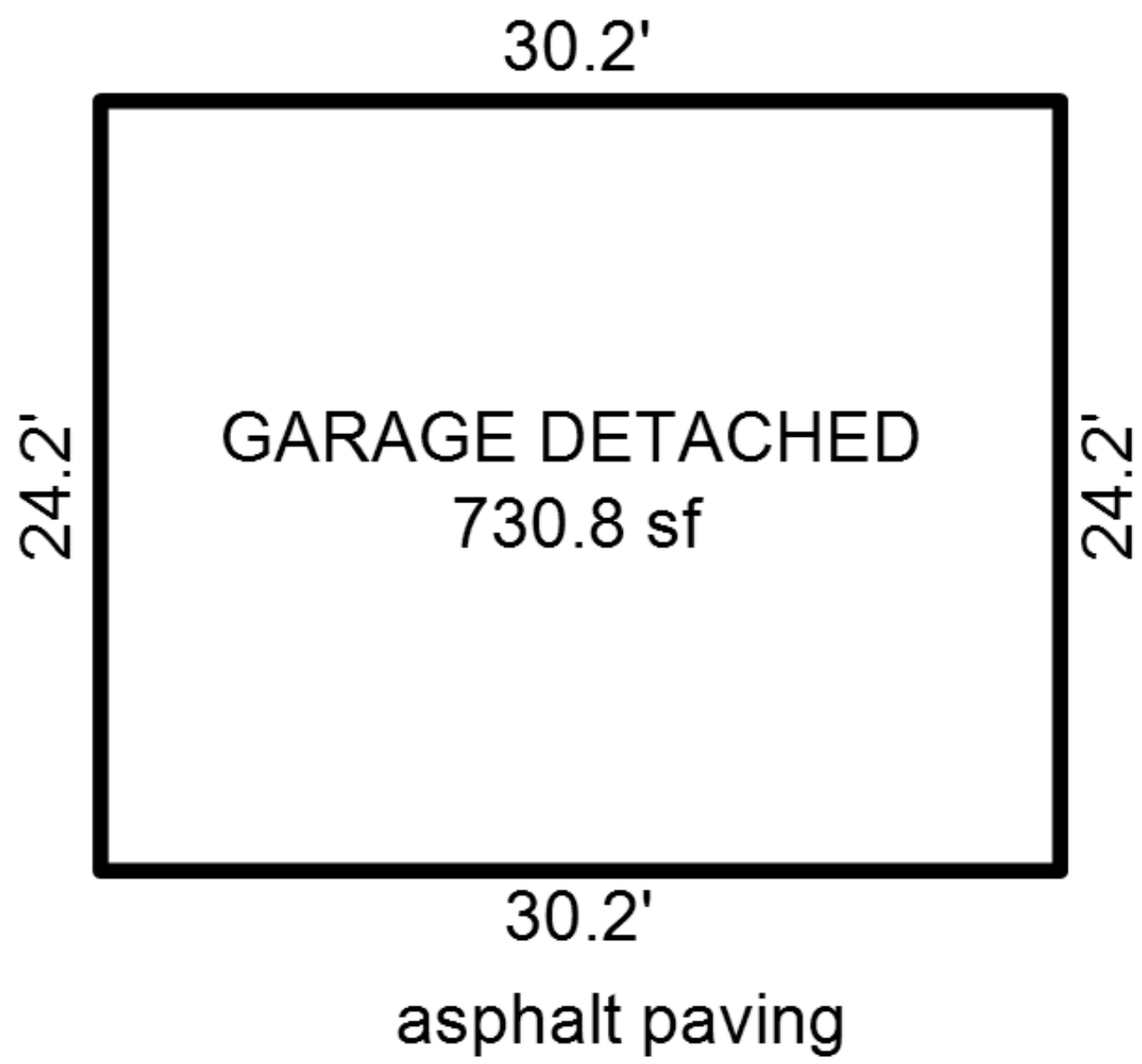
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,200	17,700	21,900			13,340C
TPC 04/30/2021	INSPECTED		2024	4,500	15,300	19,800			12,939C
TPC 12/27/2017	INSPECTED		2023	3,500	13,300	16,800			12,323C
TPC 03/30/2015	INSPECTED		2022	3,500	12,100	15,600			11,737C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 730 % 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: 10 Floor Area: 0 Total Base New : 29,425 Total Depr Cost: 26,482 Estimated T.C.V: 34,427
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2011		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./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 2011		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Garages				
Remodeled 0		Lump Sum Items:		2 Fixture Bath			Public Sewer		Size Cost New Depr. Cost		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Condition: Average		Doors Solid H.C.		Softener, Auto			Water Well		Base Cost		Door Opener				
Room List		(5) Floors		Softener, Manual			1000 Gal Septic		730 28,886		Totals:		29,425 26,482		
Basement		Kitchens:		Solar Water Heat			2000 Gal Septic		1 539		Notes:				
1st Floor		Other:		No Plumbing			Lump Sum Items:		29,425		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:		34,427		
2nd Floor		Other:		Extra Toilet											
Bedrooms		(6) Ceilings		Extra Sink											
(1) Exterior		No. of Elec. Outlets		Separate Shower											
Wood/Shingle		Many Ave. Few		Ceramic Tile Floor											
Aluminum/Vinyl		Basement Excavation		Ceramic Tile Wains											
Brick		Basement: 0 S.F.		Ceramic Tub Alcove											
Insulation		Crawl: 0 S.F.		Vent Fan											
(2) Windows		Slab: 0 S.F.		(9) Basement Finish											
Many Avg. Few		Height to Joists: 0.0		Conc. Block											
Large Avg. Small		(8) Basement		Poured Conc.											
Wood Sash		Recreation SF		Stone											
Metal Sash		Living SF		Treated Wood											
Vinyl Sash		Walkout Doors (B)		Concrete Floor											
Double Hung		No Floor SF		(10) Floor Support											
Horiz. Slide		Walkout Doors (A)		Joists:											
Casement		(9) Basement Finish		Unsupported Len:											
Double Glass		Recreation SF		Cntr.Sup:											
Patio Doors		Living SF													
Storms & Screens		Walkout Doors (B)													
(3) Roof		No Floor SF													
Gable		Walkout Doors (A)													
Hip		Recreation SF													
Flat		Living SF													
Asphalt Shingle		Walkout Doors (B)													
Chimney:		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.
ALDERDEN WILLIAM & SUSAN	HEEREN KURT M & SVENJE	224,900	10/07/2004	WD	20-MULTI PARCEL SALE REF	04-0/4205	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
HEEREN KURT M & SVENJE	P.R.E. 0%					
11823 TAVEMA AVE	MAP #:					
LAS VEGAS NV 89138-4646	2025 Est TCV 9,762					

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

Tax Description			I 200' @ 200/	50.48	50.00	1.4108	0.5946	200	100	8,469
SEC 10 T22N RSW PCL +/- .06 ACRES OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-199 .. 06A M/L.	X		50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =							8,469

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		34.40	40 94	1,293
Total Estimated Land Improvements True Cash Value =				1,293

FORMERLY DESCRIBED AS SEC 10 T22N R8W BEG S 67 DEG 01'47"W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 18 DEG 13'32"E 50.4 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 50.4 FT, N 66 DEG 48' 19"E 50 FT TO POB. .0579A.	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	4,200	700	4,900			796C
Rolling	2024	4,500	700	5,200			773C
Low	2023	3,500	600	4,100			737C
High	2022	3,500	500	4,000			702C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



Who	When	What	2025	4,200	700	4,900			796C
		TPC 04/30/2021 INSPECTED	2024	4,500	700	5,200			773C
		TPC 03/20/2018 INSPECTED	2023	3,500	600	4,100			737C
		TPC 10/27/2015 INSPECTED	2022	3,500	500	4,000			702C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORCHE LIVING TRUST KURT	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY	2106-01523	DEED	0.0
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY	2016-01525	DEED	0.0
HUMMEL GREGORY & COURTNEY	FORCHE LIVING TRUST KURT	183,500	05/16/2014	WD	03-ARM'S LENGTH	2014-01799	PROPERTY TRANSFER	100.0
CLIFF THOMAS E & WEIGAND	HUMMEL GREGORY & COURTNEY	165,000	05/26/2011	WD	03-ARM'S LENGTH	2011-01763	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:
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FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015	2025 Est TCV 8,409
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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
-------------	----------	-------	-------	-------	------	-------	--------	-------

I 200' @ 200/	50.00	50.00	1.4142	0.5946	200	100		8,409
---------------	-------	-------	--------	--------	-----	-----	--	-------

50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value =	8,409
--	--	--	--	--	--	--	--	-------------------------	-------

	X	Dirt Road						
--	---	-----------	--	--	--	--	--	--

	X	Gravel Road						
--	---	-------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

Topography of Site

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

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

		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

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

	X	PRIVATE RD
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2025	4,200	0	4,200			3,103C
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		TPC 04/30/2021 INSPECTED	2024	4,500	0	4,500			3,010C
--	--	--------------------------	------	-------	---	-------	--	--	--------

		TPC 12/27/2017 INSPECTED	2023	3,500	0	3,500			2,867C
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		TPC 03/30/2015 INSPECTED	2022	3,500	0	3,500			2,731C
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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 BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 9,541									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
DEBOER DON 2383 S MCGEE ROAD LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		Dirt Road		I 200' @ 200/		50.00 50.00 1.4142 0.5946		200 100		8,409							
SEC 10 T22N R8W (0*2002) PCL 14A AS RECORDED IN BOOK OF SURVEYS S-4 P 166. .0574A.		X Paved Road		50 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =				8,409							
Comments/Influences		X Water		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
		X Sewer		Wood Frame		28.31		80 50		1,132							
		X Electric		Total Estimated Land Improvements True Cash Value =						1,132							
		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 PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		4,200		600		4,800		313C	
		TPC 04/30/2021		INSPECTED		2024		4,500		600		5,100				304C	
		TPC 03/20/2018		INSPECTED		2023		3,500		500		4,000				290C	
		TPC 03/30/2015		INSPECTED		2022		3,500		500		4,000				277C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARD DAVID & MARILYN FAMI	RYAN DAVID & PAMELA M	1	10/21/2014	QC	21-NOT USED/OTHER	2014-03644	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1374 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 55,066 TCV/TFA: 0.00					

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	
				* Factors *						
				I 200' @ 200/	50.00	50.00	1.4142	0.5946	200 100	8,409
				50 Actual Front Feet, 0.06 Total Acres				Total Est. Land Value =	8,409	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Dirt Road			
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			D/W/P: 4in Ren. Conc.	8.06	650 0	0
			Sewer			
			Wood Frame	36.97	50 50	924
			Electric			
			Residential Local Cost Land Improvements			
			Gas			
			Description	Rate	Size % Good	Cash Value
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			
			LAND IMPROVE 1000	1,000.00	1 94	940
			Total Estimated Land Improvements True Cash Value =			1,864

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



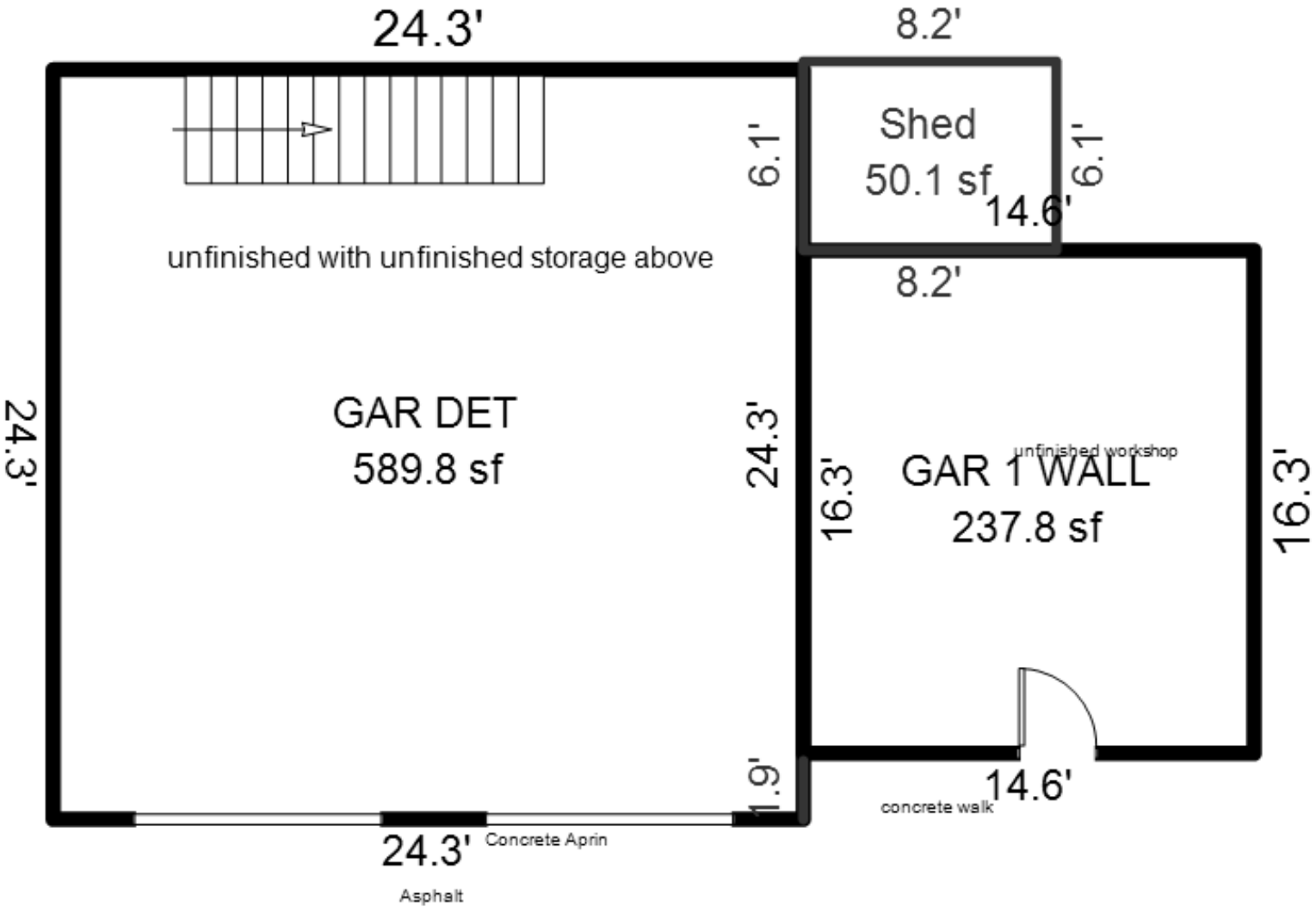
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		PRIVATE RD	2025	4,200	23,300	27,500			18,680C
	TPC 04/30/2021	INSPECTED	2024	4,500	20,200	24,700			18,119C
	TPC 12/27/2017	INSPECTED	2023	3,500	17,600	21,100			17,257C
	TPC 04/04/2016	INSPECTED	2022	3,500	15,900	19,400			16,436C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	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: 2002 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: 589 % Good: 0 Storage Area: 484 No Conc. Floor: 0										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 43,071 Total Depr Cost: 34,456 Estimated T.C.V: 44,793			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:											
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace																
Yr Built 2002		Remodeled 0		Trim & Decoration			(12) Electric																
Condition: Average		Ex	Ord	X	Min	100 Amps Service																	
Room List		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2002											
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80														
(1) Exterior		(5) Floors		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		589		24,832		19,866	
(2) Windows		(7) Excavation		Many			Average Fixture(s)			Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Common Wall: 1 Wall		Base Cost		237		13,255		10,604	
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			3 Fixture Bath 2 Fixture Bath Softener, Auto 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:		43,071		34,456									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Notes: GARAGE & WORKSHOP ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY:													
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	MCGRAW KENNETH E TRUST	12,000	10/15/2019	WD	32-SPLIT VACANT	2019-03218	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MCGRAW KENNETH E TRUST 1634 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 13,304					

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/	85.00	63.77	1.2385	0.6319	200	100	13,304
			85 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	13,304

Tax Description
 SEC10T22NR8W BEG S61DEG03'W89.37FT
 S28DEG57'E 30.55FT, N89DEGW93.53FT FROM
 SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH
 N89DEGW85FT, 01DEGE47.8 FT, N61DEG03'E
 80.8FT, S08DEG38'15"E 89.42FT TO POB.
 9/9/2019 SPLIT FROM 010-017-00


Comments/Influences
 Split/Comb. on 09/10/2019 completed
 09/10/2019 TIM ;
 Parent Parcel(s): 009-010-017-00;
 Child Parcel(s): 009-010-017-86;



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	6,700	0	6,700			1,994C
Who When What	2024	5,000	0	5,000			1,935C
TPC 04/30/2021 INSPECTED	2023	3,500	0	3,500			1,843C
	2022	2,100	0	2,100			1,756C

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

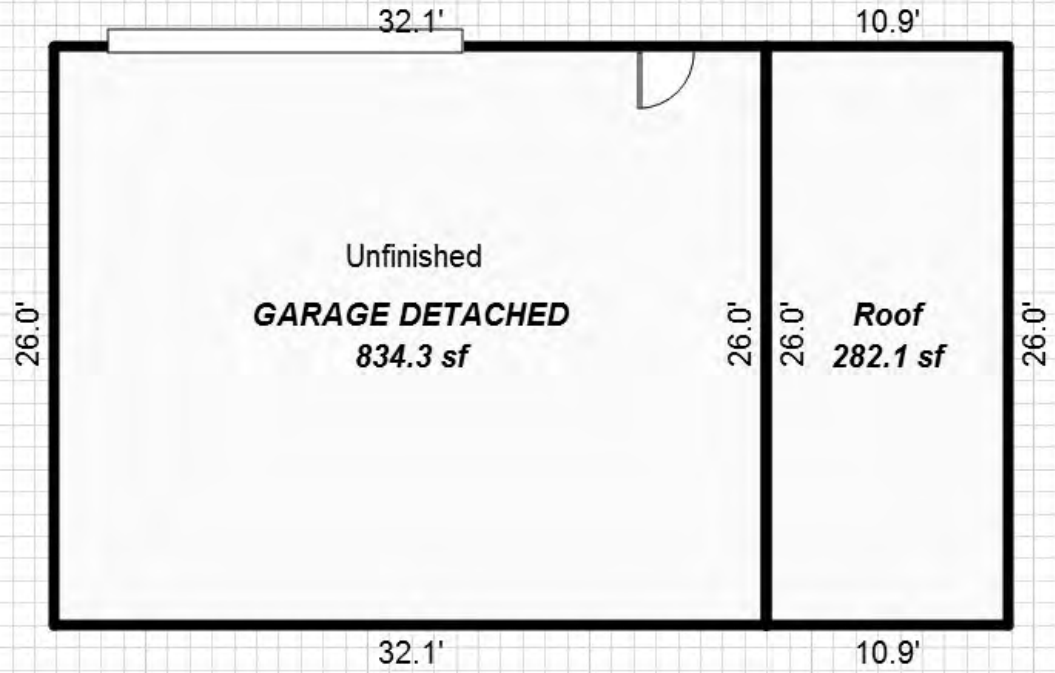
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status					
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
FINK ARNOLD 33992 OLD TIMBER FARMINGTON MI 48331		MAP #:		2025 Est TCV 54,073 TCV/TFA: 0.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
SEC 10 T22N R8W (0*2024) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 65.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG 13'32"W 65.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. ..0755A. SPLIT 10/01/2024 FROM 009-010-017-81;		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	
Split/Comb. on 10/01/2024 completed 10/01/2024 TIM ; Parent Parcel(s): 009-010-017-81; Child Parcel(s): 009-010-017-87,		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		I 200' @ 200/		65.80	50.00	1.3204	0.5946	200	100		10,332
Topography of Site		X Level		66 Actual Front Feet, 0.08 Total Acres		Total Est. Land Value =						10,332	
X Rolling		X Low		Land Improvement Cost Estimates									
X High		X Landscaped		Description		Rate	Size	% Good	Cash Value				
X Swamp		X Wooded		Residential Local Cost Land Improvements									
X Pond		X Waterfront		Description		Rate	Size	% Good	Cash Value				
X Ravine		X Wetland		LAND IMPROVE 1000		1,000.00	1	95			950		
X Flood Plain		X Flood Plain		Total Estimated Land Improvements True Cash Value =						950			
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2025	5,200	21,800	27,000			14,637C		
				2024	0	0	0		0				
				2023	0	0	0		0				
				2022	0	0	0		0				

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 282	Type Roof Cover Onl	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 834 % 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	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.	
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 X No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 36,574 Total Depr Cost: 32,916 Estimated T.C.V: 42,791							
Duplex		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 834 31,675 28,507 Door Opener 1 539 485 Deck w/Roof (Roof portion) 282 4,360 3,924 Totals: 36,574 32,916							
A-Frame		(6) Ceilings (7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 42,791							
Wood Frame		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
Building Style: GRG															
Yr Built 2013	Remodeled 0														
Condition: Average															
Room List															
Basement 1st Floor 2nd Floor Bedrooms															
(1) Exterior															
Wood/Shingle Aluminum/Vinyl Brick Insulation															
(2) Windows															
Many Avg. Few	Large Avg. Small														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof															
Gable Hip Flat	Gambrel Mansard Shed														
Asphalt Shingle															
Chimney:															

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



Sketch by Apex Sketch

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH 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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FINK ARNOLD 33992 OLD TIMBER FARMINGTON MI 48331	2025 Est TCV 6,435					
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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 *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	I 200' @ 200/	35.00	50.00	1.5461	0.5946	200 100	6,435
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	35 Actual Front Feet, 0.04 Total Acres					Total Est. Land Value =	6,435
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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 10 T22N R8W (0*2002) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 100.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG 13'32"W 100.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. .1157A. Split/Combined on 10/01/2024 from 009-010-017-81;							

Comments/Influences							
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Split/Comb. on 10/01/2024 completed 10/01/2024 TIM ; Parent Parcel(s): 009-010-017-81; Child Parcel(s): 009-010-017-87, 009-010-017-88;							
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	X Level Rolling Low High Landscaped	X Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,200	0	3,200			1,287C
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.
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 55,654 TCV/TFA: 0.00					

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 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 97.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT TO POB. .05A.	X		Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									



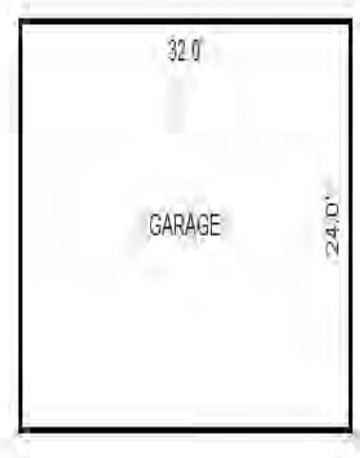
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,200	23,600	27,800			15,990C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2024	4,500	20,300	24,800			15,510C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain	2023	3,500	17,800	21,300			14,772C
X PRIVATE RD	2022	3,500	16,000	19,500			14,069C

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*** Information herein deemed reliable 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: 2002 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: 768 % Good: 0 Storage Area: 500 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 41,905 Total Depr Cost: 35,619 Estimated T.C.V: 46,305
Town Home	Wood Frame	(4) Interior			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2002				
Duplex		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service			Ground Area = 0 SF		Floor Area = 0 SF.				
A-Frame	Ex			Ord	Min	Size of Closets			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Yr Built 2002		Remodeled 0	Lg			Ord	Small	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation
	Condition: Average			(13) Plumbing				Other Additions/Adjustments		Average Fixture(s)		Size		Cost New		
Room List		Doors			Solid			H.C.			Plumbing		Average Fixture(s)		Garages	
Basement	1st Floor	(5) Floors			(14) Water/Sewer			Notes:		1		1,455		1,237		
		Kitchen:			Public Water			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY:		2		1,078		916		
2nd Floor	Bedrooms	Other:			Public Sewer					2		6,770		5,754		
(1) Exterior		Other:			Water Well					2		1,078		916		
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings			1000 Gal Septic					2		1,078		916		
		Brick	Insulation			2000 Gal Septic					2		1,078		916	
(2) Windows			(7) Excavation			Lump Sum Items:					2		1,078		916	
Many	Avg.	Basement: 0 S.F.								2		1,078		916		
Avg.	Few	Crawl: 0 S.F.								2		1,078		916		
Few	Small	Slab: 0 S.F.								2		1,078		916		
Wood Sash		Height to Joists: 0.0								2		1,078		916		
Metal Sash		(8) Basement								2		1,078		916		
Vinyl Sash		Conc. Block								2		1,078		916		
Double Hung		Poured Conc.								2		1,078		916		
Horiz. Slide		Stone								2		1,078		916		
Casement		Treated Wood								2		1,078		916		
Double Glass		Concrete Floor								2		1,078		916		
Patio Doors		(9) Basement Finish								2		1,078		916		
Storms & Screens										2		1,078		916		
(3) Roof		(10) Floor Support								2		1,078		916		
Gable	Gambrel	Recreation SF								2		1,078		916		
Hip	Mansard	Living SF								2		1,078		916		
Flat	Shed	Walkout Doors (B)								2		1,078		916		
Asphalt Shingle		No Floor SF								2		1,078		916		
Chimney:		Walkout Doors (A)								2		1,078		916		
		Concrete Floor								2		1,078		916		
		(10) Floor Support								2		1,078		916		
		Joists:								2		1,078		916		
		Unsupported Len:								2		1,078		916		
		Cntr.Sup:								2		1,078		916		

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



Sketch by Area 1971

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	03-ARM'S LENGTH	2016-02874	PROPERTY TRANSFER	100.0
SAVAGE JOSEPH EDWARD		0	12/07/2010	AFF	07-DEATH CERTIFICATE	2011-00365DC	PROPERTY TRANSFER	0.0
SAVAGE JOSEPH E & STEPAHN	SAVAGE WILLIAM ETAL	0	09/09/2004	QC	07-DEATH CERTIFICATE	2011-364QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1514 S BIRCHAVEN BEACH DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023	2025 Est TCV 89,279 TCV/TFA: 214.61					

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
				I 200' @ 200/	50.00	40.00	1.4142	0.5623	200	100	7,953
				50 Actual Front Feet, 0.05 Total Acres				Total Est. Land Value =			7,953

2016-02874 COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO 1 OF MISSAUKEE LAKE; THENCE S28DEGS7'00"E 47.88 FEET ALONG THE WEST LINE OF A 40 FOOT EASEMENT TO THE POINT OF BEGINNING; THENCE S28DEGS7'00"E 50 FEET ALONG SAID EASEMENT LINE; THENCE S61DEG03'00"W 40 FEET; THENCE N28DEGS7'00"W 50 FEET; THENCE N6LDEG03'00"E 40 FEET TO THE POINT OF BEGINNING. (BEING A PART OF THE NE Y. OF SECTION 10, T22N, R8W) FORMERLY ABV AS: SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 47.88 FROM NE COR LOT 49 BIRCHAVEN BEACH AS RECORDED TH S 28



X	Level	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
X	Rolling	D/W/P: Asphalt Paving	3.06	1000	0	0
X	Low	D/W/P: 4in Ren. Conc.	8.06	104	0	0
X	High	Residential Local Cost Land Improvements				
X	Landscaped	Description	Rate	Size	% Good	Cash Value
X	Swamp	LAND IMPROVE 1000	1,000.00	1	95	950
X	Wooded	Total Estimated Land Improvements True Cash Value =				950
X	Pond					
X	Waterfront					
X	Ravine					
X	Wetland					
X	Flood Plain					
X	PRIVATE RD					

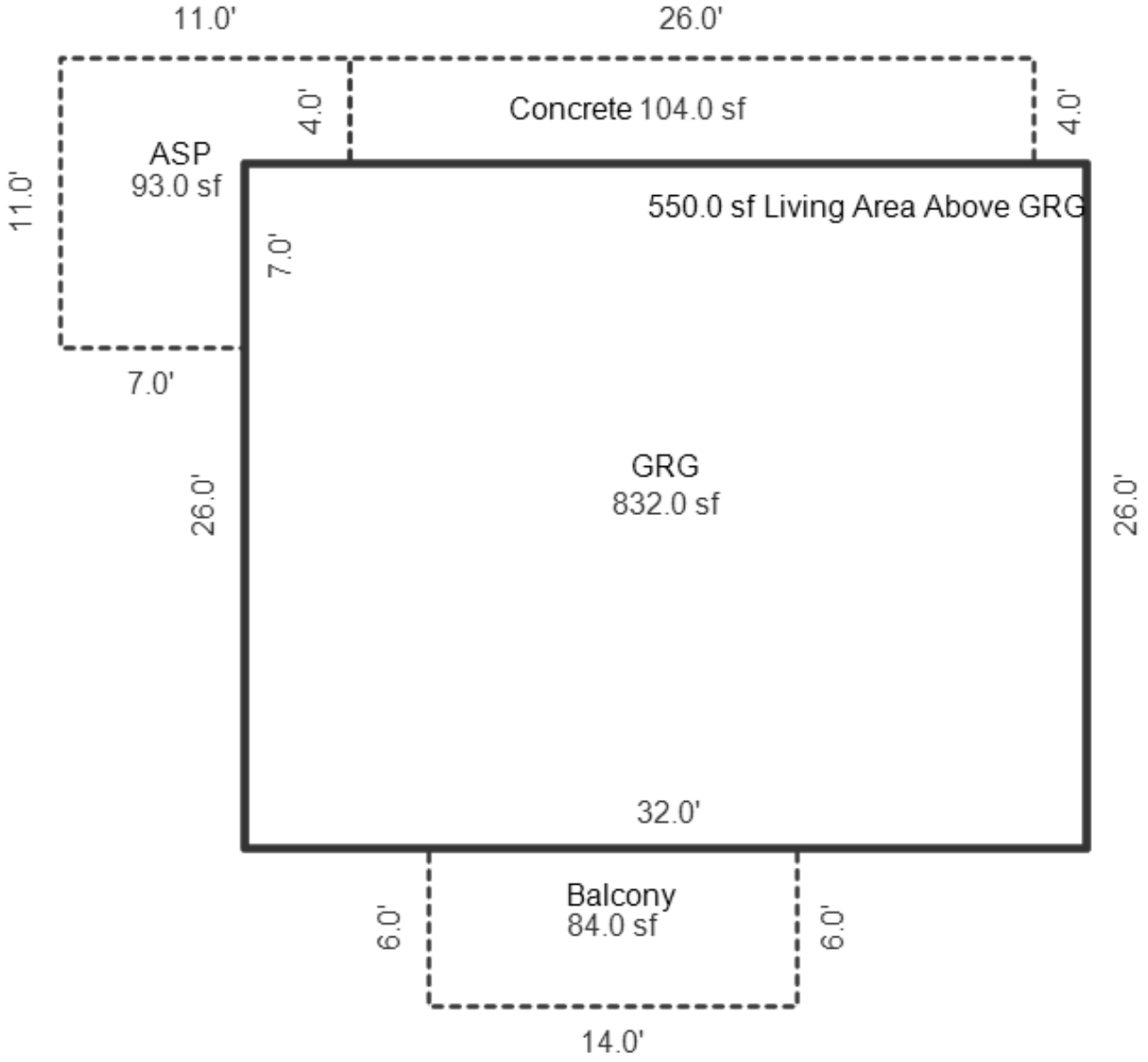
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,000	40,600	44,600			35,236C
2024	4,500	35,000	39,500			34,177C
2023	3,500	30,500	34,000			32,550C
2022	3,500	27,500	31,000			31,000S

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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	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 84	Type Wood Balcony	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0	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 No Heating/Cooling	Class: C Effec. Age: 20 Floor Area: 416 Total Base New : 77,287 Total Depr Cost: 61,828 Estimated T.C.V: 80,376	
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2002			
Duplex		Drywall Paneled		No./Qual. of Fixtures			0 Amps Service		(11) Heating System: Electric Baseboard		Ground Area = 0 SF		Floor Area = 416 SF.			
A-Frame		Plaster Wood T&G		Ex. Ord. Min			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Wood Frame		Trim & Decoration		Many Ave. Few			(13) Plumbing		1 Story Siding Overhang		416		Total: 35,643 28,514			
Building Style: GRG		Ex Ord Min		(14) Water/Sewer			1 Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,455 1,164			
Yr Built	Remodeled	Size of Closets		1 3 Fixture Bath			2 Fixture Bath		Balcony		Wood Balcony		84 3,374 2,699			
2002	0	Lg	Ord	Small	1 2 Fixture Bath			Solar Water Heat		No Plumbing		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Condition: Average		Doors Solid H.C.		1 2 Fixture Bath			Softener, Auto		Water/Sewer		Base Cost		832 31,616 25,293			
Room List		(5) Floors		1 2 Fixture Bath			Softener, Manual		Door Opener		2 1,078 862		Water/Sewer		Public Sewer 1 1,473 1,178	
Basement	1st Floor	Kitchen:		1 3 Fixture Bath			Solar Water Heat		Water Well, 50 Feet		1 2,648 2,118		Water Well, 50 Feet		1 2,648 2,118	
2nd Floor	2nd Floor	Other:		1 3 Fixture Bath			No Plumbing		Local Cost Items		SANITARY SEWER		1 0 0		Totals: 77,287 61,828	
Bedrooms	Bedrooms	Other:		1 3 Fixture Bath			Extra Toilet		SANITARY SEWER		1 0 0		Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 80,376	
(1) Exterior		(6) Ceilings		1 3 Fixture Bath			Extra Sink		SANITARY SEWER		1 0 0					
Wood/Shingle	Aluminum/Vinyl	No. of Elec. Outlets		1 3 Fixture Bath			Separate Shower		SANITARY SEWER		1 0 0					
Brick	Brick	Many Ave. Few		1 3 Fixture Bath			Ceramic Tile Floor		SANITARY SEWER		1 0 0					
Insulation	Insulation	(13) Plumbing		1 3 Fixture Bath			Ceramic Tile Wains		SANITARY SEWER		1 0 0					
(2) Windows		(7) Excavation		1 3 Fixture Bath			Ceramic Tub Alcove		SANITARY SEWER		1 0 0					
Many	Large	Basement: 0 S.F.		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Avg.	Avg.	Crawl: 0 S.F.		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Few	Small	Slab: 0 S.F.		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Wood Sash	Metal Sash	Height to Joists: 0.0		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Vinyl Sash	Vinyl Sash	(8) Basement		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Double Hung	Double Hung	Conc. Block		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Horiz. Slide	Horiz. Slide	Poured Conc.		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Casement	Casement	Stone		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Double Glass	Double Glass	Treated Wood		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Patio Doors	Patio Doors	Concrete Floor		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Storms & Screens	Storms & Screens	(9) Basement Finish		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
(3) Roof		Recreation SF		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Gable	Gambrel	Living SF		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Hip	Mansard	Walkout Doors (B)		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Flat	Shed	No Floor SF		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Asphalt Shingle	Asphalt Shingle	Walkout Doors (A)		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
Chimney:		(10) Floor Support		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
		Joists:		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
		Unsupported Len:		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 0 0					
		Cntr.Sup:		1 3 Fixture Bath			Vent Fan		SANITARY SEWER		1 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.
ZYSK CAROLYN D	CHECINSKI ANDRZEJ & CHECI	1	08/10/2017	QC	09-FAMILY	2017-02483	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1543 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Garage	08/22/2017	2017-0395	100%

Owner's Name/Address	MAP #:
CHECINSKI ANDRZEJ & CHECINSKI MALGO 1544 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2025 Est TCV 58,371 TCV/TFA: 0.00

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BEG S 28D 57' E 197.88' FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28D 57' E 50', S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T2N R82 .574 A 8/2017 SPLIT FROM 009-010-017-69	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	200'	50.00	50.00	1.4142	0.5946	200	100	8,409

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
8/2017 SPLIT FROM 009-010-017-69							

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 1000	0.00	0	50	500

Total Estimated Land Improvements True Cash Value = 500					
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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X													2025	4,200	25,000	29,200			22,490C
													2024	4,500	21,500	26,000			21,814C
													2023	3,500	18,900	22,400		22,400A	20,776C
													2022	3,500	17,100	20,600			19,787C

*** Information herein deemed reliable 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 109	Type Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 810 % Good: 0 Storage Area: 810 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.300	Bsmnt Garage:	Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 40,050 Total Depr Cost: 38,048 Estimated T.C.V: 49,462
	Wood Frame	Drywall Paneled	Plaster Wood T&G	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	
Building Style: GRG		Trim & Decoration		0 Amps Service			No. of Elec. Outlets		Ex. Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Yr Built 2018	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Plumbing		Other Additions/Adjustments		
Condition: Average		Size of Closets		Average Fixture(s)			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat	
Room List		Doors Solid H.C.		No. of Elec. Outlets			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
	Basement	(5) Floors		Average Fixture(s)			Ceramic Tub Alcove		Vent Fan		(14) Water/Sewer		Lump Sum Items:			
	1st Floor	Kitchen:		3 Fixture Bath			Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
	2nd Floor	Other:		2 Fixture Bath			Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
	Bedrooms	Other:		Softener, Auto			Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
(1) Exterior		(6) Ceilings		Softener, Manual			Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
	Wood/Shingle	(7) Excavation		Solar Water Heat			No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor	
	Aluminum/Vinyl	Basement: 0 S.F.		No Plumbing			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
	Brick	Crawl: 0 S.F.		Extra Toilet			Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove	
	Insulation	Slab: 0 S.F.		Extra Sink			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
		Height to Joists: 0.0		Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
(2) Windows		(8) Basement		Ceramic Tile Floor			Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan					
	Many	Conc. Block		Ceramic Tile Wains			Ceramic Tub Alcove		Vent Fan							
	Avg.	Poured Conc.		Ceramic Tub Alcove			Vent Fan									
	Few	Stone		Vent Fan												
	Large	Treated Wood														
	Avg.	Concrete Floor														
	Small	(9) Basement Finish														
		Recreation SF														
	Wood Sash	Living SF														
	Metal Sash	Walkout Doors (B)														
	Vinyl Sash	No Floor SF														
	Double Hung	Walkout Doors (A)														
	Horiz. Slide	(10) Floor Support														
	Casement	Joists:														
	Double Glass	Unsupported Len:														
	Patio Doors	Cntr.Sup:														
	Storms & Screens															
(3) Roof																
	Gable															
	Hip															
	Flat															
	Asphalt Shingle															
	Chimney:															

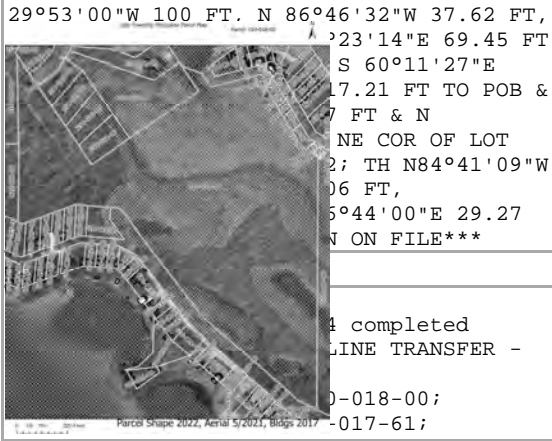
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000	08/02/2013	WD	03-ARM'S LENGTH	2013-02654	DEED	0.0
INDIAN LAKES L C	CARROLL THOMAS G & KAY H	5,000	08/28/2012	WD	03-ARM'S LENGTH	2012-03281 WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 260,505					

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						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				Residentia 9K/A				28.95 Acres	9000 100	260,505
				28.95 Total Acres Total Est. Land Value =					260,505	

Tax Description	X	Topography of Site
2012-03281 WD GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT. N 86°46'32"W 37.62 FT, S 60°11'27"E 17.21 FT TO POB & 7 FT & N NE COR OF LOT 2; TH N84°41'09"W 106 FT, S 5°44'00"E 29.27 FT. N ON FILE***	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	130,300	0	130,300			130,300S
2024	144,700	0	144,700			144,700S
2023	144,700	0	144,700			141,379C
2022	144,700	0	144,700			134,647C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARROLL THOMAS G & KAY H	KLAFT CRYSTAL	175,000	10/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-03477	PROPERTY TRANSFER	100.0
KLAFT CRYSTAL	KLAFT CRYSTAL & RINDLISBA	0	10/28/2022	QC	09-FAMILY	2022-03577	DEED	50.0
INDIAN LAKES L C	CARROLL THOMAS G & KAY H	5,000	08/28/2012	WD	03-ARM'S LENGTH	2012-03281 WD	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 10/28/2022

Owner's Name/Address: KLAFT CRYSTAL & RINDLISBACHER TREVO
 8510 W SAPPHIRE AVE
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 10,005

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			I 200' @ 200/	50.00	100.19	1.4142	0.7074	200	100		10,005	
			50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	10,005

Tax Description: 2012-03281 LOT 191 ON SAPPHIRE LAKE PLAT NO. 2 IN LIBER 2 OF PLATS, PAGES 59 THROUGH 61 INCLUSIVE, MISSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE EASTERLY CORNER OF LOT 119, SAPPHIRE LAKE PLAT NO. 2 OF SAID POINT BEING A PROPERTY CONTROLLING CORNER ON THE WESTERN RIGHT OF WAY LINE OF OAK DR; THENCE N36°44'00"W 84.87 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAPPHIRE AVE; ,THENCE N84°41'09" W 168.01 FEET ALONG SAID RIGHT

THE POINT OF '09"W 26.65 FEET 25.39 FEET; 3 FEET; THENCE THENCE TO THE POINT OF OF SECTION 10, N ON FILE***



2 completed
 0-018-00;
 0-018-88;

- 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
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	5,000	0	5,000			3,788C
2024	5,000	0	5,000			3,675C
2023	3,500	0	3,500			3,500S
2022	2,800	500	3,300		3,300W	2,175C

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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	DODD GEORGE G & VIRGINIA	10,000	11/17/2008	WD	21-NOT USED/OTHER	2008/4213	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DODD GEORGE G & VIRGINIA E 63 GROSSE PINES DR Rochester MI 48309	MAP #:					
	2025 Est TCV 16,818					

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/	100.00	100.00	1.1892	0.7071	200	100	16,818
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							16,818

Tax Description
 SEC 10 T22N, R8W BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB .2296 Ac. M/L
 Split on 12/08/2008 from 009-010-018-00;

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

Comments/Influences
 Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
 Lake Township Plat #2, Parcel 009-010-018-00; Parcel 009-010-018-89;




- Topography of Site**
- X Level
 - X Rolling
 - X Low
 - 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	8,400	0	8,400			3,409C
2024	6,300	0	6,300			3,307C
2023	5,000	0	5,000			3,150C
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.			
DONNER LIVING TRUST	MERCHANT JOSHUA D & CARRI	243,700	09/21/2018	WD	19-MULTI PARCEL ARM'S LE	2018-03097	PROPERTY TRANSFER	100.0			
DONNER TRUST	DONNER C & DONNER S	0	09/05/2018	QC	09-FAMILY	2018-03093	DEED	0.0			
DONNER CYNTHIA APPELEGATE	DONNER STEVEN	0	09/05/2018	QC	09-FAMILY	2018-03095	DEED	50.0			
DONNER DAVID S & CYNTHIA	DONNER LIVING TRUST	0	04/15/2016	QC	09-FAMILY	2016-01439	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 14,459			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
MERCHANT JOSHUA D & CARRIE L 2810 HARTWICK DR ROCHESTER MI 48307		Public Improvements		* Factors *							
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
SEC 10 T22N, R8W, BEG S46°01'51" W 41.26 FT FROM COR OF LOTS 35 & 36 OF BIRCHAVEN BEACH, TH S 60°11'27"E 28.90 FT, TH S 53°26'34"W 50 FT, TH N 62°11'52"W 25.86 FT, TH N 29°49;55"W 74.24 FT, TH N 47°36'22"E 50.02 FT, TH S 29°53'00"E 76.18 FT TO POB. .11Ac. M/L		X		Water		X		Sewer		X	
Split on 11/28/2007 from 009-010-018-00;		X		Electric		X		Gas		X	
Comments/Influences		Curb		Street Lights		Standard Utilities		Underground Utils.		Topography of Site	
Split/Comb. on 11/28/2007 completed 11/28/2007 RAY ;		Level		X		Rolling		Low		High	
Parent Parcel(s): 009-010-018-00;		Landscaped		Swamp		Wooded		Pond		Waterfront	
Lake Township Parcel Plat No. 1400-018-90		Wetland		Flood Plain		X		PRIVATE RD		Year	
		Who		When		What		2025		7,200	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2021		INSPECTED		2024		5,800		0	
		TPC 05/06/2018		INSPECTED		2023		4,300		0	
		TPC 12/27/2017		INSPECTED		2022		3,500		0	
								7,200		3,977C	
								5,800		3,858C	
								4,300		3,675C	
								3,500		3,500S	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLASS CASEY & JENNIFER	UELAND STEVE & KELLY	7,000	06/10/2017	WD	03-ARM'S LENGTH	2017-01913	PROPERTY TRANSFER	100.0
JONES DEAN & PAM	GLASS CASEY R & JENNIFER	0	04/30/2017	QC	09-FAMILY	2017-01558	PROPERTY TRANSFER	0.0
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	WD	03-ARM'S LENGTH	2014-02978	PROPERTY TRANSFER	0.0
INDIAN LAKES LLC	JONES DEAN & PAM ETAL	4,500	09/23/2005	WD	32-SPLIT VACANT	05-0/3851	DEED	100.0

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

Owner's Name/Address	MAP #:
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UELAND STEVE & KELLY 3713 ATWATER HILLS COURT GRAND RAPIDS MI 49525	2025 Est TCV 26,516 TCV/TFA: 0.00
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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
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		I 200' @ 200/	50.00	50.00	1.4142	0.5946	200	100		8,409	
		50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value =	8,409

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM NW COR LOT 41 BIRCHAVEN BEACH, TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, NW'LY TO A PT N 29 DEG 53'W 65 FT FROM POB, TH S 29 DEG 53'E 65 FT TO POB. 06660A. SPLIT FROM 009-010-018-94 ON 7/6/2017; ... FORMERLY SEC 10 T22N R8W BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 40 BIRCHAVEN BEACH; TH S 46D 48' 30" W 50 FT N 29D 53' 00" W 50 FT, N 46D 48' 30" E 50 FT S 29D 53' 00" E 50 FT TO POB	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.					

		D/W/P: Crushed Rock								2.24	838	50	938
		Total Estimated Land Improvements True Cash Value =										938	

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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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							
	X	PRIVATE RD	2025	4,200	9,100	13,300			10,681C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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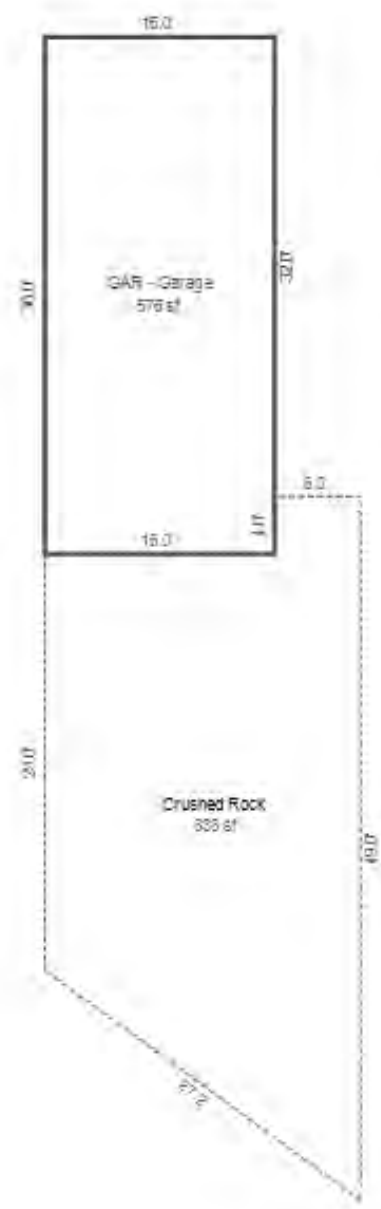
JWV	05/26/2022	INSPECTED	2024	4,500	7,800	12,300			10,360C
TPC	12/27/2017	INSPECTED	2023	3,500	7,000	10,500			9,867C
TPC	06/05/2017	INSPECTED	2022	3,500	0	3,500			2,731C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 576	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: 3 Floor Area: 0 Total Base New : 13,616 Total Depr Cost: 13,207 Estimated T.C.V: 17,169	
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 2021	
Duplex		Drywall Paneled		Plaster Wood T&G			Kitchen: Other: Other:		0 Amps Service		Ex. Ord. Min		(11) Heating System: No Heating/Cooling		Ground Area = 0 SF Floor Area = 0 SF.	
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97		Building Areas	
Wood Frame		Ex Ord Min		Lg Ord Small			(14) Water/Sewer		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		3 Fixture Bath		1 -4,580 -4,443	
Building Style: GRG		Doors Solid H.C.		(5) Floors			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Yr Built 2021		Remodeled 0		Basement 1st Floor 2nd Floor Bedrooms			Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 17,169		Solar Water Heat No Concrete Floor		Totals:		576 -3,773 -3,660		13,616 13,207	
Condition: Average		Lg Ord Small		(6) Ceilings			Lump Sum Items:		Other Additions/Adjustments		Plumbing		3 Fixture Bath		1 -4,580 -4,443	
Room List		Doors Solid H.C.		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost	
Basement		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
2nd Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Bedrooms		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
(1) Exterior		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Wood/Shingle		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Aluminum/Vinyl		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Brick		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Insulation		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
(2) Windows		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Many Avg. Few		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Wood Sash		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Metal Sash		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Vinyl Sash		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Double Hung		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Horiz. Slide		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Casement		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Double Glass		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Patio Doors		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Storms & Screens		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Gable		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Hip		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Flat		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 -3,773 -3,660	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 21,969 21,310	

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



*** 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 LLC	HAMILTON JOSEPH & AMY	3,700	12/03/2004	WD	21-NOT USED/OTHER	04-0/5311	DEED	100.0

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

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

Owner's Name/Address: HAMILTON JOSEPH & AMY
 4205 MICHIGAN ST NE
 GRAND RAPIDS MI 49525
 2025 Est TCV 8,367

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/ 50.00 49.00 1.4142 0.5916 200 100 8,367
 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 8,367

Tax Description: SEC 10 T22N R8W (0*2004) --.0567 A--
 BEG S 46D 48' 30" W 41.12 FT FROM NW COR
 LOT 39 BIRCHAVEN BEACH, TH S 29D 53' 00"E
 49.59 FT, S 47D 21' 45"W 50 FT; N 29D 49'
 10"W 49.12 FT, N 45D 48' 30"E 50 FT TO
 POB.

Comments/Influences: 04 SPLIT FROM 018-00 FOR 05



Topography of Site
 Level X 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	4,200	0	4,200			954C
2024	4,500	0	4,500			926C
2023	3,500	0	3,500			882C
2022	3,500	0	3,500			840C

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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.
FROEHLICH GAIL & FROEHLIC	LAROSE RYAN & ERIN N	220,000	09/19/2017	PTA	19-MULTI PARCEL ARM'S LE	PTA	PROPERTY TRANSFER	100.0
INDIAN LAKES LLC	FROEHLICH GAIL & DONNA	3,700	10/18/2004	WD	21-NOT USED/OTHER	04-0/4568	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 17,637					

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/	50.00	35.00	1.4142	0.5439	200 100	7,692	
			50 Actual Front Feet, 0.04 Total Acres						Total Est. Land Value =	7,692

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
SEC 10 T22N R8W BEG S 57D 57' 11"W 45.81 FT FROM SW COR LOT 34 BIRCHAVEN BEACH UNIT, TH S 57D 57' 11"W 50 FT, N 63D 08' 54"W 33.30 FT, N 53D 26' 34"E 50 FT; S 60D 11' 27"E 36.80 FT TO POB. --.04A--		Dirt Road						
		Gravel Road						
	X	Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer	D/W/P: 4in Ren. Conc.	7.24	2320	50	8,398	
	X	Electric	D/W/P: Crushed Rock	2.15	252	50	271	
	X	Gas	Metal Prefab	13.29	192	50	1,276	
		Curb	Total Estimated Land Improvements True Cash Value =					9,945

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,800	5,000	8,800			7,541C
2024	4,500	5,000	9,500			7,315C
2023	3,500	4,700	8,200			6,967C
2022	3,500	0	3,500			2,731C

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Who	When	What
JWV	05/24/2022	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/23/2017	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES DEAN & PAM	GLASS CASEY R & JENNIFER	0	04/30/2017	QC	09-FAMILY	2017-01558	PROPERTY TRANSFER	0.0
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	QC	21-NOT USED/OTHER	2014-02978	PROPERTY TRANSFER	0.0
INDIAN LAKES LLC	JONES DEAN, PAM & GLASS,	6,000	09/20/2004	WD	32-SPLIT VACANT	04-0/4427	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418	2025 Est TCV 10,508					

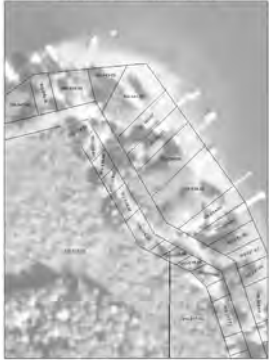
Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	70.00	44.43	1.3001	0.5773	200	100		10,508
70 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 10,508

Tax Description
 BEG S14DEG 36' 46" E 40' FROM SW COR OF LOT 45 BIRCHAVEN BEACH TH S 14DEG 36' 46" E 50', S 86 DEG 46' 32" E 37.62', NW'LY TO A PT S 46DG 48' 30" W 41.12' & N 29DEG 53' W 65' FROM SW COR LOT 41, TH N 29DEG 53' W 23.99', S75DEG 23' 14"W 69.45' TO POB SEC10 T22N R8W .0714A
 6/2017 TRANSFER PART TO 010-018-91 FORMERLY SEC 10 T22N R8 W (0*2004). BEG S 14 DEG 36' 46" E 40 FT FROM SW COR LOT 45 BIRCHAVEN BEACH UNIT, TH N 75 DEG 23' 14" E 69.45 FT, S 29 DEG 53' 00" E 38.99 FT. S 46 DEG 48' 30" W 50 FT, N 86 N 14 DEG 36' 46" M/L--

- 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
- X PRIVATE RD



O 01-018-91

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,300	0	5,300			796C
2024	4,500	0	4,500			773C
2023	3,500	0	3,500			737C
2022	3,500	0	3,500			702C

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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.
SCHLICK DAVID R & MARIANN	SCHLICK DAVID R & MARIANN	0	01/08/2021	WD	09-FAMILY	2021-00508	PROPERTY TRANSFER	0.0
COWDREY PHILLIP & LINDA	SCHLICK DAVID R & MARIANN	305,000	06/10/2005	WD	20-MULTI PARCEL SALE REF	05-0/2291	DEED	100.0
INDIAN LAKES LLC	COWDREY PHILLIP & LINDA	3,700	09/20/2004	WD	21-NOT USED/OTHER	04-0/4308	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH 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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SCHLICK DAVID R & MARIANNE TRUST 2700 OAKWOOD DR SE GRAND RAPIDS MI 49506	2025 Est TCV 12,982					
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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
I 200' @ 200/	50.00	45.00	1.4142	0.5791	200	100	8,190
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =							8,190

Tax Description	Land Improvement Cost Estimates						
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Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.39	1500	50	4,792
Total Estimated Land Improvements True Cash Value =				4,792

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,100	2,400	6,500			5,593C
2024	4,500	2,400	6,900			5,425C
2023	3,500	2,300	5,800			5,167C
2022	3,500	0	3,500			2,731C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON DAVID C & ROSEMA	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	21-NOT USED/OTHER	2007/2088	DEED	0.0
INDIAN LAKES LLC	FERGUSON DAVID C & ROSEMA	0	06/25/2004	WD	21-NOT USED/OTHER	04-0/3094	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 41,873 TCV/TFA: 173.75					

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 10 T22N R8 W (0*2004) .0527 A M/L BEG S 61D 45' 27" W 47.39 FT FROM NW COR LOT 32 BIRCHAVEN BEACH, TH S 60D 11' 27" W 47.18 FT, S 65D 22' 57" W 50 FT; TH N 62D 26' 40" W 44.39 FT; TH N 61D 45' 27" E 50 FT TO POB.	X		I 200' @ 200/ 47 Actual Front Feet, 0.05 Total Acres	47.18	50.00	1.4349	0.5946	200 100	8,051
Comments/Influences			Total Est. Land Value = 8,051						



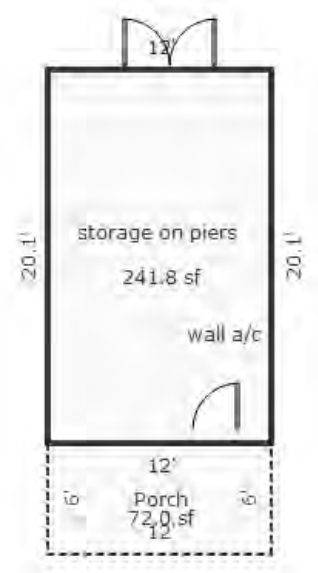
Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	X Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain X PRIVATE RD		2025	4,000	16,900	20,900			6,938C
			2024	4,500	14,500	19,000			6,730C
			2023	3,500	12,900	16,400			6,410C
			2022	3,500	11,700	15,200			6,105C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	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		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 20 Floor Area: 241 Total Base New : 32,521 Total Depr Cost: 26,017 Estimated T.C.V: 33,822			72	WCP	(1 Story)			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.300								
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D Blt 2004					
Condition: Average		Lg	X	Ord		Small	0 Amps Service			Ground Area = 241 SF Floor Area = 241 SF.								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Many			Building Areas								
(1) Exterior		Kitchen: Other: Other:		0			X			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing			X			1 Story Siding Piers 241			Total: 30,069 24,055					
(2) Windows		(7) Excavation		Average Fixture(s)			X			Other Additions/Adjustments								
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			X			Porches								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			X			Notes: SHED/SLEEPING								
X	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			WCP (1 Story) 72 3,192 2,554 Foundation: Shallow 72 -740 -592			Totals: 32,521 26,017				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			X			E.C.F. (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 33,822								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			X										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWLBECK DAVID R & CONSTA	CHECINSKI ANDRZEJ & MARLO	223,500	04/27/2011	WD	03-ARM'S LENGTH	2011-01425	PROPERTY TRANSFER	100.0
NOLES ROBERT & ANITA	COWLBECK DAVID R & CONSTA	0	01/22/2008	WD	03-ARM'S LENGTH	2008/227	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CHECINSKI ANDRZEJ & MARLOGORZATA 1544 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 11,377					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * .09 AC					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			I 200' @ 200/	74.82	50.00	1.2787 0.5946	200 100	
			75 Actual Front Feet, 0.09 Total Acres				Total Est. Land Value =	11,377

Tax Description
 SEC 10 T22N R8W BEG S 47 DEG 21'45"W
 41.03 FT FROM NW COR LOT 38 BIRCHAVEN
 BEACH, TH S 29 DEG 53'00"E 74.82 FT, S 47
 DEG 36'22"W 50.02 FT, N 29 DEG 49'45"W
 74.61 FT, N 47 DEG 21'45"E 50 FT TO POB.
 .09A.

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	5,700	0	5,700			3,788C
2024	4,500	0	4,500			3,675C
2023	3,500	0	3,500			3,500S
2022	3,500	0	3,500			3,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	0	10/02/2024	WD	16-LC PAYOFF	2024-02658	DEED	0.0
RIETSMA KLAAS & KATHY	HAMILTON JOE & AMY	0	10/02/2024	WD	16-LC PAYOFF	PTA	PROPERTY TRANSFER	0.0
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	135,000	10/22/2020	WD	19-MULTI PARCEL ARM'S LE	2020-0330	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:
HAMILTON JOE & AMY 4205 MICHIGAN ST NE GRAND RAPIDS MI 49512	2025 Est TCV 8,409

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

Tax Description	Value
SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM SW COR LOT 40 BIRCHAVEN BEACH TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, N 46 DEG 48'30"E 50 FT, S 29 DEG 53'00" E 50 FT TO POB. .0574A.	8,409

Comments/Influences	50 Actual Front Feet, 0.06 Total Acres	Total Est. Land Value =	8,409
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,200	0	4,200			3,520C
X Rolling	2024	4,500	0	4,500			3,415C
X Low	2023	3,500	0	3,500			3,253C
X High	2022	3,500	0	3,500			3,099C
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
			2025	4,200	0	4,200			3,520C
			2024	4,500	0	4,500			3,415C
			2023	3,500	0	3,500			3,253C
			2022	3,500	0	3,500			3,099C

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
Owner's Name/Address	MAP #: 2025 Est TCV 27,421					

Property Address	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	X			* Factors *				
				Residentia PARTOF>80@\$3700	7.41 Acres	3700	100		27,421
				7.41 Total Acres Total Est. Land Value = 27,421				

Tax Description	X	Public Improvements
SEC 10 T22N R8W GOV'T LOT 6 NORTH OF SAPPHIRE LAKE PLAT #2 EXC THAT PART LYING S'LY OF S LINE VACATED CHIPPEWA AVENUE 7.411 A	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water
Comments/Influences	X	Sewer
05 Split .07 Ac. to 019-96 for 06	X	Electric
05 Split .20 Ac. to 019-97 for 06		Gas
05 Split .06 Ac. to 019-95 for 06		Curb Street Lights Standard Utilities Underground Utils.



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	13,700	0	13,700			4,377C
X Rolling	2024	11,100	0	11,100			4,246C
Low	2023	10,400	0	10,400			4,044C
High	2022	7,400	0	7,400			3,852C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE ROAD							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/27/2015 INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	WHITTAKER JACQUELINE	900	05/31/2005	WD	32-SPLIT VACANT	05-0/2143	DEED	100.0

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

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

Owner's Name/Address: WHITTAKER JACQUELINE
 217 EASTHILL DR
 BATTLE CREEK MI 49014
 2025 Est TCV 3,794

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 50.00 50.53 1.4142 0.5962 90 100 3,794
 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 3,794

Tax Description: SEC 10 T22N R8W (0*2005)
 BEG S 82 DEG 41'45"W 112.03 FT S 82 DEG 50'22"W 101.53 FT FROM NE COR LOT 173
 SAPPHIRE LAKE PLAT 2, TN S 82 DEG 21'04"W 50.35 FT, N 01 DEG 58'46"E 53.79 FT, S 88 DEG 05'54"E 50.96 FT, S 01 DEG 54'36"W 45.39 FT TO POB. .058 A
 Comments/Influences: 05 Split .06 Ac from 010-019-00 for 06

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

Topography of Site: X Level
 Rolling
 Low
 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	1,900	0	1,900			1,239C
2024	3,200	0	3,200			1,202C
2023	2,500	0	2,500			1,145C
2022	1,500	0	1,500			1,091C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	PTA	19-MULTI PARCEL ARM'S LE	PTA	PROPERTY TRANSFER	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	09-FAMILY	2015-02859	PROPERTY TRANSFER	0.0
INDIAN LAKES LLC	BAKER RONALD & NORMA (H/W	900	03/30/2005	WD	32-SPLIT VACANT	05-0/1086	DEED	100.0

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

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

Owner's Name/Address: STEWART RONALD & KATHY
 8255 N MCCAFFREY RD
 OWOSSO MI 48867
 2025 Est TCV 3,971

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	49.86	61.16	1.4152	0.6253	90	100		3,971
50 Actual Front Feet, 0.07 Total Acres Total Est. Land Value =								3,971

Tax Description: SEC 10 T22N R8W (0*2005) BEG AT NE COR OF LOT 168 SAPPHIRE LAKE PLAT #2, TH S 82 D 21' 04" W 26.79 FT, S 76 D 27' 35" W 24.22 FT, N 01 D 51' 18" E 64.67 FT, S 88 D 05' 54" E 49.86 FT, S 01 D 58' 46" W 53.79 FT TO POB.
 .07 A M/L

Comments/Influences: 05 Split from 010-019-00 for 06



Topography of Site:
 X Level
 Rolling
 Low
 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	2,000	0	2,000			1,239C
2024	3,300	0	3,300			1,202C
2023	2,600	0	2,600			1,145C
2022	1,500	0	1,500			1,091C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOOMS LAWRENCE E & JUDY M	RUBY JEREMI D & SHANNON J	150,000	10/04/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03732	PROPERTY TRANSFER	100.0
INDIAN LAKES LLC	BOOMS LAWRENCE & JUDY (H/	1,700	02/24/2005	WD	32-SPLIT VACANT	05-0/665	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
X W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RUBY JEREMI D & SHANNON J 8611 CARLISLE DR SW BYRON CENTER MI 49315-8167	MAP #:					
	2025 Est TCV 8,816					

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			A 200' @ 90/FF	89.14	97.73	1.2239 0.7031	90 100	6,903
X Gravel Road			89 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	6,903

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
X Water	22.78	168	50	1,913	
X Sewer					
X Electric					
X Gas					
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					
Total Estimated Land Improvements True Cash Value =					1,913

Comments/Influences	Topography of Site
05 Split from 010-019-00 for 06	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain
	X PRIVATE ROAD



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,500	900	4,400			2,386C
TPC 12/27/2017		INSPECTED	2024	5,800	1,700	7,500			2,315C
			2023	4,600	1,600	6,200			2,205C
			2022	1,500	600	2,100			2,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES LLC	KENT KEVIN & KRISTEN	1,500	12/03/2004	WD	21-NOT USED/OTHER	05-0/349	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
X W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
Owner's Name/Address	MAP #:					
KENT KEVIN 8758 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 7,114					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 10 T22N R8W. BEG AT NE COR LOT 167 SAPPHIRE LAKE PLAT 2, TH S 76D 27' 35" W 77.54 FT, N 01D 50' 25" E 85.13 FT, S 88D 16' 52" E 50.45 FT, S 88 D 05' 54" E 23.95 FT, S 01D 51' 18" W 64.67 FT TO POB. .128 A M/L	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/FF	74.40	75.00	1.2805	0.6580	90	100	5,642
				74 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 5,642							

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
04 SPLIT FROM 019-00 FOR 05 EXEMPT..ADJ OWNER	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
		Wood Frame	24.54	120	50	1,472
		Total Estimated Land Improvements True Cash Value =				1,472

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain X PRIVATE ROAD	2025	2,800	800	3,600			954C
	2024	4,700	0	4,700			926C
	2023	3,800	0	3,800			882C
	2022	1,500	600	2,100			840C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/23/2018	QC	09-FAMILY	2018-02903	PROPERTY TRANSFER	0.0
BOUGHNER DALE & JUDY & SZ	BOUGHNER DALE K & JUDITH	0	08/08/2018	QC	09-FAMILY	2018-02740	PROPERTY TRANSFER	0.0
BOUGHNER DALE & JUDY	SELVES & SZAFRANSKI TRACY	0	09/08/2005	QC	21-NOT USED/OTHER	05-0/3447	DEED	50.0
INDIAN LAKES LLC	BOUGHNER DALE & JUDY	800	12/03/2004	WD	21-NOT USED/OTHER	05-0/327	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/12/2011

Owner's Name/Address: BOUGHNER DALE K & JUDITH A TRUST
 8735 W SAPPHIRE AVE
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 4,341

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 43.39 132.52 1.4652 0.7587 90 100 4,341
 43 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 4,341

Tax Description: SEC 10 T22N R8W. BEG AT NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TH SW'LY TO NW COR LOT 170, N 0D 54' 30" E 45.39 FT, S 87D 56' 24" E 185.5 FT, S 63D 35' 49" E 26.33 FT TO POB. .133 A M/L

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

04 SPLIT FROM 019-00 FOR 05

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

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

2025 2,200 0 2,200 1,239C

2024 3,100 0 3,100 1,202C

2023 2,400 0 2,400 1,145C

2022 1,500 0 1,500 1,091C



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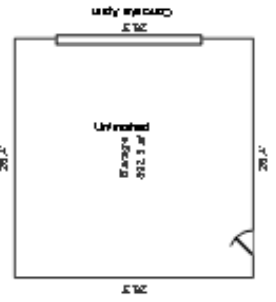
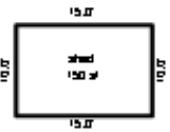
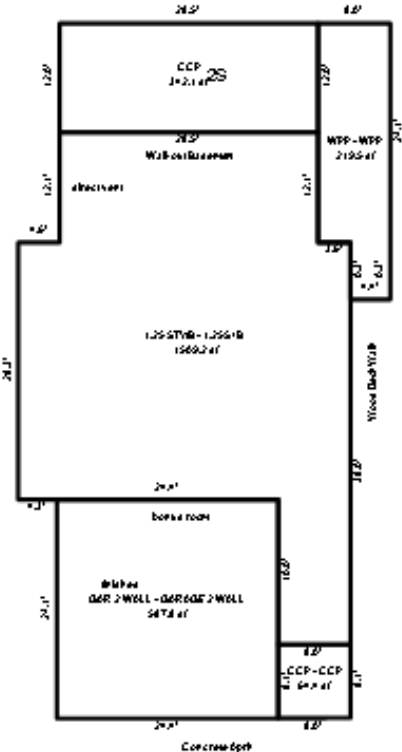
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SAPPHIRE BIRCHAVEN ASSOCI	BAYER BILL & SUE TRUST &	150	09/30/2013	OTH	33-TO BE DETERMINED	2013-03515 EAS	DEED	0.0				
BAYER WILLIAM & SUE	BAYER REVOCABLE TRUST	100	05/10/2012	WD	03-ARM'S LENGTH	2012-02721	PROPERTY TRANSFER	0.0				
BARRETT ROBERT L & KATHLE	BAYER WILLIAM & SUE	260,000	11/09/2011	WD	03-ARM'S LENGTH	2011-03457 WD	PROPERTY TRANSFER	100.0				
BARRETT ROBERT L		0	04/27/2010	OTH	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8850 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		05/01/2015	2015-0123	100%				
		P.R.E. 100% 05/23/2016		Garage		04/17/2012	2012-0113	100%				
Owner's Name/Address		MAP #:										
BAYER REVOCABLE TRUST 8850 W SAPPHIRE AVE LAKE CITY MI 49651		2025 Est TCV 652,068 TCV/TFA: 345.74										
		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B200'@1600/	200.00	1738.04	0.7071	0.9655	1600	100		218,470
				200 Actual Front Feet, 7.98 Total Acres					Total Est. Land Value =	218,470		
Tax Description		X		Land Improvement Cost Estimates								
SEC 10 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. 7.98 A M/L		X		Description		Rate	Size	% Good	Cash Value			
2016-02013 EASE CONSUMERS ENERGY		X		D/W/P: 3.5 Concrete		6.49	240	85	1,324			
2013-03515 EASEMENT FROM SAPPHIRE AVE		X		Wood Frame		26.37	150	50	1,978			
INCLUDES 1998 PIN 010-020-50 IN 1998		X		Residential Local Cost Land Improvements								
Comments/Influences		X		Description		Rate	Size	% Good	Cash Value			
21000321 \$269,900 20820946 \$399,900		X		LAND IMPROVE 2500		2,500.00	1	97	2,425			
				Total Estimated Land Improvements True Cash Value = 5,727								
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		X 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		
		Who	When	What	2025	109,200	216,800	326,000			188,867C	
		TPC 03/20/2018 INSPECTED			2024	105,900	214,100	320,000			183,189C	
		TPC 10/27/2015 INSPECTED			2023	84,800	209,800	294,600			174,466C	
		TPC 08/20/2012 INSPECTED			2022	21,800	188,200	210,000			166,159C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZMYSLO DENNIS & LAURA	ZMYSLO DENNIS E & LAURA L	0	02/24/2023	WD	09-FAMILY	2023-00537	PROPERTY TRANSFER	0.0
WOLFINGER THERESA ET AL	ZMYSLO DENNIS & LAURA	217,500	06/07/2012	WD	03-ARM'S LENGTH	2012-02076 WD	PROPERTY TRANSFER	100.0
COX JOAN S	WOLFINGER THERESA AT EL.	0	05/01/2010	PTA	23-PART OF REF		PROPERTY TRANSFER	100.0

Property Address: S BAYBERRY LN
 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: ZMYSLO DENNIS & LAURA L
 2755 SOUTHFORK DR
 STEVENSVILLE MI 49127
 2025 Est TCV 38,749

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	30.00	509.65	1.1362	0.7105	1600	100		38,749
30 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	38,749

Tax Description: SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.
 Comments/Influences:

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	19,400	0	19,400			12,796C
2024	21,700	0	21,700			12,412C
2023	17,200	0	17,200			11,821C
2022	13,100	0	13,100			11,259C

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

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

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

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

Owner's Name/Address: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429
 2025 Est TCV 93,789

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.

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

Tax Description: . SEC 10 T22N R8W GOV'T LOT 8 EXC THAT PART LYING SW'LY OFF PRIVATE ROAD. 36.78A.

Comments/Influences

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

2025 46,900 0 46,900 21,769C

2024 36,800 0 36,800 21,115C

2023 25,700 0 25,700 20,110C

2022 22,100 0 22,100 19,153C

Who When What TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED
 TPC 10/20/2015 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.
LEAVER RICHARD	JORAE KEVIN & AMY	399,900	12/28/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04373	PROPERTY TRANSFER	100.0
CHEMICAL BANK	LEAVER RICHARD	163,500	01/19/2012	WD	11-FROM LENDING INSTITUT	2012-00152	PROPERTY TRANSFER	100.0
THOLA DWAIN A & CAROL E		1	08/15/2011	AFF	01-ABANDONMENT	2011-02569	PROPERTY TRANSFER	0.0
THOLA CAROL E	CHEMICAL BANK	78,712	03/04/2011	SD	10-FORECLOSURE	2011-00682	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1212 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		REPAIR	12/31/2013	2013-4293	100%
	P.R.E. 100% 12/30/2021					

Owner's Name/Address	MAP #:
JORAE KEVIN & AMY 1212 S BAYBERRY LN LAKE CITY MI 49651	2025 Est TCV 475,684 TCV/TFA: 267.84

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			B200'@1600/	50.00	1617.82	1.0000 0.9484	1600 100	75,869
			50 Actual Front Feet, 1.86 Total Acres				Total Est. Land Value =	75,869

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value	
SEC 10 T22N R8W BEG AT NW COR LOT 1 WILDWOOD ESTATES, TH N 20 DEG 12'24"W 40.68 FT, N 46 DEG 40' 0S"W 287.43 FT, N 01 DEG 21'20"E 372.66 FT, S 28 DEG 57'20"E 11.93 FT, S 30 DEG 15'20"E 697.23 FT, TH W'LY ALONG N LINE OF LOT 1 WILDWOOD ESTATES TO POB. 2.55A. COMBINATION OF 3 PARCELS 4/30/2013 FORMERLY 2012-00152 WD PARCEL 1: BEGINNING AT A POINT N 20 DEGREES 12' (RECORDED 2') 24" W 40.68 FEET AND N 46 DEGREES 40'05" W 124.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES THENCE N 46 DEGREES 40'05" W 85 FEET; THENCE N 46 DEGREES 40'05" W 85 FEET; THENCE N 46 DEGREES 40'05" W 85 FEET;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	D/W/P: 4in Ren. Conc. D/W/P: 4in Ren. Conc.	8.06 8.06	720 0 144 0	0 0	
	X	Sewer	Residential Local Cost Land Improvements				
	X	Electric					
	X	Gas	Description	Rate	Size % Good	Cash Value	
		Curb	LAND IMPROVE 1000	1,000.00	2 97	1,940	
		Street Lights	Total Estimated Land Improvements True Cash Value =				1,940
		Standard Utilities					
		Underground Utils.					

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,900	199,900	237,800			148,222C
2024	22,400	197,400	219,800			143,766C
2023	17,900	188,500	206,400			136,920C
2022	18,000	112,400	130,400			130,400S

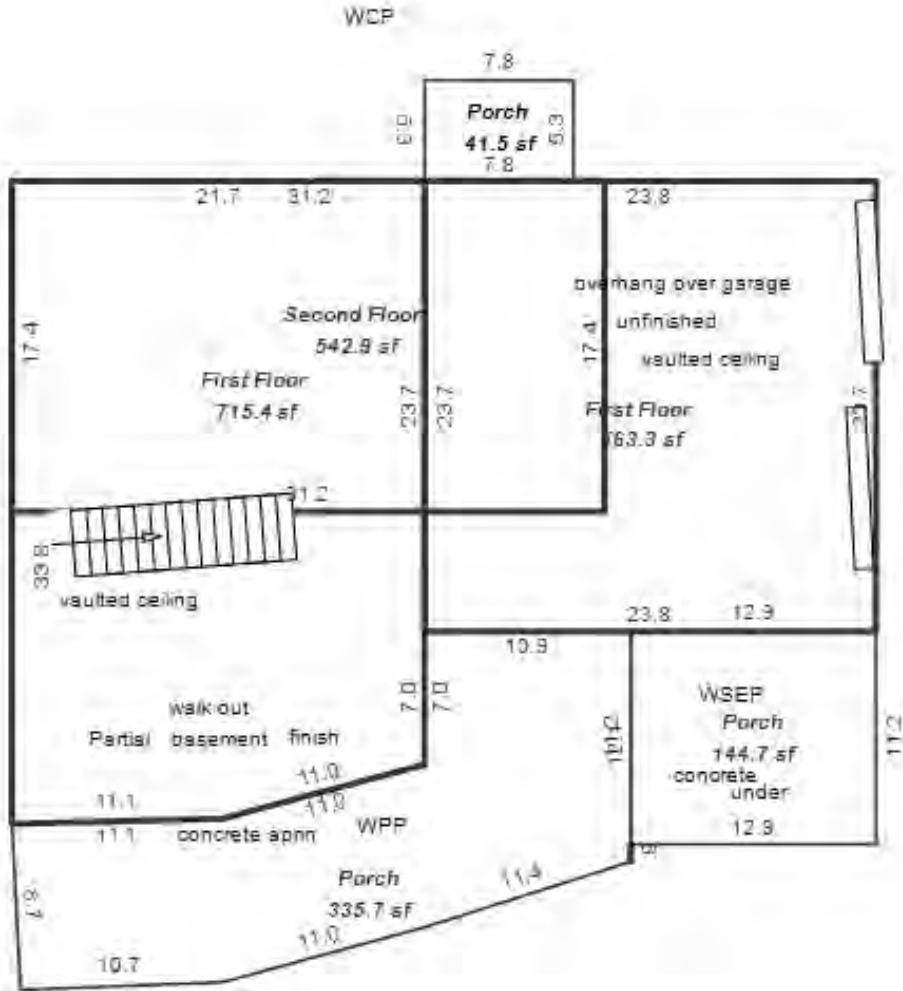
Who	When	What
TPC	07/12/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	07/01/2011	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							144 WSEP (1 Story) 335 WPP 40 WCP (1 Story)				
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1,776 Total Base New : 312,068 Total Depr Cost: 265,250 Estimated T.C.V: 397,875						E.C.F. X 1.500	Bsmnt Garage: 2 Car Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 1995						
1995 201	2019	X	Ex	Ord	Min	200 Amps Service			(11) Heating System: Electric Baseboard							
Condition: Average		X Lg		Ord	Small	No. of Elec. Outlets			Ground Area = 1278 SF Floor Area = 1776 SF.							
Room List		Doors		Solid	X	H.C.	Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Ex. X Ord. Min			Building Areas						
(1) Exterior		Kitchen: Other: Other:		200			X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1.25 Story Siding Basement 563						
	Insulation	X	Drywall	Many			3			1.5 Story Siding Basement 715						
(2) Windows		(7) Excavation		(13) Plumbing			1			Total: 242,978 206,525						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1278 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		8			3			Recreation Room 350 6,671 5,670 Basement, Outside Entrance, Below Grade 2 5,047 4,290						
X	Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing						
(3) Roof		(9) Basement Finish		1			1			Average Fixture(s)						
X	Gable Hip Flat	350		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3						
X	Asphalt Shingle	(10) Floor Support		1			1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1			Porches						
				Lump Sum Items:			1			WSEP (1 Story) 144 7,819 6,646 WPP 335 5,564 4,729 WCP (1 Story) 40 2,681 2,279						
										Garages						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost 320 16,650 14,152 Door Opener 1 539 458						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Basement Garage: 2 Car 1 3,580 3,043						
										Water/Sewer						
										Public Sewer 1 1,473 1,252 Water Well, 100 Feet 1 5,725 4,866						
										Built-Ins						
										Appliance Allow. 1 2,727 2,318						
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



concrete parking
720 sq.ft.

water access here

water access is swamp

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

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

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

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

Owner's Name/Address: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 140,600

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 PARTOF>80@\$3700 38.00 Acres 3700 100 140,600
 38.00 Total Acres Total Est. Land Value = 140,600

Tax Description: SEC 10 T22N R8W (7*1999) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST APPROX 38A

Comments/Influences: SEE SPLIT 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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	70,300	0	70,300			16,348C
2024	53,200	0	53,200			15,857C
2023	45,600	0	45,600			15,102C
2022	38,000	0	38,000			14,383C

Who When What

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.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 125,533			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
INDIAN LAKES L C C/O MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		INFERIOR LAKE FRONTAGE					
Tax Description		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT 5 OF NE COR, TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO POB & EXC BEG AT SECOR LOT 46 DUCK POINT PLAT, TH S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 25 FT, N 58 DEG 30'25"W 117.5 FT, N 31 DEG 29'35"E 75 FT, 5 58 DEG 30'25"E 117.5 FT TO POB & EXC BEG AT SECOR OF LOT 50 OF DUCK PT PLAT, TH N 58 DEG 30'25"W 117.60 FT, S 30 DEG 20'00"W 75 FT, S 58 DEG 30'25"E 117.39 FT, N 31 DEG 29'35"E 75 FT TO POB. 24.9977A.		Dirt Road		100.00	100.00	0.7846	1.0000	1600	100		125,533
		Gravel Road		24.77 Acres		0		100			0
		Paved Road		100 Actual Front Feet, 25.00 Total Acres		Total Est. Land Value =					125,533
		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	62,800	0	62,800			30,307C
		TPC 05/30/2022 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.
INDIAN LAKES L C	HUTCHINSON CHRISTOPHER L	10,000	06/24/2024	WD	32-SPLIT VACANT	2024-01742	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S DUCK POINT RD X	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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HUTCHINSON CHRISTOPHER L & MELISSA 11498 LYNCH RD BATTLE CREEK MI 49014		2025 Est TCV 6,332				
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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	75.00	116.16	1.2779	0.7341	90	100	6,332
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75 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	6,332
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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DESCRIPTION FOR PARCEL "50 A" PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-192 . PART OF GOVERNMENT LOT 9, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SALD SECTION; THENCE N88°47'00"W, 33.00 FEET; THENCE N00°00'00"W, 1186.62 FEET; THENCE N5 L 035'00''E, 590.95 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 46 IN THE DUCK POINT PLAT; THENCE N58°40'00"W, 175.41 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 47 IN SAID PLAT;													
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50 FEET TO A													
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D CAP PS #24617													
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OF LOT 50 IN SALD													
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GINNING;													
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60 FEET ALONG THE													
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.00 FEET;													
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39 FEET TO A													
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N ON FILE***													
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0-023-00;													
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0-023-01,													
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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	HUTCHINSON EDWARD & DEBRA	5,700	12/02/2014	WD	32-SPLIT VACANT	2014-04054	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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HUTCHINSON EDWARD & DEBRA 8939 W OAK LN LAKE CITY MI 49651	2025 Est TCV 6,350
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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	75.00	117.50	1.2779	0.7362	90	100	6,350
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75 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	6,350
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E 75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND ALSO THE SOUTHERLY LINE OF DUCK POINT PLAT, THENCE S58DEG.30'25"E 117.50 FEET ALONG SAID SOUTHERLY PLAT LINE TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, COPIES OF RECORD.

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
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Who	When	What	2025	3,200	0	3,200			3,200S
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TPC 12/27/2017 INSPECTED			2024	5,000	0	5,000			3,187C
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			2023	3,500	0	3,500			3,036C
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			2022	3,200	0	3,200			2,892C
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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	LEHMAN JAMES E & DIANE K	8,500	09/05/2010	WD	32-SPLIT VACANT	2010-4351WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST		Garage	08/23/2012	2012-0413	100%
Owner's Name/Address	P.R.E. 100% 12/05/2011					
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 57,503 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X	Dirt Road		C200'@200/	100.00	130.68	1.1892	0.7560	200 100	17,981
	X	Gravel Road		100 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =	17,981

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X	D/W/P: 4in Ren. Conc.	8.06	832	0	0
	X	Residential Local Cost Land Improvements				
	X	Gas	2,500.00	1	95	2,375
		Total Estimated Land Improvements True Cash Value =				2,375

Tax Description	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	Rolling							
SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010 BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51*35'00"W, 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58*40'00"W, 108.28'; THENCE N31*20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58*40'00" TO THE POB 2010 SPLIT OFF 30 ACRES 2010 - SEE	X	Level	Rolling	2025	9,000	19,800	28,800			19,207C
	X	Low	High	2024	6,700	20,100	26,800			18,630C
	X	Landscaped	Swamp	2023	5,400	17,400	22,800			17,743C
	X	Wooded	Pond	2022	5,000	16,100	21,100			16,899C
	X	Waterfront	Ravine							
	X	Wetland	Flood Plain							
	X	PRIVATE RD								



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1041 % 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 : 37,523 Total Depr Cost: 33,770 Estimated T.C.V: 37,147
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2012		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		Average Fixture(s)		Building Areas				
Yr Built 2012		Lg Ord Small		3 Fixture Bath			2		3 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		2 Fixture Bath			2		2 Fixture Bath		Other Additions/Adjustments				
Condition: Average		Doors Solid H.C.		Softener, Auto			2		Softener, Manual		Garages				
Room List		(5) Floors		Solar Water Heat			2		Solar Water Heat		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement		Kitchens:		No Plumbing			2		No Plumbing		Door Opener		1,078 970		
1st Floor		Other:		Extra Toilet			2		Extra Toilet		Base Cost		1041 36,445 32,800		
2nd Floor		Other:		Extra Sink			2		Extra Sink		Totals:		37,523 33,770		
Bedrooms		(6) Ceilings		Separate Shower			2		Separate Shower		Notes:				
(1) Exterior		No. of Elec. Outlets		Ceramic Tile Floor			2		Ceramic Tile Floor		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC		37,147		
Wood/Shingle		Many Ave. Few		Ceramic Tile Wains			2		Ceramic Tile Wains						
Aluminum/Vinyl		Basement		Ceramic Tub Alcove			2		Ceramic Tub Alcove						
Brick		Conc. Block		Vent Fan			2		Vent Fan						
Insulation		Poured Conc.		(14) Water/Sewer			2		Public Water						
(2) Windows		Stone		Public Sewer			2		Public Sewer						
Many Avg. Few		Treated Wood		Water Well			2		Water Well						
Large Avg. Small		Concrete Floor		1000 Gal Septic			2		1000 Gal Septic						
Wood Sash		(9) Basement Finish		2000 Gal Septic			2		2000 Gal Septic						
Metal Sash		Recreation SF		Lump Sum Items:			2		Lump Sum Items:						
Vinyl Sash		Living SF					2								
Double Hung		Walkout Doors (B)					2								
Horiz. Slide		No Floor SF					2								
Casement		Walkout Doors (A)					2								
Double Glass		(10) Floor Support					2								
Patio Doors		Joists:					2								
Storms & Screens		Unsupported Len:					2								
(3) Roof		Cntr.Sup:					2								
Gable							2								
Hip							2								
Flat							2								
Asphalt Shingle							2								
Chimney:							2								

*** 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.
INDIAN LAKES L C	DEBOER DONALD	10,000	02/10/2014	PTA	32-SPLIT VACANT	PTA	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	0	01/20/2014	WD	32-SPLIT VACANT	2014-01821	DEED	0.0
INDIAN LAKES L C	GAESCHKE GERALD G & SHEIL	0	05/09/2012	WD	32-SPLIT VACANT	2012-01730	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CHIPPEWA 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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INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429	2025 Est TCV 128,730					
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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	956.00	0.00	0.6763	0.0000	90	100		0
Residentia 9000/A			9.20	Acres	9000	100		82,755
Residentia 8 - 17 @\$5000			9.20	Acres	5000	100		45,975
956 Actual Front Feet, 18.39 Total Acres Total Est. Land Value =								128,730

Tax Description	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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		Level						
	X	Rolling						
		Low						
	X	High						
		Landscaped						
		Swamp						
	X	Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
	X	Flood Plain						
		PRIVATE ROAD						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	64,400	0	64,400			13,209C
2024	50,600	0	50,600			12,812C
2023	49,700	0	49,700			12,202C
2022	40,600	0	40,600			11,621C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRBELIS CHRISTOPHER & CHR	WRBELIS CHRISTOPHER & CHR	0	03/18/2020	QC	09-FAMILY	2020-00842	DEED	0.0
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	20,000	01/20/2014	WD	32-SPLIT VACANT	2014-01821	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CHIPPEWA AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	09/02/2014	2014-0357	100%

Owner's Name/Address	P.R.E. 0%	MAP #:				
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WRBELIS CHRISTOPHER & CHRISTINE 1329 TEXAS ST NW GRAND RAPIDS MI 49544	2025 Est TCV 66,520 TCV/TFA: 0.00					
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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

Tax Description
 2014-01821 WD PART OF GOVERNMENT LOT 2, SECTION 10, R22N, R8W, COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE S89°00'00"E 269.50 FEET (270.00 FEET REC.) ALONG THE EAST & WEST 1/4 LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF SAPPHIRE LAKE AND EASTERLY SIDE OF CHIPPEWA AVENUE AND THE POINT OF BEGINNING; THENCE S89°00'00"E 100.00 FEET ALONG THE SOUTH LINE OF INTER-LAKE DRIVE A PLATED ROAD IN THE BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES



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

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

C200'@200/	100.00	150.00	1.1892	0.7825	200	100	18,612
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value = 18,612

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	24,000	33,300			21,047C
2024	7,000	20,500	27,500			20,415C
2023	5,600	21,000	26,600			19,443C
2022	5,500	19,300	24,800			18,518C

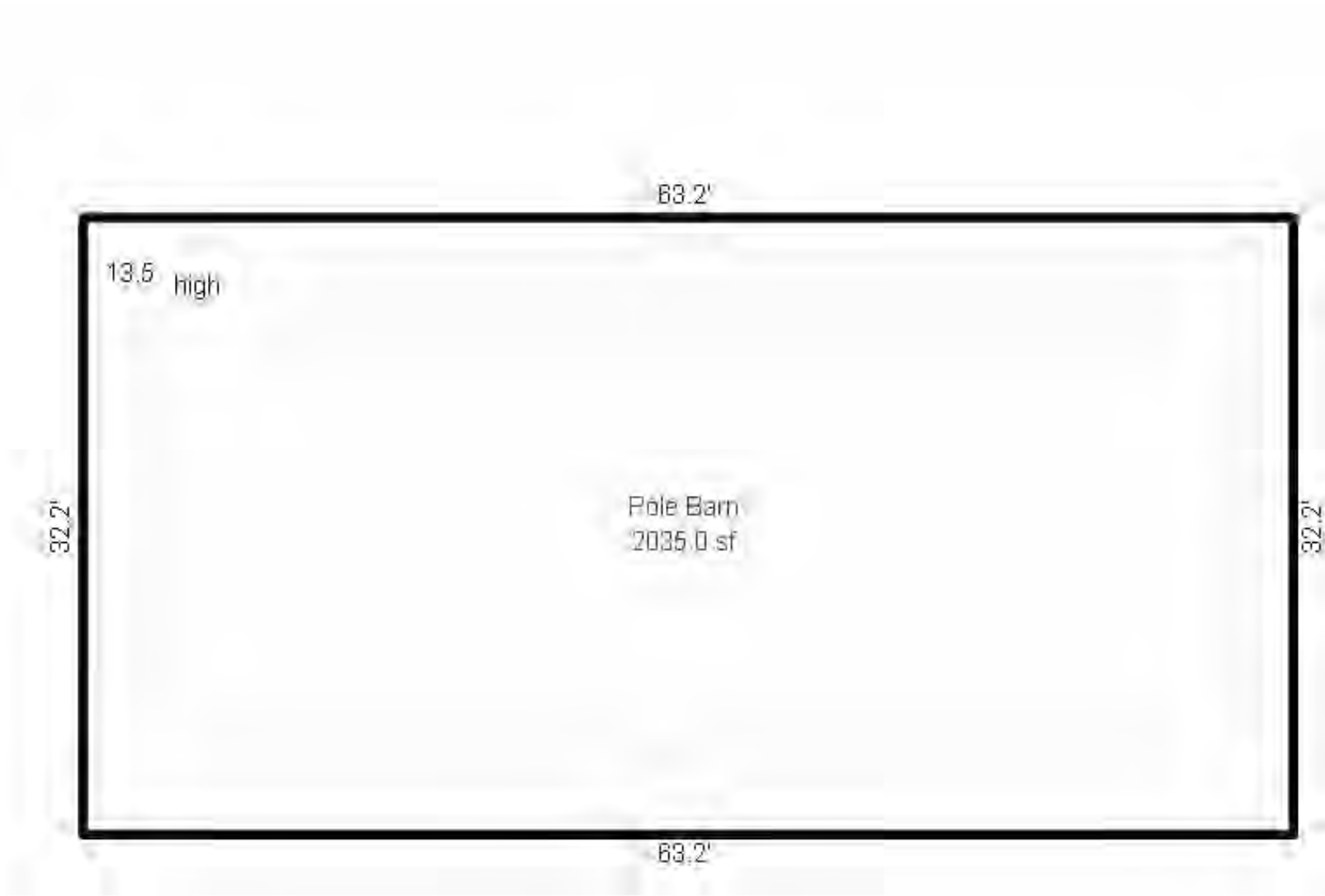
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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2035 % 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 : 48,392 Total Depr Cost: 43,553 Estimated T.C.V: 47,908
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 2014		
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		(6) Ceilings			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 2014		Remodeled 0		(7) Excavation			Average Fixture(s)		Other Additions/Adjustments		Garages				
Condition: Average		Doors Solid H.C.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Class: C Exterior: Pole (Unfinished)		Base Cost		2035 48,392 43,553		
Room List		(5) Floors			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals:		48,392 43,553			
Basement		Kitchens: Other: Other:			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM					
1st Floor		(6) Ceilings			(9) Basement Finish					ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 47,908					
2nd Floor		(7) Excavation			(10) Floor Support										
Bedrooms		Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
(1) Exterior		Basement			Joints: Unsupported Len: Cntr.Sup:										
Wood/Shingle		Basement													
Aluminum/Vinyl		Basement													
Brick		Basement													
Insulation		Basement													
(2) Windows		Basement													
Many Avg. Few		Basement													
Large Avg. Small		Basement													
Wood Sash		Basement													
Metal Sash		Basement													
Vinyl Sash		Basement													
Double Hung		Basement													
Horiz. Slide		Basement													
Casement		Basement													
Double Glass		Basement													
Patio Doors		Basement													
Storms & Screens		Basement													
(3) Roof		Basement													
Gable		Basement													
Hip		Basement													
Flat		Basement													
Asphalt Shingle		Basement													
Chimney:		Basement													

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



*** 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	DEBOER DONALD	10,000	02/10/2014	WD	32-SPLIT VACANT	2014-00534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CHIPPEWA	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/27/2018	2018-0354	100%
Owner's Name/Address	P.R.E. 0%					
DEBOER DONALD 2383 S MCGEE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 65,559 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	
SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'26"E 75FT TO P OB . .17 A. SPLIT ON 02/05/2014 FROM 009-010-024-00; Comments/Influences	X		Dirt Road	75.00	100.00	1.2779	0.7071	200	100	13,554
	X		Gravel Road	* Factors *						
	X		Paved Road	75 Actual Front Feet, 0.17 Total Acres						
	X		Storm Sewer	Total Est. Land Value =						
	X		Sidewalk	13,554						
	X		Water	13,554						
	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	6,800	26,000	32,800			23,290C
Rolling	2024	5,100	22,300	27,400			22,590C
Low	2023	4,100	22,300	26,400			21,515C
High	2022	2,500	20,100	22,600			20,491C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
PRIVATE RD							

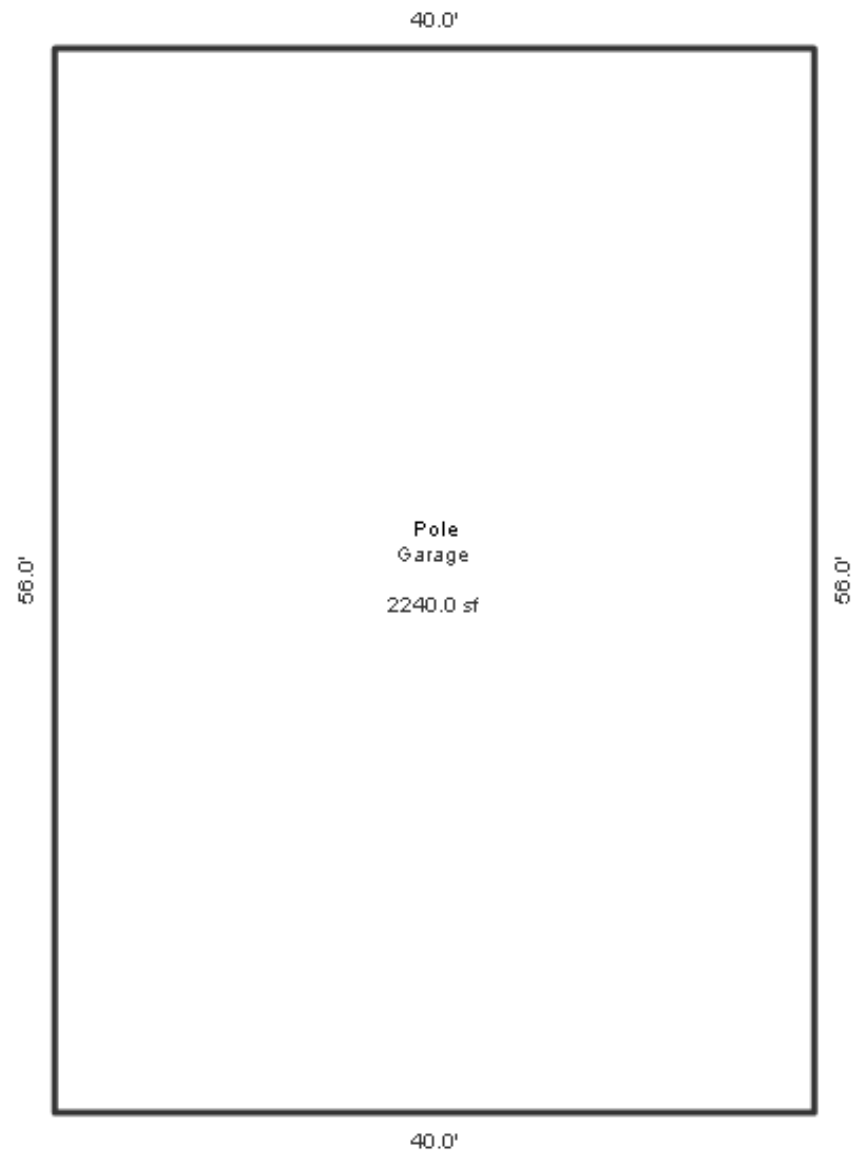


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 2240 % 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 : 49,765 Total Depr Cost: 47,277 Estimated T.C.V: 52,005
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		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.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2018		Remodeled 0		Doors Solid H.C.			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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		Basement 1st Floor 2nd Floor Bedrooms			No. of Elec. Outlets			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages		Class: C Exterior: Pole (Unfinished)	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages		Door Opener	
Wood/Shingle		(7) Excavation			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages		Base Cost	
Aluminum/Vinyl		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages		2240 53,267 50,604	
Brick		(8) Basement			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages		Totals: 49,765 47,277	
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages		Notes:	
(2) Windows		(9) Basement Finish			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 52,005	
Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Large Avg. Small		(10) Floor Support			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Wood Sash		Joists: Unsupported Len: Cntr.Sup:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Metal Sash		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Vinyl Sash		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Double Hung		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Horiz. Slide		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Casement		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Double Glass		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Patio Doors		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Storms & Screens		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
(3) Roof		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Gable		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Hip		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Flat		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Asphalt Shingle		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			
Chimney:		Lump Sum Items:			No. of Elec. Outlets			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Garages			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAESCHKE GERALD G & SHEIL	ORIZABA HEATHER H	197,400	02/27/2024	WD	19-MULTI PARCEL ARM'S LE	2024-00409	DEED	100.0
INDIAN LAKES L C	GAESCHKE GERALD G & SHEIL	0	05/09/2012	WD	32-SPLIT VACANT	2012-01730	DEED	100.0

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

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

Owner's Name/Address: ORIZABA HEATHER H 1501 MITTEL BLVD STE A WOOD DALE IL 60191

2025 Est TCV 4,840

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 40.00 261.36 1.4953 0.8991 90 100 4,840

40 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 4,840

Tax Description

WD2012-1730 SEC 10 T22N R8W OF GOV'T LOT 2. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00°50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88°19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88°13'16"W 289.51 FEET; THENCE N37°55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88°22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36°01'12" E 42.44 FEET ALONG SAID

- 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
- X PRIVATE ROAD



NT OF BEGINNING; BUILDING AND USE


M 009-010-024-00 OF TH W 1/2 OF OF GOV'T LOT 2.

TO ADJ LOT IN A LAKES LC

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,400	0	2,400			2,400S
2024	2,400	0	2,400			1,543C
2023	1,900	0	1,900			1,470C
2022	1,400	0	1,400			1,400S

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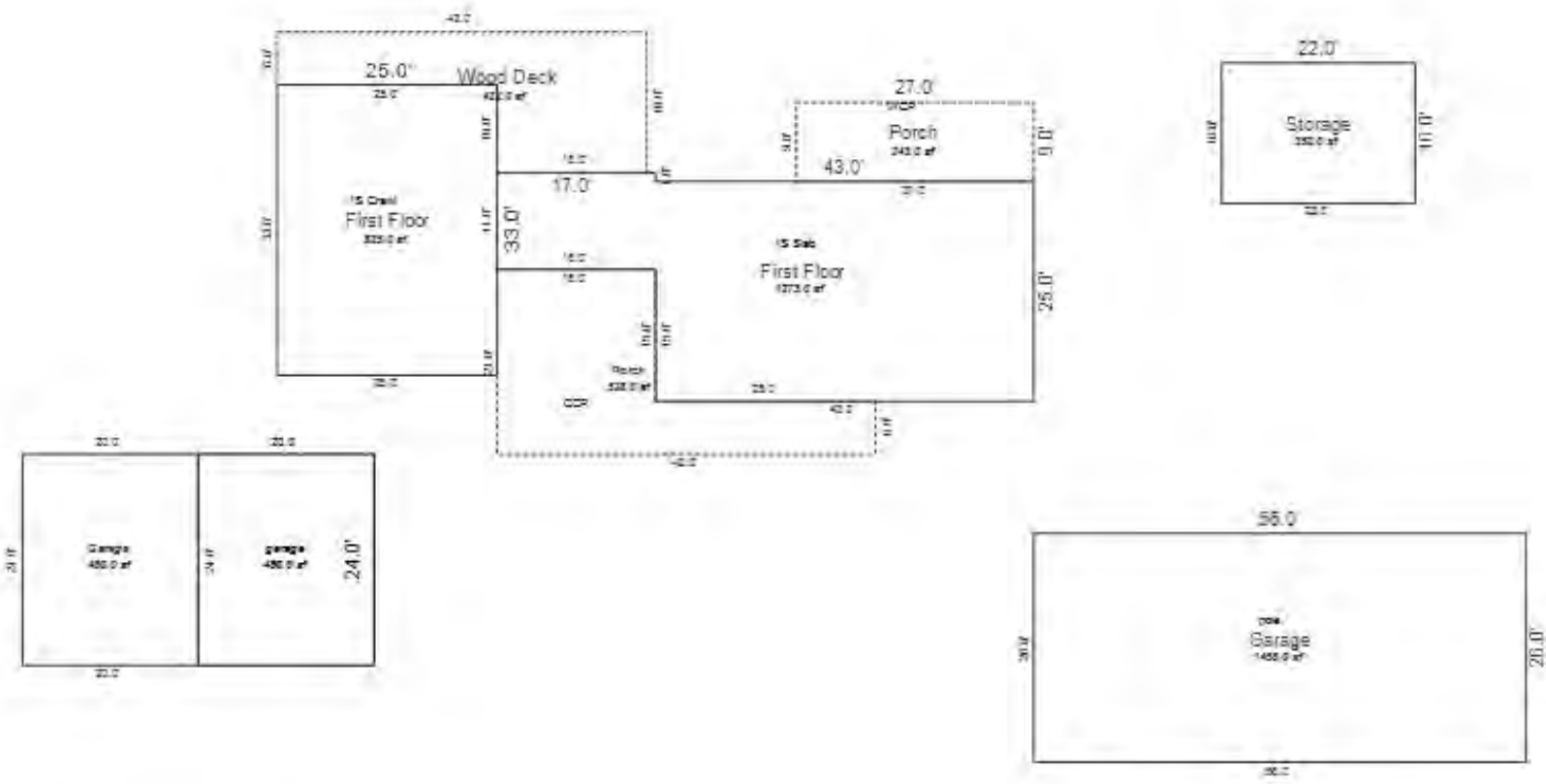
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
8638 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085		2025 Est TCV 681,553 TCV/TFA: 323.93									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		B200'@1600/	200.00	3811.50	0.7071	1.1749	1600	100	265,859
		Paved Road		200 Actual Front Feet, 17.50 Total Acres				Total Est. Land Value =		265,859	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	3.06	2466	0	0			
		X	Sewer	Wood Frame	22.75	352	94	7,528			
		X	Electric	Residential Local Cost Land Improvements							
		X	Gas	Description	Rate	Size	% Good	Cash Value			
		X	Curb	LAND IMPROVE 10000	10,000.00	1	95	9,500			
		Street Lights		Total Estimated Land Improvements True Cash Value =				17,028			
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		X	Rolling								
		X	Low								
		X	High								
		Landscaped									
		X	Swamp								
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
X	Wetland										
Flood Plain											
X	PRIVATE ROAD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2025	132,900	207,900	340,800			173,054C	
TPC 04/30/2021 INSPECTED				2024	118,100	205,400	323,500			167,851C	
TPC 12/27/2017 INSPECTED				2023	95,900	196,200	292,100			159,859C	
TPC 04/08/2013 INSPECTED				2022	39,100	177,200	216,300			152,247C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 243 537 422	Type WCP (1 Story) CCP (1 Story) Treated Wood	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: 0 Area: 1456 % 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 1930	Remodeled 1992	Ex	X	Ord		Min											
Condition: Average		Size of Closets		Lg	X	Ord		Small									
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings															
(2) Windows		X	Drywall														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 825 S.F. Slab: 1279 S.F. Height to Joists: 0.0													
(3) Roof		(8) Basement															
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(9) Basement Finish															
Chimney: Brick		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															
		(12) Electric															
		200 Amps Service															
		No./Qual. of Fixtures															
		Ex.	X	Ord.		Min											
		No. of Elec. Outlets															
		Many	X	Ave.		Few											
		(13) Plumbing															
		1	Average Fixture(s)														
		1	3 Fixture Bath														
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer															
		1	Public Water														
		1	Public Sewer														
		Water Well															
		1000 Gal Septic															
		2000 Gal Septic															
		Lump Sum Items:															
		Class: C +10 Effec. Age: 35 Floor Area: 2,104 Total Base New : 408,894 Total Depr Cost: 265,777 Estimated T.C.V: 398,666															
		E.C.F. X 1.500															
		Bsmnt Garage: Carport Area: Roof:															
		Cls C 10 Blt 1930															
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2104 SF Floor Area = 2104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
		Building Areas															
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost										
		1 Story	Siding	Crawl Space	825												
		1 Story	Siding	Slab	1,279												
		Total:				272,364	177,032										
		Other Additions/Adjustments															
		Plumbing															
		Average Fixture(s)															
		2 Fixture Bath															
		Porches															
		WCP (1 Story)															
		CCP (1 Story)															
		Deck															
		Treated Wood															
		Water/Sewer															
		Public Sewer															
		Water Well, 100 Feet															
		Built-Ins															
		Appliance Allow.															
		Fireplaces															
		Exterior 1 Story															
		Garages															
		Class: C Exterior: Pole (Unfinished)															
		Base Cost															
		1456															
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
		Base Cost															
		1456															
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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

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

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

Owner's Name/Address 2025 Est TCV 182,628

DOWN PAUL A & DAO NOI
1799 MATTHEW CT
SAINT JOSEPH MI 49085

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

Tax Description Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	100.00	291.85	0.7846	1.4548	1600	100		182,628
100 Actual Front Feet, 0.67 Total Acres Total Est. Land Value =								182,628

SEC 10 T22N R8W (0*1997) THE E'LY 200 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4 LINE EXC E 100 FT THOF. .67A.

Comments/Influences ACCESS OFF JENNINGS RD THRU 015-043-90

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

Topography of Site

Level
X Rolling
X 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	91,300	0	91,300			23,011C
2024	49,000	0	49,000			22,320C
2023	38,800	0	38,800			21,258C
2022	21,600	0	21,600			20,246C

Who When What

TPC 04/30/2021 INSPECTED
TPC 12/27/2017 INSPECTED
TPC 02/11/2012 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		62,900	07/01/1997	WD	33-TO BE DETERMINED	321:118	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8508 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/14/2000					
Owner's Name/Address	MAP #:					
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 586,747 TCV/TFA: 229.20					

X Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	100.00	341.95	0.7846	1.5377	1600	100		193,039
100 Actual Front Feet, 0.79 Total Acres					Total Est. Land Value =			193,039

Tax Description	X	Land Improvement Cost Estimates					
SEC 10 T22N R8W (0*1997) THE E'LY 100 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4 LINE. .75A.		Description	Rate	Size	% Good	Cash Value	
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.					
		D/W/P: Asphalt Paving	2.85	2600	45	3,334	
		Wood Frame	20.23	352	74	5,270	
		Total Estimated Land Improvements True Cash Value =					8,604

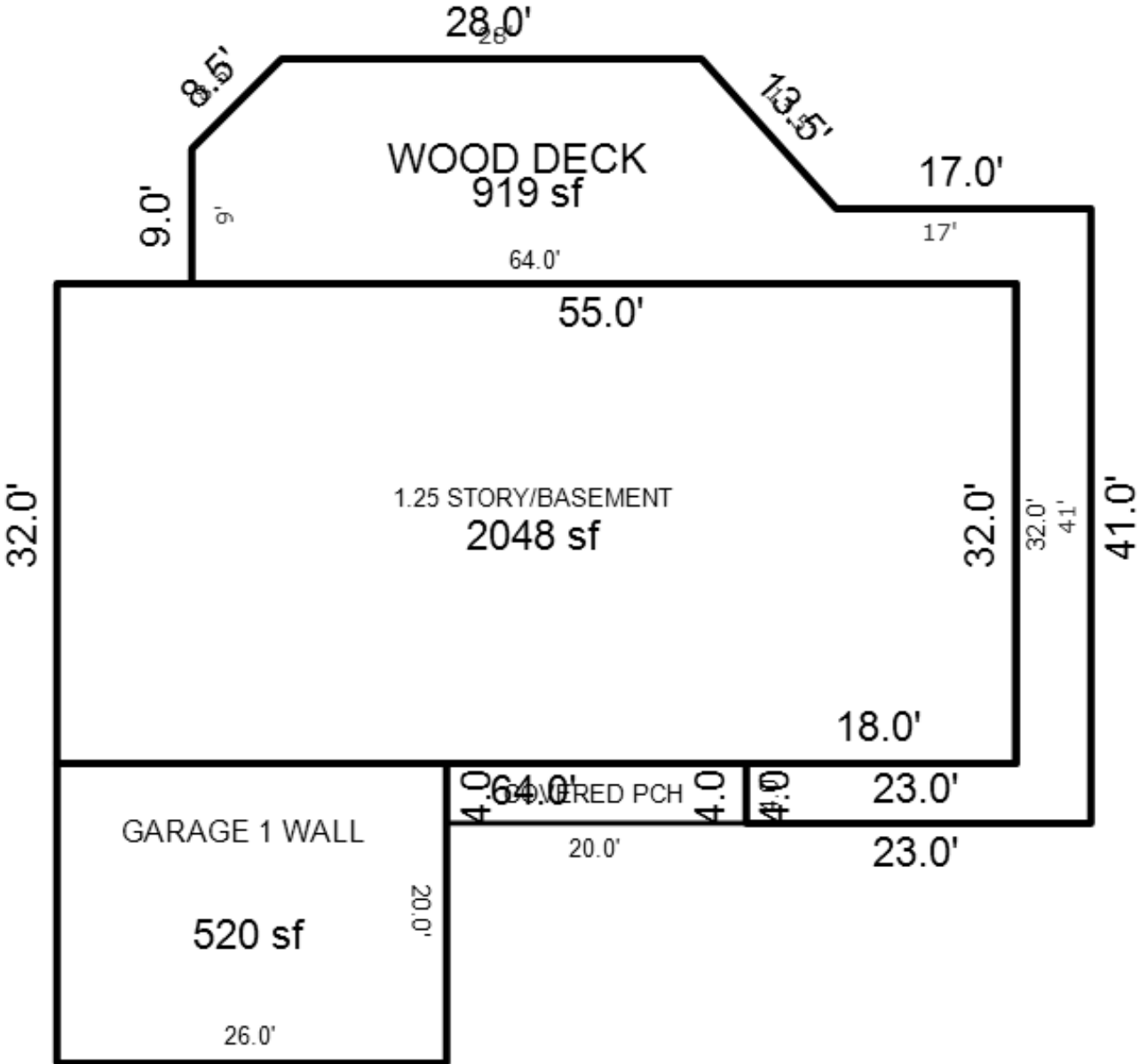
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	96,500	196,900	293,400			174,512C
X Low	2024	54,100	223,700	277,800			169,265C
High	2023	42,900	213,400	256,300			161,205C
Landscaped	2022	21,600	204,800	226,400			153,529C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE ROAD							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	54,100	223,700	277,800			169,265C
TPC	04/30/2021	INSPECTED	2023	42,900	213,400	256,300			161,205C
TPC	05/06/2018	INSPECTED	2022	21,600	204,800	226,400			153,529C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DENNIS & DEBORAH	SMITH DEBORAH A TRUST	1	02/04/2021	WD	09-FAMILY	2021-00604	DEED	0.0
GARRISON FRANKLIN D & DOR	SMITH DENNIS & DEBORAH	205,000	10/25/2013	WD	03-ARM'S LENGTH	2013-03678	PROPERTY TRANSFER	100.0
		200,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:0965	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8770 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST		Addition	12/08/2021	2021-0848	100%
	P.R.E. 0%		FOUNDATION	10/09/2020	2020-00581	100%

Owner's Name/Address	MAP #:	2025 Est TCV 574,529 TCV/TFA: 222.86
SMITH DEBORAH A TRUST 285 BRYCE COURT HOWELL MI 48843		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																																								
. SEC 10 T22N R8W COMM AT S 1/4 POST SEC 10 W 1155 FT N 898.26 FT TO SH SAPPHIRE LAKE TH NE'LY ALG SH 155 FT S 30 DEG 34' 25" W 316.36 FT TO POB S 19 DEG 04' 10" E 132.08 FT N 89 DEG 13' 00" W 216.29 FT N 81 DEG 52' 35" W 50 FT N 8 DEG 07' 25" E 154 FT TO SH OF LAKE SE'LY ALG SH TO POB PT GOV'T LOTS 9 & 10. EXC COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25" W 316.36 FT TO POB TH S 19 DEG 04' 10" E 132.08 FT N 89 DEG 13' W	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@1600/</td> <td>119.00</td> <td>190.35</td> <td>0.7382</td> <td>1.2527</td> <td>1600</td> <td>100</td> <td></td> <td>176,078</td> </tr> <tr> <td colspan="8">119 Actual Front Feet, 0.52 Total Acres</td> <td>Total Est. Land Value = 176,078</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@1600/	119.00	190.35	0.7382	1.2527	1600	100		176,078	119 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 176,078													
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119 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 176,078																																			
	X		<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>Gazeboo(s): Standard</td> <td>8,560.02</td> <td>1</td> <td>50</td> <td>4,280</td> </tr> <tr> <td>Dock: Light posts</td> <td>42.32</td> <td>72</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>468</td> <td>50</td> <td>1,886</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>231</td> <td>50</td> <td>749</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>1959</td> <td>50</td> <td>7,895</td> </tr> <tr> <td>Wood Frame</td> <td>26.20</td> <td>154</td> <td>50</td> <td>2,017</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>16,827</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Gazeboo(s): Standard	8,560.02	1	50	4,280	Dock: Light posts	42.32	72	0	0	D/W/P: 4in Ren. Conc.	8.06	468	50	1,886	D/W/P: 3.5 Concrete	6.49	231	50	749	D/W/P: 4in Ren. Conc.	8.06	1959	50	7,895	Wood Frame	26.20	154	50	2,017	Total Estimated Land Improvements True Cash Value =				16,827
Description	Rate	Size	% Good	Cash Value																																							
Gazeboo(s): Standard	8,560.02	1	50	4,280																																							
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Wood Frame	26.20	154	50	2,017																																							
Total Estimated Land Improvements True Cash Value =				16,827																																							



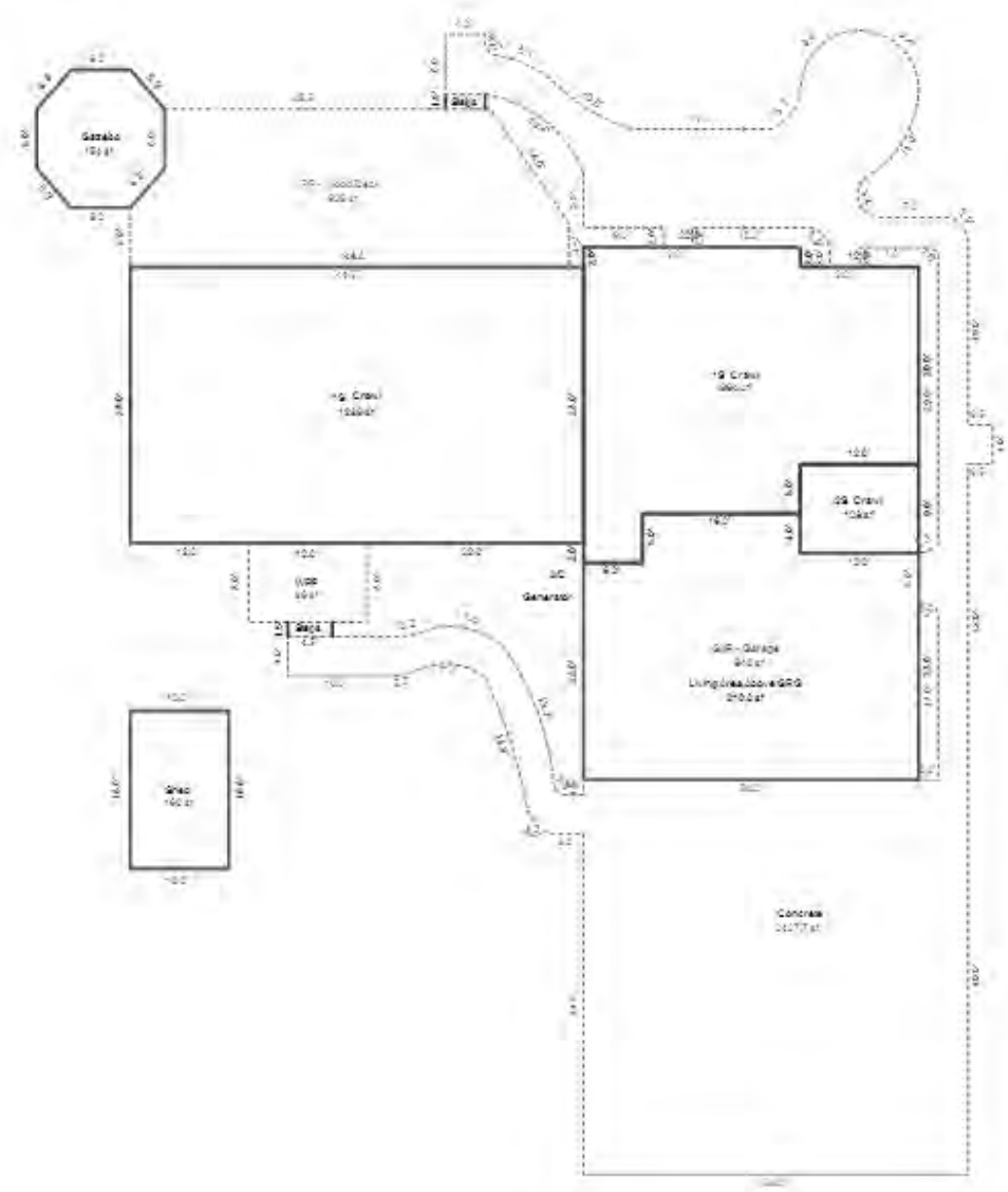
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
X Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE ROAD							
Who When What	2025	88,000	199,300	287,300			166,542C
JWV 06/27/2023 INSPECTED	2024	67,500	197,000	264,500			161,535C
JWV 05/09/2022 INSPECTED	2023	53,500	182,100	235,600			146,986C
TPC 04/30/2021 INSPECTED	2022	30,400	119,400	149,800			114,851C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 96 638	Type WPP Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 2,578 Total Base New : 391,412 Total Depr Cost: 254,416 Estimated T.C.V: 381,624		Bsmnt Garage: Carport Area: Roof:													
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			E.C.F. X 1.500		Bsmnt Garage:		Carport Area: Roof:													
Yr Built 1972	Remodeled 2022	Ex	Ord	X	Min	X			No. of Elec. Outlets			Cls C		Blt 1972													
Condition: Average		Size of Closets		X			200 Amps Service			Total Area = 2260 SF		Floor Area = 2578 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65													
Room List		Doors	Solid	X	H.C.	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		X			No. of Elec. Outlets			Plumbing			1		Average Fixture(s)		2		3		2		1				
(1) Exterior		Kitchen: Other: Hardwood Other: Ceramic Tile		X			Many			X			Ave.			Few			1			2		1			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			Drywall			(13) Plumbing			1		Average Fixture(s)		2		3		2		1				
(2) Windows		(7) Excavation		X			Many			X			Ave.			Few			1			2		1			
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2260 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			Drywall			(14) Water/Sewer			1		Public Water		1		Public Sewer		1			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Drywall			(14) Water/Sewer			1		Public Water		1		Public Sewer		1			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Drywall			(14) Water/Sewer			1		Public Water		1		Public Sewer		1			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Drywall			(14) Water/Sewer			1		Public Water		1		Public Sewer		1			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			X			Drywall			(14) Water/Sewer			1		Public Water		1		Public Sewer		1			
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			X			Drywall			(14) Water/Sewer			1		Public Water		1		Public Sewer		1			
Lump Sum Items:														1		Public Water		1		Public Sewer		1		1,473		957	
Cost Est. for Res. Bldg: 1 Single Family 1S														1		Public Water		1		Public Sewer		1		1,473		957	
(11) Heating System: Forced Heat & Cool														1		Public Water		1		Public Sewer		1		1,473		957	
Ground Area = 2260 SF Floor Area = 2578 SF.														1		Public Water		1		Public Sewer		1		1,473		957	
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65														1		Public Water		1		Public Sewer		1		1,473		957	
Building Areas														1		Public Water		1		Public Sewer		1		1,473		957	
Stories Exterior Foundation Size Cost New Depr. Cost														1		Public Water		1		Public Sewer		1		1,473		957	
1 Story Siding Crawl Space 1,288														1		Public Water		1		Public Sewer		1		1,473		957	
1 Story Siding Crawl Space 864														1		Public Water		1		Public Sewer		1		1,473		957	
2 Story Siding Crawl Space 108														1		Public Water		1		Public Sewer		1		1,473		957	
1 Story Siding Overhang 210														1		Public Water		1		Public Sewer		1		1,473		957	
Total: 304,650 198,021														1		Public Water		1		Public Sewer		1		1,473		957	
Other Additions/Adjustments														1		Public Water		1		Public Sewer		1		1,473		957	
Exterior														1		Public Water		1		Public Sewer		1		1,473		957	
Brick Veneer 496 8,402 5,461														1		Public Water		1		Public Sewer		1		1,473		957	
Plumbing														1		Public Water		1		Public Sewer		1		1,473		957	
Average Fixture(s) 1 1,455 946														1		Public Water		1		Public Sewer		1		1,473		957	
3 Fixture Bath 1 4,580 2,977														1		Public Water		1		Public Sewer		1		1,473		957	
2 Fixture Bath 1 3,064 1,992														1		Public Water		1		Public Sewer		1		1,473		957	
Separate Shower 1 1,340 871														1		Public Water		1		Public Sewer		1		1,473		957	
Porches														1		Public Water		1		Public Sewer		1		1,473		957	
WPP 96 2,805 1,823														1		Public Water		1		Public Sewer		1		1,473		957	
Deck														1		Public Water		1		Public Sewer		1		1,473		957	
Treated Wood 638 8,728 5,673														1		Public Water		1		Public Sewer		1		1,473		957	
Garages														1		Public Water		1		Public Sewer		1		1,473		957	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)														1		Public Water		1		Public Sewer		1		1,473		957	
Base Cost 840 38,632 25,111														1		Public Water		1		Public Sewer		1		1,473		957	
Common Wall: 1 Wall 1 -2,647 -1,721														1		Public Water		1		Public Sewer		1		1,473		957	
Door Opener 2 1,078 701														1		Public Water		1		Public Sewer		1		1,473		957	
Water/Sewer														1		Public Water		1		Public Sewer		1		1,473		957	
Public Sewer 1 1,473 957														1		Public Water		1		Public Sewer		1		1,473		957	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														1		Public Water		1		Public Sewer		1		1,473		957	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOZICKI RONALD S & PAMELA	EVANS ROBERT & JILL	174,600	08/11/2016	WD	03-ARM'S LENGTH	2016-02638	PROPERTY TRANSFER	100.0
ELDRED LYLE	KOZICKI RONALD S & PAMELA	180,000	03/10/2005	WD	03-ARM'S LENGTH	05-0/893	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8720 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/10/2021	2021-0356	100%

Owner's Name/Address	MAP #:	2025 Est TC	TCV	TFA	TCV/TFA	
EVANS ROBERT & JILL 2360 KENOWA AVE NW GRAND RAPIDS MI 49534-1165		2025	Est	TCV	459,691	TCV/TFA: 278.60

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

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25", W 316.36FT TO POB TH S 19 DEG 04' 10", E 132.08 FT, N 89 DEG 13', W 140 FT, TH N'LY TO A PT ON THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB .35A	X	Dirt Road	85.00	179.37	0.8305	1.2269	1600	100		138,577	
		Gravel Road	85 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	138,577

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 4in Concrete	6.87	609	50	2,092
X	Electric					
X	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					
Total Estimated Land Improvements True Cash Value =						2,092

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	69,300	160,500	229,800			171,168C
	X Rolling	2024	51,700	158,500	210,200			166,022C
	X Low	2023	40,900	151,300	192,200			158,117C
	X High	2022	24,500	136,300	160,800			150,588C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X PRIVATE ROAD							



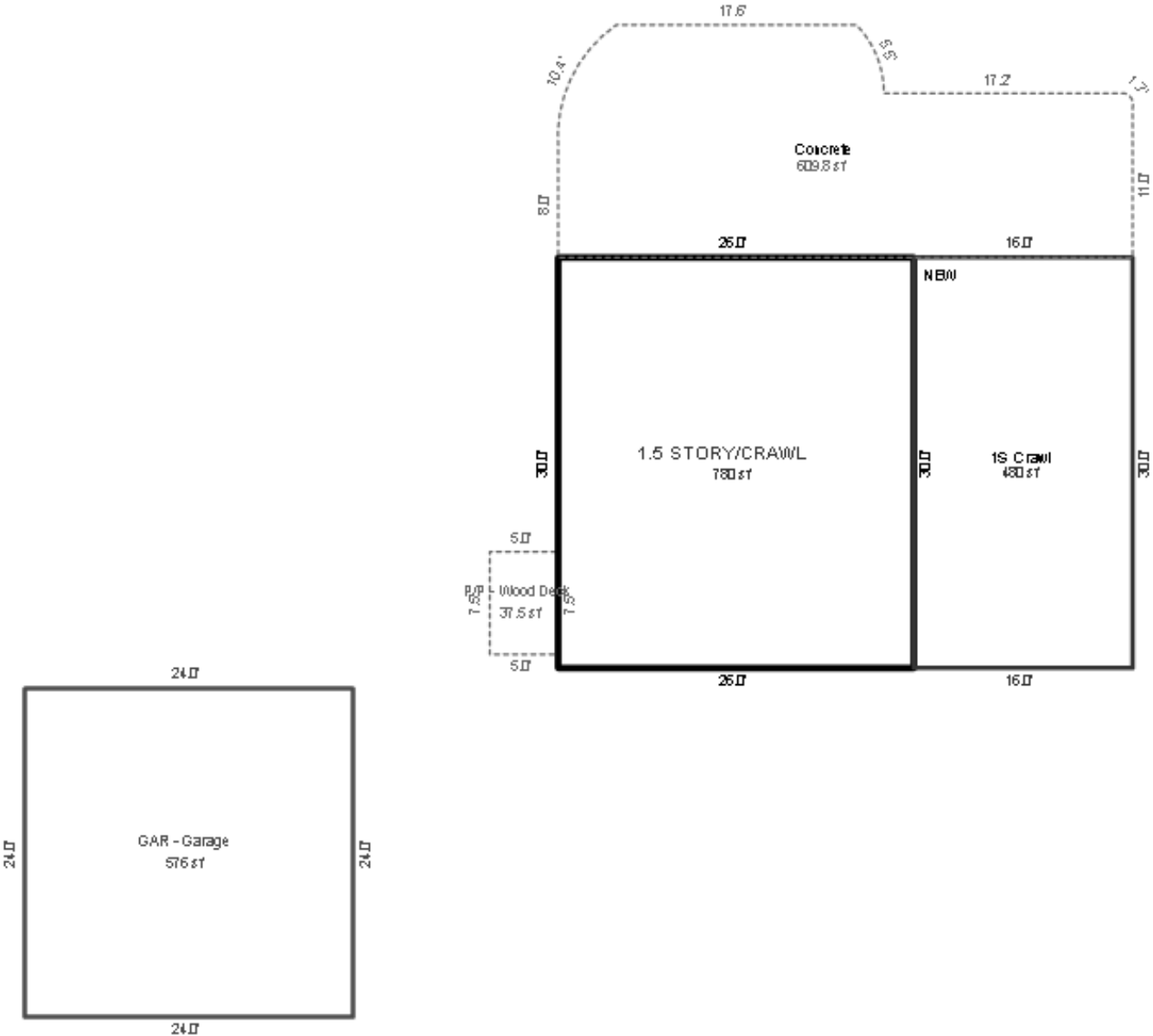
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/21/2021	INSPECTED	2024	51,700	158,500	210,200			166,022C
TPC	05/06/2018	INSPECTED	2023	40,900	151,300	192,200			158,117C
TPC	12/27/2017	INSPECTED	2022	24,500	136,300	160,800			150,588C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 37	Type Treated Wood	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 1,650 Total Base New : 250,213 Total Depr Cost: 212,681 Estimated T.C.V: 319,022		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1991	Remodeled 2021	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace								
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			200 Amps Service								
Room List		Doors	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S					Cls C 5 Blt 1991			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1260 SF Floor Area = 1650 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many X Ave. Few			(13) Plumbing									
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 780 480									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1260 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Average Fixture(s) 3 Fixture Bath			Plumbing									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing			Deck									
(3) Roof		(9) Basement Finish		14) Water/Sewer			Garages									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 20,788 Water/Sewer Public Sewer 1 1,473 1,252 Water Well, 100 Feet 1 5,725 4,866							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:					Appliance Allow. Local Cost Items SANITARY SEWER									
Notes:										Totals:		250,213		212,681		
										ECF (4087 SAPPHIRE LAKE) 1.500 => TCv:		319,022				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNEIDER MICHAEL ETAL	THRONBURGH ROBERT G & ANG	149,600	06/21/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01987	PROPERTY TRANSFER	100.0
SCHNEIDER CRYSTAL (DECEAS	SCHNEIDER MICHAEL (WIDOW)	0	06/08/2007	OTH	21-NOT USED/OTHER	2009/3297	DEED	0.0
SCHNEIDER DAVID & PATRICI	SCHNEIDER MICHAEL & CRYST	0	01/07/2005	OTH	21-NOT USED/OTHER		DEED	0.0
SCHNEIDER DAVID J ETAL	SCHNEIDER DAVID & PATRICI	0	01/01/2004	QC	21-NOT USED/OTHER	04-0/141	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
THRONBURGH ROBERT G & ANGELA D 8808 W PETERSON POINT RD LAKE CITY MI 49651	MAP #:	2025 Est TCV 62,034				

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			B200'@1600/	50.00	723.10	1.0000	0.7754	1600 100	62,034
			50 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =	62,034

Tax Description
 . SEC 10 T22N R8W BEG 727 FT N & 982.3 FT E OF SW COR OF GOV'T LOT 9 TH S 7 DEG 31' W 154 FT N 81 DEG 52' 35" W 234 FT N TO N LINE OFGOV'T LOT 9 E TO SHORE OF SAPPHIRE LAKE SE'LY ALONG LAKE SHORE TO POB. APP .83 A.

Comments/Influences

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

Topography of Site

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



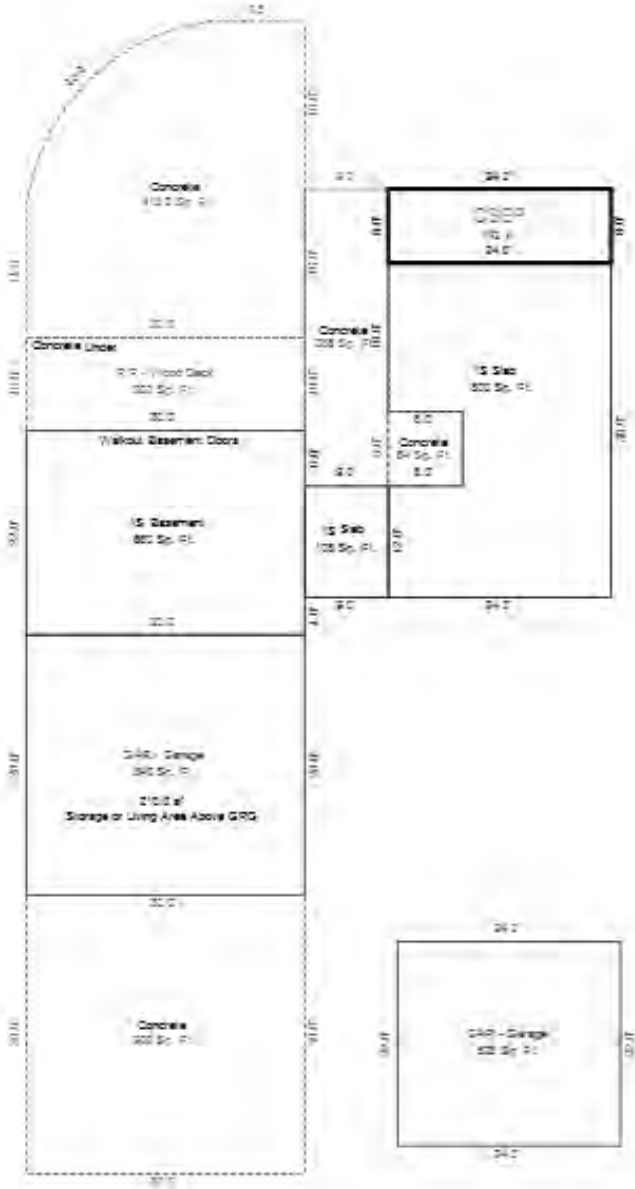
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	31,000	0	31,000			19,960C
2024	33,900	0	33,900			19,360C
2023	26,900	0	26,900			18,439C
2022	18,100	0	18,100			17,561C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 300	Type CSEP (1 Story) WPP	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1965	Remodeled 2023		Ex		Ord	X	Min										
Condition: Average		Size of Closets			Lg		Ord	X	Small								
Room List		Doors			Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.		Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 660 S.F. Crawl: 0 S.F. Slab: 908 S.F. Height to Joists: 0.0			(13) Plumbing												
(3) Roof		(8) Basement			Average Fixture(s)												
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer												
Chimney:		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1568 SF Floor Area = 1568 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										Cls C 5 Blt 1965							
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Slab	800					
1 Story										Siding	Basement	660					
1 Story										Siding	Slab	108					
										Total:			223,089	189,632			
Other Additions/Adjustments																	
Recreation Room										600		11,436		9,721			
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			
Porches																	
CSEP (1 Story)										192		7,980		6,783			
WPP										300		4,986		4,238			
Garages																	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost										528		20,676		17,575			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																	
Base Cost										840		38,632		32,837			
Storage Over Garage										210		2,843		2,417			
Common Wall: 1 Wall										1		-2,647		-2,250			
Door Opener										2		1,078		916			
Water/Sewer																	
Public Sewer										1		1,473		1,252			
Water Well, 100 Feet										1		5,725		4,866			
<<<<< 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.
SMITH KIRK A & SHERYL L	SMITH KIRK A & SHERYL L	0	07/10/2024	WD	15-LADY BIRD	2024-01695	PROPERTY TRANSFER	0.0
BRITTON GERALD & RUTH	SMITH KIRK A & SHERYL L	77,500	08/25/2016	WD	03-ARM'S LENGTH	2016-02798	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8798 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST		New House	12/09/2020	2020-0733	100%
	P.R.E. 100% 08/17/2020		Deck/Porch	07/07/2017	2017-0303	100%
Owner's Name/Address	MAP #:		VIOLATION LETTER	10/25/2016	2016-9996	100%
SMITH KIRK A & SHERYL L 8798 W PETERSON POINT RD LAKE CITY MI 49651	2025 Est TCV 602,066 TCV/TFA: 383.73					

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			A50'@1600/	50.00	154.00	1.0000 1.1631 1600 100 93,051
			50 Actual Front Feet, 0.18 Total Acres			Total Est. Land Value = 93,051

Tax Description	X	Description	Rate	Size % Good	Cash Value
2016-02798 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN. TO-WIT: THAT PART OF GOVERNMENT LOT 9, SECTION 10 T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 720.5 FEET NORTH AND 1038.9 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 10; PROCEED THENCE EAST ALONG THE SHORE OF LAKE SAPPHIRE, INCLUDING RIPARIAN RIGHTS AND RELICTED LAND BUT FOR EXACTNESS PROCEED OVER A	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	8.06	501 50	2,019
	X	Sewer	8.06	985 50	3,969
	X	Electric	Total Estimated Land Improvements True Cash Value = 5,988		
	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	46,500	254,500	301,000			268,704C
Rolling	2024	33,400	251,400	284,800			260,625C
Low	2023	26,500	244,700	271,200			248,215C
High	2022	16,300	220,400	236,700			236,396C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
PRIVATE ROAD							

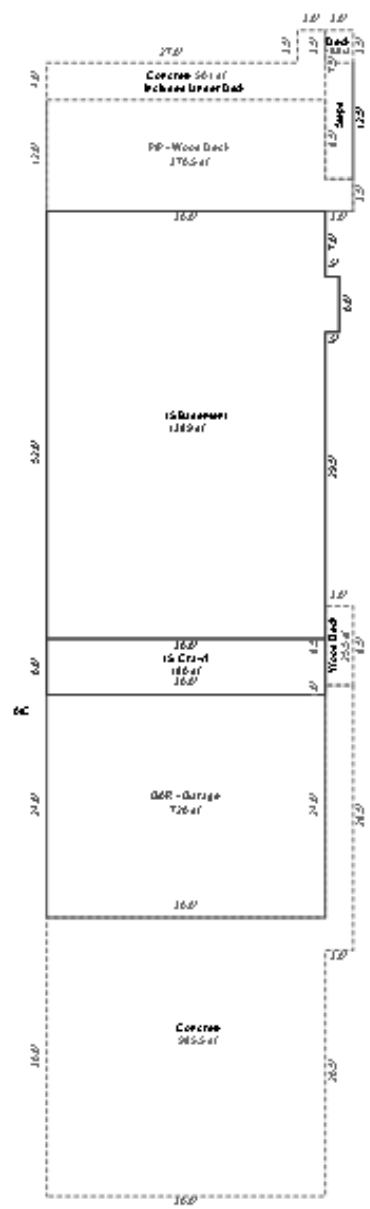


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 370 25	Type WPP WPP	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																
Yr Built 2021		Remodeled 0			(12) Electric																																
Condition: Average		Ex	Ord	Min	0 Amps Service																																
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Ex. Ord. Min																																
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets																																
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many	Ave.	Few																														
	Insulation	(7) Excavation			(13) Plumbing																																
(2) Windows		Basement: 1389 S.F. Crawl: 180 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)																																
Many Avg. Few	Large Avg. Small	(8) Basement		3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																	
(3) Roof		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Gable Hip Flat	Gambrel Mansard Shed	1288 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support																																
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																	
Chimney:																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1569 SF Floor Area = 1569 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 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>1,389</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>180</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>247,257</td> <td>239,819</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1288 24,549 23,813 Basement, Outside Entrance, Above Grade 1 1,844 1,789 Plumbing Average Fixture(s) 1 1,455 1,411 3 Fixture Bath 2 9,159 8,884 Water/Sewer 2000 Gal Septic 1 9,530 9,244 Ceramic Tile Floor 1 5,725 5,553 Porches WPP 370 6,138 5,954 WPP 25 1,346 1,306 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 720 34,603 33,565 Common Wall: 1 Wall 1 -2,647 -2,568 Door Opener 2 1,078 1,046 Built-Ins Appliance Allow. 1 2,727 2,645 Fireplaces Direct-Vented Gas 1 2,979 2,890														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,389			1 Story	Siding	Crawl Space	180			Total:				247,257	239,819
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	1,389																																		
1 Story	Siding	Crawl Space	180																																		
Total:				247,257	239,819																																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																					

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



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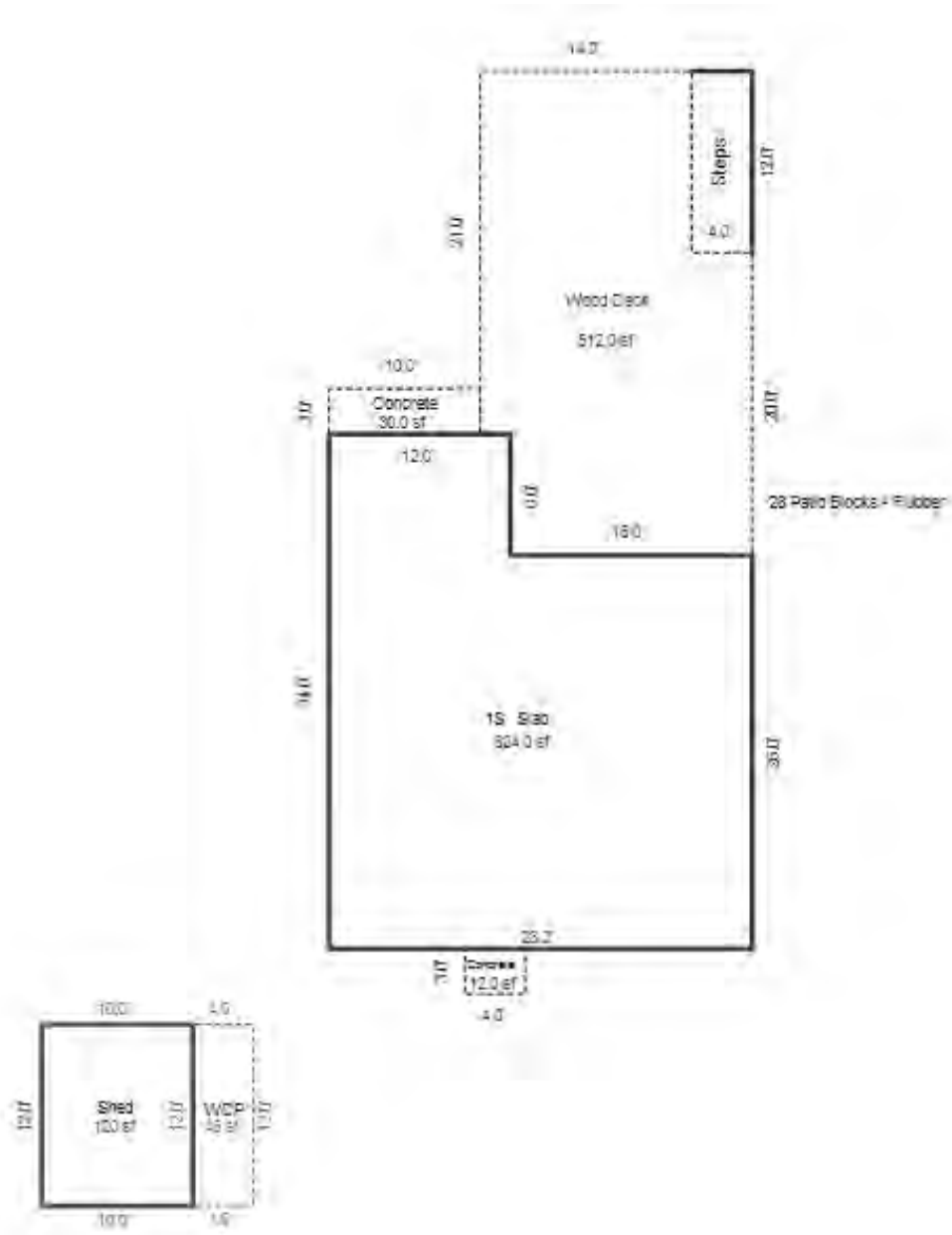
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KINNARY MICHAEL T & TIFFA	STERLING MATTHEW & JESSIC	260,000	08/10/2023	WD	03-ARM'S LENGTH	2023-02179	PROPERTY TRANSFER	100.0					
HAWLEY GALE E & DENISE L	KINNARY MICHAEL T & TIFFA	185,000	10/12/2020	WD	03-ARM'S LENGTH	2020-03196	PROPERTY TRANSFER	100.0					
HARRIS VERNON & LAURA	HAWLEY GALE E & DENISE L	96,000	11/16/2015	WD	03-ARM'S LENGTH	2015-03804	PROPERTY TRANSFER	100.0					
OSAK DONALD M & NANCY	HARRIS VERNON & LAURA	32,000	11/16/1994	WD	16-LC PAYOFF	2015-03803	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
8788 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		09/05/2023		2023-0557	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:									
STERLING MATTHEW & JESSICA 8511 BERETTA CT JENISON MI 49428		2025 Est TCV 252,717 TCV/TFA: 306.70											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W BEG AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 713.9 FT N & 1088.5 FT E OF SW COR SEC 10; THENCE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7DEG 31' E 153.72 FT TO POB.1764 A. ALSO AN EASEMENT RECORDED IN LIBER 176 PAGE 858.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		A50'@1600/	50.00	153.00	1.0000	1.1605	1600	100		92,839
		X	Paved Road		50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 92,839								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: Patio Blocks	15.39	28	50	215				
		X	Sewer		D/W/P: 3.5 Concrete	6.49	42	50	136				
		X	Electric		Wood Frame	25.63	168	50	2,153				
		X	Gas		Ad-Hoc Unit-In-Place Items								
		X	Curb		Description	Rate	Size	% Good	Cash Value				
		X	Street Lights		/CI16/YARI/VINF/451A	32.28	90	100	2,905				
		X	Standard Utilities		Total Estimated Land Improvements True Cash Value = 5,409								
		X	Underground Utils.										
Topography of Site													
Level													
Rolling													
Low													
X High													
Landscaped													
Swamp													
Wooded													
Pond													
X Waterfront													
Ravine													
Wetland													
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
X PRIVATE ROAD		2025	46,400	80,000	126,400			115,884C					
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		2023	26,400	48,100	74,500			61,499C					
		2022	16,300	43,300	59,600			58,571C					



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 548	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 824 Total Base New : 137,322 Total Depr Cost: 102,979 Estimated T.C.V: 154,469		E.C.F. X 1.500		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 = 824 SF Floor Area = 824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C 10 Blt 1962						
Yr Built 1962	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Building Areas		Size 824		Cost New 118,040		Depr. Cost 88,518			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories 1 Story		Exterior Siding		Foundation Slab				
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Total:							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet		1 548		1,455 7,902		1,091 5,926		
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 824 S.F. Height to Joists: 0.0			(13) Plumbing			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 1		2,727 5,725		2,045 4,294		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			Notes:		Totals:		137,322		102,979		
(2) Windows		Many Avg.	X	Large Avg.	Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments		Totals:		137,322		102,979	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet		1 548		1,455 7,902		1,091 5,926		
(3) Roof		(10) Floor Support		Chimney: Block			Notes:			ECF (4087 SAPPHIRE LAKE) 1.500 => TCV:		137,322		102,979		154,469		
X	Gable Hip Flat	Gambrel Mansard Shed	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.
KITTEL RANDALL M	KS SAPPHIRE LLC	100,000	05/31/2023	WD	03-ARM'S LENGTH	2023-01432	PROPERTY TRANSFER	100.0
GARRISON DORA L	KITTEL RANDALL M	40,000	07/25/2018	WD	16-LC PAYOFF	2018-02436	DEED	0.0
GARRISON FRANKLIN D & DOR	KITTEL RANDALL M	40,000	10/01/2014	LC	16-LC PAYOFF	2014-03409	PROPERTY TRANSFER	100.0
		57,500	03/01/2001	WD	33-TO BE DETERMINED	01-0:0966	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8789 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KS SAPPHIRE LLC 8798 W PETERSON POINT RD LAKE CITY MI 49651	2025 Est TCV 94,834 TCV/TFA: 112.90					

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X	Improved		I 200' @ 200/	165.00	319.90	1.0493	0.9457	200	100	32,745
			165 Actual Front Feet, 1.21 Total Acres						Total Est. Land Value =	32,745

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
. SEC 10 T22N R8W COMM AT S 1/4 POST TH W 1050.1 FT N 711.6 FT S 50 DEG 30' 34" W 152.43 FT N 89 DEG 13' W 216.29 FT N 81 DEG 52' 35" W 35 FT TO POB TH S 8 DEG 7' W 320 FT N 81 DEG 52' 35" W 165 FT N 8 DEG 7' E 320 FT S 81 DEG 52' 35" E 165 FT TO POB. 1.2121 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Wood Frame	22.78	168	0	0	
	X	Sewer	Residential Local Cost Land Improvements					
	X	Electric	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
	X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950	
Comments/Influences		Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value =				950	



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	16,400	31,000	47,400			37,219C
	Rolling							
X	Low	2024	7,400	28,700	36,100			36,100S
	High							
	Landscaped							
X	Swamp	2023	5,700	28,900	34,600			23,236C
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain	2022	5,000	25,200	30,200			22,130C
X	PRIVATE ROAD							

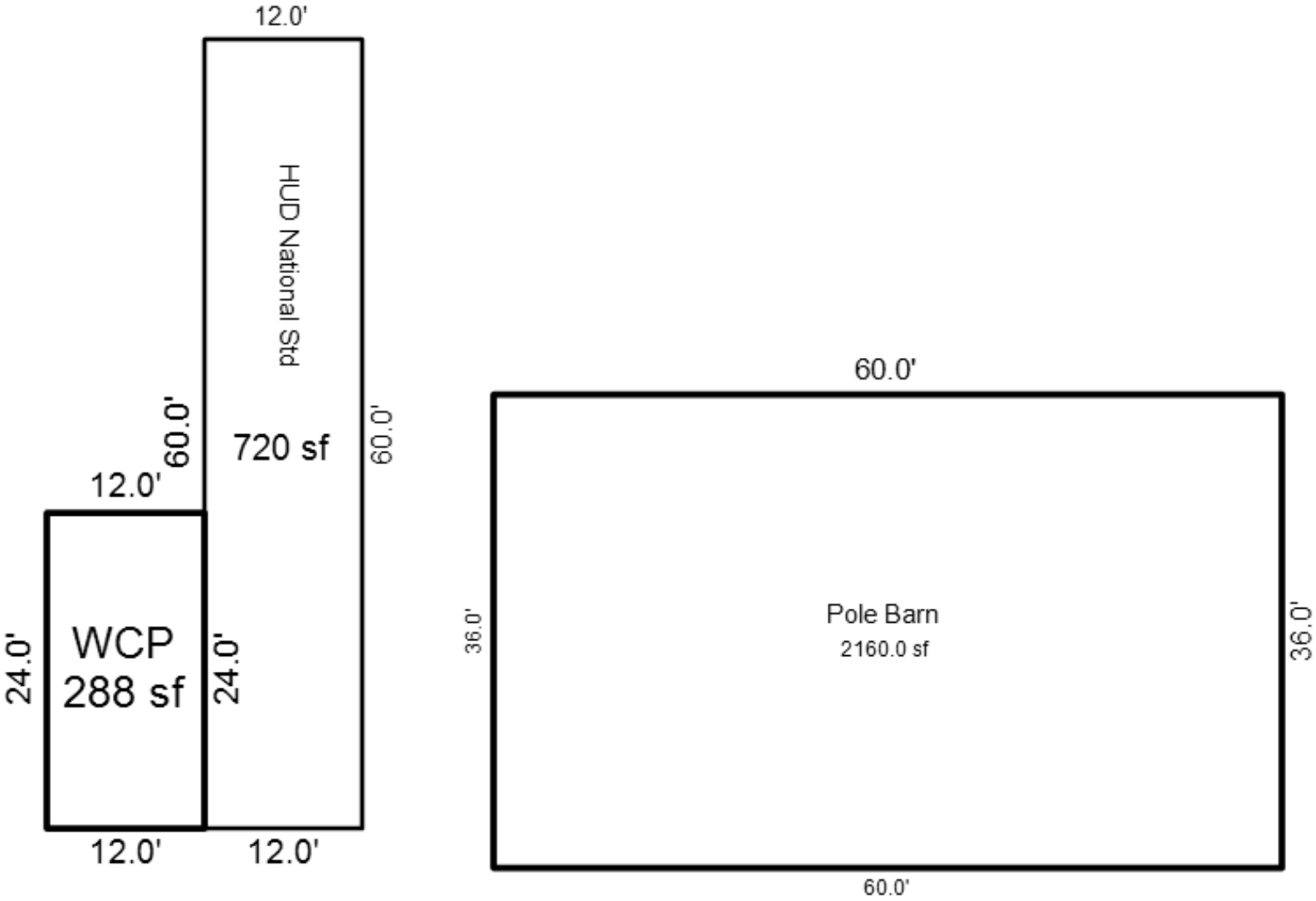
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Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	11/19/2012	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 25 Floor Area: Total Base New : 73,099 Total Depr Cost: 32,163 Estimated T.C.V: 25,730			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		200 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation		Ex.	X	Ord.		Min	No. of Elec. Outlets									
(2) Windows		Many	X	Ave.		Few	(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 840 SF Floor Area = 840 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 840 Total: 50,726 22,319			Cls Average Blt 1992			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical Plumbing Average Fixture(s) Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			168 1,882 828 1 950 418 288 5,187 2,282 288 4,429 1,949 1 1,473 648 1 5,725 2,519 1 2,727 1,200 1 0 0			Totals: 73,099 32,163			
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv: 25,730									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1984	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Class: CD					
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Exterior: Pole			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story		Exterior 2 Story		Stone Ven.: 0			
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Prefab 1 Story		Prefab 2 Story		Common Wall: Detache			
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Heat Circulator		Raised Hearth		Foundation: 18 Inch			
		Paneled		Elec. Ceil. Radiant			Hot Tub	Heat Circulator		Wood Stove		Finished?:			
	Building Style: GRG		Plaster Wood T&G		Radiant (in-floor)			Unvented Hood	Wood Stove		Auto. Doors: 0		Mech. Doors: 2		
	Yr Built 1984		Trim & Decoration		Electric Wall Heat			Vented Hood	Direct-Vented Ga		Area: 2160		% Good: 0		
	Remodeled 0		Ex	Ord	Min	Space Heater			Intercom	Class: CD		Storage Area: 0		No Conc. Floor: 0	
Condition: Average		Size of Closets		Wall/Floor Furnace			Jacuzzi Tub	Effec. Age: 30		Floor Area: 0		Bsmnt Garage:			
Room List		Lg	Ord	Small	Forced Heat & Cool			Jacuzzi repl.Tub	Total Base New : 45,986		E.C.F. X 1.100		Carport Area:		
Basement		Doors		Solid	H.C.	Heat Pump			Oven	Total Depr Cost: 32,190		Roof:			
1st Floor		(5) Floors		X No Heating/Cooling			Central Air Wood Furnace			Estimated T.C.V: 35,409					
2nd Floor		Kitchen:		(12) Electric			Central Vacuum								
Bedrooms		Other:		0 Amps Service			Security System								
(1) Exterior		Other:		No./Qual. of Fixtures			Trash Compactor								
Wood/Shingle				Ex. Ord. Min			Central Vacuum								
Aluminum/Vinyl		(6) Ceilings		No. of Elec. Outlets			Security System								
Brick				Many Ave. Few			Sauna								
Insulation				(13) Plumbing			Sauna								
(2) Windows		(7) Excavation		Average Fixture(s)			Sauna								
Many Avg. Few		Basement: 0 S.F.		3 Fixture Bath			Sauna								
Large Avg. Small		Crawl: 0 S.F.		2 Fixture Bath			Sauna								
Wood Sash		Slab: 0 S.F.		Softener, Auto			Sauna								
Metal Sash		Height to Joists: 0.0		Softener, Manual			Sauna								
Vinyl Sash		(8) Basement		Solar Water Heat			Sauna								
Double Hung		Conc. Block		No Plumbing			Sauna								
Horiz. Slide		Poured Conc.		Extra Toilet			Sauna								
Casement		Stone		Extra Sink			Sauna								
Double Glass		Treated Wood		Separate Shower			Sauna								
Patio Doors		Concrete Floor		Ceramic Tile Floor			Sauna								
Storms & Screens		(9) Basement Finish		Ceramic Tile Wains			Sauna								
Wood Sash				Ceramic Tub Alcove			Sauna								
Metal Sash				Vent Fan			Sauna								
Vinyl Sash				(14) Water/Sewer			Sauna								
Double Hung				Public Water			Sauna								
Horiz. Slide				Public Sewer			Sauna								
Casement				Water Well			Sauna								
Double Glass				1000 Gal Septic			Sauna								
Patio Doors				2000 Gal Septic			Sauna								
Storms & Screens				Lump Sum Items:			Sauna								
(3) Roof		Recreation SF					Sauna								
Gable		Living SF					Sauna								
Hip		Walkout Doors (B)					Sauna								
Flat		No Floor SF					Sauna								
Asphalt Shingle		Walkout Doors (A)					Sauna								
Chimney:		(10) Floor Support					Sauna								
		Joists:					Sauna								
		Unsupported Len:					Sauna								
		Cntr.Sup:					Sauna								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANSORGE GARY R & ROXANNE	THOMPSON DARRELL & THERES	26,800	07/29/2005	LC	21-NOT USED/OTHER	05-0/2994	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
THOMPSON DARRELL & THERESA 9062 W OAK LANE Lake City MI 49651	MAP #:					
	2025 Est TCV 53,597 TCV/TFA: 0.00					

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 10 T22N R8W COMM AT S 1/4 POST TH W 1050.1 FT N 711.6 FT S 50 DEG 30' 34" W 152.43 FT N 89 DEG 13' W 216.29 FT N 81 DEG 52' 35" W 200 FT TO POB TH S 8 DEG 7' 25" W 320 FT N 81 DEG 52' 35" W TO W LINE OF E525 FT OF GOV'T LOT 9 N'LY ALONG SD W LINE TO A PT N 81 DEG 52' 35" W OF POB S81 DEG 52' 35" E TO POB. 1.6969 A.	X		Dirt Road	186.00	398.13	1.0183	0.9988	200	100	37,837
	X		Gravel Road	186 Actual Front Feet,	1.70 Total Acres					37,837

Comments/Influences



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

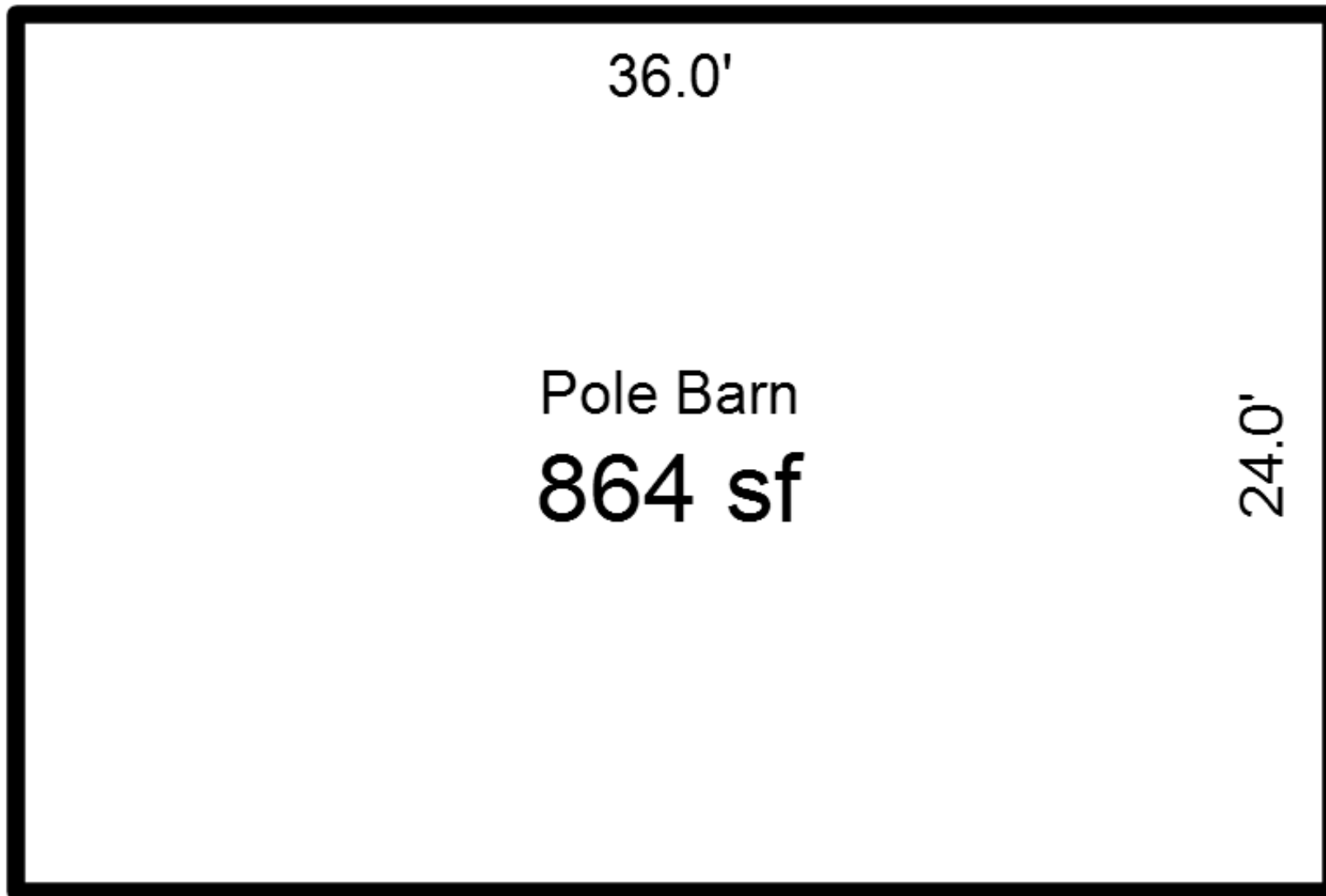
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	18,900	7,900	26,800			8,342C
2024	8,500	6,800	15,300			8,092C
2023	6,600	6,600	13,200			7,707C
2022	5,600	6,000	11,600			7,340C

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*** Information herein deemed reliable 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: 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: 864 % 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 : 22,041 Total Depr Cost: 14,327 Estimated T.C.V: 15,760
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 1978		
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 1978		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.		(7) Excavation			Lump Sum Items:		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:		Class: C Exterior: Pole (Unfinished) Base Cost		864 22,041 14,327				
Room List		(6) Ceilings		(8) Basement			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC:		Totals:		22,041 14,327				
Basement 1st Floor 2nd Floor Bedrooms		No. of Elec. Outlets		(9) Basement Finish											
(1) Exterior		Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Wood/Shingle Aluminum/Vinyl Brick		Large Avg. Small		(10) Floor Support											
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:											
(2) Windows		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens													
Many Avg. Few		(3) Roof													
Gable Hip Flat		Gambrel Mansard Shed													
Asphalt Shingle		Chimney:													

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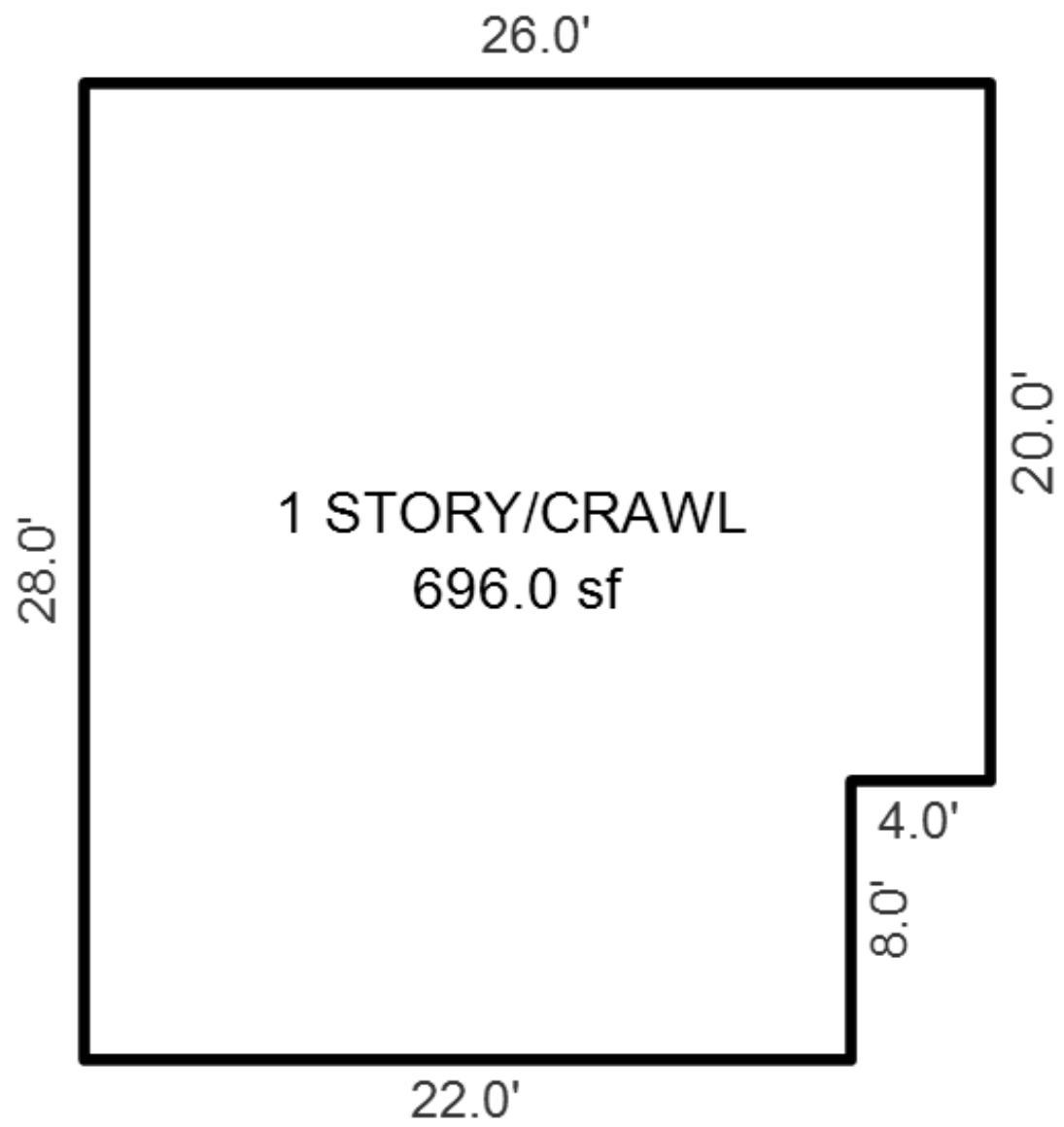


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCCLURE JON & JAMIE	HEREAU JOSEPH TRUST	130,000	07/27/2015	WD	03-ARM'S LENGTH	2015-02517	PROPERTY TRANSFER	100.0				
NORTHWEST RENTAL PROPERTI	MC CLURE JON & JAMIE (H/W	115,000	08/14/2009	WD	03-ARM'S LENGTH	2009/2992	DEED	100.0				
HALFMANN DANIEL & SUSAN (	NORTHWEST RENTAL PROPERTI	0	05/04/2006	QC	21-NOT USED/OTHER	06-0/1687	DEED	0.0			
NORTHWEST RENTAL PROPERTI	HALFMANN DANIEL (MM)	0	11/02/2005	QC	21-NOT USED/OTHER	05-0/4346	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8780 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/26/2004		20040272	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 204,703 TCV/TFA: 294.11						
HEREAU JOSEPH TRUST 7820 MACKINAW TRL CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 50 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB. FORMERLY RECORDED AS . SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 60 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB. .1944 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Sewer	A50'@1600/	50.00	154.00	1.0000	1.1631	1600	100		93,051
		X	Electric	50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 93,051								
		X	Gas	Land Improvement Cost Estimates								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	Dock: Light posts	42.32	80	0	0				
		X	Standard Utilities	D/W/P: 3.5 Concrete	6.49	128	0	0				
		X	Underground Utils.	Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 1000	1,000.00	2	95	1,900				
				Total Estimated Land Improvements True Cash Value = 1,900								
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		X	PRIVATE ROAD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	46,500	55,900	102,400		67,696C		
		TPC 12/27/2017 INSPECTED			2024	33,400	55,100	88,500		65,661C		
					2023	26,500	52,600	79,100		62,535C		
					2022	16,300	47,500	63,800		59,558C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARASH CHESTER	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	09-FAMILY	2023-02751	PROPERTY TRANSFER	0.0
KARASH CHESTER & GIRARDI	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	15-LADY BIRD	2023-02752	PROPERTY TRANSFER	0.0
KARASH CHESTER & RUTH	KARASH CHESTER	0	12/20/2022	QC	09-FAMILY	2022-03965	PROPERTY TRANSFER	0.0
		237,000	08/01/2002	WD	33-TO BE DETERMINED	02-0:3818	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8590 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/29/2015					

Owner's Name/Address	MAP #:
KARASH CHESTER & GIRARDI ANETTE 8590 W PETERSON POINT RD LAKE CITY MI 49651	2025 Est TCV 175,302 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road		A50'@1600/	92.00	189.39	0.8078	1.2505	1600	100		148,695
X Gravel Road		92 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	148,695

Tax Description	X	Land Improvement Cost Estimates
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SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE COUNTY RECORDS .40A.		Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Water	D/W/P: 3.5 Concrete	5.70	130	71	526
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value =					526

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

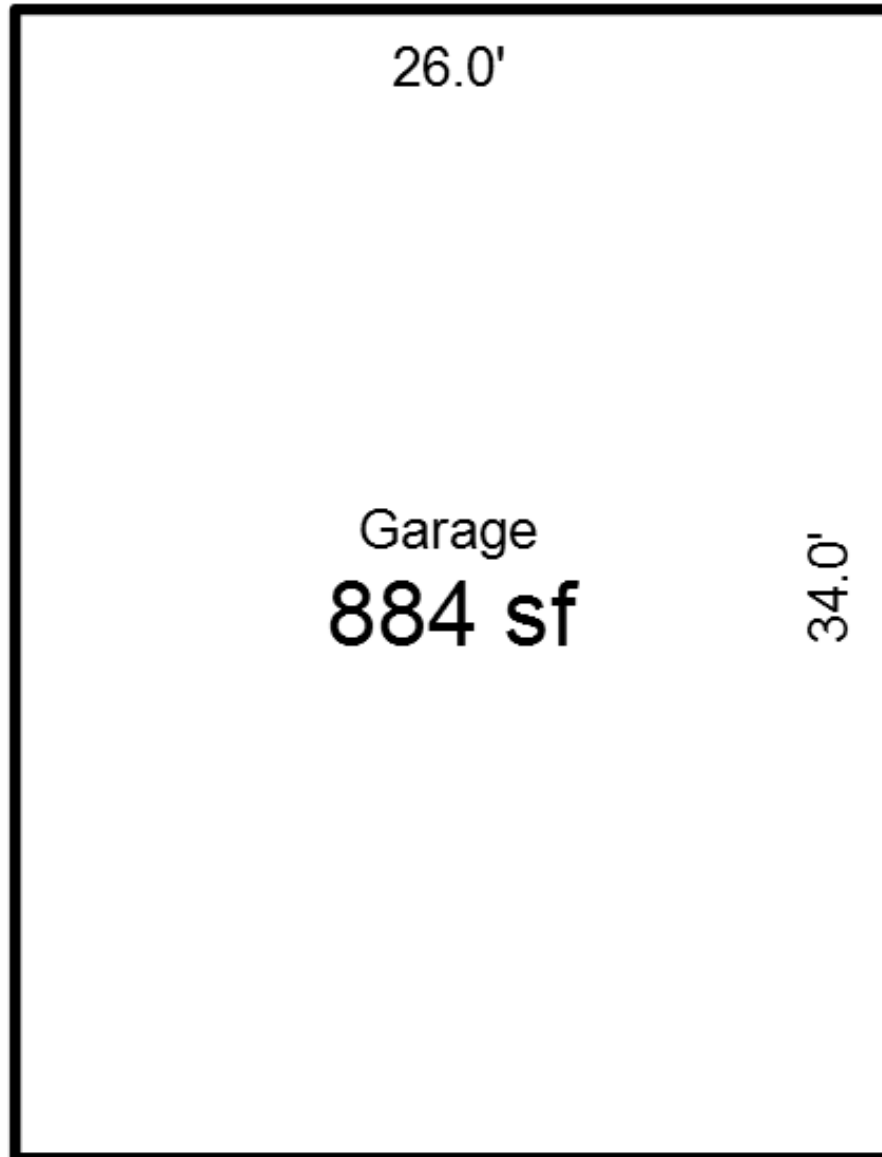
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	74,300	13,400	87,700			42,056C
2024	55,600	13,100	68,700			40,792C
2023	44,000	12,600	56,600			38,850C
2022	25,700	11,300	37,000			37,000S

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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	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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.500	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 : 26,750 Total Depr Cost: 17,387 Estimated T.C.V: 26,081
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Duplex		Drywall Paneled		Plaster Wood T&G			Kitchen: Other: Other:		Many Ave. Few		Other Additions/Adjustments		Garages		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Wood Frame		Ex Ord Min		Size of Closets			Lg Ord Small		1		884 26,750 17,387		Totals: 26,750 17,387		
Building Style: GRG		Doors Solid H.C.		(5) Floors			(12) Electric		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes:		ECF (4087 SAPPHIRE LAKE) 1.500 => TCv: 26,081		
Yr Built Remodeled 1975 0		Lg Ord Small		Kitchens: Other: Other:			0 Amps Service		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Condition: Average		Lg Ord Small		Kitchens: Other: Other:			No. of Elec. Outlets		1		884 26,750 17,387		Totals: 26,750 17,387		
Room List		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Basement 1st Floor 2nd Floor Bedrooms		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
(1) Exterior		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Wood/Shingle Aluminum/Vinyl Brick		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
Insulation		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
(2) Windows		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
Many Avg. Few		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
(3) Roof		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Gable Hip Flat		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
Gambrel Mansard Shed		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Asphalt Shingle		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
Chimney:		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
(10) Floor Support		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Joists: Unsupported Len: Cntr.Sup:		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
(14) Water/Sewer		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		1		884 26,750 17,387		Totals: 26,750 17,387		
Lump Sum Items:		Doors Solid H.C.		(6) Ceilings			(13) Plumbing		Average Fixture(s)		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		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.
KARASH CHESTER	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	09-FAMILY	2023-02572	PROPERTY TRANSFER	0.0
KARASH CHESTER & GIRARDI	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	15-LADY BIRD	2023-02752	PROPERTY TRANSFER	0.0
KARASH CHESTER & RUTH	KARASH CHESTER	0	12/20/2022	QC	09-FAMILY	2022-03965	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8590 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	04/15/2016	2016-0103	100%

Owner's Name/Address	MAP #:
KARASH CHESTER & GIRARDI ANETTE 8590 W PETERSON POINT RD LAKE CITY MI 49651	2025 Est TCV 321,655 TCV/TFA: 287.19

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																											
SEC 10 T22N R8W PCL 2C & W'LY 10 FT OF PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 P 230-232 BEING PART OF GOVT LOT 10. APP .35A.	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>A50'@1600/</td> <td>80.00</td> <td>190.57</td> <td>0.8483</td> <td>1.2532</td> <td>1600</td> <td>100</td> <td></td> <td>136,079</td> </tr> <tr> <td colspan="8">80 Actual Front Feet, 0.35 Total Acres</td> <td>Total Est. Land Value = 136,079</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@1600/	80.00	190.57	0.8483	1.2532	1600	100		136,079	80 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 136,079
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50'@1600/	80.00	190.57	0.8483	1.2532	1600	100		136,079																						
80 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 136,079																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
ROOF OVER EXISTING WD FOR 05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>6.39</td> <td>287</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.39</td> <td>342</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.39</td> <td>72</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>28.31</td> <td>80</td> <td>50</td> <td>1,132</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.39	287	0	0	D/W/P: 4in Concrete	6.39	342	0	0	D/W/P: 4in Concrete	6.39	72	0	0	Wood Frame	28.31	80	50	1,132
Description	Rate	Size	% Good	Cash Value																								
D/W/P: 4in Concrete	6.39	287	0	0																								
D/W/P: 4in Concrete	6.39	342	0	0																								
D/W/P: 4in Concrete	6.39	72	0	0																								
Wood Frame	28.31	80	50	1,132																								
	X	Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	95	2,375															
Description	Rate	Size	% Good	Cash Value																								
LAND IMPROVE 2500	2,500.00	1	95	2,375																								
	X	Electric	Total Estimated Land Improvements True Cash Value = 3,507																									
	X	Gas																										
	X	Curb																										
		Street Lights																										
		Standard Utilities																										
		Underground Utils.																										



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	68,000	92,800	160,800			81,844C
TPC	12/27/2017	INSPECTED	2024	50,100	91,700	141,800			79,384C
JWV	10/08/2016	INSPECTED	2023	39,700	87,500	127,200			75,604C
TPC	11/19/2012	INSPECTED	2022	32,000	79,000	111,000			72,004C

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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.
		62,000	02/01/2001	WD	33-TO BE DETERMINED	01-0:0725	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8566 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST		New House	04/07/2004	20040053	Complete
Owner's Name/Address	P.R.E. 100% 08/26/2005					
KRAFVE LOIS A LIVING TRUST 8566 W PETERSON POINT RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 606,511 TCV/TFA: 346.97					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
SEC 10 T22N R8W THAT PARCEL SURVEYED & RECORDED IN LIBERS-1 P 60. ALSO PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 EXC W'LY 10 FT THOF. .58A.	X		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			A50'@1600/	171.00	162.00	0.6503	1.1839	1600 100	210,638	
			171 Actual Front Feet, 0.64 Total Acres						Total Est. Land Value =	210,638

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates						
231-839-2531 THIS LOT FLOODS IN SPRING..ALSO HAS 20' ROW THRU MIDDLE				Description	Rate	Size	% Good	Cash Value		
				D/W/P: 4in Concrete	6.87	2074	0	0		
				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 =						5,000

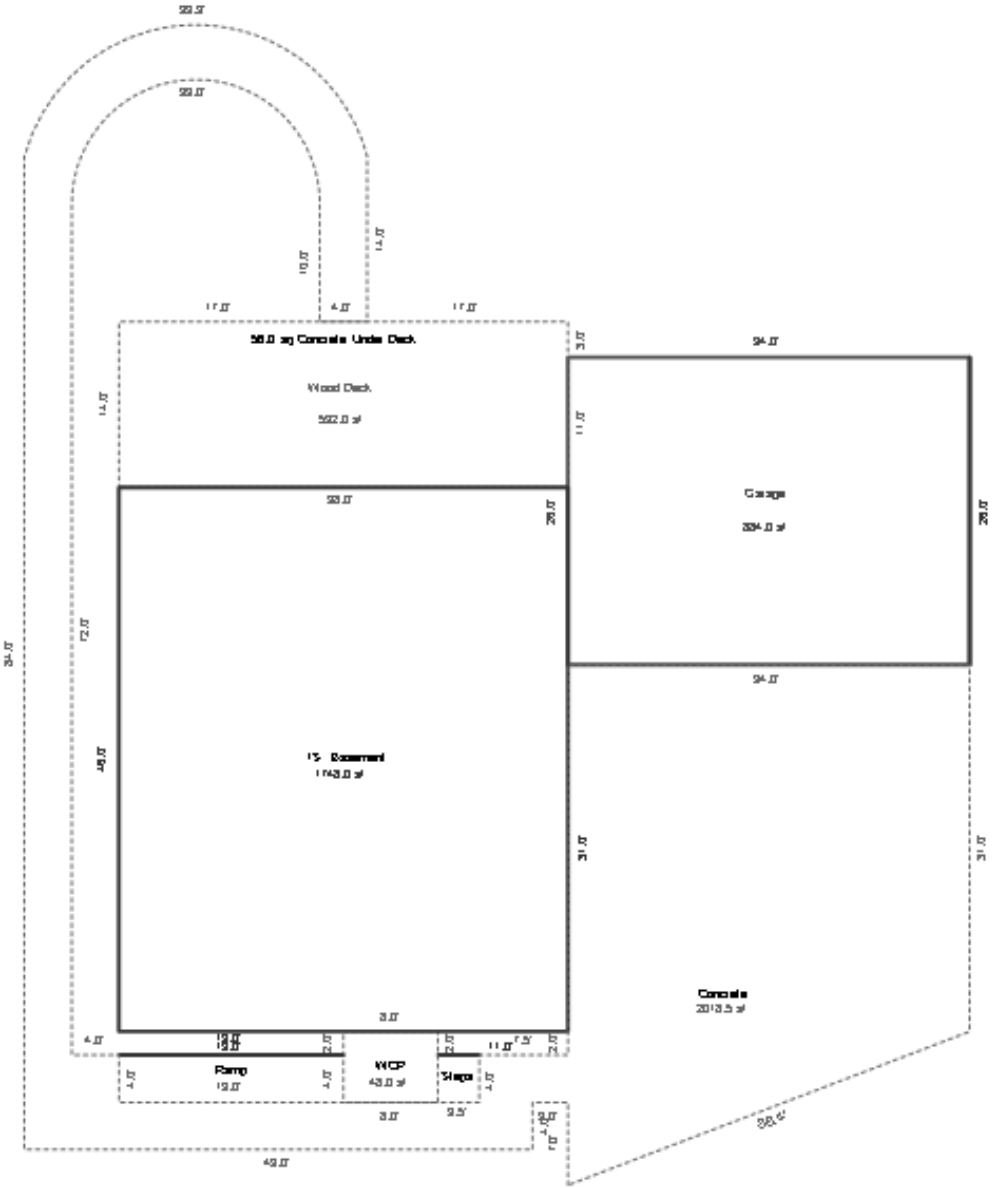
Topography of Site	Level	Rolling	X Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	X Flood Plain	X PRIVATE ROAD



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	105,300	198,000	303,300			177,884C
			2024	85,100	195,500	280,600			172,536C
			2023	67,400	198,200	265,600			164,320C
			2022	68,400	178,800	247,200			156,496C

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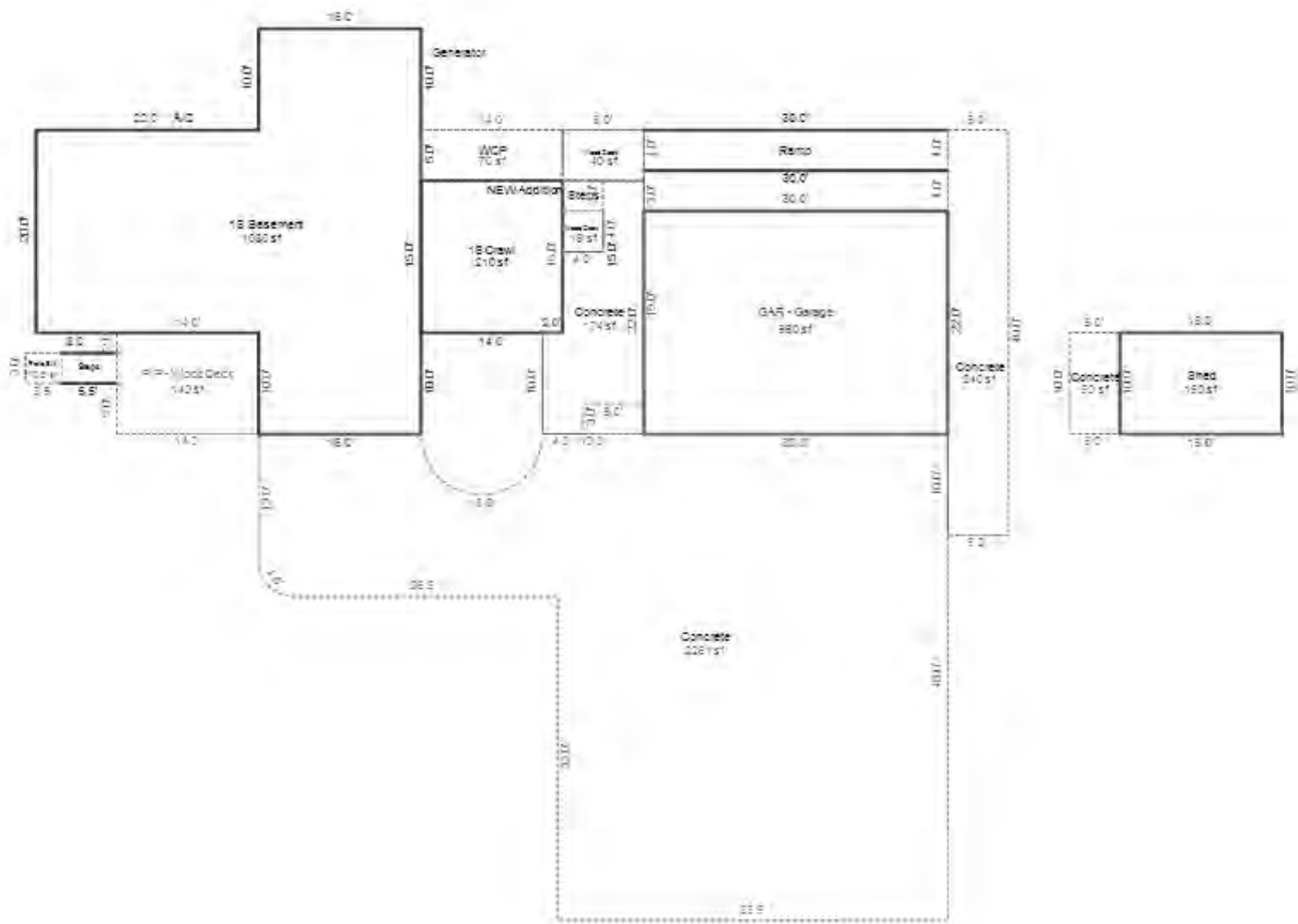
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
OSWALD DOUGLAS	OSWALD SHARON LOUISE	0	06/22/2020	QC	09-FAMILY	2020-02208	PROPERTY TRANSFER	0.0											
OSWALD SHARON L	DEVOS PATRICIA J	0	06/22/2020	QC	09-FAMILY	2020-02209	PROPERTY TRANSFER	0.0											
DEVOS PATRICIA J TRUST	DEVOS P & OSWALD & OSWALD	0	06/09/2020	QC	09-FAMILY	2020-02207	PROPERTY TRANSFER	0.0											
DEVOS PATRICIA J	DEVOS PATRICIA J TRUST	0	06/09/2020	QC	09-FAMILY	2020-02210	PROPERTY TRANSFER	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
8538 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/19/2023		2023-0423	100%										
Owner's Name/Address		P.R.E. 100% 07/20/1994		MAP #:		2025 Est TCV 544,525 TCV/TFA: 422.11													
DEVS PATRICIA J TRUST 8538 PETERSON POINT RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE													
Tax Description		Public Improvements		* Factors *															
. SEC 10 T22N R8W THAT PART OF A PENINSULA EXTENDING INTO SAPPHIRE LAKE LYING NE'LY OF THAT PARCEL SURVEYED & RECORDED IN LIBER S-1 AT P 60. APP 1 A.		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		X Gravel Road		A50'@1600/		125.00		348.48		0.7256		1.5480		1600		100		224,654	
		X Paved Road		125 Actual Front Feet, 1.00 Total Acres														Total Est. Land Value = 224,654	
		X Storm Sewer		Land Improvement Cost Estimates															
		X Sidewalk		Description		Rate		Size % Good		Cash Value									
		X Water		D/W/P: 4in Ren. Conc.		8.06		2132 50		8,592									
		X Sewer		D/W/P: Patio Blocks		15.39		10 50		77									
		X Electric		D/W/P: 3.5 Concrete		6.49		401 50		1,301									
		X Gas		Wood Frame		25.96		160 50		2,077									
		X Curb		Total Estimated Land Improvements True Cash Value = 12,047															
		X Street Lights																	
		X Standard Utilities																	
		X Underground Utils.																	
		Topography of Site																	
		Level																	
		X Rolling																	
		Low																	
		X High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		X PRIVATE ROAD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value									
		Who	When	What	2025	112,300	160,000	272,300		184,528C									
		TPC 08/14/2024	INSPECTED		2024	81,500	157,100	238,600		178,980C									
		TPC 09/19/2023	INSPECTED		2023	64,500	103,200	167,700		123,505C									
		TPC 12/27/2017	INSPECTED		2022	50,000	93,100	143,100		117,624C									



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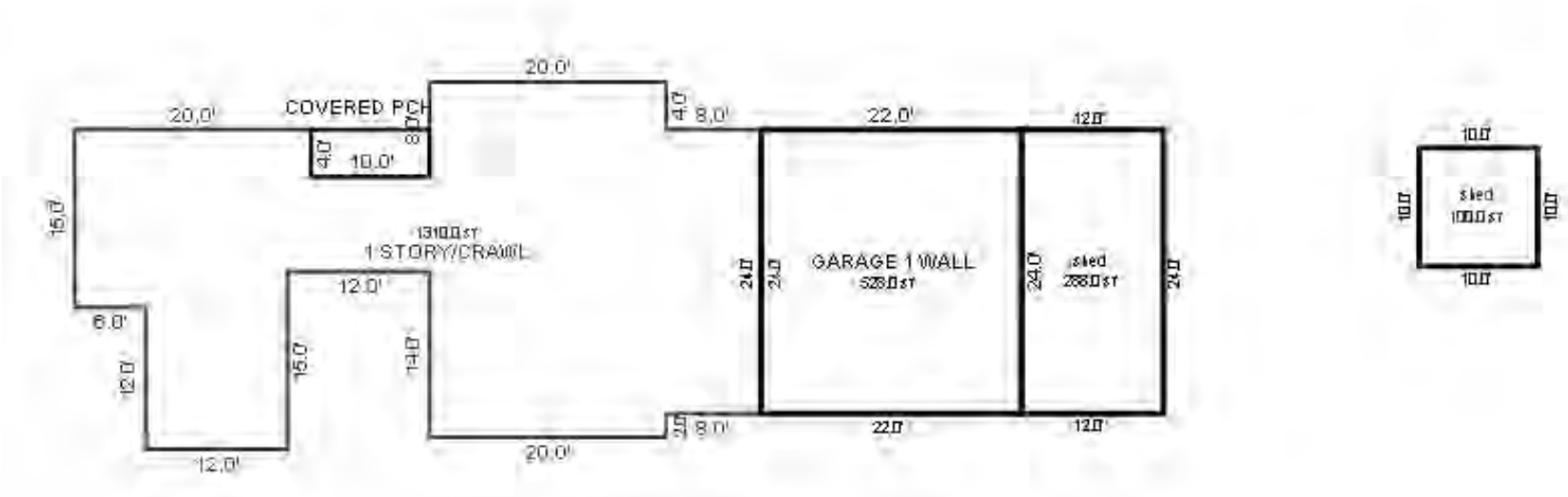
*** Information herein deemed reliable but not guaranteed***



*** 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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack	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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							1	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	40	CCP (1 Story)		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: C +5 Effec. Age: 35 Floor Area: 1,420 Total Base New : 250,094 Total Depr Cost: 162,557 Estimated T.C.V: 243,836			E.C.F. X 1.500		Cls C 5 Blt 1973		
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 1310 SF Floor Area = 1420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
Condition: Average		Size of Closets		100 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Lg	X Ord	Small	No. of Elec. Outlets			1+ Story Siding Crawl Space 1,310			1 Story Siding Overhang 110						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Total: 193,247 125,607							
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			3 Fixture Bath			Plumbing							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1310 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s)							
X	Many Avg. X Avg. Few	Large Avg. Small		Basement			2 Fixture Bath			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			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			3 Fixture Bath			Garages							
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer							
Chimney: Stone										Water Well, 100 Feet							
										Built-Ins							
										Appliance Allow.							
										Fireplaces							
										Interior 1 Story							
										Two Sided							
										Exterior 1 Story							
										Local Cost Items							
										SANITARY SEWER							
										<<<<< 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.
KOLTAK SHARON TRUST	KOLTAK SHARON TRUST FBO K	0	06/29/2020	QC	09-FAMILY	2020-01945	DEED	0.0
KOLTAK DANIEL & SHARON	KOLTAK SHARON TRUST	0	04/18/2017	WD	03-ARM'S LENGTH	2017-01495	PROPERTY TRANSFER	0.0
VANHOUTEN EDWARD	KOLTAK DANIEL & SHARON	259,900	01/31/2011	WD	03-ARM'S LENGTH	2011-366WD	PROPERTY TRANSFER	100.0
		115,900	05/01/1998	WD	33-TO BE DETERMINED	319:477	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8660 W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/18/2002	20031111	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
KOLTAK JUSTIN D & KOLTAK SHARON TRUST FBO KOLTAK B 1728 GRATIOT NW GRAND RAPIDS MI 49504	2025 Est TCV 568,782 TCV/TFA: 400.83

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1600/	125.00	268.33	0.7256	1.4126	1600 100	205,015
			125 Actual Front Feet, 0.77 Total Acres		Total Est. Land Value =	205,015

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 10 T22N R8W PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL. .77A &.BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W 59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11 DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB .1956 AC. COMBINATION OF 2 PARCELS ON 5/18/2007 .9656A	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	3.06	2000 0	0
	X	Sewer	6.87	300 0	0
	X	Electric	26.29	152 94	3,756
	X	Gas			
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =			6,131

Comments/Influences
2006 combo 10' Lake frnt split from 009-010-037-00 for 2007 (+7400 AV +6544



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	102,500	181,900	284,400			165,344C
2024	76,300	179,700	256,000			160,373C
2023	60,400	182,100	242,500			152,737C
2022	50,000	164,100	214,100			145,464C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1998 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,419 Total Base New : 298,029 Total Depr Cost: 238,424 Estimated T.C.V: 357,636			E.C.F. X 1.500			Bsmnt Garage:				
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace						Carport Area: Roof:				
Yr Built 2004	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 298,029 Total Depr Cost: 238,424 Estimated T.C.V: 357,636			E.C.F. X 1.500						
Condition: Average		X	Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls C 10 Blt 2004						
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool			Ground Area = 1419 SF Floor Area = 1419 SF.						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Pine Logs Basement 1,419					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments			Plumbing					
(2) Windows		(8) Basement		Average Fixture(s)			(14) Water/Sewer			Average Fixture(s)			2 Fixture Bath					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1419 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story) WCP (1 Story) CCP (1 Story) WCP (1 Story)					
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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Pole (Unfinished) Base Cost					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer Water Well, 100 Feet					
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:			Built-Ins			Appliance Allow.						
X	Asphalt Shingle	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Exterior 1 Story					
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items			SANITARY SEWER					
												Totals:			298,029 238,424			
<<<< 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.
DERUITER DONALD R & KAREN	DERUITER DONALD & KAREN	1	09/07/2012	QC	21-NOT USED/OTHER	2012-02968 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DERUITER DONALD & KAREN J TRUST 3780 DICKERSON ROAD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 45,343					

	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A50'@1600/	211.00	45.00	0.6041L0.2076	1600	100	42,345
						0.22	Total Acres		Total Est. Land Value =	42,345

Tax Description	X	Dirt Road								
. SEC 10 T22N R8W THAT PART OF PCLS ONE & TWO-A RECORDED IN LIBER S-1 PP 215 & 216 LYING S'LY OF A LINE DESC AS COMM AT A PT 1050.1 FT W & 711.6 FT N OF S 1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB. TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE EXC W'LY 115 FT THOF. .2A.	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Wood Frame	20.82	288	50	2,998		
				Total Estimated Land Improvements True Cash Value =				2,998		



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	21,200	1,500	22,700			2,851C
		TPC 04/30/2021 INSPECTED	2024	8,800	1,500	10,300			2,766C
		TPC 12/27/2017 INSPECTED	2023	9,000	1,400	10,400			2,635C
			2022	6,300	1,300	7,600			2,510C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCCREERY ROBERT L & BEVER	MCCREERY ROBERT L TRUST	0	06/12/2015	QC	09-FAMILY	2015-02559	PROPERTY TRANSFER	0.0				
BORTON TERRY W & BONNIE J	MCCREERY ROBERT L & BEVER	280,000	08/25/2006	WD	03-ARM'S LENGTH	06-0/3086	DEED	100.0				
SNYDER JACK R	BORTON, TERRY W &	249,900	06/01/2004	WD	03-ARM'S LENGTH	04-0/2599	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8670 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		11/29/2006	20060488	Complete				
Owner's Name/Address		P.R.E. 0%		Reroof		09/19/2005	20050319	Complete				
MCCREERY ROBERT L TRUST 2831 ARCH RD Eaton Rapids MI 48827		MAP #:										
		2025 Est TCV 512,806 TCV/TFA: 337.82										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A50'@1600/	152.00	214.93	0.6776	1.3071	1600	100		215,409
				152 Actual Front Feet, 0.75 Total Acres				Total Est. Land Value =				215,409
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good			Cash Value		
				D/W/P: 3.5 Concrete	6.49	242	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										
		Level										
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE ROAD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	107,700	148,700	256,400			145,998C	
		TPC 12/27/2017	INSPECTED		2024	83,600	146,900	230,500			141,609C	
		TPC 11/19/2012	INSPECTED		2023	66,200	140,200	206,400			134,866C	
					2022	60,800	126,400	187,200			128,444C	

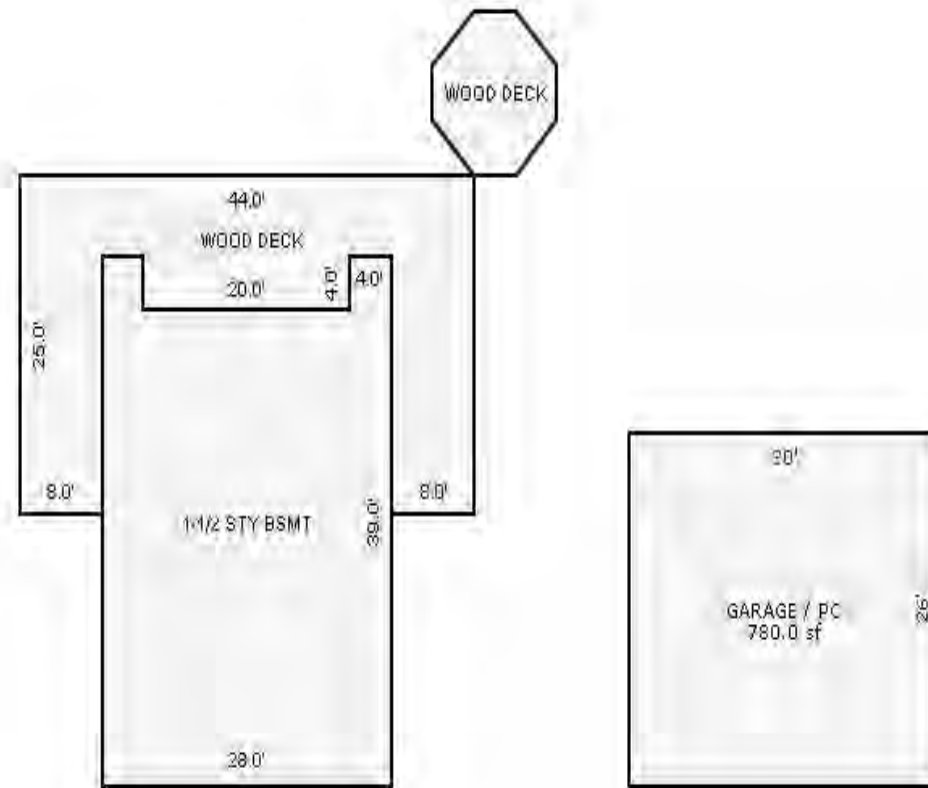


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*** Information herein deemed reliable but not guaranteed***

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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 648 127	Type WPP Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.500		Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 1981						
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Total Base New : 269,413			Storage Area: 0			
Condition: Average		Size of Closets		No. of Elec. Outlets			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			No Conc. Floor: 0			
Room List		Doors		Solid	X	H.C.	(12) Electric			Floor Area: 1,518			Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Total Base New : 269,413			Carport Area:			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:			
(2) Windows		(7) Excavation		(13) Plumbing			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1012 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Depr Cost: 196,681			Roof:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:			
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Depr Cost: 196,681			Estimated T.C.V: 295,022			Roof:			

*** 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.
ADAMS ALAN	ADAMS ALAN O & HILLS SAND	0	05/10/2022	QC	09-FAMILY	2022-01999	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
X W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ADAMS ALAN O & HILLS SANDRA NICCOLE 1263 MARLIN DR MARATHON FL 33050	MAP #:					
	2025 Est TCV 71,926					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			B200'@1600/	50.00	1306.80	1.0000	0.8991 1600 100	71,926
			50 Actual Front Feet, 1.50 Total Acres Total Est. Land Value =					71,926

Tax Description
 . SEC 10 T22N R8W THAT PART OF GOV'T LOT 10 LINE E OF N-S 1/4 LINE & W OF A LINE BEG AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W ALG THE N-S 1/4 LINE 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10' 46" W 120.22 FT TO POE. APP.1.5A.

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

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	36,000	0	36,000			16,202C
2024	29,800	0	29,800			15,715C
2023	23,800	0	23,800			14,967C
2022	16,600	0	16,600			14,255C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		410,000	07/01/1998	WD	03-ARM'S LENGTH	320:1003	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8452 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/20/1994					
FLINT CHARLES & TERI A 8452 W JENNINGS ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 606,570 TCV/TFA: 321.96					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
	Public Improvements		* Factors *				
. SEC 10 & 15 T22N R8W PART OF GOV'T LOT 10 SEC 10 IN NW 1/4 OFNE 1/4 SEC 15 COMM AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46" W 120.22 FT N 60 DEG 20'24" E 161.89 FT N 83 DEG 07'10" E 94.55 FT S 48 DEG 45' E 164.43 FT S 14 DEG 01'48" E 87.5 FT S 10 DEG 03'49" E 171.51 FT S 10 DEG 44'20" W 121.33 FT S 17 DEG 42'28" E 74.35 FT S 36 DEG 49' 23" E 264.04 FT TO A.	X	Dirt Road	Description	Frontage	Depth	Rate %Adj. Reason	Value
	X	Gravel Road	B200'@1600/	150.00	1292.28	0.7598 0.8966	1600 100	163,498

. SEC 10 & 15 T22N R8W PART OF GOV'T LOT 10 SEC 10 IN NW 1/4 OFNE 1/4 SEC 15 COMM AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46" W 120.22 FT N 60 DEG 20'24" E 161.89 FT N 83 DEG 07'10" E 94.55 FT S 48 DEG 45' E 164.43 FT S 14 DEG 01'48" E 87.5 FT S 10 DEG 03'49" E 171.51 FT S 10 DEG 44'20" W 121.33 FT S 17 DEG 42'28" E 74.35 FT S 36 DEG 49' 23" E 264.04 FT TO A.	X	Paved Road	150 Actual Front Feet, 4.45 Total Acres				Total Est. Land Value =	163,498
	X	Storm Sewer	Land Improvement Cost Estimates					
TO LOT R AREA AT STD	X	Sidewalk	Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	6.49	5300	0	0	

TO LOT R AREA AT STD	X	Sewer	Residential Local Cost Land Improvements					
	X	Electric	Description	Rate	Size	% Good	Cash Value	
TO LOT R AREA AT STD	X	Gas	D/W/P: Asphalt Paving	3.06	2630	0	0	
	X	Curb	LAND IMPROVE 10000	10,000.00	1	95	9,500	

TO LOT R AREA AT STD	Topography of Site		Total Estimated Land Improvements True Cash Value =					9,500
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value

TO LOT R AREA AT STD	X	Rolling	2025	81,700	221,600	303,300			201,226C
	X	Low	2024	103,100	202,500	305,600			195,176C

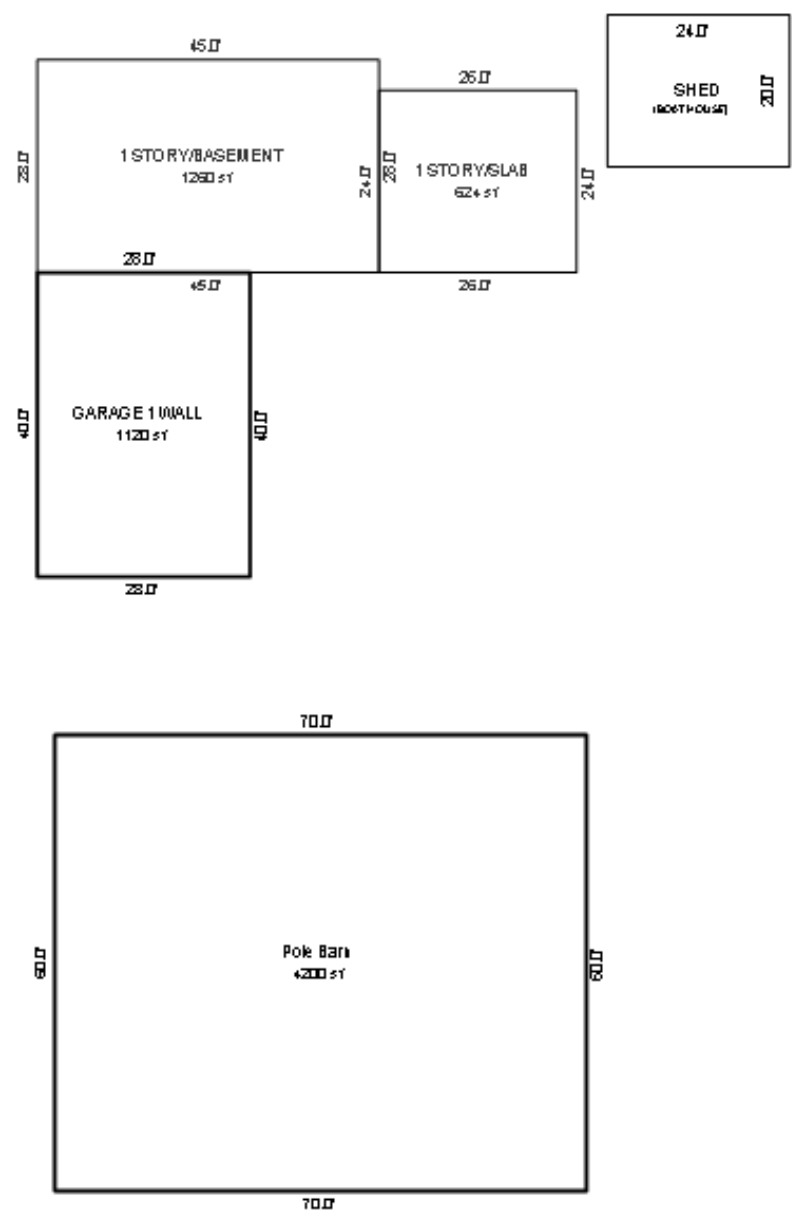
TO LOT R AREA AT STD	X	High	2023	81,800	193,400	275,200			185,882C
	X	Landscaped	2022	46,500	174,700	221,200			177,031C

TO LOT R AREA AT STD	X	Swamp	Who	When	What				
	X	Wooded	TPC 04/30/2021	INSPECTED					

TO LOT R AREA AT STD	X	Pond	TPC 05/06/2018	INSPECTED					
	X	Waterfront	TPC 12/27/2017	INSPECTED					

TO LOT R AREA AT STD	X	Ravine	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
	X	Wetland	*** Information herein deemed reliable but not guaranteed***						

TO LOT R AREA AT STD	X	Flood Plain							
	X	PRIVATE ROAD							



*** 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				
X W JENNINGS RD ISLE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
ROSS VICTOR D 1084 JENNA DRIVE DAVISON MI 48423		MAP #:		2025 Est TCV 249,049 TCV/TFA: 404.30								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 12. .56 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50'@1600/		70.00	348.48	0.8889	1.5480	1600	100	154,112
		Paved Road		70 Actual Front Feet, 0.56 Total Acres						Total Est. Land Value =		154,112
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		X	Sewer	Description		Rate	Size	% Good	Cash Value			
		X	Electric	LAND IMPROVE 5000		5,000.00	1	95	4,750			
		Gas		Total Estimated Land Improvements True Cash Value =						4,750		
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		X	ISLAND	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	77,100	47,400	124,500			41,649C	
		TPC 04/30/2021 INSPECTED		2024	52,800	46,900	99,700			40,397C		
		TPC 12/27/2017 INSPECTED		2023	41,800	44,800	86,600			38,474C		
		TPC 04/08/2013 INSPECTED		2022	21,600	40,600	62,200			36,642C		

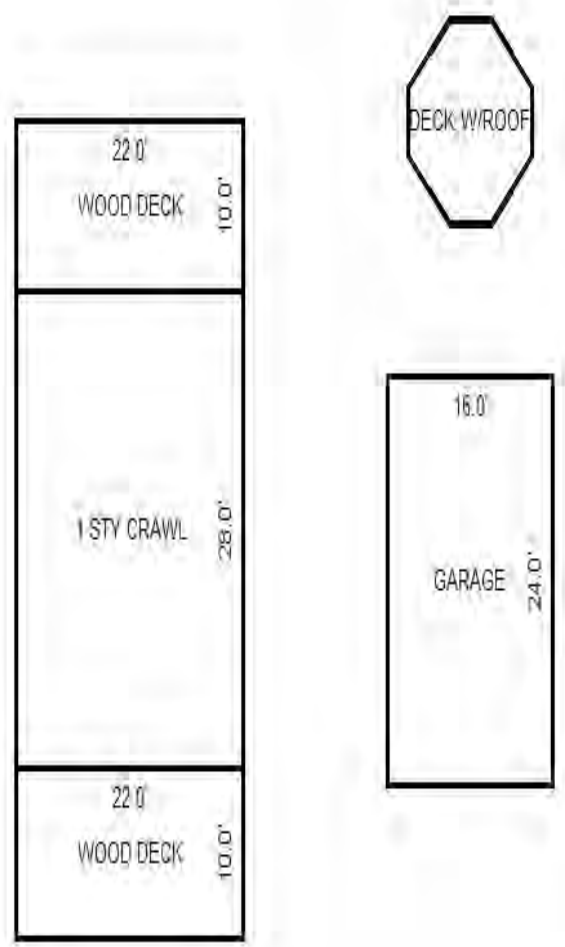


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 220 220 34	Type Treated Wood Treated Wood Pine	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 384			
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: 40 Floor Area: 616 Total Base New : 100,208 Total Depr Cost: 60,124 Estimated T.C.V: 90,187		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Space Heater Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1948			
Yr Built 1948	Remodeled 0	Ex	Ord		X	Min	No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Size 616		Cost New 70,386		Depr. Cost 42,231	
Condition: Average		Size of Closets			Lg	Ord	X	Small	(13) Plumbing		Total:		70,386		42,231	
Room List		Doors	Solid	X	H.C.	(12) Electric 60 Amps Service		No. of Elec. Outlets Many X Ave. Few		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 1 1,010 606		Deck Treated Wood 220 4,160 2,496 Treated Wood 220 4,160 2,496 Pine w/Roof (Deck Portion) 34 1,102 661 Pine w/Roof (Roof portion) 34 610 366		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(14) Water/Sewer		Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,687 7,612 No Concrete Floor 384 -2,108 -1,265 Water/Sewer Public Sewer 1 1,158 695 Water Well, 100 Feet 1 5,428 3,257		Built-Ins Appliance Allow. 1 1,615 969		Local Cost Items SANITARY SEWER 1 0 0		Totals: 100,208 60,124		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Notes: ECF (4087 SAPPHIRE LAKE) 1.500 => TCY: 90,187		Totals:		100,208		60,124		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Totals:		100,208		60,124		
(2) Windows		Many Avg. X Few	Large Avg. Small	(8) Basement		Lump Sum Items:				Totals:		100,208		60,124		
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:		100,208		60,124		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Totals:		100,208		60,124		
X	Gable Hip Flat	Gambrel Mansard Shed									Totals:		100,208		60,124	
X	Asphalt Shingle									Totals:		100,208		60,124		
Chimney: Metal										Totals:		100,208		60,124		

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

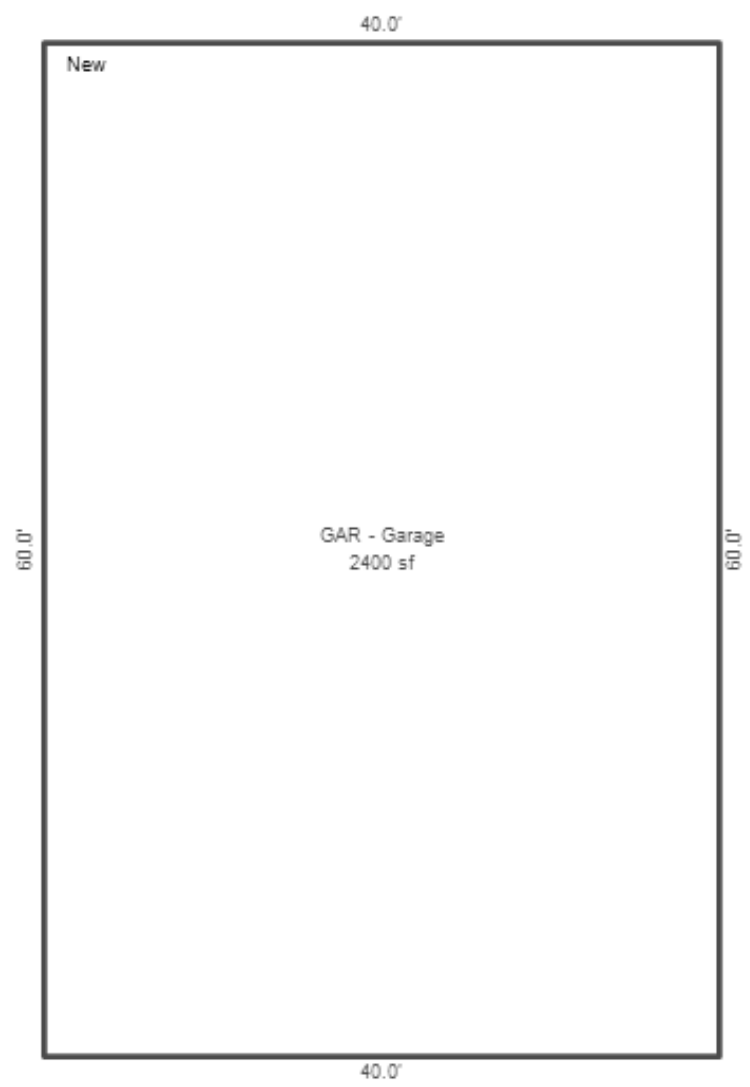


Sketch by Apen 1/7/11

*** Information herein deemed reliable 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: 2023 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: 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: 1 Floor Area: 0 Total Base New : 72,776 Total Depr Cost: 72,049 Estimated T.C.V: 93,664		
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 2023		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		0 Amps Service		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99		Building Areas		
Wood Frame		Ex Ord Min		Lg Ord Small			(13) Plumbing		Average Fixture(s)		Plumbing		3 Fixture Bath		1 -4,580 -4,534		
Building Style: GRG		Doors Solid H.C.		(5) Floors			Average Fixture(s)		3 Fixture Bath		Garages		Class: BC Exterior: Pole (Unfinished)				
Yr Built 2023		Remodeled 0		Kitchen: Other: Other:			Average Fixture(s)		2 Fixture Bath		Door Opener		3 2,020 2,000				
Condition: Average		Size of Closets			Other:			Average Fixture(s)		Softener, Auto		Base Cost		2400 75,336 74,583			
Room List		Doors Solid H.C.			Height to Joists: 0.0			Average Fixture(s)		Softener, Manual		Totals:		72,776 72,049			
Basement		(6) Ceilings			(8) Basement			Average Fixture(s)		Extra Toilet		Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:		93,664	
1st Floor		Kitchen: Other: Other:			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)		Extra Sink							
2nd Floor		No./Qual. of Fixtures			(9) Basement Finish			Average Fixture(s)		Separate Shower							
Bedrooms		Ex. Ord. Min			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)		Ceramic Tile Floor							
(1) Exterior		No. of Elec. Outlets			(10) Floor Support			Average Fixture(s)		Ceramic Tile Wains							
Wood/Shingle		Many Ave. Few			Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)		Ceramic Tub Alcove							
Aluminum/Vinyl		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F.			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)		Vent Fan							
Brick		Height to Joists: 0.0			Lump Sum Items:			Average Fixture(s)									
Insulation		(7) Excavation						Average Fixture(s)									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F.						Average Fixture(s)									
Many Avg. Few		Large Avg. Small						Average Fixture(s)									
Wood Sash		(8) Basement						Average Fixture(s)									
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Average Fixture(s)									
Vinyl Sash		(9) Basement Finish						Average Fixture(s)									
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Average Fixture(s)									
Horiz. Slide		(10) Floor Support						Average Fixture(s)									
Casement		Joists: Unsupported Len: Cntr.Sup:						Average Fixture(s)									
Double Glass		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Average Fixture(s)									
Patio Doors		Lump Sum Items:						Average Fixture(s)									
Storms & Screens								Average Fixture(s)									
(3) Roof								Average Fixture(s)									
Gable								Average Fixture(s)									
Hip								Average Fixture(s)									
Flat								Average Fixture(s)									
Asphalt Shingle								Average Fixture(s)									
Chimney:								Average Fixture(s)									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HABERMANN DAVID A & MARLY	KING DAVID & FRANCES	335,000	07/23/2010	WD	03-ARM'S LENGTH	2010-3056WD	PROPERTY TRANSFER	100.0
		320,000	08/01/2000	WD	33-TO BE DETERMINED	338:1403	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1685 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Addition	07/11/2013	2013-0294	100%
	P.R.E. 100% 07/16/2012		Addition	07/11/2013	2013-0295	100%
Owner's Name/Address	MAP #:		Garage	09/20/2012	2012-0495	100%
KING DAVID W & FRANCES E 1685 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 963,601 TCV/TFA: 341.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W BEG N 0 DEG 50'E 1541 FT & S 88 DEG 14' 25" E 33 FT FROM SW COR SEC 11 TH N 0 DEG 50' E 33 FT, S 88 DEG 14' 25" E 351.77 FT, N 12 DEG 17' 49" E 228.98 FT, N 29 DEG 28' 04" E 192.19 FT, S 50 DEG 11'30"E 18.61 FT S 53 DEG 44'20"E 81.61 FT, S33 DEG 20'40"W 175.08 FT, S 0 DEG 41'42"E 221.62 FT, N 88 DEG 14'25"W 482.17 FT TO POB. 1.25A.	X			B100'@5000/FF	100.22	175.08	0.8673	0.7700	5000	100		334,623
	X			BACK 50' @ 500	50.00	781.47	0.7596	1.9862	500	100		37,717
				150 Actual Front Feet, 1.30 Total Acres Total Est. Land Value = 372,339								
				Land Improvement Cost Estimates								
				Description Rate Size % Good Cash Value								
	X			D/W/P: 4in Ren. Conc.	8.06	2200	0					0
	X			D/W/P: 4in Ren. Conc.	8.06	160	0					0
	X			Residential Local Cost Land Improvements								
				Description Rate Size % Good Cash Value								
				LAND IMPROVE 5000	5,000.00	1	95					4,750
				Total Estimated Land Improvements True Cash Value = 4,750								



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	186,200	295,600	481,800			292,318C
X	Rolling		2024	92,800	292,000	384,800			283,529C
X	Low		2023	65,200	296,000	361,200			270,028C
X	High		2022	65,000	266,900	331,900			257,170C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	11/03/2015	INSPECTED						
	TPC	12/28/2012	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 505 208 128 100 71	Type WPP WCP (1 Story) WCP (1 Story) CPP Wood Balcony	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 644 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																		
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 2,825 Total Base New : 488,769 Total Depr Cost: 366,570 Estimated T.C.V: 586,512			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																								
Yr Built 1996	Remodeled 2014	Ex	X	Ord		Min																																	
Condition: Average		Size of Closets		Lg	X	Ord		Small																															
Room List		Doors		Solid	X	H.C.																																	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			No./Qual. of Fixtures			X		Ex.	Ord.	Min																						
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			X			Many	Ave.	Few																											
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			Drywall			(13) Plumbing			1		Average Fixture(s)																								
(2) Windows		(7) Excavation		1			2	3	Fixture Bath	1			2	Fixture Bath																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1703 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	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 1 1			1,455 4,580 3,064	1,091 3,435 2,298																				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			1			Public Water																										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Sewer																													
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water Well																													
X	Gable Hip Flat	Gambrel Mansard Shed				1			1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																													
X	Asphalt Shingle																																						
Chimney: Metal																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1996 (11) Heating System: Forced Heat & Cool Ground Area = 1703 SF Floor Area = 2825 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>928</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>775</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>366,302</td> <td>274,720</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 2 Fixture Bath 1 3,064 2,298 Porches WPP 505 8,343 6,257 WCP (1 Story) 208 8,110 6,082 WCP (1 Story) 128 5,732 4,299 CPP 100 1,992 1,494 Balcony Wood Balcony 71 2,852 2,139 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 644 26,449 19,837 Common Wall: 2 Wall 1 -5,295 -3,971 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1563 54,721 41,041 Water/Sewer Public Sewer 1 1,473 1,105</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	928			1.25 Story	Siding	Basement	775			Total:				366,302	274,720
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
2 Story	Siding	Basement	928																																				
1.25 Story	Siding	Basement	775																																				
Total:				366,302	274,720																																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARDELEAN GEORGE W & BETTY	ARDELEAN GEORGE W & BETTY	0	05/26/2015	WD	09-FAMILY	2015-02363 & 0	PROPERTY TRANSFER	0.0
ARDELEAN GEORGE W & BETTY	ARDELEAN GEROG E W & BETTY	0	05/26/2015	WD	09-FAMILY	2015-02571	PROPERTY TRANSFER	0.0
		98,000	06/01/1995	WD	33-TO BE DETERMINED	303:110	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1679 S DICKERSON 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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ARDELEAN GEROG E W & BETTY JANE 1900 N HICKORY ROAD OWOSSO MI 48867	2025 Est TCV 794,049 TC/TFA: 372.79
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.21	440.77	0.9045	0.8844	5000	100		400,798
BACK 50' @ 500	33.00	351.71	0.7827	1.5020	500	100		19,399
133 Actual Front Feet, 1.28 Total Acres Total Est. Land Value =								420,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.06	784	0	0
D/W/P: 4in Concrete	6.87	1000	0	0

Residential Local Cost Land Improvements
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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	
X High	
Landscaped	
Swamp	
X Wooded	
Pond	
X Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	210,100	186,900	397,000			219,347C
2024	89,100	197,700	286,800			212,752C
2023	63,900	188,700	252,600			202,621C
2022	65,000	170,100	235,100			192,973C



Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

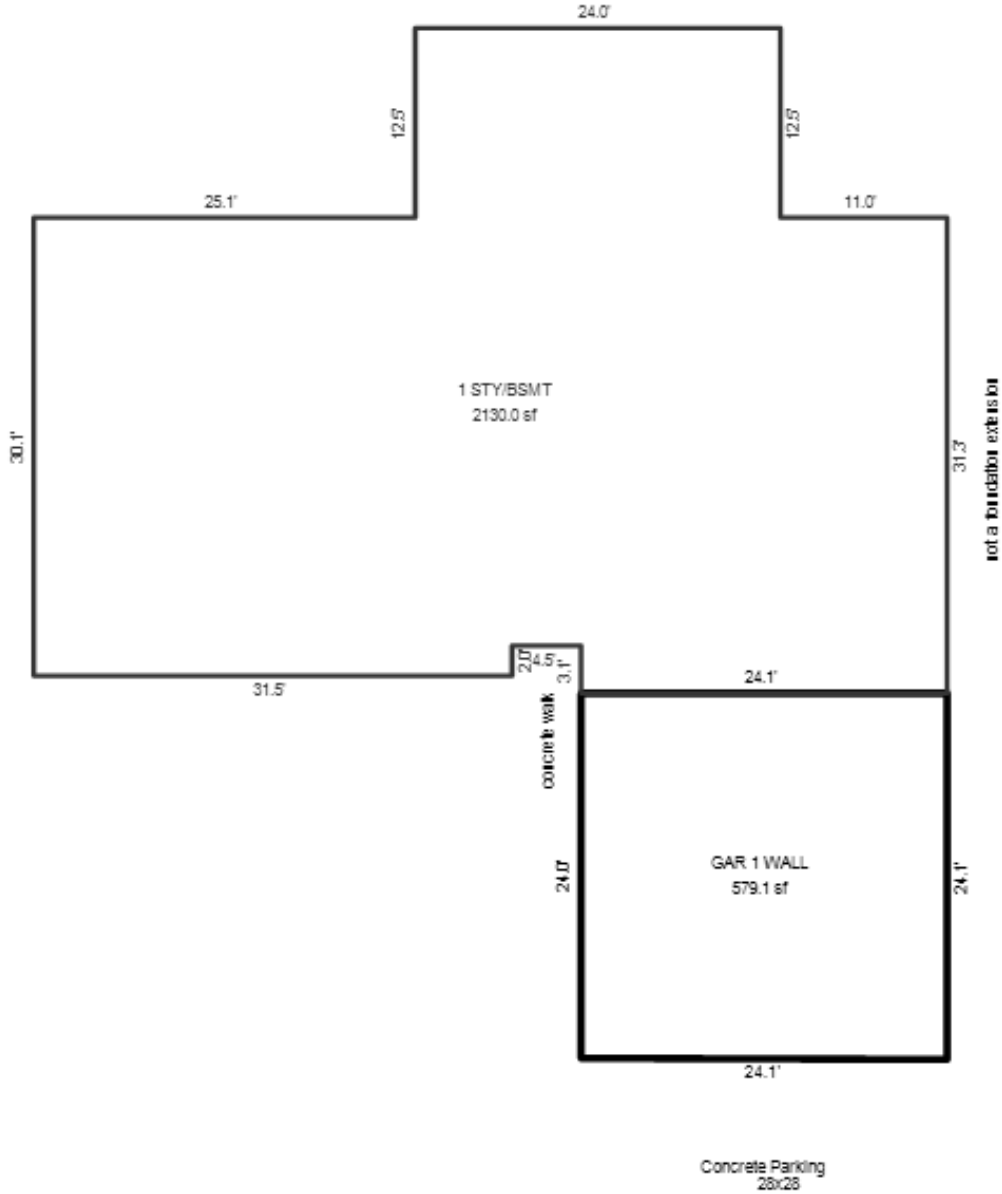
TPC 11/03/2015 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 330	Type Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 30 Floor Area: 2,130 Total Base New : 331,650 Total Depr Cost: 232,174 Estimated T.C.V: 371,478		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1995		
Yr Built 1995	Remodeled 0	X	Ex		Ord		Min	200 Amps Service			Ground Area = 2130 SF Floor Area = 2130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		X	Lg		Ord		Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 2,130 Total: 272,833 191,004				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			13) Plumbing			Other Additions/Adjustments		Exterior Brick Veneer 448 7,589 5,312 Basement, Outside Entrance, Below Grade 1 2,523 1,766			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			14) Water/Sewer			Plumbing		Average Fixture(s) 3 Fixture Bath 3 Fixture Bath			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 2130 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			Deck Treated Wood 330 5,673 3,971		Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206			
(2) Windows		(7) Excavation		Basement			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Many Avg. X Few		Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer Water Well, 100 Feet			Built-Ins		Appliance Allow. 1 2,727 1,909			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement Finish			Water/Sewer			Fireplaces		Interior 1 Story 1 5,262 3,683			
X	Double Hung Horiz. Slide Casement		Conc. Block 8 Poured Conc. Stone	9) Basement Finish			Water/Sewer			Local Cost Items		SANITARY SEWER 1 0 0 *			
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor	(10) Floor Support			Lump Sum Items:			Water/Sewer		Public Sewer 1 1,473 1,031 Water Well, 100 Feet 1 5,725 4,007			
(3) Roof		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins		Appliance Allow. 1 2,727 1,909			
X	Gable Hip Flat		Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 1 Story 1 5,262 3,683			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 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.
AMICO ANTHONY & HENRIETTA	LC COTTAGE PROPERTIES LLC	0	10/17/2014	WD	16-LC PAYOFF	2022-01569	DEED	0.0
AMICO (H/W) & GOTT (H/W)	LC COTTAGE PROPERTIES LLC	210,000	06/12/2006	LC	20-MULTI PARCEL SALE REF	06-0/2164	DEED	100.0
AMICO ANTHONY & HENRIETTA	AMICO ANTHONY & HENRIETA	0	06/10/2004	QC	21-NOT USED/OTHER	04-0/3227	DEED	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON 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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LC COTTAGE PROPERTIES LLC 1305 ONODAGA RD Holt MI 48842	2025 Est TCV 32,885					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
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	Public Improvements	* Factors *					
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		C 100' @1500/FF	20.00	260.00	1.0000	1.0962	1500	100	32,885
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		20 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		32,885
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Tax Description	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	X Sewer								
	X Electric								
	X Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Comments/Influences	Topography of Site								
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	Level								
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	X Rolling								
--	-----------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

	Flood Plain								
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2025	16,400	0	16,400			13,098C
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	TPC 04/30/2021 INSPECTED			2024	15,900	0	15,900			12,705C
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	TPC 12/27/2017 INSPECTED			2023	12,100	0	12,100			12,100S
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				2022	12,000	0	12,000			12,000S
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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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1669 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
DAVENPORT CHRISTINE M 1305 ONONDAGA ROAD HOLT MI 48842	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 1,182,589 TCV/TFA: 344.38					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	90.00	252.27	0.8343	0.8134	5000	100		305,356
BACK 50' @ 500	77.81	394.12	0.7388	1.5631	500	100	SURPLUS	44,929
168 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								350,285

Tax Description
 SEC 11 T22N R8W (0*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG 50'E 143.81 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT, N 85 DEG 09'06"E 19.01 FT, N 28 DEG 22'34"E 252.27 FT, S 47 DEG 17'04"E 90.22 FT, S 26 DEG 30'54" W 444.4 FT, N 88 DEG 14'25"W 150.17 FT TO POB. 1.2A.

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

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.48	564	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

Comments/Influences
 SPLIT FROM 011-001-90 FOR 99 GAVE LOC ADJ DUE TO MANY

- 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

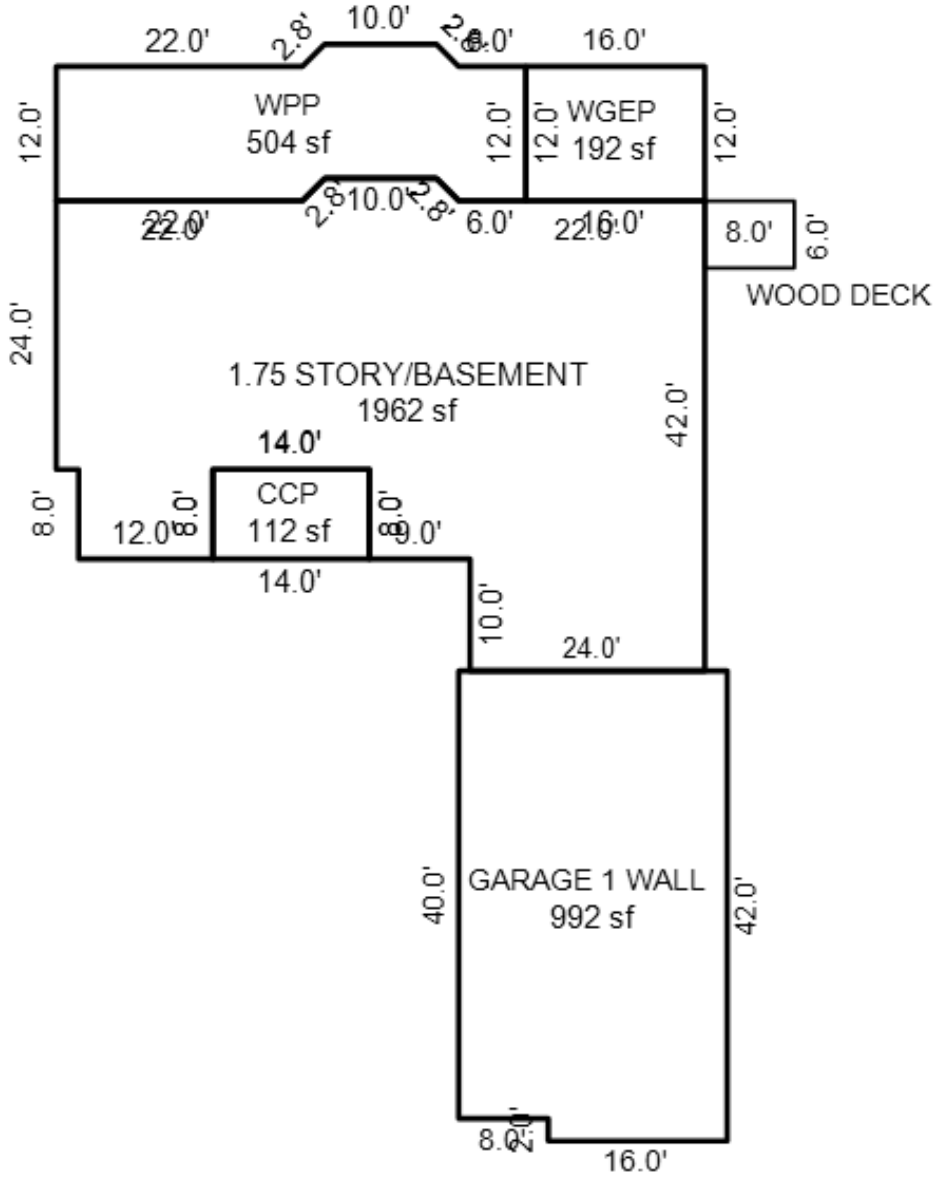


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	175,100	416,200	591,300			320,318C
2024	85,000	385,400	470,400			310,687C
2023	59,100	372,900	432,000			295,893C
2022	60,400	344,800	405,200		405,200R	281,803C


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- Who When What
- TPC 08/22/2020 INSPECTED
- TPC 12/27/2017 INSPECTED
- TPC 11/22/2011 INSPECTED

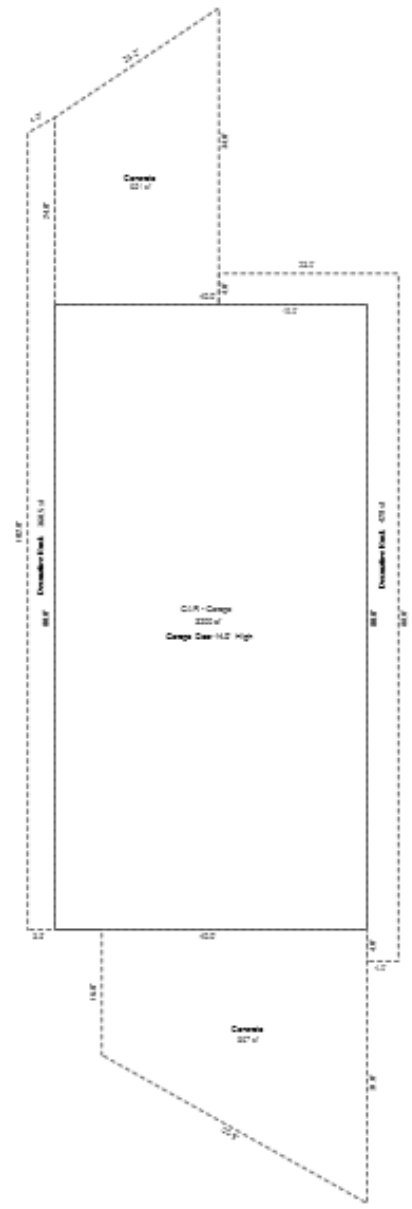
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/17/2021	2021-0641	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 602,846 TCV/TFA: 0.00							
DAVENPORT CHRISTINE M 1305 ONONDAGA ROAD HOLT MI 48842		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Tax Description		Public Improvements		* Factors *								
SEC 11 T22N R8W (0*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG AT SW COR SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG50'E 66 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG 14'25"E 150.17 FT, N 26 DEG30'54"E 444.4 FT, S 47 DEG 17'04"E 44.24FT, S 50 DEG 11'30"E 45.98 FT, S 26 DEG 30'54"W 466.94 FT, N 88 DEG 14'25"W 209.09 FT TO POB. 1.23A.		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
Comments/Influences		Topography of Site		B100'@5000/FF	90.22	444.40	0.8884	0.8855	5000	100		354,859
SPLIT FROM 001-90 FOR 99..GAVE NEG LOC		Level		BACK 50' @ 500	50.00	243.94	0.7728	1.3215	500	100		25,529
		X	Rolling	140 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 380,388								
		X	Low	Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value	
		X	High	D/W/P: Crushed Rock	2.24	778	50	871				
		X	Landscaped	D/W/P: 4in Ren. Conc.	8.06	1518	50	6,117				
		X	Swamp	Total Estimated Land Improvements True Cash Value =					6,988			
		X	Wooded	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Pond	2025	190,200	111,200	301,400			172,774C		
		X	Waterfront	2024	85,100	104,300	189,400			167,580C		
		X	Ravine	2023	59,200	100,400	159,600			159,600S		
		X	Wetland	2022	60,400	0	60,400		60,400R	58,467C		
		X	Flood Plain									

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



*** 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 HOME LOAN MORTGAG	JANET MARK & SHEREE	34,000	10/28/2010	CD	11-FROM LENDING INSTITUT	2010-4949QC	PROPERTY TRANSFER	100.0
FEDERAL HOME LOAN MORTGAG		0	06/15/2010	SD	11-FROM LENDING INSTITUT	2010-1731SD	PROPERTY TRANSFER	0.0
FEDERAL HOME LOAN MORTGAG		0	05/19/2010	OTH	10-FORECLOSURE	2010-2151 AFF	PROPERTY TRANSFER	0.0
COLGAN JOHN W JR	FEDERAL HOME LOAN MORTGAG	58,000	04/30/2010	SD	10-FORECLOSURE	2010_01731SD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1717 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/24/2011	2011-0291	100%
	P.R.E. 100% 08/24/2017					

Owner's Name/Address	MAP #:
JANET MARK & SHEREE 1717 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 216,504 TCV/TFA: 107.61

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	68.00	217.80	1.3096	0.8590	90	100		6,885	
68 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 6,885	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 11 T22N R8W (0*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1762.62 FT FROM SW COR SEC 11, TH N 0 DEG 50'E 68.35 FT, N 40 DEG 44'27"E 165.02 FT, S 64 DEG 35'35"E 48.11 FT, S 26 DEG 30'55"W 195.27 FT, N 88 DEG 14' 25"W 65 FT TO POB. .34A.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	27.25	138	94	3,535
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				
Total Estimated Land Improvements True Cash Value = 3,535						

Comments/Influences
21002221 \$38,000



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling	2025	3,400	104,900	108,300			63,178C
Low							
X High	2024	5,000	94,600	99,600			61,279C
Landscaped							
Swamp							
X Wooded	2023	3,500	91,600	95,100			58,361C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain	2022	3,000	84,800	87,800			55,582C
Who	When	What					
TPC	04/30/2021	INSPECTED					
TPC	12/27/2017	INSPECTED					
TPC	04/19/2016	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 420	Type WPP	Year Built: 2002 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 839 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,629 Total Base New : 240,729 Total Depr Cost: 168,509 Estimated T.C.V: 185,360		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1629 SF Floor Area = 1629 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1970					
Yr Built 1970	Remodeled 2013	Ex	Ord	X	Min	150 Amps Service			Building Areas		Size		Cost New	Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories		Exterior		Foundation					
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story			Block		Slab	1,095				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			1 Story			Siding		Crawl Space	534			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,448	1,014	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			3 Fixture Bath			Porches		WPP		420		6,922		4,845	
(2) Windows		(8) Basement		Many X Ave. Few			2 Fixture Bath			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		839		21,453	15,017
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 534 S.F. Slab: 1095 S.F. Height to Joists: 0.0	No. of Elec. Outlets			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow.		1		2,766		1,936	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water			1			Local Cost Items		SANITARY SEWER		1		0		0	
(3) Roof		(10) Floor Support		Public Sewer			1			Notes:		Totals:		240,729		168,509		*	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Water Well			1000 Gal Septic 2000 Gal Septic			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		185,360							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAFFNEY SUZANNE		0	04/01/2010	OTH	23-PART OF REF	2010-834OTHER	PROPERTY TRANSFER	0.0
		55,000	12/01/1996	WD	03-ARM'S LENGTH		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1675 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	12/11/2014	2014-0569	100%
	P.R.E. 100% 05/06/1997		Reroof	12/01/2004	20040459	Complete
Owner's Name/Address	MAP #:					
GAFFNEY SUZANNE P O BOX 987 1675 S DICKERSON LAKE CITY MI 49651	2025 Est TCV 273,159 TCV/TFA: 116.78					

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 11 T22N R8W (1*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1830.97 FT FROM SW COR OF SEC 11 TH N 0 DEG 50'E 150.07 FT, N 48 DEG 19'17"E 89.68 FT, S 48 DEG 58'52"E 44.22 FT, S 63 DEG 23'25"E 29.85 FT, S 26 DEG 59'17"W 47.43 FT, S 40 DEG 44'27"W 165.02 FT TO POB. .31A.	X	Dirt Road		A 200' @ 90/FF	70.00	192.91	1.3001	0.8333	90	100	6,826
	X	Gravel Road		70 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 6,826							
	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value			
	X	Sidewalk		D/W/P: 4in Concrete	5.98	302	0	0			
	X	Water		Residential Local Cost Land Improvements							
	X	Sewer		Description	Rate	Size	% Good	Cash Value			
	X	Electric		LAND IMPROVE 1000	1,000.00	1	95	950			
	X	Gas		Total Estimated Land Improvements True Cash Value = 950							

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,400	133,200	136,600			96,017C
TPC 05/30/2022	INSPECTED		2024	5,000	127,600	132,600			93,130C
TPC 04/30/2021	INSPECTED		2023	3,500	123,700	127,200			88,696C
TPC 12/27/2017	INSPECTED		2022	3,000	113,800	116,800			84,473C

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*** Information herein deemed reliable 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 82	Type CCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D +10 Effec. Age: 15 Floor Area: 2,339 Total Base New : 283,835 Total Depr Cost: 241,257 Estimated T.C.V: 265,383		
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D 10 Blt 2015								
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 2339 SF Floor Area = 2339 SF.								
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas								
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 2,339								
Building Style: 1S		Ex Ord Min		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing								
Yr Built 2015		Lg Ord Small		Many Ave. Few			Average Fixture(s)			1 1,010 858								
Remodeled 0		Size of Closets		1 Average Fixture Bath			3 Fixture Bath			2 6,398 5,438								
Condition: Average		Doors Solid H.C.		2 Softener, Auto			2 Softener, Manual			3 Fixture Bath								
Room List		(5) Floors		3 Solar Water Heat			No Plumbing			Porches								
Basement		Kitchen:		No Plumbing			CCP (1 Story)			82 1,955 1,662								
1st Floor		Other:		Extra Toilet			Garages			Class: D Exterior: Siding Foundation: 42 Inch (Finished)								
2nd Floor		Other:		Extra Sink			Base Cost			806 30,088 25,575								
3 Bedrooms		(6) Ceilings		Separate Shower			Common Wall: 2 Wall			1 -4,554 -3,871								
(1) Exterior		Insulation		Ceramic Tile Floor			Water/Sewer			Public Sewer								
Wood/Shingle		(7) Excavation		Ceramic Tile Wains			Public Sewer			1 1,158 984								
Aluminum/Vinyl		Basement: 0 S.F.		Ceramic Tub Alcove			Water Well, 200 Feet			1 9,862 8,383								
Brick		Crawl: 2339 S.F.		Vent Fan			Built-Ins			Appliance Allow.								
Insulation		Slab: 0 S.F.		(14) Water/Sewer			1 1,615 1,373			Totals: 283,835 241,257								
(2) Windows		Height to Joists: 0.0		1 Public Water			Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY: 265,383								
Many Avg. Few		(8) Basement		1 Public Sewer														
Large Avg. Small		Conc. Block		1 Water Well														
Wood Sash		Poured Conc.		1000 Gal Septic														
Metal Sash		Stone		2000 Gal Septic														
Vinyl Sash		Treated Wood		Lump Sum Items:														
Double Hung		Concrete Floor																
Horiz. Slide		(9) Basement Finish																
Casement		Joists:																
Double Glass		Unsupported Len:																
Patio Doors		Cntr.Sup:																
Storms & Screens		(10) Floor Support																
(3) Roof		Asphalt Shingle																
Gable		Chimney:																
Hip																		
Gambrel																		
Mansard																		
Flat																		
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.
		190,000	11/01/2002	WD	33-TO BE DETERMINED	02-0:4986	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DAVENPORT CHRISTINE M 1305 ONANDAGA ROAD HOLT MI 48842	MAP #:					
	2025 Est TCV 312,468					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
				* Factors *										
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG S 88 DEG 14'25"E 33 FT, N 0 DEG 50'E1981.04 FT & N 48 DEG 19'17"E 89.68 FT FROM SW COR SEC 11 TH N 48 DEG 58'52"W 60.31 FT, N 36 DEG 53'45"E 206.95 FT, S 53 DEG 06'15"E 85 FT, S 34 DEG 18'27"W 163.93 FT, S 23 DEG 44'12"W 52.07 FT, N 48 DEG 58'52"W 44.22 FT TO POB. .41A.	X			Dirt Road	A50'@5000/FF	50.00	207.00	0.9123	1.2900	5000	100	EASEMENT	294,205	
	X			Gravel Road	BACK 50' @ 500	15.00	207.00	0.9365	1.2477	500	100		8,764	
	X			Paved Road	65 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =							302,968		
	X			Storm Sewer	Land Improvement Cost Estimates									
	X			Sidewalk	Description							Rate	Size % Good	Cash Value
	X			Water	Residential Local Cost Land Improvements									
	X			Sewer	Description							Rate	Size % Good	Cash Value
	X			Electric	LAND IMPROVE 10000							10,000.00	1 95	9,500
	X			Gas	Total Estimated Land Improvements True Cash Value =							9,500		
	X			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
X	Level			2025	151,500	4,700	156,200			66,676C
X	Rolling			2024	113,100	4,700	117,800			64,672C
X	Low			2023	90,500	4,700	95,200			61,593C
X	High			2022	58,000	4,700	62,700			58,660C
X	Landscaped									
X	Swamp									
X	Wooded									
X	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What							
	TPC	04/30/2021	INSPECTED							
	TPC	12/27/2017	INSPECTED							
	TPC	11/03/2011	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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	11/06/2007	20070852	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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DAVENPORT CHRISTINE M 1305 ONANDAGA ROAD HOLT MI 48842	2025 Est TCV 6,517					
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-119 DESC AS: BEG 88 DEG 14'25" E 33 FT & N 0 DEG 50'E1981.04 FT FROM SW COR SEC 11, TH N 89 DEG 10'W 23 FT, N 0 DEG 50'E 99.95 FT, N 60 DEG 15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, S 48 DEG 58'52"E 60.31 FT, S48 DEG 19'17"W 89.68 FT TO POB. .14A.	A 200' @ 90/FF	100.00	55.00	1.1892	0.6089	90	100		6,517
	100 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =				6,517

Comments/Influences	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.
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ADD SEWER AND WELL FOR 06	Topography of Site
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,300	0	3,300			2,934C
TPC 05/30/2022	INSPECTED		2024	5,000	0	5,000			2,846C
TPC 04/30/2021	INSPECTED		2023	3,500	0	3,500			2,711C
TPC 12/27/2017	INSPECTED		2022	3,000	0	3,000			2,582C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMICO ANTHONY & HENRIETTA	LC COTTAGE PROPERTIES LLC	0	10/17/2014	WD	16-LC PAYOFF	2022-01569	DEED	0.0
AMICO ANTHONY & GOTT ROBE	LC COTTAGE PROPERTIES LLC	210,000	06/12/2006	LC	19-MULTI PARCEL ARM'S LE	06-0/2164	DEED	100.0


Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	10/09/2024	PM24-0178	100%
	P.R.E. 0%		Demolition/Removal	01/12/2021	2021-0012	100%

Owner's Name/Address	MAP #:	2025 Est TCV 276,259
LC COTTAGE PROPERTIES LLC 1305 ONONDAGA RD Holt MI 48842		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																																									
SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-119 DESC AS: BEG N 00 DEG 50'00"E 1541 FT, S 88 DEG 14'25"E 33 FT, N 00 DEG 50'00"E 221.62 FT, S 88 DEG 14'25"E 65 FT N 26 DEG 30' 55"E 195.27 FT FROM SW COR SEC 11. TH N 64 DEG 35'35"W 48.11 FT, N 26 DEG 59'17"E 47.43 FT, N 63 DEG 22'59"W 29.85 FT, N23 DEG 44'12"E 52.07 FT, N 34 DEG 18'27" E 163.93 FT, S 53 DEG 06'15"E 15 FT, S 48 DEG 35'43"E 50 FT, S 28 DEG 22'34"W 160.65 FT, S 26 DEG 30'55"W 84.86 FT TO POB. .4A.	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>B100'@5000/FF</td> <td>65.00</td> <td>268.06</td> <td>1.0000</td> <td>0.8208</td> <td>5000</td> <td>100</td> <td></td> <td>266,759</td> </tr> <tr> <td colspan="8">65 Actual Front Feet, 0.40 Total Acres</td> <td>Total Est. Land Value = 266,759</td> </tr> </tbody> </table> <p>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>D/W/P: 3.5 Concrete</td> <td>5.70</td> <td>600</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>5.70</td> <td>238</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>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 10000</td> <td>10,000.00</td> <td>1</td> <td>95</td> <td>9,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>9,500</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B100'@5000/FF	65.00	268.06	1.0000	0.8208	5000	100		266,759	65 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 266,759	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	5.70	600	0	0	D/W/P: 3.5 Concrete	5.70	238	0	0	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 10000	10,000.00	1	95	9,500	Total Estimated Land Improvements True Cash Value =				9,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																					
B100'@5000/FF	65.00	268.06	1.0000	0.8208	5000	100		266,759																																																					
65 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 266,759																																																					
Description	Rate	Size	% Good	Cash Value																																																									
D/W/P: 3.5 Concrete	5.70	600	0	0																																																									
D/W/P: 3.5 Concrete	5.70	238	0	0																																																									
Description	Rate	Size	% Good	Cash Value																																																									
LAND IMPROVE 10000	10,000.00	1	95	9,500																																																									
Total Estimated Land Improvements True Cash Value =				9,500																																																									

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	133,400	4,700	138,100			44,376C
TPC 05/15/2021	INSPECTED		2024	91,000	4,700	95,700			43,042C
TPC 12/08/2020	INSPECTED		2023	72,800	4,700	77,500			40,993C
TPC 12/27/2017	INSPECTED		2022	48,100	4,700	52,800			39,041C

*** 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 EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	QC	09-FAMILY	2016-02559	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ADLER KELLY M 7870 W FOREST DR LAKE CITY MI 49651	P.R.E. 100% 02/03/2020					
	MAP #:					
	2025 Est TCV 21,332					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *		IRR SHAPE/ACCESS POINT				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@5000/FF	1.00	871.20	2.0000	2.1332	5000	100		21,332	
1 Actual Front Feet, 0.02 Total Acres							Total Est. Land Value =	21,332	

Tax Description
 . SEC 11 T22N R8W PCL OF LAND RECORDED IN BOOK OF SURVEYS S-2 PG 438. .02A
 Comments/Influences

SPLIT FROM 011-001-00

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	10,700	0	10,700			409C
	TPC 04/30/2021	INSPECTED	2024	4,500	0	4,500			397C
	TPC 12/27/2017	INSPECTED	2023	3,500	0	3,500			379C
	TPC 11/09/2010	INSPECTED	2022	3,000	0	3,000			361C

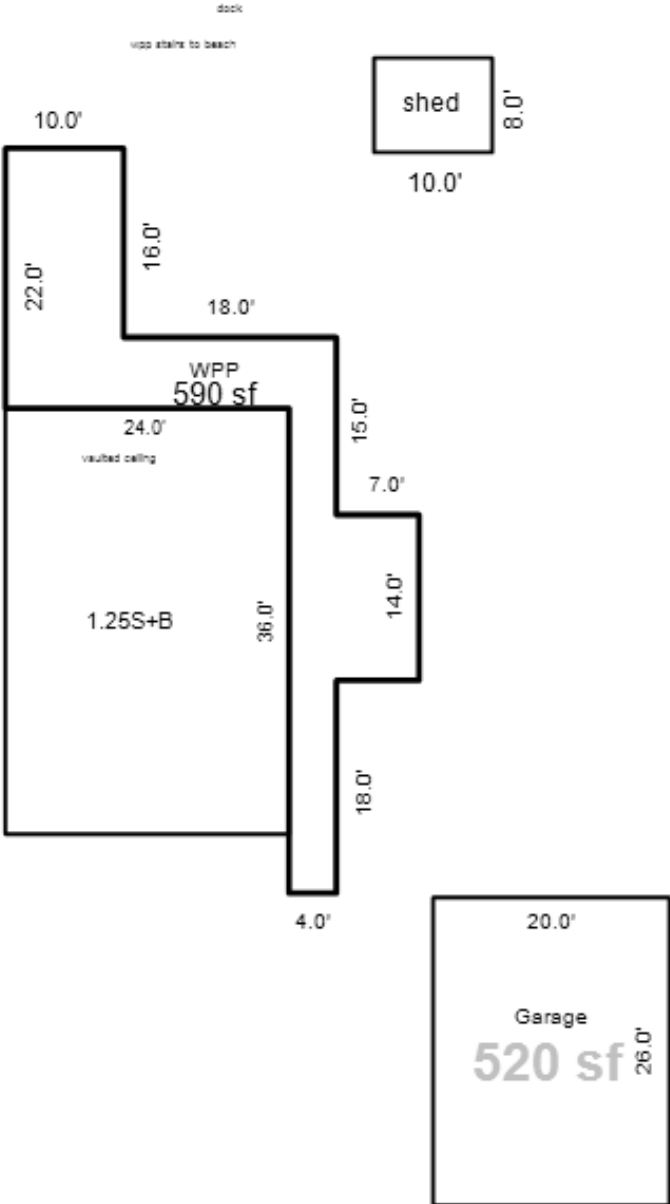
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
DJZ PROPERTIES LLC	ANDREWS DAVID L TRUST	1	12/29/2011	WD	03-ARM'S LENGTH	2012-00148	PROPERTY TRANSFER	1.0													
ANDREWS DAVID L	DJZ PROPERTIES LLC	1	06/13/2011	WD	03-ARM'S LENGTH	2011-02192	PROPERTY TRANSFER	0.0													
DJZ PROPERTIES LLC	ANDREWS DAVID	0	06/10/2010	WD	09-FAMILY	2010-2105WD	PROPERTY TRANSFER	100.0													
KNIGHT GWENDOLIN V TRUSTE	DJZ PROPERTIES LLC	319,000	01/28/2005	WD	03-ARM'S LENGTH	05-0/370	DEED	100.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
1661 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/08/2005		20050302	Complete												
Owner's Name/Address		P.R.E. 100% 01/07/2012		Deck/Porch		05/20/2005		20050129	Complete												
ANDREWS DAVID L TRUST & DJZ PROPERTIES LLC 1661 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 506,215 TCV/TFA: 468.72																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE															
. SEC 11 T22N R8W BEG 810.13 FT N 50' E OF SW COR OF GOV'T LOT 4 TH N 50' E 278.17 FT S 46 DEG 26' E 113.66 FT S 15 DEG 40' 45" W 226.72 FT N 53 DEG 40' 40" W 31.19 FT TO POB. APP .42 A.		X		Public Improvements		* Factors *															
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
517-927-9034 2010.8.9 DAVID L. ANDREWS, AS TRUSTEE OF HIS REVOCABLE TRUST IS THE ONLY MEMBER OF DJZ PROPERITES. THERE HAVE BEEN NO TRANSFERES OF THIS MEMBER INTEREST FROM THE DATE THE LLC ACQUIRED THE PROPERTY		X		Gravel Road		B100'@5000/FF		58.33		252.00		1.0000		0.8132		5000		100		237,190	
		X		Paved Road		31 Actual Front Feet, 0.42 Total Acres														Total Est. Land Value = 237,190	
		X		Storm Sewer		Land Improvement Cost Estimates															
		X		Sidewalk		Description		Rate		Size % Good		Cash Value									
		X		Water		Dock: Light posts		42.32		338 0		0									
		X		Sewer		D/W/P: 4in Ren. Conc.		8.06		1400 0		0									
		X		Electric		Wood Frame		31.84		80 71		1,808									
		X		Gas		Residential Local Cost Land Improvements															
		X		Curb		Description		Rate		Size % Good		Cash Value									
		X		Street Lights		LAND IMPROVE 2500		2,500.00		2 95		4,750									
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value = 6,558															
		X		Underground Utils.																	
				Topography of Site																	
		X		Level																	
		X		Rolling																	
		X		Low																	
		X		High																	
		X		Landscaped																	
		X		Swamp																	
		X		Wooded																	
		X		Pond																	
		X		Waterfront																	
		X		Ravine																	
		X		Wetland																	
		X		Flood Plain																	
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value					
		Who		When		What		2025		118,600		134,500		253,100		145,096C					
		TPC 04/30/2021		INSPECTED				2024		67,600		124,800		192,400		140,734C					
		TPC 12/27/2017		INSPECTED				2023		51,700		119,200		170,900		134,033C					
		TPC 02/22/2012		INSPECTED				2022		58,300		107,600		165,900		127,651C					



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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.
STEBNER MARK & STEBNER RO	STEBNER MARK & BEVERLY	0	11/02/2010	QC	09-FAMILY	2010-4959QC	PROPERTY TRANSFER	50.0
STEBNER MABEL ESTATE	STEBNER MARK & STEBNER RO	0	12/26/2007	QC	21-NOT USED/OTHER	2007/4519	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1665 S DICKERSON RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/01/2008					
Owner's Name/Address	MAP #:					
STEBNER MARK & BEVERLY 1665 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 518,231 TCV/TFA: 394.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG 26' E 123.65 FT S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO POB. .64 A.	X		* Factors *			
			B100'@5000/FF	69.22	213.12	274,456
			42 Actual Front Feet, 0.41 Total Acres			Total Est. Land Value = 274,456

Tax Description	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG 26' E 123.65 FT S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO POB. .64 A.	X	Dirt Road			
		Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	6.49	880 71	4,055
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 4,055			

Comments/Influences



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X High	Rolling	2025	137,200	121,900	259,100			163,435C
	Low	2024	73,500	130,800	204,300			158,521C
X Waterfront	Landscaped	2023	57,200	124,800	182,000			150,973C
	Swamp	2022	55,000	112,400	167,400			143,784C
	Wooded							
	Pond							
	Wetland							
	Flood Plain							

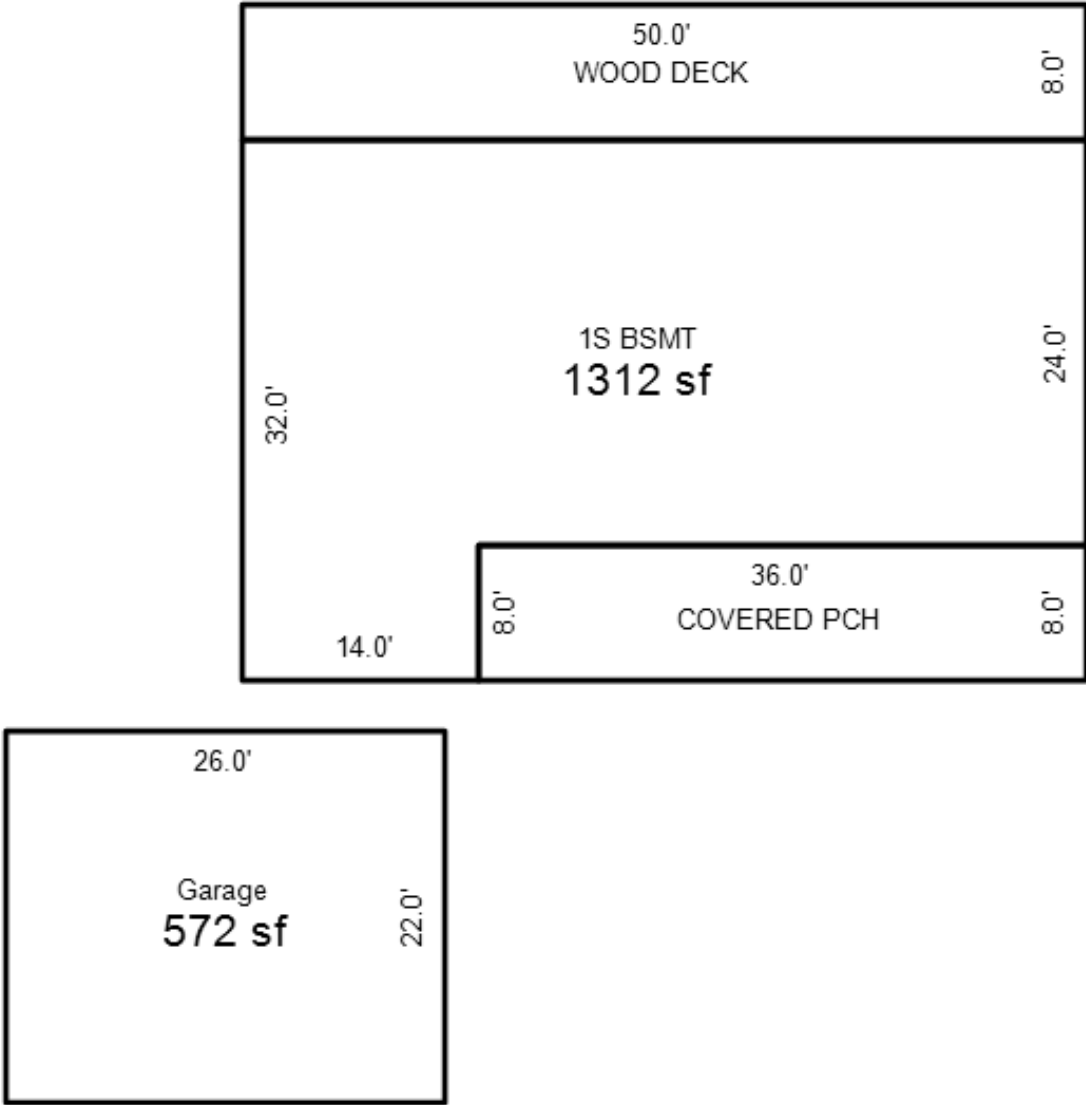
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	137,200	121,900	259,100			163,435C
TPC	12/27/2017	INSPECTED	2024	73,500	130,800	204,300			158,521C
TPC	11/22/2011	INSPECTED	2023	57,200	124,800	182,000			150,973C
			2022	55,000	112,400	167,400			143,784C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 400	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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: C -5 Effec. Age: 40 Floor Area: 1,312 Total Base New : 251,616 Total Depr Cost: 149,825 Estimated T.C.V: 239,720 E.C.F. X 1.600		Bsmnt Garage: 1 Car Carport Area: Roof:					
Building Style: 1S		Yr Built 1973		Remodeled 1977		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. Few Large Avg. Small		(3) Roof Gable Hip Flat Asphalt Shingle		(5) Floors Kitchen: Other: Other: (6) Ceilings X Drywall (7) Excavation Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish 600 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1312 SF Floor Area = 1312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,312 Total: 180,075 108,045 Other Additions/Adjustments Recreation Room 600 11,436 5,718 Basement, Outside Entrance, Below Grade 1 2,523 1,514 Plumbing Average Fixture(s) 1 1,455 873 2 Fixture Bath 1 3,064 1,838 Porches CCP (1 Story) 288 7,024 4,214 Deck Treated Wood 400 6,428 3,857 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 21,862 13,117 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,562 1,537 Water/Sewer Public Sewer 1 1,473 884 Water Well, 100 Feet 1 5,725 3,435 Built-Ins Appliance Allow. 1 2,727 1,636 Fireplaces Interior 1 Story 1 5,262 3,157 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHAITSMA DANIEL J & LIN	SNYDER JEREMY	38,000	07/29/2022	WD	03-ARM'S LENGTH	2022-02449	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7880 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SNYDER JEREMY PO BOX 135 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 124,492 TCV/TFA: 137.71					

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 11 T22N R8W BEG AT A PT 890 FT; E OF SW COR OF SEC 11 TH N 183 FT; W 152 FT; TH S 183 FT, E 152 FT TO BEG. .6386 A.	X		Dirt Road	152.00	183.00	1.0710	0.8224	90	100	12,050	
Comments/Influences	X		Gravel Road	152 Actual Front Feet, 0.64 Total Acres						Total Est. Land Value =	12,050
21100649 \$55,000 21002300 \$60,000	X		Paved Road	Land Improvement Cost Estimates							
	X		Storm Sewer	Description	Rate	Size	% Good	Cash Value			
	X		Sidewalk	D/W/P: 4in Ren. Conc.	6.52	672	0	0			
	X		Water	Wood Frame	19.14	216	50	2,067			
	X		Sewer	Residential Local Cost Land Improvements							
	X		Electric	Description	Rate	Size	% Good	Cash Value			
	X		Gas	LAND IMPROVE 1000	1,000.00	2	95	1,900			
	X		Curb	Total Estimated Land Improvements True Cash Value =						3,967	
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								



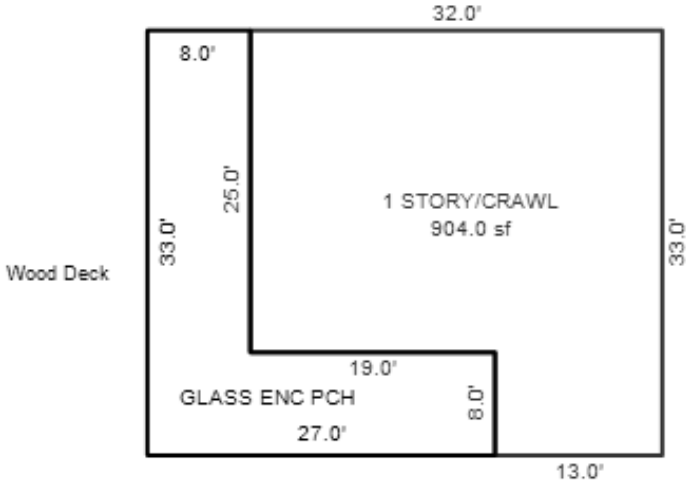
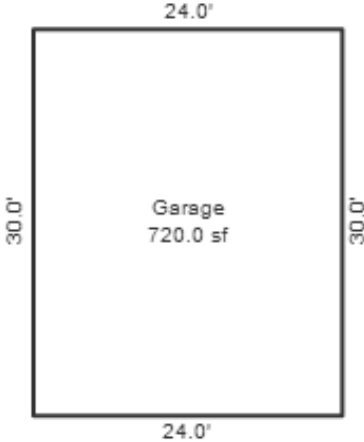
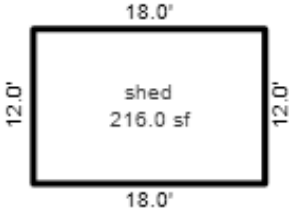
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	6,000	56,200	62,200			56,189C
	Rolling								
	Low								
X	High		2024	6,000	48,500	54,500			54,500S
	Landscaped								
	Swamp		2023	5,500	47,000	52,500			52,500S
X	Wooded		2022	4,500	43,300	47,800			26,809C
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 416 480	Type CGEP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 86 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 1.100		Bsmnt Garage:																		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D			Blt 1948																			
Yr Built 1948	Remodeled 1996	Ex	Ord	X	Min	0 Amps Service			Total Base New : 155,670			Total Depr Cost: 98,614			Estimated T.C.V: 108,475																	
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost									
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 904 SF			Floor Area = 904 SF.			Plumbing			1 Story		Siding		Crawl Space		904		Total:		98,814		59,288	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1		1,010		606										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Water/Sewer			Solar Water Heat			1000 Gal Septic			1			4,203		2,522											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 904 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			Porches			CGEP (1 Story)			416		17,638		10,583									
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck			Treated Wood			480		6,917		4,150												
	Many Avg.		Large Avg.	Basement Finish			(14) Water/Sewer			Garages			Class: D Exterior: Siding			Foundation: 18 Inch (Unfinished)			Base Cost		720		20,045		17,239		*					
X	Few	X	Small	(9) Basement Finish			Public Water			Appliance Allow.			1			1,615		969														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			108,475																
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																									
Chimney: Block																																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1723 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		07/22/2021	2021-0480	100%				
Owner's Name/Address		P.R.E. 100% 04/16/2012		Addition		09/09/2010	20100516	100%				
ZWOLAK EUGENE J & KATHRYN P 1723 S DICKERSON RD LAKE CITY MI 49651		MAP #:		Remodel		08/28/2008	20080498	Complete				
		2025 Est TCV 739,991 TCV/TFA: 299.83										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *								
		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road	B100'@5000/FF	100.00	125.00	0.8677	0.7320	5000	100		317,596
			Paved Road	BACK 50' @ 500	50.00	125.00	0.7598	1.0458	500	100		19,865
			Storm Sewer	150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 337,461								
			Sidewalk									
			Water									
		X	Sewer	Land Improvement Cost Estimates								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	Dock: Light posts	42.92	384	0	0				
		X	Curb	D/W/P: 3.5 Concrete	6.58	1690	0	0				
			Street Lights	D/W/P: Patio Blocks	15.61	973	0	0				
			Standard Utilities	Wood Frame	28.00	120	50	1,680				
			Underground Utils.	Residential Local Cost Land Improvements								
			Topography of Site	Description	Rate	Size	% Good	Cash Value				
			X Level	LAND IMPROVE 1000	1,000.00	5	97	4,850				
			X Rolling	Total Estimated Land Improvements True Cash Value = 6,530								
			X Low									
			X High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Ravine	2025	168,700	201,300	370,000			195,040C		
			Wetland	2024	98,900	211,700	310,600			189,176C		
			Flood Plain	2023	81,000	202,200	283,200			180,168C		
				2022	78,300	195,900	274,200			171,589C		
Who		When	What									
JWV 09/15/2021		INSPECTED										
TPC 12/27/2017		INSPECTED										
TPC 11/22/2011		INSPECTED										



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	QC	09-FAMILY	2016-00969	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1729 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149	MAP #:					
	2025 Est TCV 434,024 TCV/TFA: 516.70					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		66.67	126.00	1.0000	0.7329	5000 100	244,306
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	50 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	244,306

Tax Description	X	Description	Rate	Size % Good	Cash Value	
. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM AT SW COR SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT S 56 DEG 39' 20" E 150 FT TO POB TH S 56 DEG 39' 20" E 50 FT N 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 100 FT S 33 DEG 20' 40" W 125 FT TO POB. .2167 A.	X	Dirt Road	6.87	533 50	1,831	
	X	Gravel Road	29.69	54 50	801	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =			2,632
	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
	Level
	Rolling
	Low
	X High
	Landscaped
	Swamp
	Wooded
	Pond
	X Waterfront
	Ravine
	Wetland
	Flood Plain



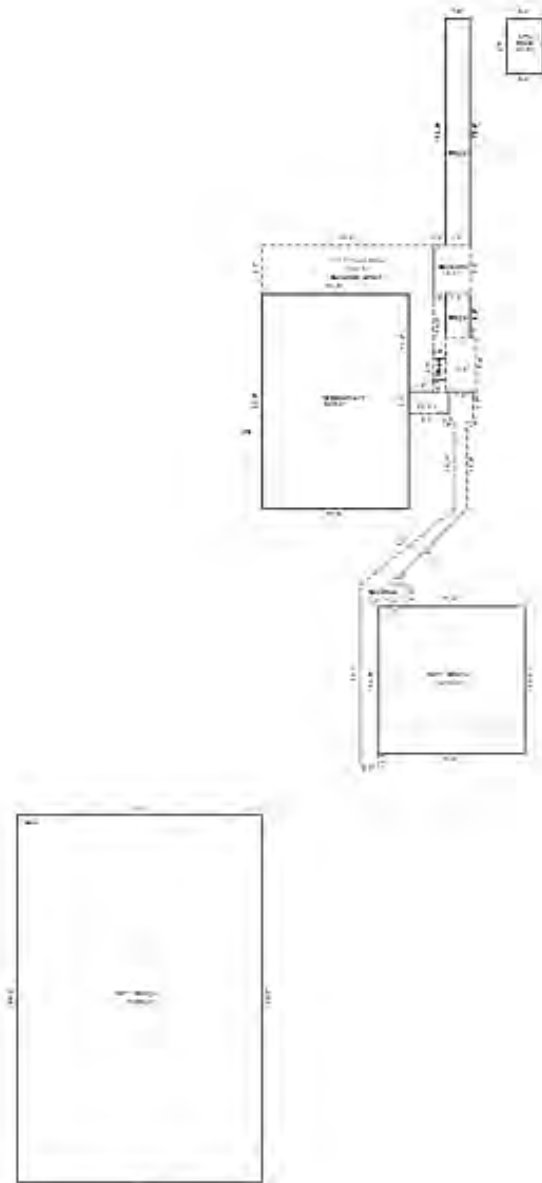
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	122,200	94,800	217,000			102,552C
			2024	68,100	94,900	163,000			99,469C
			2023	56,200	90,600	146,800			94,733C
			2022	65,000	73,400	138,400			90,222C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							288	WPP												
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 840 Total Base New : 196,153 Total Depr Cost: 116,929 Estimated T.C.V: 187,086		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:											
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 196,153 Total Depr Cost: 116,929 Estimated T.C.V: 187,086		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:											
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 840 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C		Blt 1971											
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			No./Qual. of Fixtures		1 Story		Siding		Basement		840		Total:		132,504		79,503	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Ex.		X		Ord.				Min							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many		X		Ave.				Few							
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		400 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer																		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																		
X	Gable Hip Flat	Gambrel Mansard Shed	400 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																			
X	Asphalt Shingle	Chimney: Metal			Lump Sum Items:																				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BATHERSON CHARLES R & BAR	GRANADOS JESUS PONCE	225,000	08/31/2005	WD	03-ARM'S LENGTH	05-0/3389	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7640 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GRANADOS JESUS PONCE 7640 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 359,236 TCV/TFA: 202.04					

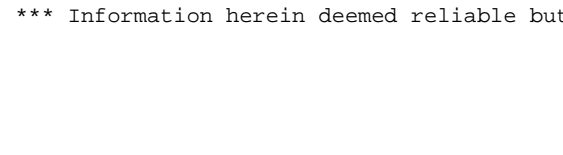
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG			* Factors *			

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG			* Factors *			

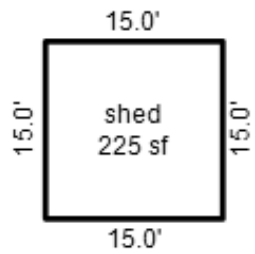
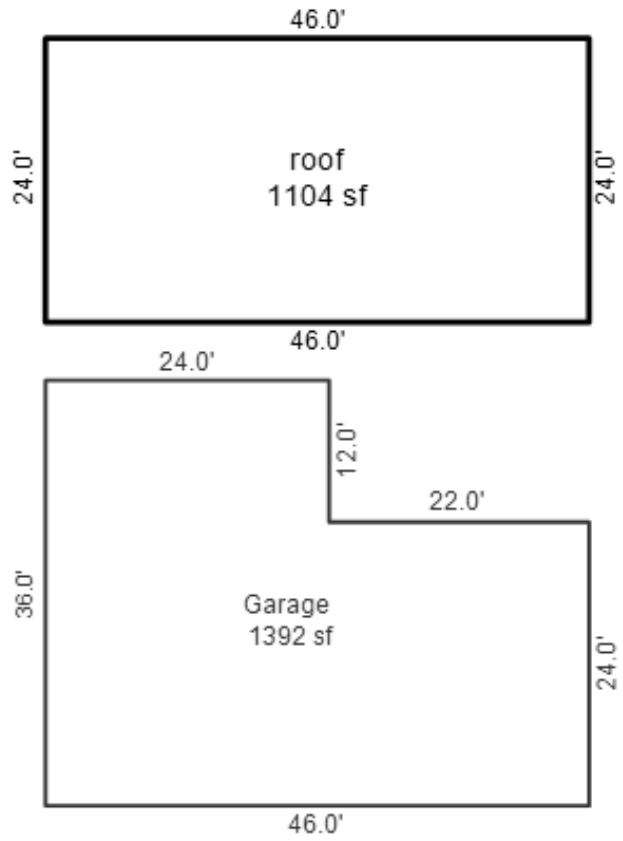
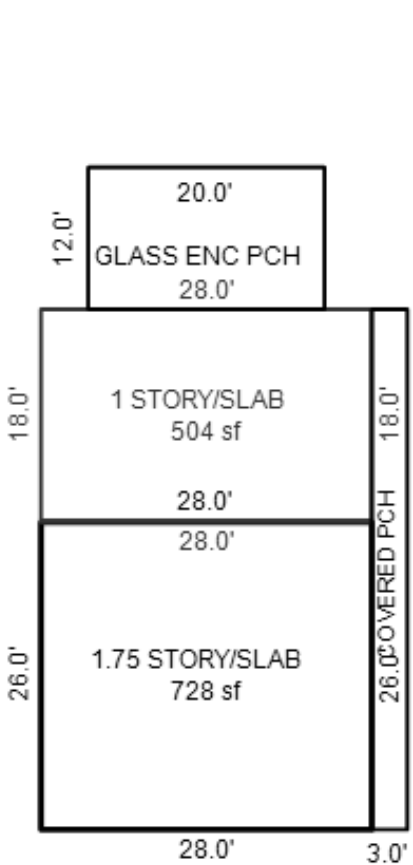
Tax Description	X Improved	Vacant	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG			Residential Local Cost Land Improvements			

Tax Description	X Improved	Vacant	Topography of Site			
			Level	Rolling	Low	High
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG			Topography of Site			

Tax Description	X Improved	Vacant	Year				
			Land Value	Building Value	Assessed Value	Taxable Value	
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG			2025	54,600	125,000	179,600	98,200C
				2024	44,200	107,700	151,900	95,248C
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG			2023	38,300	104,300	142,600	90,713C
				2022	29,500	91,100	120,600



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHAITSMA DANIEL J & LIN	SNYDER JEREMY	38,000	07/29/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02449	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SNYDER JEREMY PO BOX 135 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 3,617					

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	30.55	183.00	1.5996	0.8224	90 100	3,617
			31 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	3,617

Tax Description
 . SEC 11 T22N R8W BEG S 88 DEG 14'24" E 890.12 FT FROM SW COR SEC 11 TH N 0 DEG 50'0" E 183 FT, S 88 DEG 14'24" E 30.55 FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG 14'24" W 31.07 FT TO POB. .1294A.

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,800	0	1,800			1,515C
2024	1,800	0	1,800			1,470C
2023	1,400	0	1,400			1,400S
2022	900	0	900			457C

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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.
RENDON BRUCE R LIVING TRU	DICK JAY M & JULIE K JT L	35,000	08/11/2011	WD	03-ARM'S LENGTH	2011-02509	PROPERTY TRANSFER	100.0
RENDON BRUCE R & DAIRE L	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7346 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/15/2008	20080155	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 62,878 TCV/TFA: 0.00
DICK JAY M & JULIE K JT LIV TRUST 9601 W MCINTYRE AVE MC BAIN MI 49657		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A M/L	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>I 200' @ 200/</td> <td>296.14</td> <td>116.69</td> <td>0.9065</td> <td>0.7349</td> <td>200</td> <td>100</td> <td></td> <td>39,460</td> </tr> <tr> <td colspan="8">296 Actual Front Feet, 0.79 Total Acres</td> <td>Total Est. Land Value = 39,460</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	I 200' @ 200/	296.14	116.69	0.9065	0.7349	200	100		39,460	296 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 39,460
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
I 200' @ 200/	296.14	116.69	0.9065	0.7349	200	100		39,460																						
296 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 39,460																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates															
2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A M/L	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Crushed Rock</td> <td>2.24</td> <td>400</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Crushed Rock	2.24	400	0	0	Total Estimated Land Improvements True Cash Value =				0
Description	Rate	Size	% Good	Cash Value														
D/W/P: Crushed Rock	2.24	400	0	0														
Total Estimated Land Improvements True Cash Value =				0														

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A M/L	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	19,700	11,700	31,400			23,977C

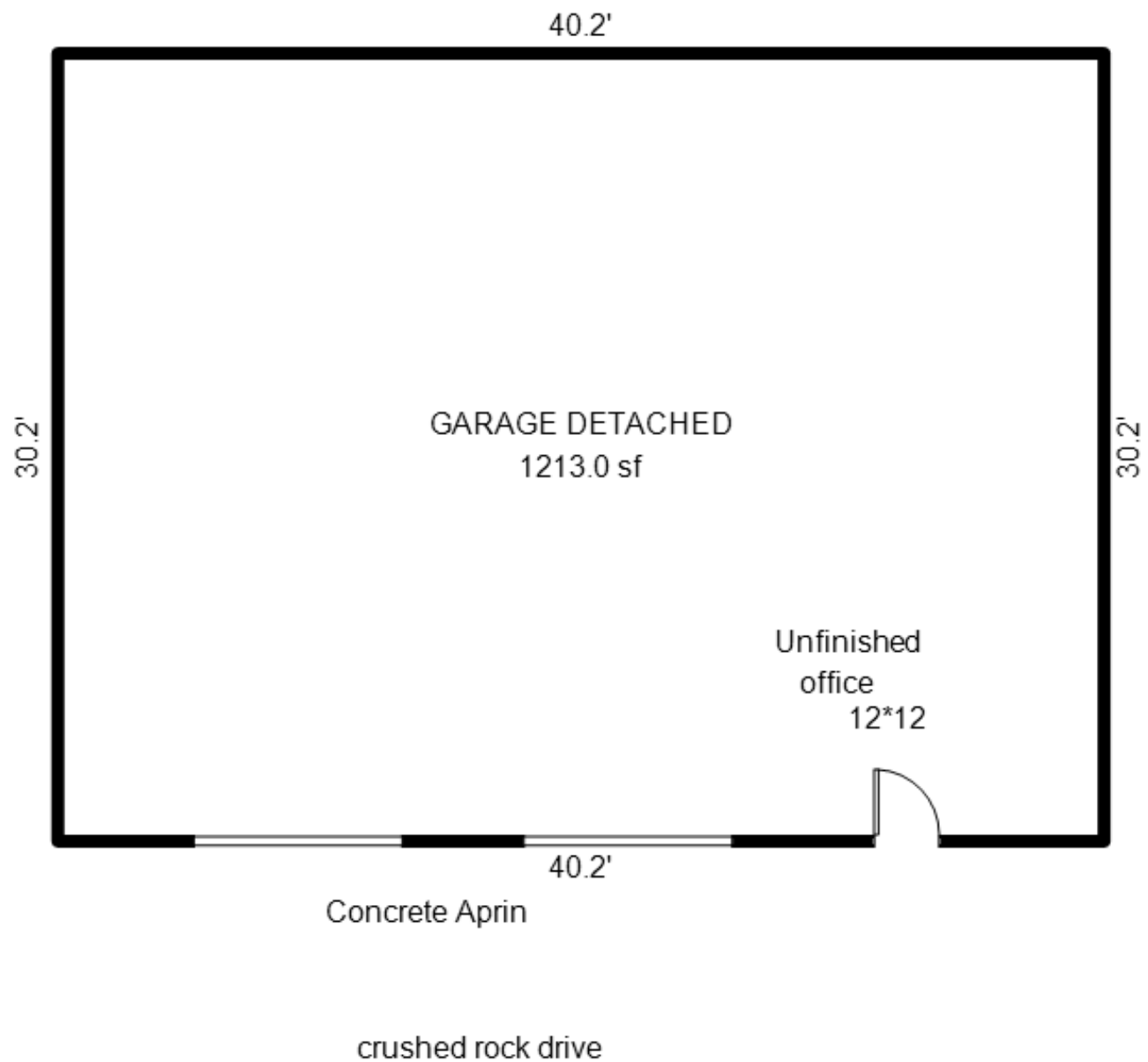


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	19,700	10,100	29,800			23,257C
TPC 05/13/2019	INSPECTED		2023	5,500	24,100	29,600			22,150C
TPC 05/06/2018	INSPECTED		2022	4,500	20,800	25,300			21,096C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2008 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: 1213 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 16 Floor Area: 0 Total Base New : 25,343 Total Depr Cost: 21,289 Estimated T.C.V: 23,418								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2008	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace								
	Condition: Average	Size of Closets		Lg	Ord	Small	(12) Electric								
	Room List	Doors	Solid	H.C.	0 Amps Service			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	(1) Exterior	Kitchen: Other: Other:		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	Ord.	Min	(11) Heating System: No Heating/Cooling								
	Insulation			Many	Ave.	Few	Ground Area = 0 SF Floor Area = 0 SF.								
	(2) Windows	(7) Excavation		Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Building Areas								
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			3 Fixture Bath								
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish				Garages								
	Asphalt Shingle	(10) Floor Support					Class: C Exterior: Pole (Unfinished)								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					Door Opener								
							Base Cost								
							Totals:								
							Notes:								
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:								

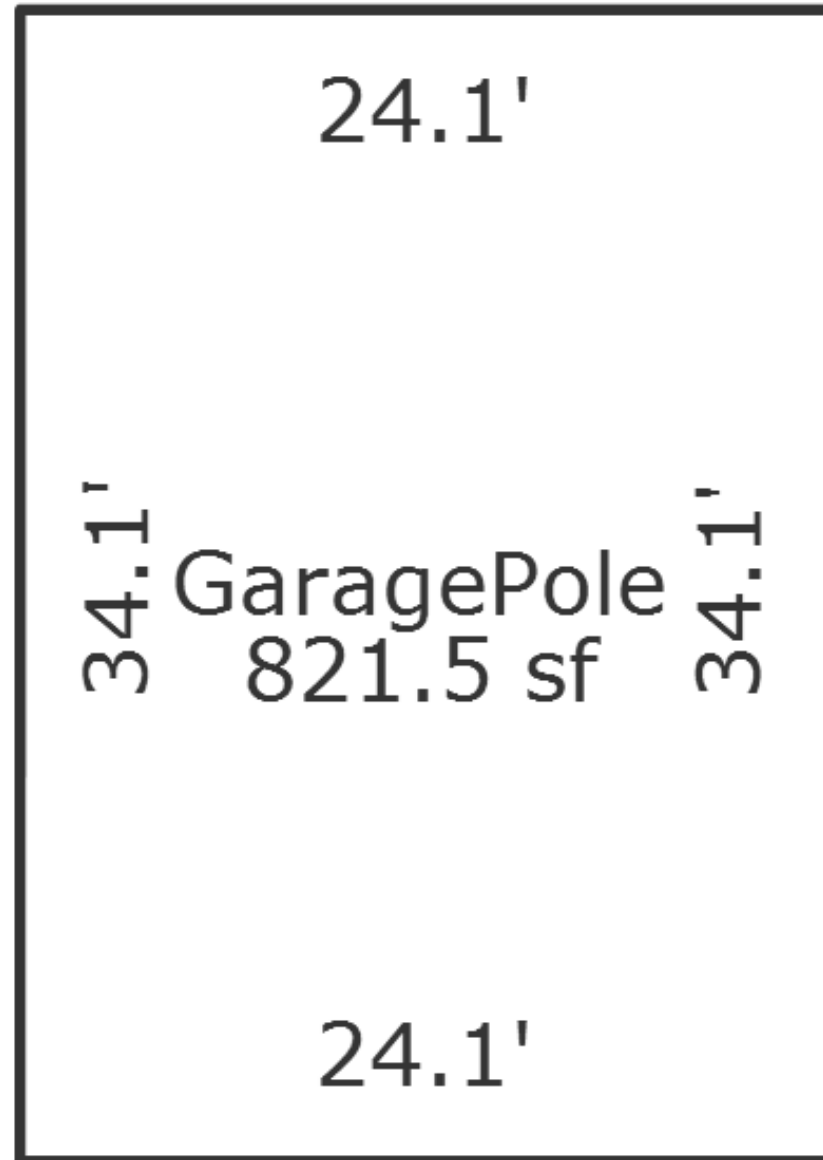
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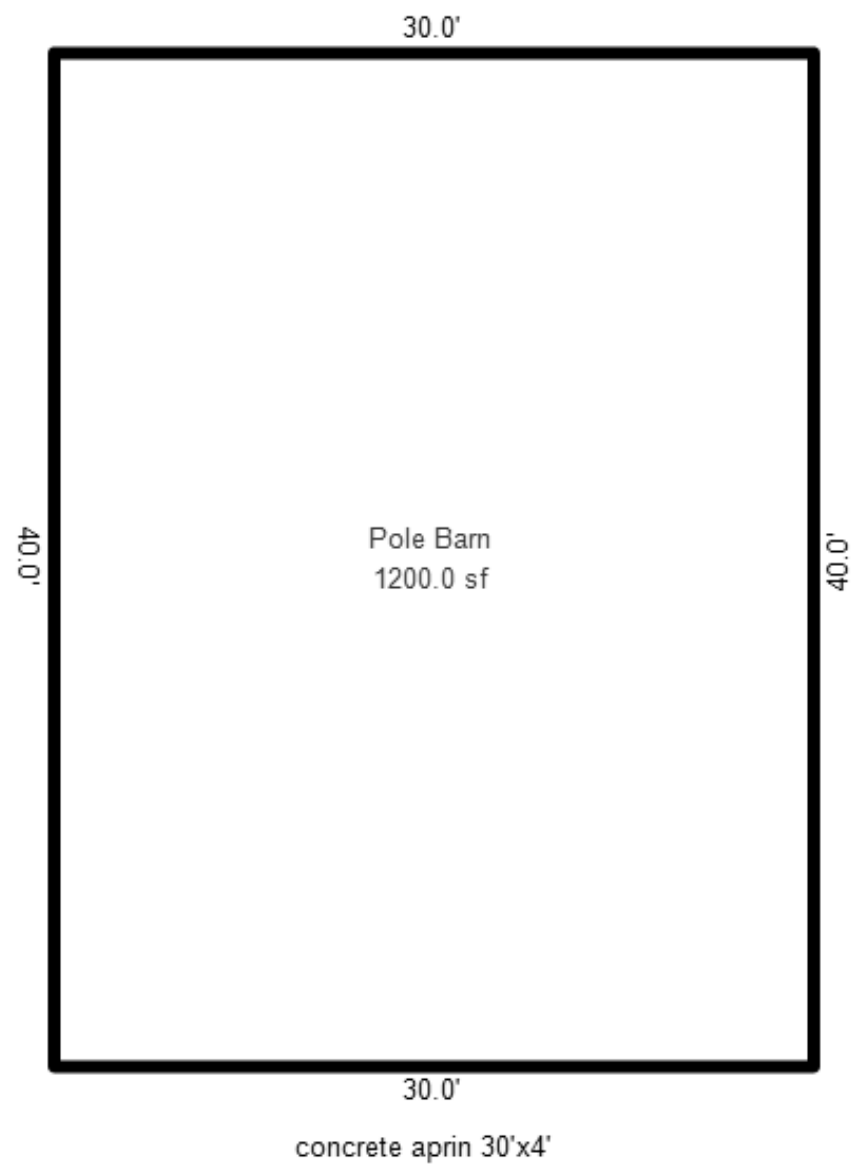
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood 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: 2011 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: 816 % 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: 15 Floor Area: 0 Total Base New : 17,061 Total Depr Cost: 14,502 Estimated T.C.V: 15,952
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 2011		
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=85/100/100/100/85		
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)		(14) Water/Sewer		Plumbing		Other Additions/Adjustments		Plumbing		
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		3 Fixture Bath		Garages		3 Fixture Bath		
Yr Built Remodeled 2011 0		Kitchen: Other: Other:		Kitchen: Other: Other:			2 Fixture Bath		Public Sewer		Class: C Exterior: Pole (Unfinished)		Base Cost		816 21,102 17,937		
Condition: Average		Lg Ord Small		(6) Ceilings			Softener, Auto		Water Well		Door Opener		Totals:		17,061 14,502		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Softener, Manual		1000 Gal Septic		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		15,952		
(1) Exterior		Insulation		(8) Basement			Solar Water Heat		2000 Gal Septic								
(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			No Plumbing		Lump Sum Items:								
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			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support												
Gable Hip Flat		Gambrel Mansard Shed			Joists: Unsupported Len: Cntr.Sup:												
Asphalt Shingle																	

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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: 2016 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: 1200 % 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: 8 Floor Area: 0 Total Base New : 24,495 Total Depr Cost: 22,535 Estimated T.C.V: 24,789
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 2016		
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=92/100/100/100/92				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2016		Remodeled 0		Doors Solid H.C.			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No. of Elec. Outlets			3 Fixture Bath		Other Additions/Adjustments		Garages			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages		Class: C Exterior: Pole (Unfinished)		Door Opener		Base Cost	
(1) Exterior		(6) Ceilings			(8) Basement			Garages		Notes:		Totals:			
Wood/Shingle		Kitchen: Other: Other:			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		24,789			
Aluminum/Vinyl		(7) Excavation			(9) Basement Finish			Garages							
Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support			Garages							
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Joists: Unsupported Len: Cntr.Sup:			Garages							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages							
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Wood Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Metal Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Vinyl Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Double Hung		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Horiz. Slide		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Casement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Double Glass		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Patio Doors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Gable		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Hip		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Gambrel		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Mansard		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Shed		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Asphalt Shingle		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							
Chimney:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0
RENDON BRUCE R LIVING TRU	ANDERSEN CHRISTIAN J	7,500	11/29/2010	WD	03-ARM'S LENGTH	2010-5234WD	PROPERTY TRANSFER	100.0
RENDON BRUCE & DAIRE L (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7330 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	08/12/2011	2011-0427	80%
Owner's Name/Address	P.R.E. 0%					
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	MAP #:					
	2025 Est TCV 168,455 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
SEC 11 T22N R8W (0*2004) 2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11,T22N,R8W;THENCE S89DEG05'37"E731.29FEETALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			I 200' @ 200/	201.17	171.18	0.9985 0.8088	200 100	
			201 Actual Front Feet, 0.79 Total Acres				Total Est. Land Value =	32,494

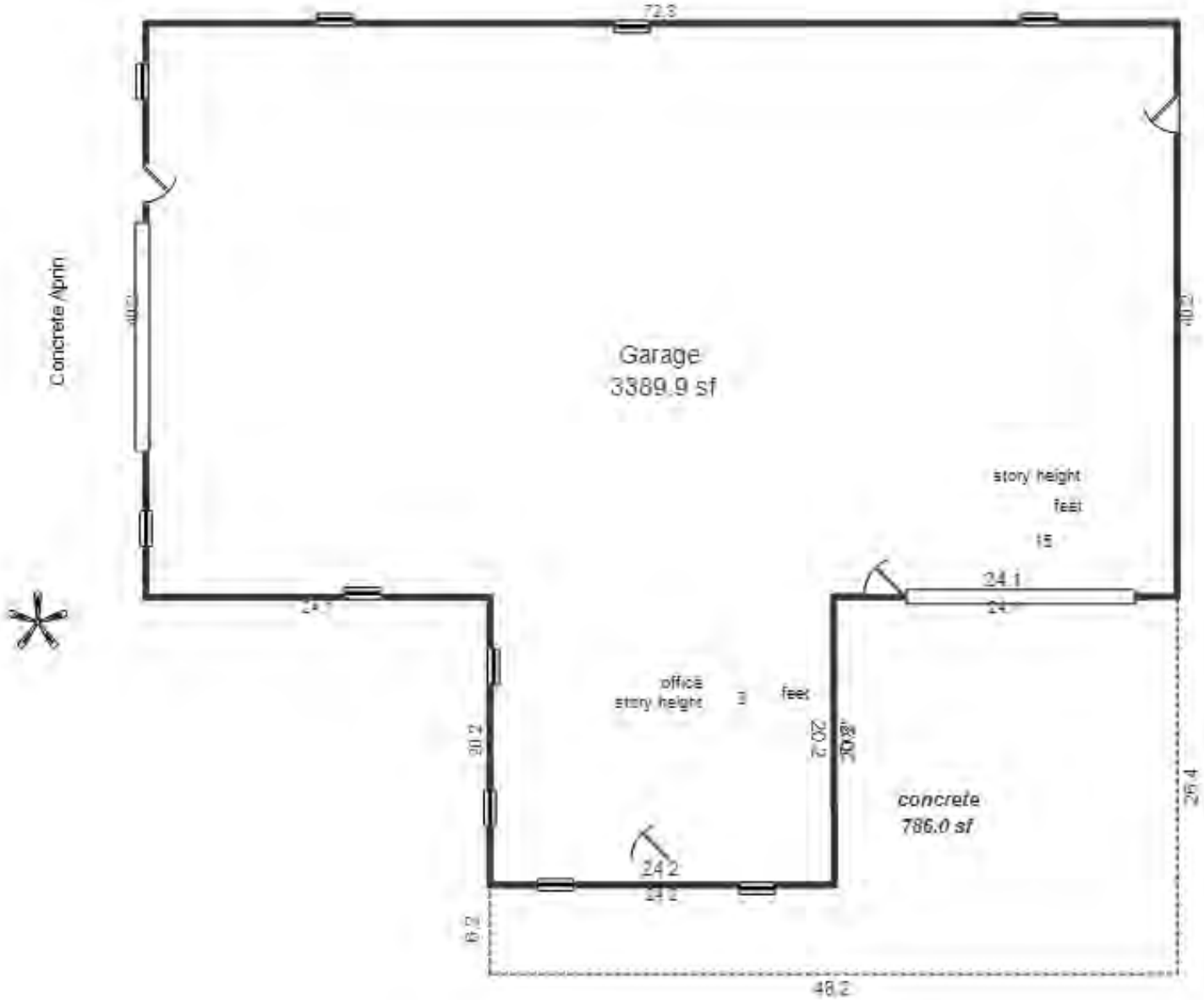
Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 11 T22N R8W (0*2004) 2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11,T22N,R8W;THENCE S89DEG05'37"E731.29FEETALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
SEC 11 T22N R8W (0*2004) 2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11,T22N,R8W;THENCE S89DEG05'37"E731.29FEETALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE	X	Level	2025	16,200	68,000	84,200			40,410C
		Rolling	2024	16,200	58,900	75,100			39,195C
		Low	2023	5,500	58,000	63,500			37,329C
		High	2022	4,500	47,900	52,400			35,552C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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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.
JOHNSON LARRY D & SUSAN L	JOHNSON LARRY D & SUSAN L	0	08/16/2023	WD	09-FAMILY	2023-02244	PROPERTY TRANSFER	0.0
JOHNSON LARRY D & SUSAN L	JOHNSON LARRY D & SUSAN L	0	08/16/2023	QC	09-FAMILY	2023-02245	PROPERTY TRANSFER	0.0
JOHNSON LARRY & SUSAN L	JOHNSON LARRY D & SUSAN L	0	03/22/2016	QC	09-FAMILY	2016-01048	PROPERTY TRANSFER	0.0
JOHNSON LARRY	JOHNSON LARRY & SUSAN L	0	01/29/1982	WD	23-PART OF REF		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7250 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/01/1994					

Owner's Name/Address	MAP #:
JOHNSON LARRY D & SUSAN L 7250 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 144,660 TCV/TFA: 122.18

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	378.57	143.02	0.8526	0.7733	90	100	22,462	
			379 Actual Front Feet, 1.24 Total Acres							Total Est. Land Value =	22,462

Tax Description
 SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A. AND FORMER 011-008-75 DESCRIBED AS SEC 11 T22N R8W (0*2004)2010-02521 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N, R8W., THENCE S89DEG.05'37"E 932.46 FEET ALONG THE SOUTH LINE OF SAID SEC. 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'53"E 182.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E

- 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



OUTHERLY RIGHT G.18'56"W 76.77 9"E 47.24 FEET; 27.59 FEET TO A ION LINE; THENCE ET ALONG SAID E POINT OF OFGOVERNMENT LOT N ON FILE***

0 completed ;
 1-008-75;
 -009-00;

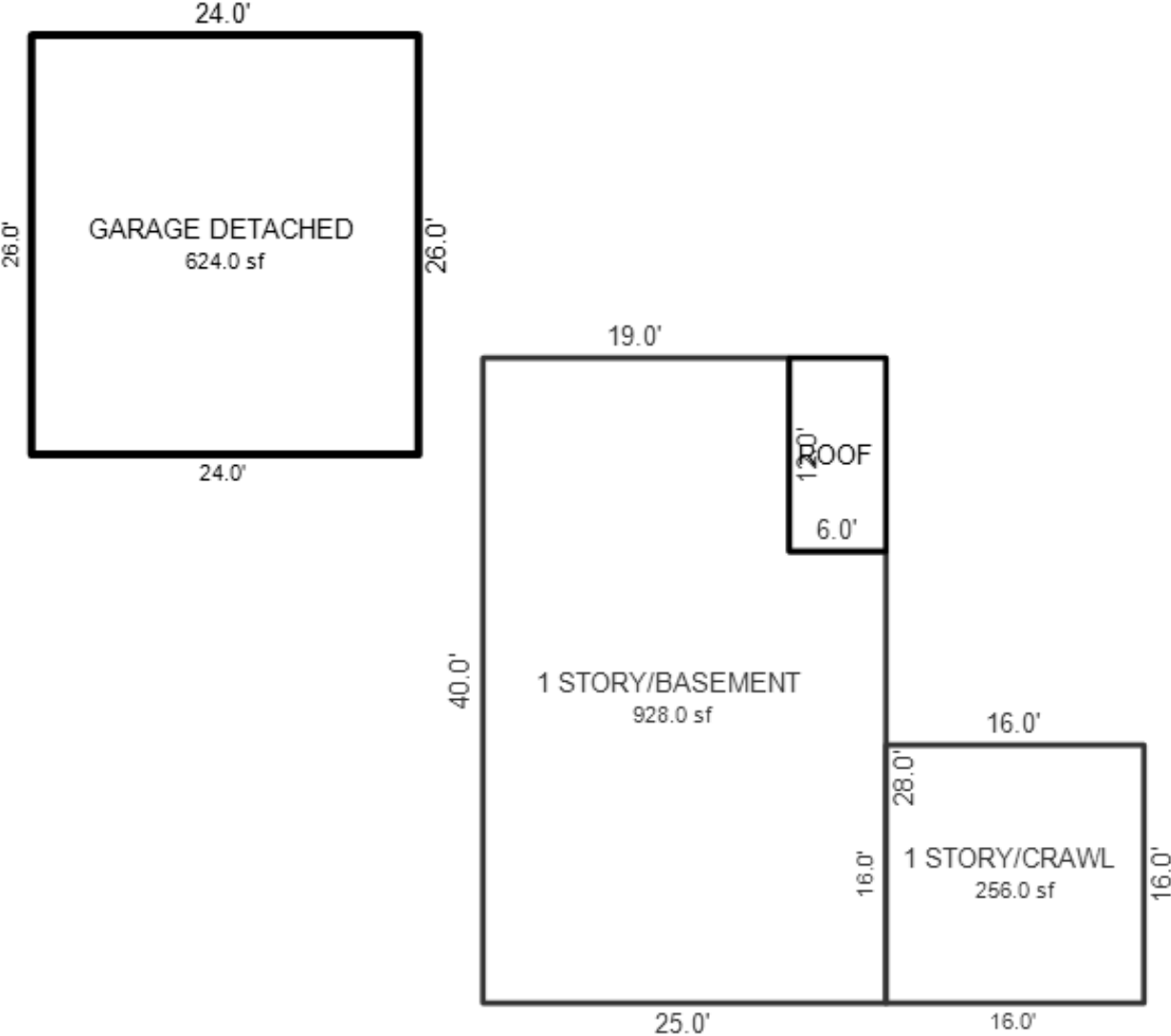
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	11,200	61,100	72,300			40,386C
2024	11,200	52,400	63,600			39,172C
2023	8,700	50,800	59,500			37,307C
2022	11,400	46,600	58,000			35,531C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1960 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 35 Floor Area: 1,184 Total Base New : 162,180 Total Depr Cost: 111,089 Estimated T.C.V: 122,198		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
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			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1184 SF Floor Area = 1184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D Blt 1930				
Yr Built 1930	Remodeled 1960	Ex	Ord	X	Min	Size of Closets			100 Amps Service		No./Qual. of Fixtures		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Lg	Ord	X	Small	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 Story Siding Basement 928 1 Story Siding Crawl Space 256		Total: 134,609 93,247		* * * *			
Room List		Doors	Solid	X	H.C.	(5) Floors			Other Additions/Adjustments		Plumbing		Water/Sewer		Garages			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings			(7) Excavation			Basement: 928 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1000 Gal Septic Water Well, 50 Feet		1 4,203 2,732 1 2,462 1,600		* * * *	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(8) Basement			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing		Average Fixture(s)		1 1,010 656		* * * *		
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 928 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Water/Sewer			1000 Gal Septic Water Well, 50 Feet		1 4,203 2,732 1 2,462 1,600		* * * *		
X	Wood Sash Metal Sash Vinyl Sash	X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages		1 1,615 1,050		* * * *	
X	Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Lump Sum Items:			Unit-in-Place Cost Items		72 397 179		* * * *			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Chimney: Block			Notes:			ROOF STRUCT. (SQ FT)			Totals: 162,180 111,089		* * * *				
X	Asphalt Shingle	ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 122,198																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
M HOEWE ENTERPRISES LLC	HOEWE ENTERPRISES LLC	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03652	OTHER	0.0
M HOEWE ENTERPRISES LLC	BARNES DANIEL	168,000	06/03/2021	WD	03-ARM'S LENGTH	2021-01990	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7100 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/16/2021					
Owner's Name/Address	MAP #:					
BARNES DANIEL 7100 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 177,794 TCV/TFA: 127.73					

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 11 T22N R8W W 125 FT OF E 675 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398 A.	X		Dirt Road	125.00	188.11	1.1247	0.8281	90	100	10,478	
Comments/Influences			Gravel Road	125 Actual Front Feet, 0.54 Total Acres						Total Est. Land Value =	10,478

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Water	3.06	2400	0	0
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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



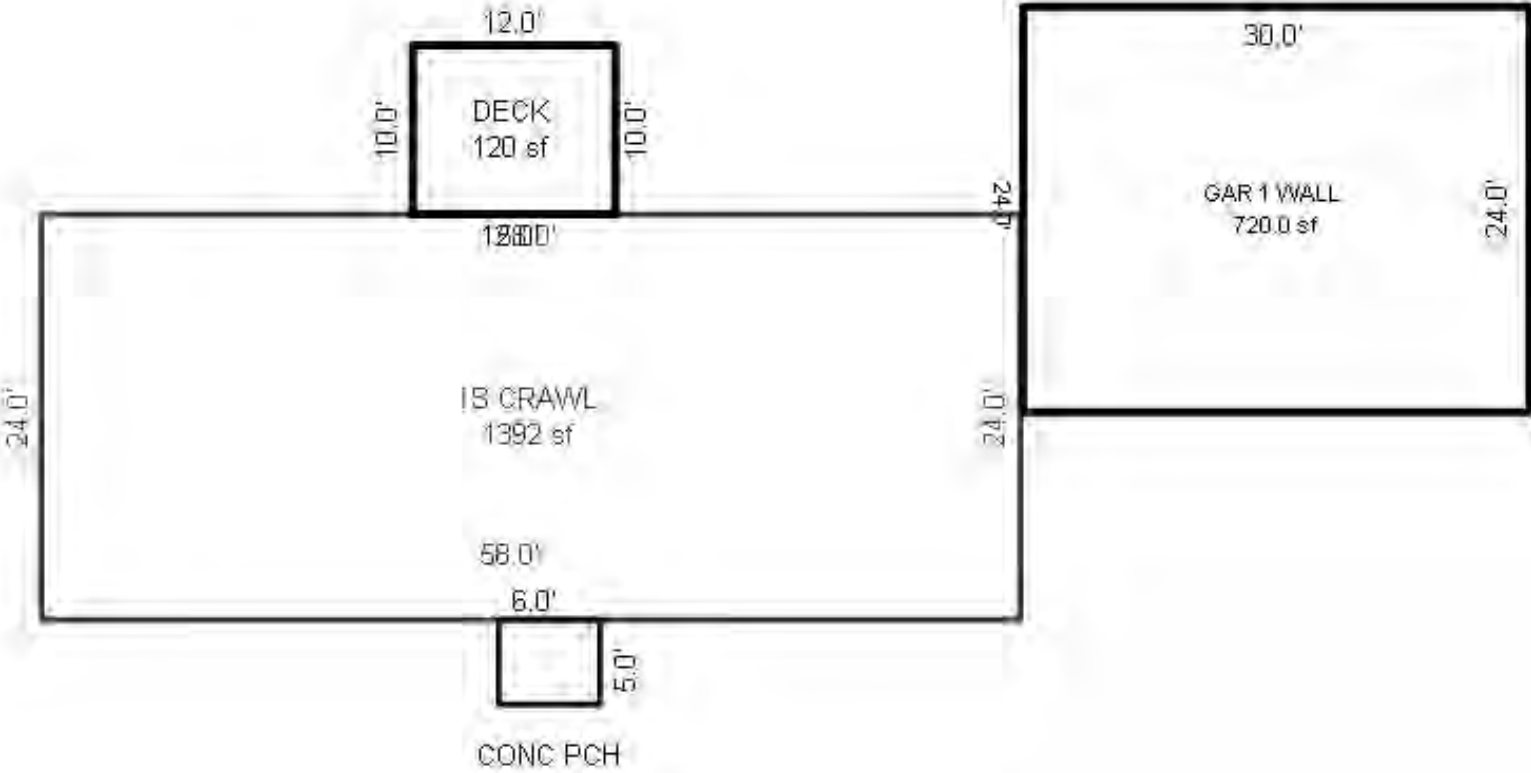
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/06/2018	INSPECTED		2024	5,000	71,800	76,800			73,867C
TPC 12/27/2017	INSPECTED		2023	3,500	69,600	73,100			70,350C
TPC 04/21/2016	INSPECTED		2022	3,000	64,000	67,000			67,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 30 120	Type CPP Treated Wood	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G								
Yr Built 1973	Remodeled 2013	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors		Solid		H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:	200 Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures											
		X	Drywall	Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1392 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
		(8) Basement		1	Average Fixture(s)										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	3 Fixture Bath										
		(9) Basement Finish		1	2 Fixture Bath										
				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										
(3) Roof		(10) Floor Support		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
	Chimney: Metal														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1392 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C		Blt 1973			
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										Siding	Crawl Space	1,392	181,584	118,030	
Other Additions/Adjustments										Total:					
Plumbing										Average Fixture(s)	1	1,455	946		
										2 Fixture Bath	1	3,064	1,992		
Water/Sewer										1000 Gal Septic	1	4,795	3,117		
										Water Well, 100 Feet	1	5,725	3,721		
Porches										CPP	30	824	536		
Deck										Treated Wood	120	2,905	1,888		
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
										Base Cost	720	28,613	18,598		
										Common Wall: 1 Wall	1	-2,647	-1,721		
										Door Opener	2	1,078	701		
Built-Ins										Appliance Allow.	1	2,727	1,773		
Fireplaces										Prefab 1 Story	1	2,555	1,661		
Notes:										Totals:		232,678	151,242		
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		166,366			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TACOMA RANDY L	TACOMA RANDY L & KATHY K	0	11/03/2023	QC	09-FAMILY	2023-02988	DEED	0.0
TACOMA RANDY L & KATHY K	TACOMA RANDY L & KATHY K	0	11/03/2023	QC	09-FAMILY	2023-02989	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 05/01/1997

Owner's Name/Address: TACOMA RANDY L & KATHY K
 7112 RAILROAD ST
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 10,770

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	125.00	210.00	1.1247	0.8512	90	100		10,770
	Gravel Road	125 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 10,770							

Tax Description: . SEC 11 T22N R8W W 125 FT OF 800 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398A.
 Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,400	0	5,400			2,288C
2024	6,000	0	6,000			2,220C
2023	5,500	0	5,500			2,115C
2022	4,500	0	4,500			2,015C

Who When What
 TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 04/21/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		65,000	10/01/1996	WD	33-TO BE DETERMINED	339:881	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7194 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
COOPER MARK P 7194 W JENNINGS ROAD LAKE CITY MI 49651	P.R.E. 100% 07/20/1994					
	MAP #:					
	2025 Est TCV 180,256 TCV/TFA: 148.24					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	* Factors *	Value
. SEC 11 T22N R8W W 270 FT OF GOV'T LOT 1 LYING S OF N LINE OF FORMER RR/RW EXC THAT PART OF GOV'T LOT 1 COMM AT SE COR OF SEC 11 TH N 89 DEG 05' 37" W 1329.13 FT TH N 0 DEG 18' 56" E ALONG W LINE OF GOV'T LOT 1 201.03 FT TO POB TH N 84 DEG 18' 04" E 93.37 FT TH N 0 DEG 35' 52" E 26.12 FTTH S 84 DEG 25' 02" W 93.48 FT S 0 DEG 18' 56" W 26.29 FT TO POB. APP 1.47 A.	X	Dirt Road		A 200' @ 90/FF	270.00	237.00	0.9277 0.8773	19,779
	X	Gravel Road		270 Actual Front Feet, 1.47 Total Acres			Total Est. Land Value =	19,779
Comments/Influences	X	Paved Road		Land Improvement Cost Estimates				
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value
	X	Sidewalk		D/W/P: Asphalt Paving	2.85	2200	0	0
	X	Water		D/W/P: 4in Ren. Conc.	7.24	200	0	0
	X	Sewer		Residential Local Cost Land Improvements				
		Electric		Description	Rate	Size	% Good	Cash Value
		Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375
		Curb		Total Estimated Land Improvements True Cash Value =				2,375
		Street Lights						
		Standard Utilities						
		Underground Utilis.						



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	9,900	80,200	90,100			58,945C
Rolling	2024	9,900	69,000	78,900			57,173C
Low	2023	7,700	66,900	74,600			54,451C
High	2022	11,500	61,600	73,100			51,859C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration																																																																																																													
Building Style: 1S				Ex			X	Ord		Min	Size of Closets			Lg	X	Ord		Small																																																																																																				
Yr Built	Remodeled						X	Ord		Min	Condition: Average																																																																																																											
1965	1979						X	Ord		Min																																																																																																												
Room List		Doors		Solid	X	H.C.	(5) Floors			Central Air Wood Furnace																																																																																																												
	Basement 1st Floor 2nd Floor 3 Bedrooms						Kitchen: Other: Other:			(12) Electric																																																																																																												
(1) Exterior								No./Qual. of Fixtures			100																																																																																																											
	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	Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0						(13) Plumbing																																																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors				(8) Basement						1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																											
X	Storms & Screens				(9) Basement Finish						(14) Water/Sewer																																																																																																											
(3) Roof											1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																											
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Lump Sum Items:																																																																																																												
X	Asphalt Shingle				(10) Floor Support																																																																																																																	
Chimney: Block					Joists: Unsupported Len: Cntr.Sup:																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965 (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,216</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>137,683</td> <td>89,493</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>788</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>2,559</td> <td>1,663</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,485</td> <td>2,915</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,560</td> <td>3,614</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>112</td> <td>2,813</td> <td>1,828</td> </tr> <tr> <td>WCP (1 Story)</td> <td>160</td> <td>6,112</td> <td>3,973</td> </tr> <tr> <td>WCP (1 Story)</td> <td>160</td> <td>6,112</td> <td>3,973</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>480</td> <td>17,184</td> <td>11,170</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>480</td> <td>12,888</td> <td>8,377</td> </tr> <tr> <td>Storage Over Garage</td> <td>120</td> <td>1,447</td> <td>941</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>480</td> <td>12,888</td> <td>8,377</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,239</td> </tr> </tbody> </table> <p>Breezeways <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,216			Total:				137,683	89,493	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	1,212	788	2 Fixture Bath	1	2,559	1,663	Water/Sewer				1000 Gal Septic	1	4,485	2,915	Water Well, 100 Feet	1	5,560	3,614	Porches				CCP (1 Story)	112	2,813	1,828	WCP (1 Story)	160	6,112	3,973	WCP (1 Story)	160	6,112	3,973	Garages				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	480	17,184	11,170	Class: CD Exterior: Pole (Unfinished)				Base Cost	480	12,888	8,377	Storage Over Garage	120	1,447	941	Class: CD Exterior: Pole (Unfinished)				Base Cost	480	12,888	8,377	Built-Ins				Appliance Allow.	1	1,906	1,239
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		65,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1516	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7150 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/20/1994					
SHAFER MONIE J & LINDA M 7150 W JENNINGS RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 152,825 TCV/TFA: 146.95					

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 11 T22N R8W W 125 FT OF E 925 FT OF GOV'T LOT 1 LYING S'LY OF FORMER RR R/W. .6629A.	X	Dirt Road		A 200' @ 90/FF	125.00	237.00	1.1247	0.8773	90 100	11,101
Comments/Influences		Gravel Road		125 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	11,101

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	D/W/P: Asphalt Paving	2.85	2200	50	3,135
	X	Wood Frame	23.81	140	50	1,666
	X	Total Estimated Land Improvements True Cash Value =				4,801

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,600	70,800	76,400			42,130C
Rolling	2024	6,000	61,100	67,100			40,864C
Low	2023	5,500	57,700	63,200			38,919C
High	2022	4,500	53,000	57,500			37,066C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



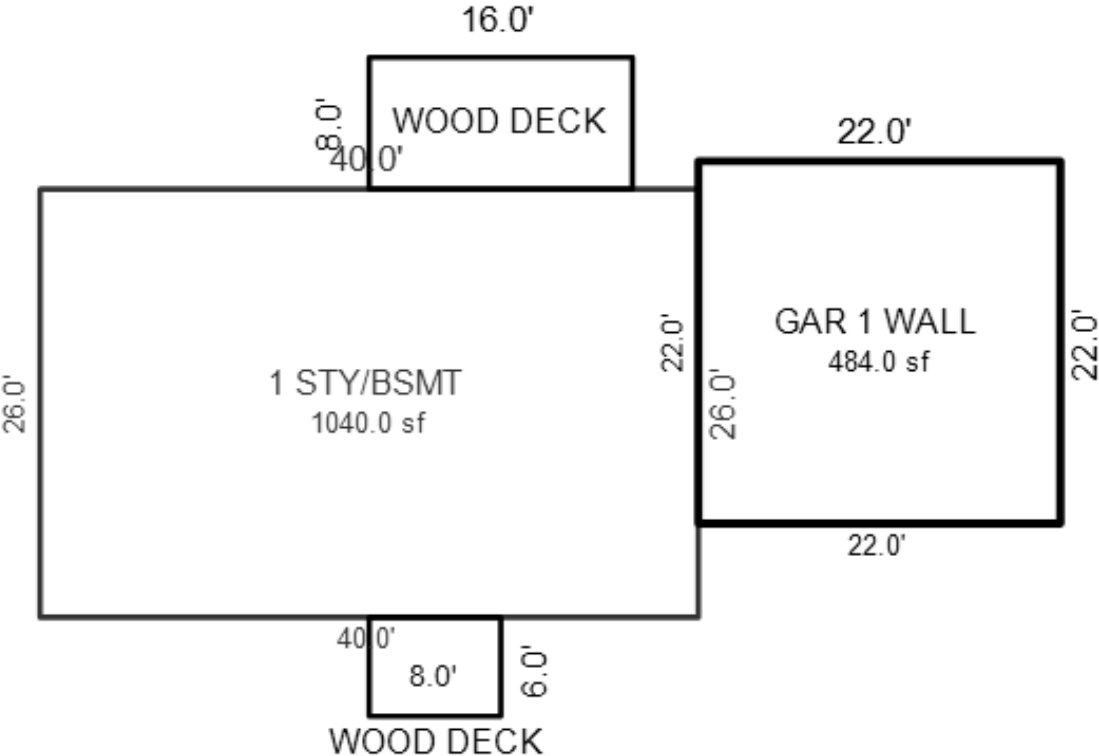
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 48	Type Treated Wood Treated Wood	Year Built: 1976 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																						
	Building Style: 1S		Trim & Decoration		Ex	X	Ord		Central Air Wood Furnace																						
	Yr Built 1976	Remodeled 0					Min		(12) Electric																						
	Condition: Average		Size of Closets						150 Amps Service																						
	Room List	Doors							No./Qual. of Fixtures																						
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors						Ex. X Ord. Min																						
	(1) Exterior		Kitchen: Other: Other:						No. of Elec. Outlets																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings						Many X Ave. Few																						
	(2) Windows		(7) Excavation						(13) Plumbing																						
X	Many Avg. X Few	Large Avg. X Small	Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement						(14) Water/Sewer																						
	(3) Roof		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor						1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish						Lump Sum Items:																						
X	Asphalt Shingle		(10) Floor Support																												
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>137,520</td> <td>96,264</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,040			Total:				137,520	96,264	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Basement	1,040																												
Total:				137,520	96,264																										
Other Additions/Adjustments Recreation Room 500 9,130 6,391 Plumbing Average Fixture(s) 1 1,212 848 2 Fixture Bath 1 2,559 1,791 Deck Treated Wood 128 2,979 2,085 Treated Wood 48 1,666 1,166 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 484 19,471 13,630 Common Wall: 1 Wall 1 -2,476 -1,733 Water/Sewer Public Sewer 1 1,307 915 Water Well, 50 Feet 1 2,548 1,784 Built-Ins Appliance Allow. 1 1,906 1,334 Local Cost Items SANITARY SEWER 1 0 0										Totals: 177,822 124,475		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 136,923																			

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

140	sheps	10.0'
140	sf	10.0'



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANBAR PROPERTY MANAGEMEN	PIANA MARC	74,500	10/09/2015	WD	03-ARM'S LENGTH	2015-03376	PROPERTY TRANSFER	100.0
HUD	VANBAR PROPERTY MANAGEMEN	37,000	08/20/2007	WD	21-NOT USED/OTHER	2007/3056	DEED	100.0
HUD	HUD	0	04/28/2007	OTH	21-NOT USED/OTHER		DEED	100.0
MORTGAGE ELECTRONIC REGIS	HUD	0	05/05/2006	WD	21-NOT USED/OTHER	06-0/4712	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7178 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	05/18/2022	2022-0284	100%
	P.R.E. 100% 10/30/2015		Remodel	04/06/2006	2006-9999	Complete

Owner's Name/Address	MAP #:
PIANA MARC 7178 W JENNINGS RD Lake City MI 49651	2025 Est TCV 132,198 TCV/TFA: 118.03

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	Dirt Road		A 200' @ 90/FF	150.00	200.00	1.0746	0.8409	90	100	12,199	
X	Gravel Road		150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	12,199
X	Paved Road										
X	Storm Sewer										
X	Sidewalk										
X	Water										
X	Sewer										
X	Electric										
X	Gas										
X	Curb										
X	Street Lights										
X	Standard Utilities										
X	Underground Utils.										

Tax Description	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
. SEC 11 T22N R8W GOV'T LOT 1 LYING S OF RR R/W EXC E 925 FT THOF & EXC W 270 FT THOF. .6671A.	D/W/P: Crushed Rock	2.15	1400	50	1,505
	D/W/P: 3.5 Concrete	6.07	179	50	543
	Total Estimated Land Improvements True Cash Value =				2,048

Comments/Influences	Topography of Site
21101383 \$74,900 EXPIRED Some improvements made after purchase by VAN BAR.	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



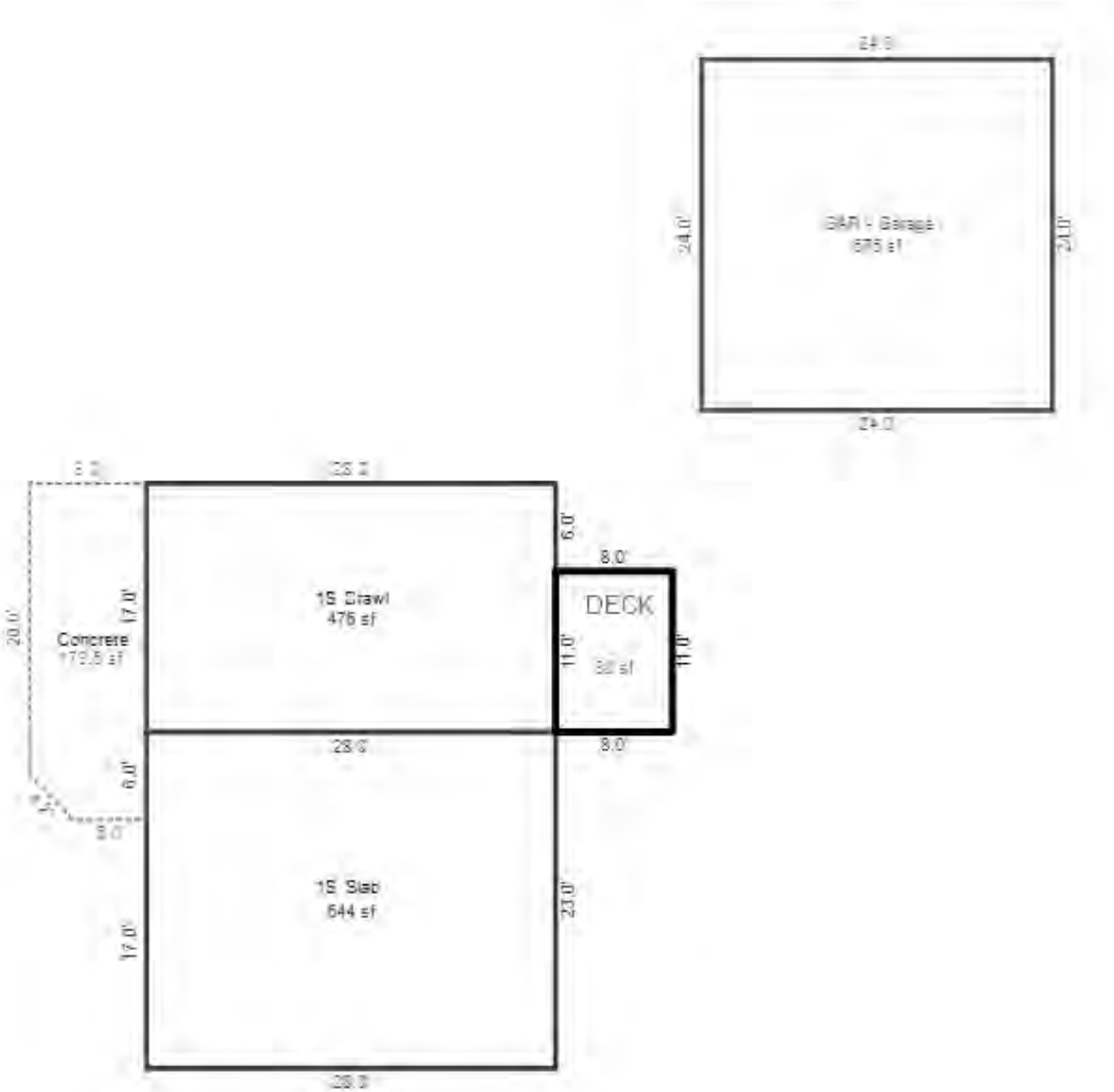
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	6,100	60,000	66,100			43,511C
2024	6,000	51,600	57,600			42,203C
2023	5,500	50,000	55,500			40,194C
2022	4,500	50,700	55,200			38,280C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 88	Type Treated Wood	Year Built: 1987 Car Capacity: 2 Class: CD 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	Wood Frame	(4) Interior			Forced 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 1987		Remodeled 2000		Ex	X	Ord	Min																														
Condition: Average		Size of Closets		Lg	X	Ord	Small																														
Room List		Doors	Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric																																	
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures																																	
				Ex.	X	Ord.	Min																														
		(7) Excavation		No. of Elec. Outlets																																	
				Many	X	Ave.	Few																														
		(8) Basement		(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																																
		(9) Basement Finish		(14) Water/Sewer																																	
					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
		(10) Floor Support		Lump Sum Items:																																	
		Joists: Unsupported Len: Cntr.Sup:																																			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																			
		Chimney: Metal																																			
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>476</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>644</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>123,082</td> <td>86,158</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 848 Water/Sewer 1000 Gal Septic 1 4,485 3,139 Water Well, 100 Feet 1 5,560 3,892 Deck Treated Wood 88 2,304 1,613 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 576 14,636 10,245 Built-Ins Appliance Allow. 1 1,906 1,334 Totals: 153,185 107,229														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	476			1 Story	Siding	Slab	644			Total:				123,082	86,158
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Crawl Space	476																																		
1 Story	Siding	Slab	644																																		
Total:				123,082	86,158																																
Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 117,951																																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN MORRIS H	WELCH ALEXANDER & JESSICA	180,000	05/01/2023	WD	09-FAMILY	2023-01211	DEED	0.0
CHISHOLM BRYAN F & MARY J	BROWN MORRIS H	88,296	10/06/2017	WD	31-SPLIT IMPROVED	2017-03097	DEED	100.0
BURLEIGH JULIE A	CHISHOLM BRYAN F & MARY J	71,900	03/25/2016	WD	09-FAMILY	2016-00934	PROPERTY TRANSFER	100.0
BURLEIGH ERIC W	BURLEIGH JULIE A	1	03/21/2016	QC	09-FAMILY	2016-00933	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7020 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
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WELCH ALEXANDER & JESSICA 10252 FOX MDW CT ALLENDALE MI 49401	2025 Est TCV 160,175 TCV/TFA: 139.04
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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
		I 200' @ 200/	200.00	200.00	1.0000	0.8409	200	100		33,636
		200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								33,636

Tax Description
 THE SOUTH 200 FEET OF THE EAST 200 FEET OF GOVERNMENT LOT 1, SITUATED IN AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 11, TOWN 22 NORTH, RANGE 8 WEST TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SAID PARCEL "A" CONTAINING 0.92 ACRES OF LAND, MORE OR LESS. SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR JENNINGS ROAD OVER THE SOUTHERLY 33 FEET THEREOF. ALSO SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR GREEN ROAD OVER THE EASTERLY 33 FEET THEREOF.
 2017 SPLIT PART TO 011-013-50



X	Topography of Site	Description	Rate	Size	% Good	Cash Value
X	Dirt Road					
X	Gravel Road					
X	Paved Road					
X	Storm Sewer					
X	Sidewalk					
X	Water					
X	Sewer					
X	Electric	LAND IMPROVE 1000	1,000.00	1	95	950
X	Gas	Total Estimated Land Improvements True Cash Value =				950
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	16,800	63,300	80,100			48,075C
2024	6,000	54,300	60,300			46,630C
2023	5,500	52,700	58,200			44,410C
2022	4,500	48,500	53,000			42,296C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 168	Type Treated Wood Pine	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration			Class: D Effec. Age: 40 Floor Area: 1,152 Total Base New : 190,287 Total Depr Cost: 114,172 Estimated T.C.V: 125,589			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1939											
Yr Built 1939	Remodeled 1980	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		100			Amps Service			1 Story			Siding		Basement		1,152		Total:		135,664		81,399	
Room List		(5) Floors		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Many			X			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		1,010		606			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Water/Sewer			1000 Gal Septic		1		4,203		2,522					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		No. of Elec. Outlets			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			Treated Wood		240		4,399		2,639					
(2) Windows		(7) Excavation		Many			X			Average Fixture(s)			Water Well, 50 Feet		1		2,462		1,477					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		576		19,083		11,450					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			X			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Common Wall: 1 Wall		1		-2,277		-1,366					
(3) Roof		(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			Garages			Pine w/Roof (Deck Portion)		168		2,779		1,667					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins			Pine w/Roof (Roof portion)		168		2,365		1,419							
X	Asphalt Shingle									Appliance Allow.			1		1,615		969							
Chimney: Brick										Notes:			Totals:		190,287		114,172							
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:							125,589							

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



Sketched by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHISHOLM BRYAN F & MARY J	CHISHOLM BRYAN F & MARY J	0	04/08/2021	WD	09-FAMILY	2021-01544	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1952 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/25/2017	2017-0412	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
CHISHOLM BRYAN F & MARY JO 8111 CHILDSDALE AVE ROCKFORD MI 49341		2025 Est TCV 272,477 TCV/TFA: 212.87

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	
Dirt Road	150.00	177.14	1.0746	0.8158	90	100		11,834	
Gravel Road	150 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	11,834

Tax Description	Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value	
E 200' OF GOV'T LOT1 LYING S OF PENN RR R/W EXC S 200' THEROF SEC11 T22N R8W .61A					
SPLIT ON 07/20/2017 FROM 009-011-013-00; FORMERLY SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP 2.04 A.					
Water	8.06	586	0	0	
Sewer	6.49	16	0	0	
Electric	27.27	128	25	873	
Gas	Residential Local Cost Land Improvements				
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
	LAND IMPROVE 2500	2,500.00	1	100	2,500
	Total Estimated Land Improvements True Cash Value =			3,373	

Comments/Influences	Topography of Site
Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ; Parent Parcel(s): 009-011-013-00; Child Parcel(s): 009-011-013-50;	

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2025	5,900	130,300	136,200			107,371C
Low	2024	5,000	113,200	118,200			104,143C
High	2023	4,000	113,100	117,100			99,184C
Landscaped	2022	3,500	104,000	107,500			94,461C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

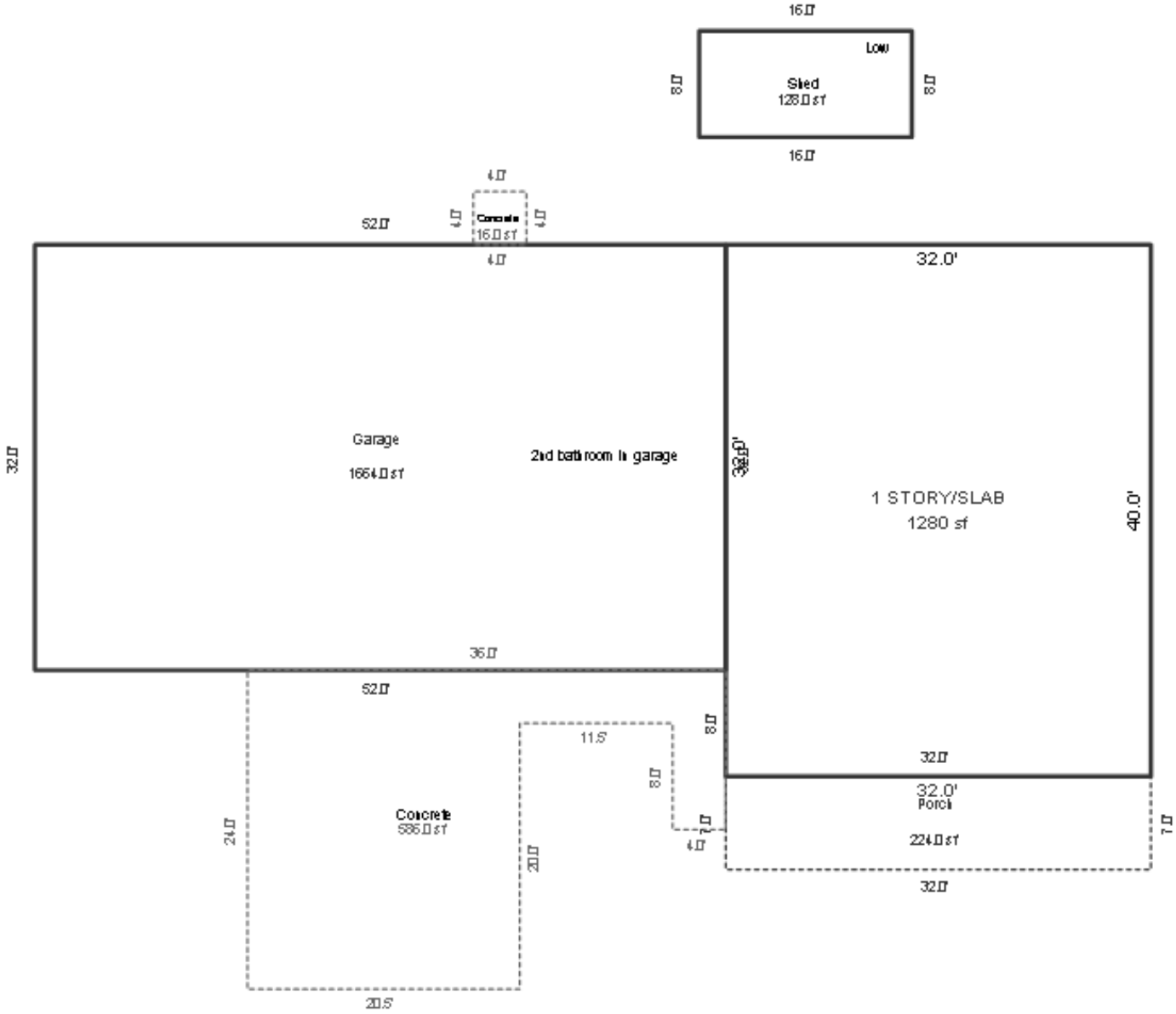


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																						
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type WCP (1 Story)	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1664 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2020	Remodeled 0	Condition: Average	Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1280 S.F. Height to Joists: 0.0	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors	Kitchen: Other: Other:	(6) Ceilings	(7) Excavation	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	(11) Heating/Cooling	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1280 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 562 1 Story Siding Slab 718 Total: 158,654 150,722 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,382 3 Fixture Bath 1 4,580 4,351 Porches WCP (1 Story) 224 8,474 8,050 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 2 Wall 1 -5,295 -5,030 Door Opener 1 539 512 Base Cost 1664 70,936 67,389 Water/Sewer Public Sewer 1 1,473 1,399 Water Well, 50 Feet 1 2,648 2,516 Built-Ins Appliance Allow. 1 2,727 2,591 Totals: 246,191 233,882 Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 257,270	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																																																																					

*** 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.
GEMINDER ELSIE A ESTATE	KLINE GARY & BOBBIE	81,000	09/22/2004	WD	03-ARM'S LENGTH	04-0/3971	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7042 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 09/22/2004					
KLINE GARY & BOBBIE 7042 W JENNINGS RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 153,858 TCV/TFA: 147.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
	Public Improvements		* Factors *					
. SEC 11 T22N R8W BEG 200 FT W OF SE COR GOV'T LOT 1 TH W 100 FT N TO PENN RR R/W E TO PT DUE N OF POB TH S TO POB. APP .94 A.	X	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
	X	Gravel Road	A 200' @ 90/FF	100.00	409.46	1.1892	1.0059	90 100	10,766

Comments/Influences	Water		100 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =	10,766
	Sewer		Land Improvement Cost Estimates						
20802988 \$81,900 2004	X	Electric	Description	Rate	Size	% Good	Cash Value		
	X	Gas	D/W/P: Asphalt Paving	3.06	400	71	869		

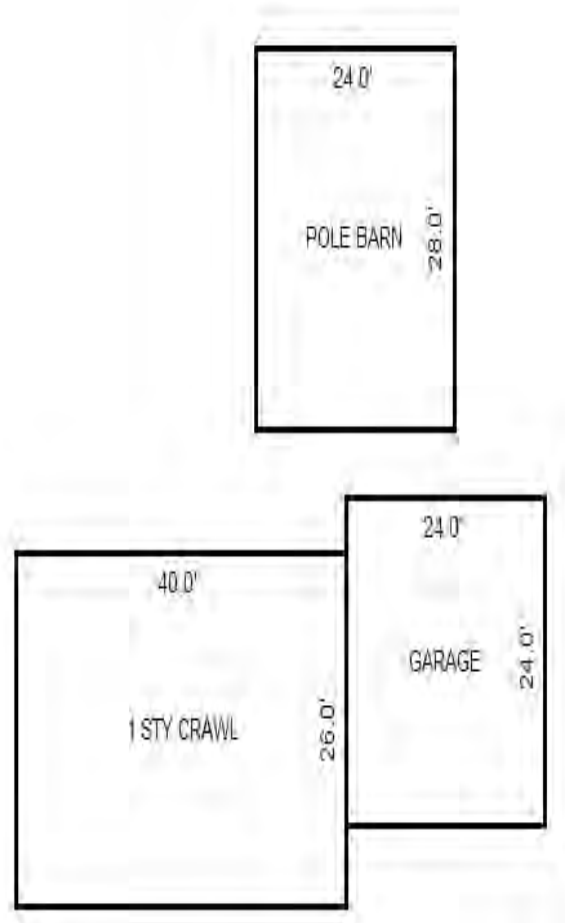
Topography of Site	Total Estimated Land Improvements True Cash Value =							869
	X	Level						



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,400	71,500	76,900			43,722C
		TPC 12/27/2017 INSPECTED	2024	6,000	61,400	67,400			42,408C
			2023	5,500	59,500	65,000			40,389C
			2022	4,500	54,700	59,200			38,466C

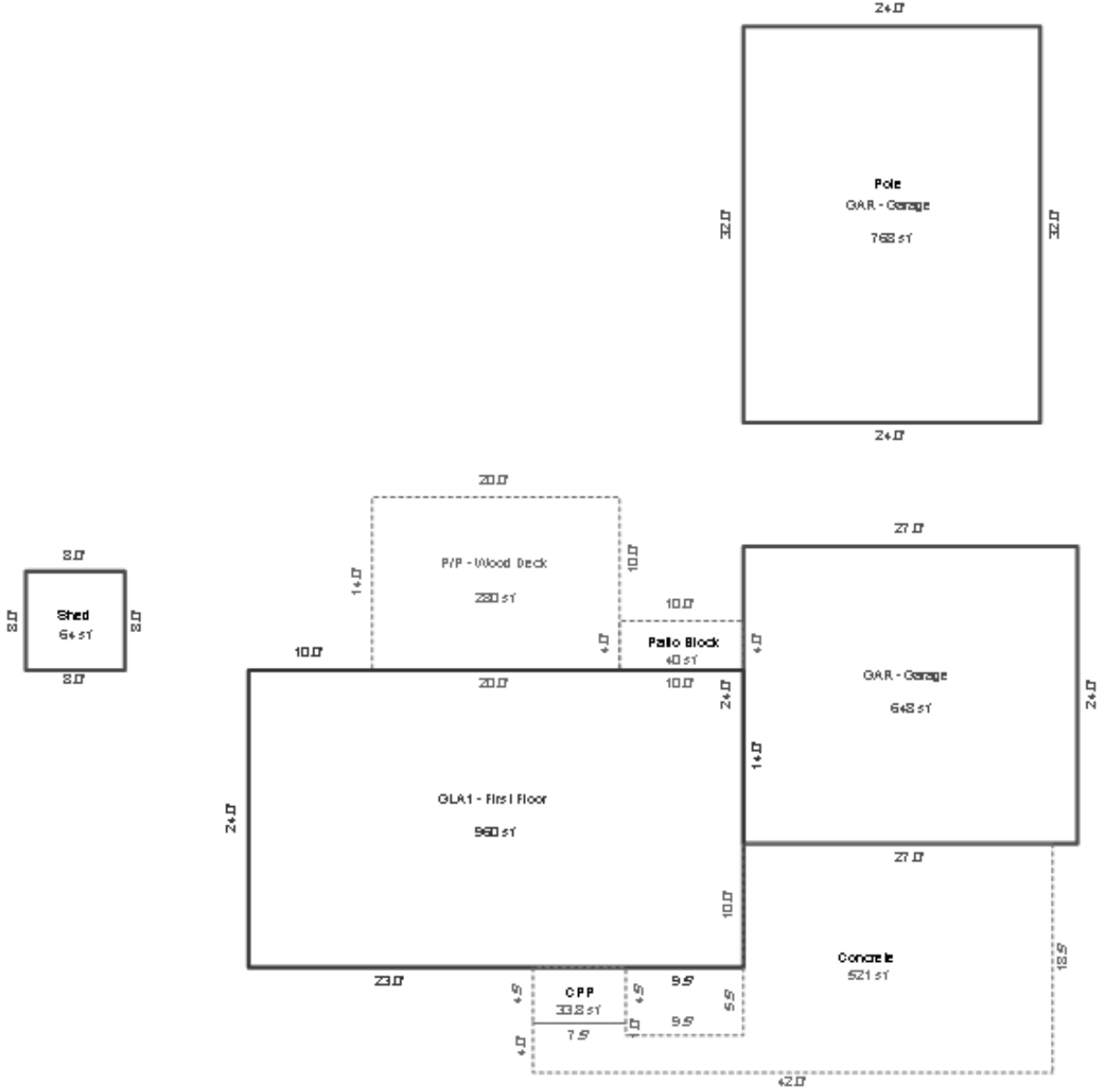
*** Information herein deemed reliable but not guaranteed***



Sketch by APES 1/7/21

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 33 280	Type CPP Treated Wood	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 648 % 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		H.C.									
Building Style: 1S		Ex	X	Ord	Min	Central Air Wood Furnace		(12) Electric		100		Amps Service	No./Qual. of Fixtures										
Yr Built 1966	Remodeled 2020	Lg		X	Ord	Small	Kitchen: Other: Other:		Ex.		X	Ord.	Min	No. of Elec. Outlets									
Condition: Average		Lg		X	Ord	Small	(5) Floors		Many		X	Ave.	Few	(13) Plumbing									
Room List		Basement		1st Floor		2nd Floor		3 Bedrooms		(6) Ceilings		X		Drywall	(7) Excavation								
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(8) Basement		Conc. Block		Poured Conc.		Stone							
(2) Windows		Many		X		Avg.	Large		Avg.		Small		Basement: 0 S.F.		Crawl: 960 S.F.		Slab: 0 S.F.						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	X		Many		Large		Avg.		Small		Height to Joists: 0.0		(9) Basement Finish		(14) Water/Sewer							
X	Storms & Screens	X		Many		Large		Avg.		Small		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)			
(3) Roof		X		Gable		Gambrel		Hip		Mansard		Flat		Shed		1		1000 Gal Septic		2000 Gal Septic			
Chimney:		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
*** Information herein deemed reliable but not guaranteed***		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
Notes: REMODEL 1990 & 2014		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		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:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
168,827		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
20,221		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
768		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
32,050		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
-2,647		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
1,078		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
808		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
15,166		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,727		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,045		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
153,479		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
204,637		X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
2,72																							



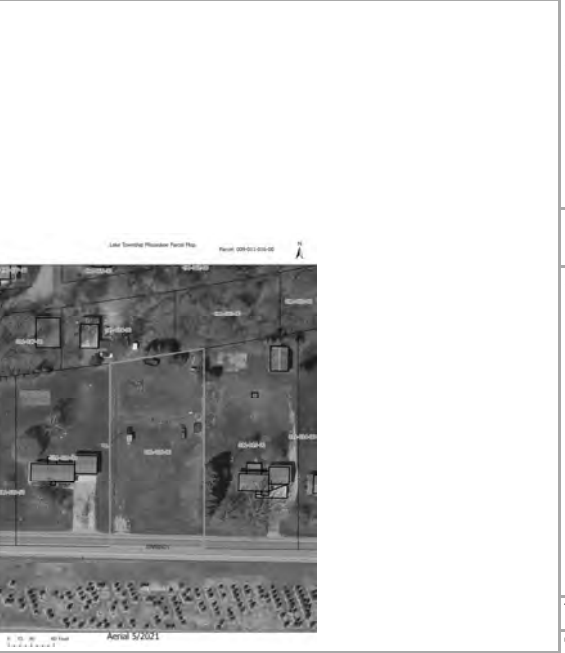
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEEREN BEVERLY J	HEEREN ERIC	0	02/16/2007	QC	21-NOT USED/OTHER	2007/553	DEED	0.0
ROBISON NANCY J	HEEREN BEVERLY J	113,000	12/07/2004	WD	20-MULTI PARCEL SALE REF	04-0/4953	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. 100% 05/22/2007					
Owner's Name/Address	MAP #:					
HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651	2025 Est TCV 12,149					

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	125.00	340.00	1.1247	0.9602	90	100		12,149
125 Actual Front Feet, 0.98 Total Acres								Total Est. Land Value = 12,149

Tax Description
. SEC 11 T22N R8W W 125 FT OF E 550 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1 A.



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,100	0	6,100			4,173C
2024	6,000	0	6,000			4,048C
2023	5,500	0	5,500			3,856C
2022	4,500	0	4,500			3,673C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TACOMA RANDY L & KATHY K	TACOMA RANDY L & KATHY K	0	11/03/2023	QC	09-FAMILY	2023-02989	DEED	0.0

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

7112 RAILROAD ST School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 05/01/1997

Owner's Name/Address MAP #:

TACOMA RANDY L & KATHY K 2025 Est TCV 45,918 TCV/TFA: 0.00

7112 RAILROAD ST X Improved Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

LAKE CITY MI 49651 Public Improvements * Factors *

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

. SEC 11 T22N R8W THAT PART OF FORMER RR A 200' @ 90/FF 125.00 100.00 1.1247 0.7071 90 100

R/W LYING W OF W LINE LOT 65 EXT 125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 8,947

MISSAUKEE PARK 2ND ADD & E OF E LINE LOT 78 EXT.

Comments/Influences

X Dirt Road X Electric

X Gravel Road X Gas

X Paved Road Curb

X Storm Sewer Street Lights

X Sidewalk Standard Utilities

X Water Underground Utils.

X Sewer

X Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,500	18,500	23,000			12,418C
2024	5,000	15,900	20,900			12,045C
2023	3,500	15,400	18,900			11,472C
2022	3,000	14,100	17,100			10,926C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 04/27/2014 INSPECTED

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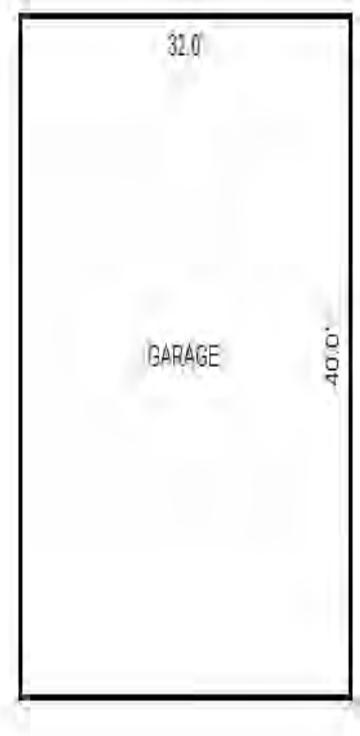
Licensed To: Township of Lake, County of Missaukee, Michigan

*** 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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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: CD Effec. Age: 25 Floor Area: 0 Total Base New : 44,813 Total Depr Cost: 33,610 Estimated T.C.V: 36,971
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 1989		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1989 GAR		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Garages				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Size Cost New Depr. Cost		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost				
Room List		Kitchen: Other: Other:		Softener, Manual			1000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Totals:				
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		44,813		33,610		
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:		Notes:		44,813		33,610		
2nd Floor		(6) Ceilings		Extra Toilet							44,813		33,610		
Bedrooms		No. of Elec. Outlets		Extra Sink							44,813		33,610		
(1) Exterior		Many Ave. Few		Separate Shower							44,813		33,610		
Wood/Shingle		(7) Excavation		Ceramic Tile Floor							44,813		33,610		
Aluminum/Vinyl		Basement: 0 S.F.		Ceramic Tile Wains							44,813		33,610		
Brick		Crawl: 0 S.F.		Ceramic Tub Alcove							44,813		33,610		
Insulation		Slab: 0 S.F.		Vent Fan							44,813		33,610		
(2) Windows		Height to Joists: 0.0		(9) Basement Finish							44,813		33,610		
Many Avg. Few		(8) Basement		Recreation SF							44,813		33,610		
Large Avg. Small		Conc. Block		Living SF							44,813		33,610		
Wood Sash		Poured Conc.		Walkout Doors (B)							44,813		33,610		
Metal Sash		Stone		No Floor SF							44,813		33,610		
Vinyl Sash		Treated Wood		Walkout Doors (A)							44,813		33,610		
Double Hung		Concrete Floor		(10) Floor Support							44,813		33,610		
Horiz. Slide		(9) Basement Finish		Joists:							44,813		33,610		
Casement		Recreation SF		Unsupported Len:							44,813		33,610		
Double Glass		Living SF		Cntr.Sup:							44,813		33,610		
Patio Doors		Walkout Doors (B)									44,813		33,610		
Storms & Screens		No Floor SF									44,813		33,610		
(3) Roof		Walkout Doors (A)									44,813		33,610		
Gable		Recreation SF									44,813		33,610		
Hip		Living SF									44,813		33,610		
Flat		Walkout Doors (B)									44,813		33,610		
Asphalt Shingle		No Floor SF									44,813		33,610		
Chimney:		Walkout Doors (A)									44,813		33,610		
		Recreation SF									44,813		33,610		
		Living SF									44,813		33,610		
		Walkout Doors (B)									44,813		33,610		
		No Floor SF									44,813		33,610		
		Walkout Doors (A)									44,813		33,610		

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



Sketch by Ayesha

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

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

Property Address: 1956 S GOLDENROD AVE
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 09/02/2015

Owner's Name/Address: WOODWORTH MICHAEL & TANIS GLEN & ELIZABETH L
 1956 S GOLDENROD AVE LAKE CITY MI 49651
 MAP #: 2025 Est TCV 22,016 TCV/TFA: 0.00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			* Factors *									
			A 200' @ 90/FF	100.00	100.19	1.1892	0.7074	90	100		7,572	
			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =									7,572

Tax Description
 . SEC 11 T22N R8W E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2 EXC S 25 FT THOF, ALSO PART OF GOV'F LOT 1, COMM AT SE COR SEC 11 TH N 89 DEG 05'37" W 1329.13 FT TO SW COR GOV'T LOT 1 N 0 DEG 18'56" E ALONG W LINE GOV'T LOT 1 201.03 FT TO POB, TH N 84 DEG 18'04" E 93.37 FT, TH N 0 DEG 35'52" E 26.12 FT TH S 84 DEG 25'02" W 93.48 FT TH S 0 DEG 18'56" W 26.29 FT TO POB. .2284A.

Comments/Influences



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

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

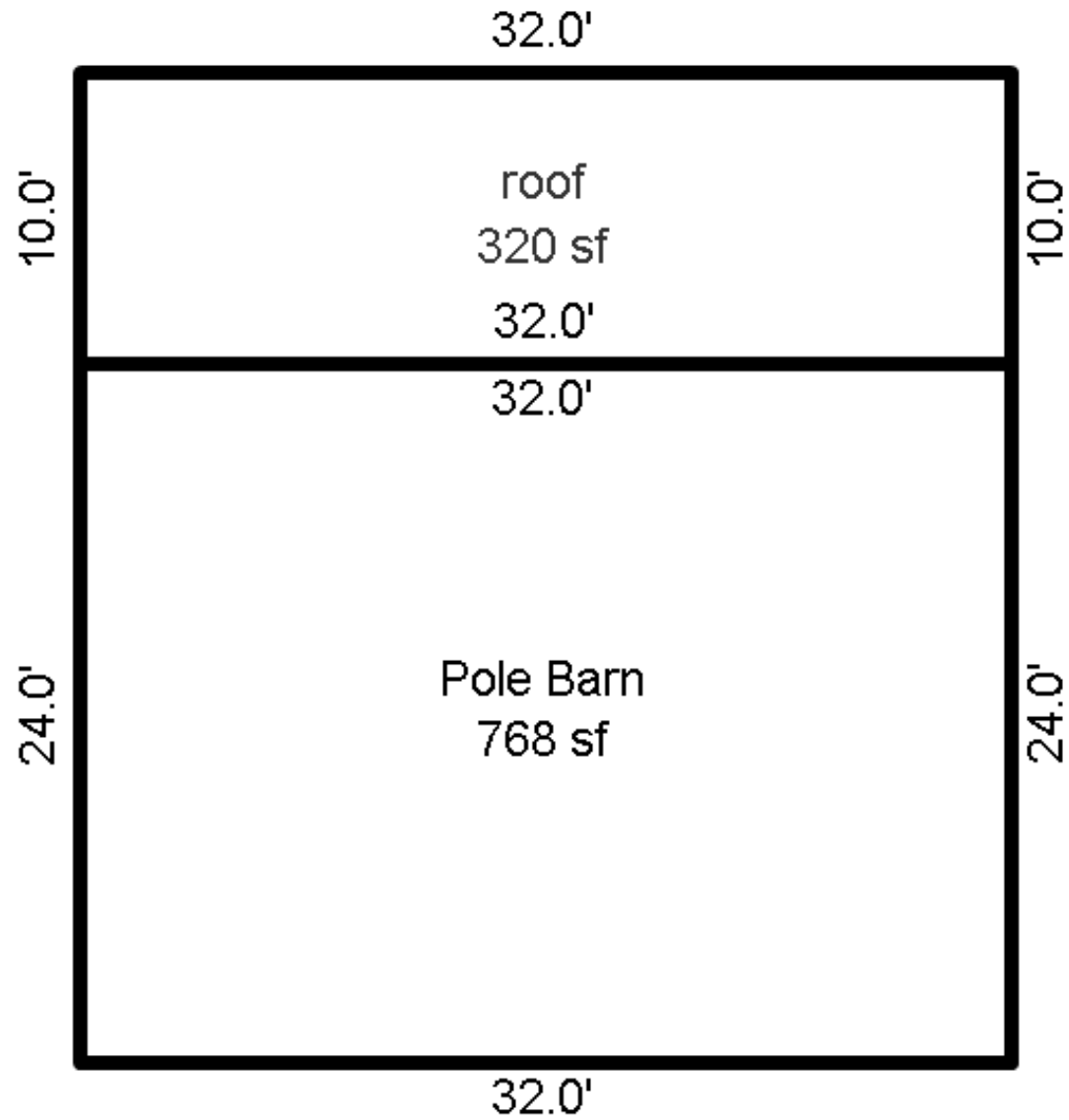
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,800	7,200	11,000			7,277C
2024	5,000	6,200	11,200			7,059C
2023	3,500	6,000	9,500			6,723C
2022	3,000	5,500	8,500			6,403C

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*** Information herein deemed reliable 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 320	Type Roof Cover Onl	Year Built: 1980 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	320	Roof Cover Onl	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 20,202 Total Depr Cost: 13,131 Estimated T.C.V: 14,444
Wood Frame		Drywall Paneled		Plaster Wood T&G		X No Heating/Cooling		Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG	
Building Style: GRG		Trim & Decoration		Ex		Ord		Min		0 Amps Service		Ex.		Ord.	
Yr Built 1980 GAR	Remodeled 0	Size of Closets		Lg		Ord		Small		No. of Elec. Outlets		Many		Ave.	
Condition: Average		Doors		Solid		H.C.		(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	
Room List		(5) Floors		Kitchen:		Other:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:	
Basement	1st Floor	Kitchen:		Other:		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
2nd Floor	Bedrooms	Kitchen:		Other:		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Brick	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
(2) Windows		(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Many	Large	(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Avg.	Avg.	(11) Heating/Cooling		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Few	Small	(12) Electric		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Wood Sash		(13) Plumbing		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Metal Sash		(14) Water/Sewer		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Vinyl Sash		(15) Fireplaces		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Double Hung		(16) Porches/Decks		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Horiz. Slide		(17) Garage		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Casement		Year Built: 1980		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Double Glass		Car Capacity:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Patio Doors		Class: D		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Storms & Screens		Exterior: Pole		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
(3) Roof		Brick Ven.: 0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Gable	Gambrel	Stone Ven.: 0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Hip	Mansard	Common Wall: Detache		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Flat	Shed	Foundation: 18 Inch		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Asphalt Shingle		Finished?:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		Auto. Doors: 0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		Mech. Doors: 1		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		Area: 768		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		% Good: 0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		Storage Area: 0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		No Conc. Floor: 0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		Bsmnt Garage:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		Carport Area:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	
Chimney:		Roof:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 14,444	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIPPY RICHARD R	SHIPPY RICHARD R	0	03/29/2023	QC	03-ARM'S LENGTH	2023-00839	PROPERTY TRANSFER	0.0
KOLLAR SHIRLEY	SHIPPY RICHARD R	1	09/15/2011	QC	21-NOT USED/OTHER	2011-03047 QC	DEED	100.0
KOLLAR KENNETH		0	05/28/2010	AFF	07-DEATH CERTIFICATE	2010-2730DC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S ARBUTUS AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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SHIPPY RICHARD R 5081 MOBILE DR FLINT MI 48507	2025 Est TCV 10,122					
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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	147.00	100.75	1.0800	0.7084	90	100	10,122
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147 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	10,122
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Tax Description	X	Dirt Road					
2011-03047 QC: All of the farmer right-of-way of the CADILLAC AND LAKE CITY Railway Company Described as 76.78 feet in width lying immediately South of Railroad Street as said street is shown on the Plat of Missaukee Park and lying on and across the West 147 feet of the East 247 feet of Government Lot No. 2, Section 11, T22N, R8W. Commonly known as: vacant FORMERLY AS . SEC 11 T22N R8W W 147 FT OF E 247 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. .3375A.	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
	Underground Utils.						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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Who	When	What	2025	5,100	0	5,100			2,934C
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TPC 04/30/2021 INSPECTED	2024	5,000	0	5,000				2,846C
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TPC 12/27/2017 INSPECTED	2023	3,500	0	3,500				2,711C
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TPC 05/02/2016 INSPECTED	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.				
LOTAN CENTER STAGE LLC	RETTELLE JORDAN	1	10/21/2024	QC	21-NOT USED/OTHER	2024-02685	PROPERTY TRANSFER	100.0				
SMITH PATRICK JAMES	LOTAN CENTER STAGE LLC	42,000	07/02/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02319	PROPERTY TRANSFER	100.0				
OWSTON JOAN	SMITH PATRICK JAMES	0	11/04/2019	QC	09-FAMILY	2019-03449	DEED	100.0				
OWSTON JOAN	OWSTON JOAN	0	05/25/2018	WD	09-FAMILY	2018-01804	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 11/07/2024								
Owner's Name/Address		MAP #:		2025 Est TCV 5,951								
RETTELLE JORDAN 1985 S PAVILION DR LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements			* Factors *							
SEC 11 T22N R8W BEG S 89 DEG 05'37"E 60.47 FT, & N 0 DEG 37'52"E 21.23 FT FROM S 1/4 COR, TH N 89 DEG 7'37"E 140.86 FT, N 0 DEG 32'38"E 74.36 FT, S 84 DEG 28'25"W 141.52 FT, S 0 DEG 37'52"W 62.88 FT TO POB. 0.2219A. FORMERLY DESCRIBED AS . SEC 11 T22N R8W W 200 FT OF FORMER RR R/W LYING ACROSS GOV'T LOT 2. .4591A.		X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X			A 200' @ 90/FF	62.88	153.79	1.3355	0.7874	90	100	5,951
1/1/13 EXPIRED POVERTY HEADLEE ADDITIONS = (2028 * 1.027*1.024) - (\$0 *1.024) AND LOSSES) + 1.024)		X			63 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 5,951							
		X			Topography of Site							
		X			Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
					Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	3,000	0	3,000	3,000S				
TPC 04/30/2021 INSPECTED		2024	3,000	0	3,000		3,000A	1,764C				
TPC 05/06/2018 INSPECTED		2023	2,300	0	2,300			1,680C				
TPC 12/27/2017 INSPECTED		2022	1,600	0	1,600			1,600S				

*** 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 JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MISSAUKEE COUNTY ROAD COMMISSION		MAP #:										
		2025 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 11 T22N R8W S 33 FT OF E 830 FT OF SW 1/4. .6288A.		Gravel Road		Residentia 121 - 300@		3700	0.63	Acres	3700	100		2,327
Comments/Influences		Paved Road		0.63 Total Acres		Total Est. Land Value =						2,327
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
TPC 12/27/2017 INSPECTED		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.
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0
ROY MARK D & SHEILA M	ANDERSEN CHRISTIAN J	150,000	12/21/2022	WD	20-MULTI PARCEL SALE REF	2022-03928	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	MAP #:					
	2025 Est TCV 10,300					

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	150.00	101.64	1.0746	0.7100	90	100		10,300	
150 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 10,300	

Tax Description
 SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OFMISSAUKEE PARK 2ND ADD LYING W OF CENTERLINE OF ALLEY BETWEEN LOTS 49 & 51 EXT AND EAST OF CENTER LINE OF VIOLET STREET.3512A.
 Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	5,200	0	5,200			4,330C
TPC 04/30/2021	INSPECTED		2024	5,000	0	5,000			4,200C
TPC 12/27/2017	INSPECTED		2023	4,000	0	4,000			4,000S
TPC 04/20/2015	INSPECTED		2022	3,500	0	3,500			1,858C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0
FIFTH THIRD MORTGAGE CO	ANDERSEN CHRISTIAN J	0	02/24/2010	WD	11-FROM LENDING INSTITUT	2010-564	PROPERTY TRANSFER	0.0
CRONKHITE KEVIN S (sm)	FIFTH THIRD MORTGAGE CO	0	09/13/2009	SD	21-NOT USED/OTHER	2009/1021	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
MISSAUKEE BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	MAP #:					
	2025 Est TCV 9,684					

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.							
			A 200' @ 90/FF 140.00 97.70 1.0933 0.7030 90 100 9,684							
			140 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 9,684							

Tax Description
 SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 49 EXT & E OF CENTER LINE OF ALLEY BETWEEN LOTS 49 & 51. .3145A.

Comments/Influences
 20903984 \$22,500 48 & 50



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,800	0	4,800			3,520C
X Rolling	2024	5,000	0	5,000			3,415C
X Low	2023	4,000	0	4,000			3,253C
X High	2022	3,500	0	3,500			3,099C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLF MARTHA E	HUXTABLE THOMAS E & DENIS	0	06/12/2009	QC	21-NOT USED/OTHER	2009/2353	DEED	100.0
ALLEN JAMES JEROME	WOLF MARTHA E	0	03/31/2009	QC	21-NOT USED/OTHER	2009/1234	DEED	0.0
SHOEMAKER JOANN	ALLEN JAMES JEROME (SM)	0	11/14/2008	OTH	21-NOT USED/OTHER	2008/4136	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HUXTABLE THOMAS E 1800 X200 S SWEETBRIAR AVE Lake City MI 49651	MAP #:					
	2025 Est TCV 10,149					

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	150.00	95.83	1.0746	0.6996	90	100	10,149
150 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value = 10,149

Tax Description
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE LOT 64 EXT & W OF CL VIOLET ST EXT. .3294A.

Comments/Influences

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



- X Topography of Site
- X Level
- 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
			2025	5,100	0	5,100			2,934C
		TPC 05/06/2018 INSPECTED	2024	5,000	0	5,000			2,846C
		TPC 12/27/2017 INSPECTED	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.
HEEREN BEVERLY J	HEEREN ERIC	0	02/16/2007	QC	21-NOT USED/OTHER	2007/553	DEED	0.0
ROBISON NANCY J	HEEREN BEVERLY J	113,000	12/07/2004	WD	20-MULTI PARCEL SALE REF	04-0/4953	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S MAYFLOWER AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651	P.R.E. 100% 05/22/2007					
	MAP #:					
	2025 Est TCV 26,419 TCV/TFA: 0.00					

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 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF W LINE LOT 64 EXT & E OF W LINE LOT 65 EXT. .3529A.	X		* Factors *					
			A 200' @ 90/FF 150.00 102.48 1.0746 0.7115 90 100 10,321					
Comments/Influences	X		150 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 10,321					
			Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
			Wood Frame	28.31	80 50	1,132		
			Total Estimated Land Improvements True Cash Value =				1,132	

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

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 10/27/2015 INSPECTED

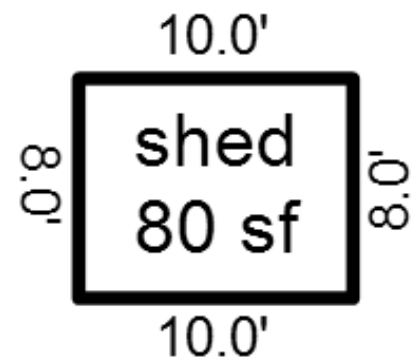
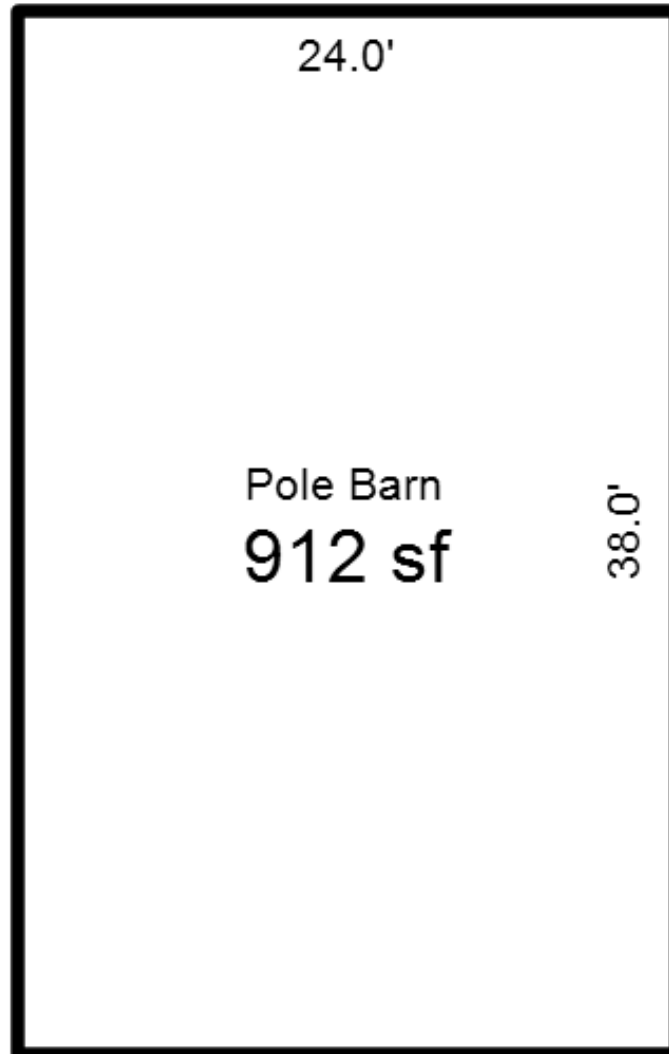
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 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: 912 % 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 : 18,140 Total Depr Cost: 13,605 Estimated T.C.V: 14,966
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 1987		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 1987		Remodeled 0		Doors Solid H.C.			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg Ord Small		(6) Ceilings			Amp Service		Other Additions/Adjustments		Garages				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Notes:		Class: D Exterior: Pole (Unfinished) Base Cost		912 18,140 13,605				
Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC: 14,966		Totals: 18,140 13,605					
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish										
2nd Floor		(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							
Bedrooms		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation			(14) Water/Sewer										
Wood/Shingle		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows		Many Avg. Few Large Avg. Small													
Many Avg. Few															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		Gable Hip Flat Gambrel Mansard Shed													
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.
BORSUM ERVIN H	SHAFER MONIE JOE & HARTSH	0	05/17/2021	OTH	07-DEATH CERTIFICATE	2021-03097	PROPERTY TRANSFER	100.0
BORSUM ERVIN & BETTY J TR	BORSUM ERVIN & BETTY J	11,000	10/17/2017	WD	09-FAMILY	2017-03162	PROPERTY TRANSFER	0.0
BORSUM ERVIN & BETTY J TR		0	06/04/2010	OTH	33-TO BE DETERMINED	2010-1963	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S ROSE ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 12/10/2021					
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Owner's Name/Address	MAP #:					
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SHAFER MONIE JOE & HARTSHORNE LINDA 7150 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 27,467 TCV/TFA: 0.00					
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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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A 200' @ 90/FF	125.00	79.11	1.1247	0.6669	90	100	8,438
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125 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	8,438
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Tax Description E 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 & E OF W LINE GOV'T LOT 1 EXC W 270' THEROF. SEC11 T22N R8W .2273 A 9/2017 SPLIT TO 009-011-025-50 FORMERLY. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT THOF. .4545A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.					

Comments/Influences	Topography of Site						
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6/2017 GRADING APPROVED BY DALE MOSHER.



X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	4,200	9,500	13,700			12,124C
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TPC 04/30/2021 INSPECTED	2024	4,200	8,200	12,400				11,760C
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TPC 12/27/2017 INSPECTED	2023	3,300	7,900	11,200				11,200S
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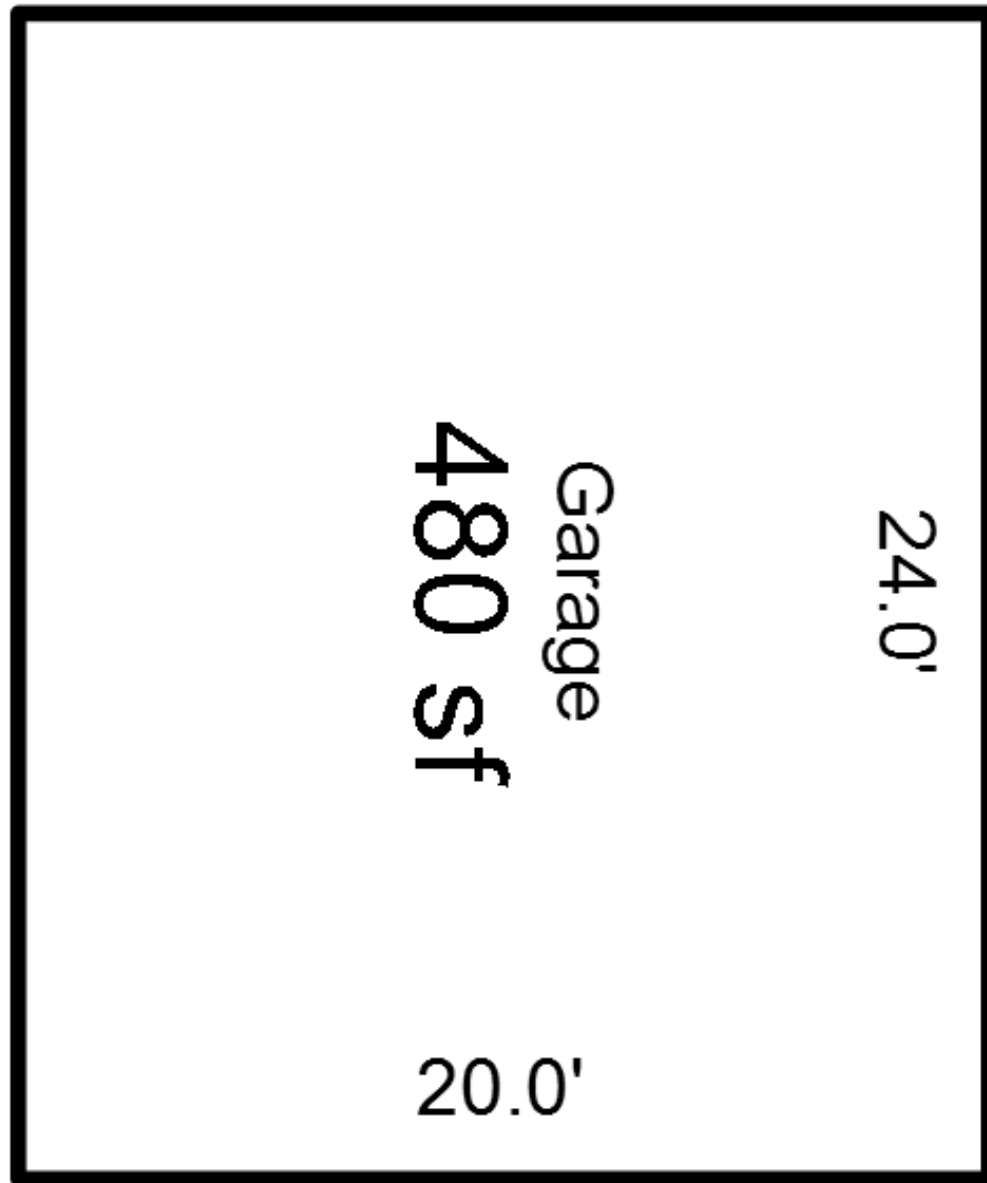
TPC 09/19/2017 INSPECTED	2022	3,800	7,200	11,000				11,000S
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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: 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			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 21,624 Total Depr Cost: 17,299 Estimated T.C.V: 19,029								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100					Bsmnt Garage:			
	Yr Built 1992 GAR	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:					Carport Area: Roof:			
	Condition: Average	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C Blt 1992				
	Room List	Lg	Ord	Small	Ex. Ord. Min			(11) Heating System: No Heating/Cooling							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	(1) Exterior	Kitchen: Other: Other:		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Building Areas								
	Insulation	(7) Excavation		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Other Additions/Adjustments								
	Many Avg. Few	Large Avg. 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			Garages								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Notes:								
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:								
	Asphalt Shingle	(9) Basement Finish					Totals:								
	Chimney:	(10) Floor Support					17,299								
		Joists: Unsupported Len: Cntr.Sup:					19,029								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERVANS BRANDY	ERVANS JEREMIAH	1	04/15/2021	QC	09-FAMILY	2022-00262	DEED	0.0
BORSUM ERVIN & BETTY J TR	ERVANS JEREMIAH & BRANDY	1	01/24/2019	QC	09-FAMILY	2019-00184	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1931 S ROSE ST		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address	P.R.E. 0%					
ERVANS JEREMIAH PO BOX 599 READING MI 49274	MAP #:		2025 Est TCV 8,438			

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	125.00	79.11	1.1247	0.6669	90	100		8,438
125 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 8,438

Tax Description
W 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 & E OF W LIE GOV'T LOT 1 EXC W 270 FT THEROF. SEC11 T22 R82 .2273 A 9/2017 SPLIT FROM 009-011-025-00

Comments/Influences
9/2017 SPLIT FROM 009-011-025-00 APPROVED BY DALE MOSHER

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,200	0	4,200			2,205C
TPC 05/30/2022	INSPECTED		2024	4,200	0	4,200			2,139C
TPC 04/30/2021	INSPECTED		2023	3,300	0	3,300			2,038C
TPC 12/27/2017	INSPECTED		2022	3,800	0	3,800			1,941C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status				
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		05/26/2016	2016-0194	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 0 TCV/TFA: 0.00						
MISSAUKEE COUNTY ROAD COMMISSION LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
Tax Description		Public Improvements		* Factors *								
THAT PART OF GOVT LOT 1, SEC 11, T22N, R8W, DESCRIBED AS COMM AT THE SE COR OF SAID SEC 11; TH N 1098.77 FT ALONG THE E LINE OF SAID SEC 11; TH W 33 FT, TO THE INTERSECTION OF THE W RIGHT-OF-WAY OF GREEN RD & THE N LINE OF A 30 FT WALKAS SHOWN ON THE RECORDED PLAT OF THE 2NDADD TO MISSAUKEE PARK, ALSO BEING THE POB; TH N 22 DEG 11'21" W, 90.59 FT; TH N 01 DEG 32'22" E, 67.10 FT; TH N 52 DEG 19'37" E, 6.45 FT; TH N 01 DEG 32'22" E, 49.78 FT, TO A POINT ON THE SHORE OF LAKE MISSAUKEE; TH N 55 DEG 07'03" E, 31.65 FT ALONG SAID SHORELINE TO THE SAID W RIGHT-OF-WAY OF GREEN RD; TH S 222.76 FT ALONG SAID W RIGHT-OF-WAY TO THE POB, TOGETHER WITH RIPARIAN RIGHTS THAT		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFO FOR SIZE	0	30.00	140.00	1.0000	0.0000	0	100*		0
		Paved Road		COMMERCIAL <2A M/L			0.10	Acres	18000	100		1,728
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		30 Actual Front Feet,		0.10 Total Acres		Total Est. Land Value =				1,728
		Water		Land Improvement Cost Estimates								
		Sewer		Description		Rate		Size % Good		Cash Value		
		Electric		D/W/P: 4in Ren. Conc.		7.55		60 94		426		
		Gas		Total Estimated Land Improvements True Cash Value =								426
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Rolling		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Low		2023	0	0	0			0		
		High		2022	0	0	0			0		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	07/19/2022	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		JWV	10/19/2016	INSPECTED								



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

Desc. of Bldg/Section: PUBLIC TOILET
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: C
 Floor Area: 108
 Gross Bldg Area: 108
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 0%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 108
 Ave. Perimeter
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

2016 Year Built Remodeled
 8 Overall Bldg Height

Depr. Table : 4%
 Effective Age : 5
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

Comments:

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 0
 Overall Building Height: 8

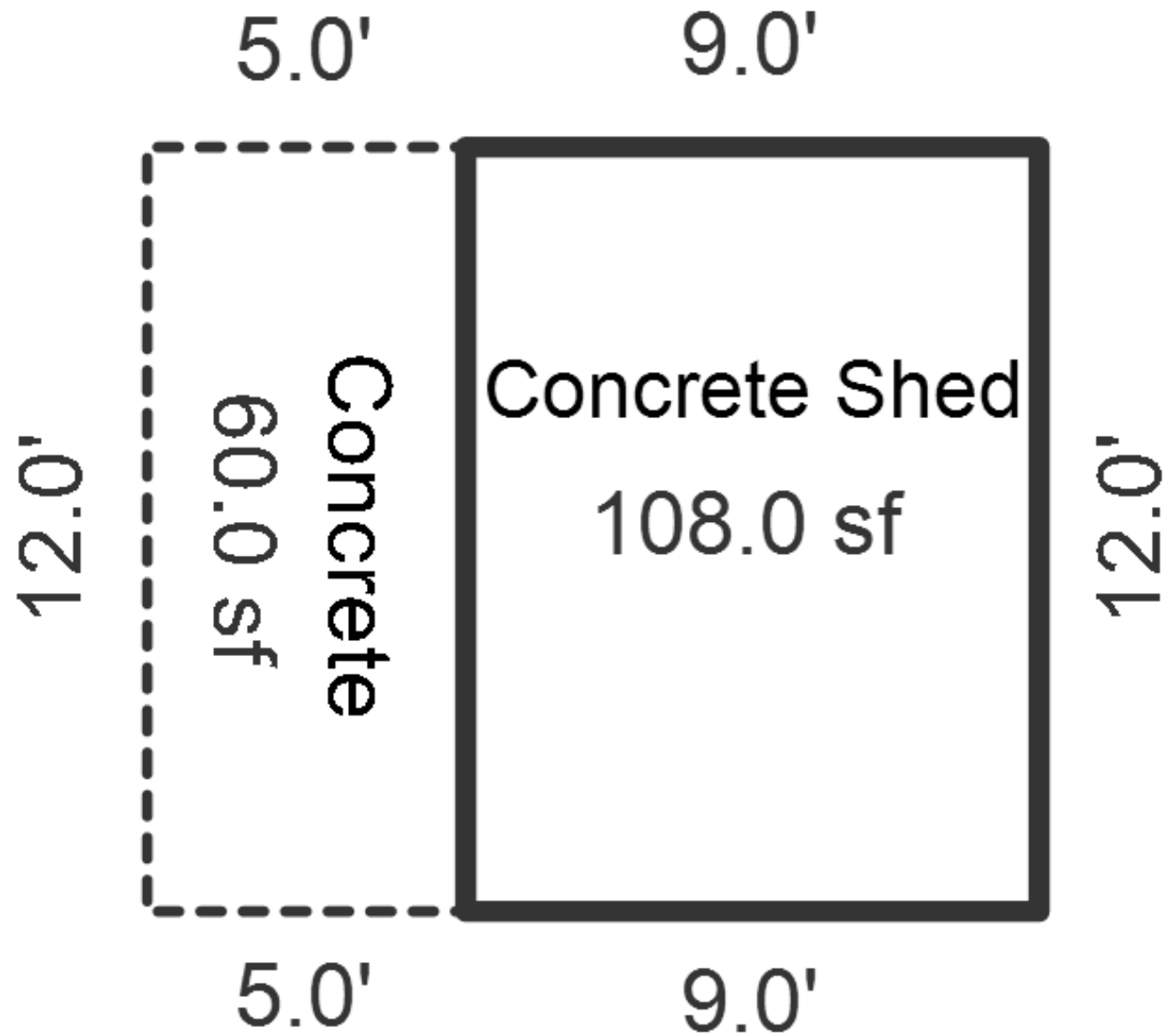
Base Rate for Upper Floors = 72.68
 Adjusted Square Foot Cost for Upper Floors = 72.68


Total Floor Area: 108 Base Cost New of Upper Floors = 7,850
 Reproduction/Replacement Cost = 7,850
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 6,437

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 5,986
 Replacement Cost/Floor Area= 72.69 Est. TCV/Floor Area= 55.43

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil	(13) Roof Structure: Slope=0	
	Coal Stoker	(14) Roof Cover:	
	Hand Fired Boiler		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																	
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status															
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 102,077																	
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture																		
DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663		Public Improvements		* Factors *		Description		Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value											
Tax Description		Dirt Road		Gravel Road		AGRICULTRU 30 - 65 ACRES		31.90	Acres	3200	100			102,077											
SEC 12 T22N R8W THAT PART OF SE 1/4 OF SW 1/4 S OF RR R/W EXC W 470 FT THOF & EXC S 500 FT OF E 681.85 FT THOF. ALSO PCLS 2, 3, 4, 5 & 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-4 P-205. ALSO PCL 1 OF SURVEY RECORDED IN BOOK OF SURVEYS S-4 P-205 EXC BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184 FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF PCL 7 OF SAID SURVEY, W TO NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 441.80 FT TO POB. 31.8986A.		X Paved Road		X Storm Sewer		X Sidewalk		X Water		X Sewer		X Electric		X Gas		Curb		Street Lights		Standard Utilities		Underground Utils.			
009-012-001-00;		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value									
4 completed		X Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	
2-001-00;		Who		When		What		2025		51,000		0		51,000		44,422C									
-001-01,		TPC 05/30/2022 INSPECTED		2024		0		0		0				0											
001-19;		TPC 04/30/2021 INSPECTED		2023		0		0		0				0											
		2022		0		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.
DUTCHMAN PROPERTIES LLC	MUSSELMAN JOHN & MARIA	11,000	09/04/2024	QC	03-ARM'S LENGTH	2024-02445	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% 05/17/2024 Qual. Ag.

Owner's Name/Address: MUSSELMAN JOHN & MARIA
 7575 W BLUE RD
 LAKE CITY MI 49651

MAP #: 2025 Est TCV 12,566

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	125.70	382.68	1.1231	0.9890	90 100	12,566	
			126 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =	12,566

Tax Description
 SEC 12 T22N R8W BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184 FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF PCL 7 OF SURVEY IN BOOK OF SURVEYS 5-4 P-205, W TO A PT 200 FT E OF NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 241.80 FT TO POB. 1.0143A.
 SPLIT ON 05/14/2024 FROM 009-012-001-00;

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

Comments/Influences

Split/Comb. on 05/17/2024 completed



2-001-00;
 -001-01,
 001-19;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,300	0	6,300			6,300S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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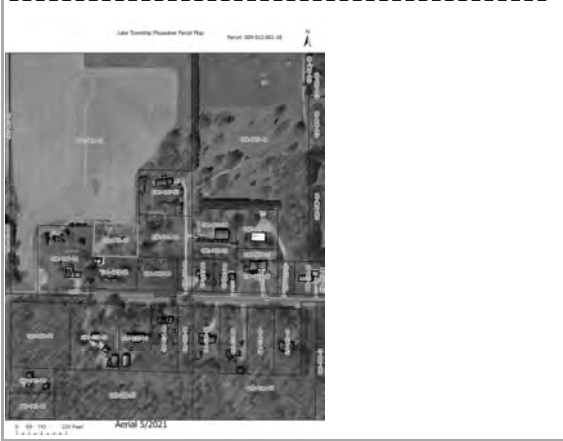
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	MUSSELMAN JOSHUA J & CHRI	3,450	09/04/2024	QC	32-SPLIT VACANT	2024-02471	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MUSSELMAN JOSHUA J & CHRISTINA 9689 W WALKER ROAD MANTON MI 49663	MAP #:					
	2025 Est TCV 3,462					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors * NO RD ACCESS				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 3 - 7	@\$6000	0.58 Acres	6000 100 PART OF >3A	3,462
			0.58 Total Acres Total Est. Land Value =				3,462

Tax Description
 SEC 12 T22N RSW BEG AT NW COR OF LOT 28 VI-MY-KA , TH N 01 DEG 43'25"E 125.70 FT, E 200 FT, S 01 DEG 43'25"W 125.70 FT, W 200 FT TO POB .. 5771A .
 SPLIT ON 05/14/2024 FROM 009-012-001-00;
 Comments/Influences

Split/Comb. on 05/17/2024 completed 05/17/2024 TIM ;
 Parent Parcel(s): 009-012-001-00;
 Child Parcel(s): 009-012-001-01, 009-012-001-18, 009-012-001-19;



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,700	0	1,700			1,700S
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.
FOCKLER DALE M	LAKE CITY SOUTHERN BAPTIS	0	02/28/1989	WD	16-LC PAYOFF	254P1498	DEED	0.0
FLOCKER DALE M	LAKE CITY SOUTHERN BAPTIS	20,000	12/30/1988	LC	03-ARM'S LENGTH	253P1301	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6570 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 0 TCV/TFA: 0.00					

LAKE CITY SOUTHERN BAPTIST CHURCH LAKE CITY BAPTIST CHURCH OF LAKE CI 6570 W JENNINGS RD LAKE CITY MI 49651	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

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value				
SEC 12 T22N R8W BEG 246 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH W 185 FT N 500 FT, E 185 FT, S 500 FT TO POB. 2.1235 AC 5/2022 SPLIT PART TO 012-001-95 FORMERLY SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 246 FT THOF. 5.0029A.	X	Dirt Road	A 200' @ 90/FF	185.00	500.00	1.0197	1.0574	90	100	17,952
	X	Gravel Road	185 Actual Front Feet, 2.12 Total Acres					Total Est. Land Value =		17,952
	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								

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MICHIGAN ID # 757521	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ;	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Parent Parcel(s): 009-012-001-20;	2023	0	0	0			0
009-012-001-95;	2022	0	0	0			0



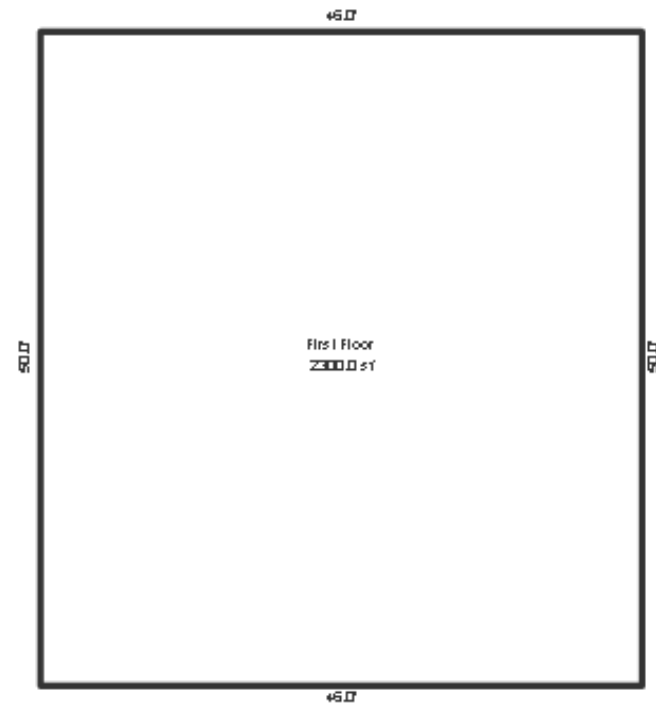
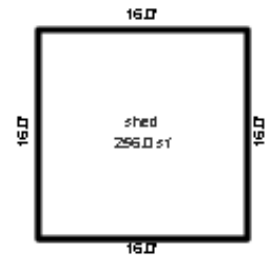
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Desc. of Bldg/Section: Calculator Occupancy: Auditoriums		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 2,300		Stories: 1 Story Height: 8 Perimeter: 192	
Gross Bldg Area: 2,300		Base Rate for Upper Floors = 123.22	
Stories Above Grd: 1		Semi-Finished Basement Basement, Base Rate for Basement = 65.51 (Basement Fireproofing Rate = 0.00)	
Average Sty Hght : 8		(10) Heating system: Forced Air Furnace Cost/SqFt: 14.96 100%	
Bsmnt Wall Hght : 9		Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 22.75	
Depr. Table : 2.5%		Adjusted Square Foot Cost for Upper Floors = 138.18	
Effective Age : 20		Adjusted Square Foot Cost for Basement = 88.26	
Physical %Good: 60		Total Floor Area: 2,300 Base Cost New of Upper Floors = 317,814	
Func. %Good : 100		Basement Area: 2,300 Base Cost New of Basement = 202,998	
Economic %Good: 100		Reproduction/Replacement Cost = 520,812	
Year Built		Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Remodeled		Total Depreciated Cost = 312,487	
Overall Bldg Height		ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 290,613	
Comments:		Replacement Cost/Floor Area= 226.44 Est. TCV/Floor Area= 126.35	

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:			Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures			Urinals		Incandescent	
		3-Piece Baths			Wash Bowls		Fluorescent	
		2-Piece Baths			Water Heaters		Mercury	
		Shower Stalls			Wash Fountains		Sodium Vapor	
		Toilets			Water Softeners		Transformer	
(4) Floor Structure:		(9) Sprinklers:			(13) Roof Structure: Slope=0		(40) Exterior Wall:	
							Thickness Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:			(14) Roof Cover:			
		Gas Oil	Coal Stoker	Hand Fired Boiler				
(6) Ceiling:								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
6570 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 10,652						
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
LAKE CITY SOUTHERN BAPTIST CHURCH LAKE CITY BAPTIST CHURCH OF LAKE CI 6570 W JENNINGS RD LAKE CITY MI 49651		Public Improvements		* Factors *		250.85 X 500								
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk				
SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 431 FT THOF. 2.8794 A. SPLIT ON 05/16/2022 FROM 009-012-001-20;		Water		Sewer		Electric		Gas		Curb				
Comments/Influences		Street Lights		Standard Utilities		Underground Utils.								
Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ; Parent Parcel(s): 009-012-001-20; Child Parcel(s): 009-012-001-95;		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
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	5,300	0	5,300					4,433C	
		TPC 05/05/2022 INSPECTED			2024	4,300	0	4,300					4,300S	
					2023	4,300	0	4,300					4,300S	
					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.
RAMACKER HEATHER L	HOSE JEREMY B	139,900	12/26/2018	WD	03-ARM'S LENGTH	2018-04129	PROPERTY TRANSFER	100.0
WIEBER JORDAN & MANISHA	RAMACKER HEATHER L	127,000	04/15/2015	WD	03-ARM'S LENGTH	2015-01410	PROPERTY TRANSFER	100.0
DEBOER THOMAS N	WIEBER JORDAN & MANISHA	117,900	09/07/2010	WD	03-ARM'S LENGTH	2010-4146WD	PROPERTY TRANSFER	100.0

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

6550 W JENNINGS RD School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 01/07/2019

Owner's Name/Address MAP #:

HOSE JEREMY B 2025 Est TCV 206,345 TCV/TFA: 138.21

6550 W JENNINGS RD X Improved Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

LAKE CITY MI 49651 Public Improvements * Factors *

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

. SEC 12 T22N R8W S 500 FT OF E 246 FT OF SE 1/4 OF SW 1/4. 2.8237 A. X Residential 1 - 2.99 @\$9000 2.82 Acres 9000 100 25,380

Comments/Influences 2.82 Total Acres Total Est. Land Value = 25,380

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

Water D/W/P: 4in Concrete 6.39 870 0 0

Sewer D/W/P: Crushed Rock 2.15 4125 0 0

X Electric Pool: Plastic 60.73 500 0 0

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

Street Lights LAND IMPROVE 10000 10,000.00 1 95 9,500

Standard Utilities Total Estimated Land Improvements True Cash Value = 9,500

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	12,700	90,500	103,200			79,950C
2024	9,900	78,600	88,500			77,547C
2023	9,900	76,300	86,200			73,855C
2022	7,100	70,300	77,400			70,339C

Who When What

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

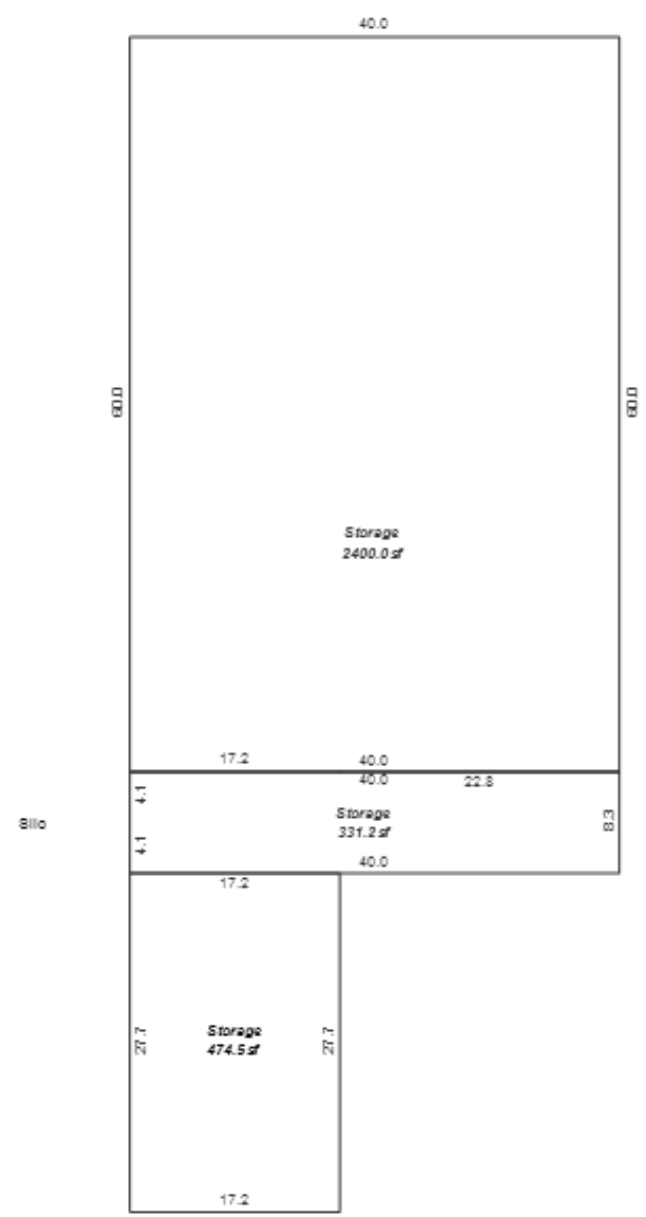
TPC 11/08/2010 INSPECTED

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Building Type	Barn - General Purpose			
Year Built	1900			
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 200			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	60 x 40 = 2400			
Cost New	\$ 68,496			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 5,993			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	35			
Est. True Cash Value	\$ 5,574			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5574 / All Cards: 5574				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEBOER ROBERT E JR ETAL	DEBOER ANDREW & HOLLY	255,000	08/18/2023	WD	09-FAMILY	2023-02212	PROPERTY TRANSFER	0.0
DEBOER ROBERT E	DEBOER ROBERT E JR ETAL	0	04/20/2023	OTH	07-DEATH CERTIFICATE	2021-00444	PROPERTY TRANSFER	0.0
DEBOER ROBERT	DEBOER ROBERT	0	01/11/2021	QC	09-FAMILY	2021-00444	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6780 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/29/2023					

Owner's Name/Address	MAP #:
DEBOER ANDREW & HOLLY 6780 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 241,866 TCV/TFA: 119.97

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 12 T22N R8W (1*2017) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475 EXC BET AT NW COR TH S89DEG56'58"E 471.SS FT S 02DEG02'54"E 180FT, N89DEG 56'58"W 163.16FT, N02DEG02'54"W 120 FT, N89DEG56'58"W 308.06 FT TO W LINE PCL B N 02DEG08'30"W 60FT TO POB. 7.0015A SPLIT ON 11/2017 1.0985A TO 012-003-75 FORMERLY SEC 12 T22N R8W (2*1998) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475. 8.1A.	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>A 200' @ 90/FF</td> <td>470.00</td> <td>648.95</td> <td>0.8077</td> <td>1.1286</td> <td>90</td> <td>100</td> <td></td> <td>38,558</td> </tr> <tr> <td colspan="8">470 Actual Front Feet, 7.00 Total Acres</td> <td>Total Est. Land Value = 38,558</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	470.00	648.95	0.8077	1.1286	90	100		38,558	470 Actual Front Feet, 7.00 Total Acres								Total Est. Land Value = 38,558
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	470.00	648.95	0.8077	1.1286	90	100		38,558																						
470 Actual Front Feet, 7.00 Total Acres								Total Est. Land Value = 38,558																						
	X		<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>D/W/P: Asphalt Paving</td> <td>3.06</td> <td>1200</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>25.96</td> <td>160</td> <td>50</td> <td>2,077</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	3.06	1200	0	0	Wood Frame	25.96	160	50	2,077												
Description	Rate	Size	% Good	Cash Value																										
D/W/P: Asphalt Paving	3.06	1200	0	0																										
Wood Frame	25.96	160	50	2,077																										
	X		<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>2</td> <td>95</td> <td>1,900</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,977</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	2	95	1,900	Total Estimated Land Improvements True Cash Value =				3,977												
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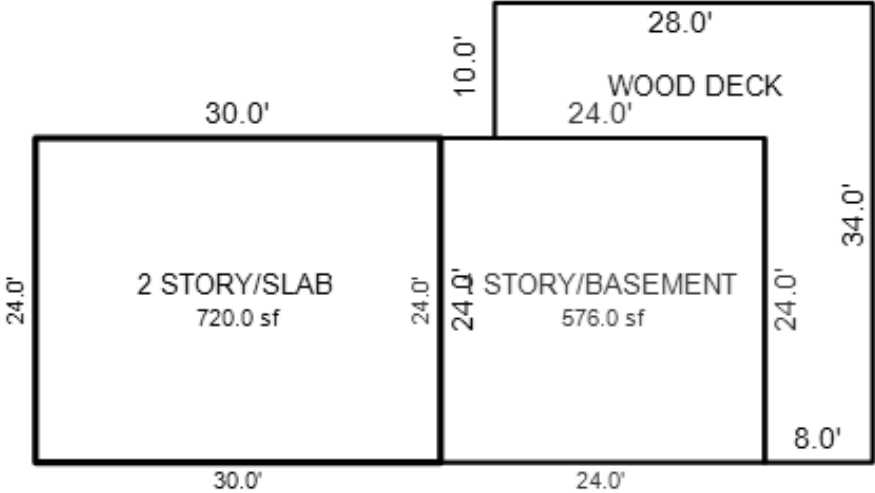
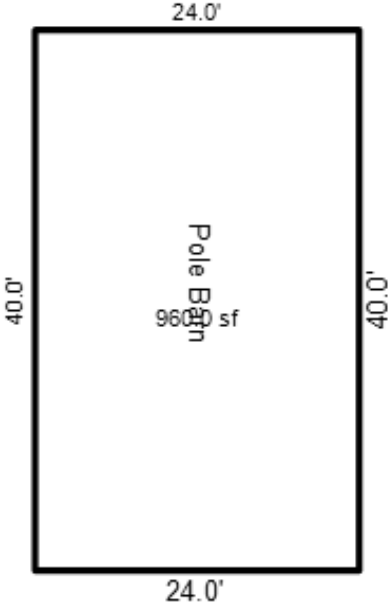
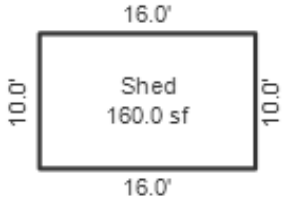
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	19,300	101,600	120,900			65,261C
	X Rolling	2024	19,300	87,500	106,800			63,299C
	Low	2023	15,000	84,800	99,800			60,285C
	High	2022	11,800	77,900	89,700			57,415C
	Landscaped							
	X Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What					
	TPC 04/30/2021	INSPECTED						
	TPC 12/27/2017	INSPECTED						
	TPC 11/22/2017	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 472	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration		Ex		Ord	X	Min		
Building Style: BI		Trim & Decoration		Size of Closets		Lg		Ord	X	Small	Condition: Average						
Yr Built	Remodeled																
1977	0																
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace		(12) Electric		200		Amps Service					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X	Ord.	Min					
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many		X	Ave.	Few					
Wood/Shingle Aluminum/Vinyl Brick Brick/Siding Insulation		(7) Excavation		Basement: 576 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath			
(2) Windows		Many Avg.		Large Avg.		1		2		Fixture Bath		Softener, Auto		Softener, Manual			
X	Few	X	Small	(8) Basement		1		2		Fixture Bath		Solar Water Heat		No Plumbing			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		1		Public Water		1		Public Sewer			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens					1		1		Water Well		1		1000 Gal Septic			
(3) Roof						1		1		2000 Gal Septic		Lump Sum Items:					
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle			(10) Floor Support													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family BI										Cls C -5		Blt 1977					
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1296 SF		Floor Area = 2016 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas		Stories		Exterior		Foundation	
										2 Story		Siding		Slab		720	
										1 Story		Siding		Basement		576	
Other Additions/Adjustments										Total:		226,307		147,093			
Plumbing										Average Fixture(s)		1		1,455		946	
										2 Fixture Bath		1		3,064		1,992	
Water/Sewer										1000 Gal Septic		1		4,795		3,117	
										Water Well, 100 Feet		1		5,725		3,721	
Deck										Treated Wood		472		7,170		4,660	
Garages										Class: C Exterior: Pole (Unfinished)		Base Cost		960		23,971	
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Basement Garage: 2 Car		1		3,580	
Built-Ins										Appliance Allow.		1		2,727		1,773	
Notes:										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		199,331					
										Totals:		278,794		181,210			

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



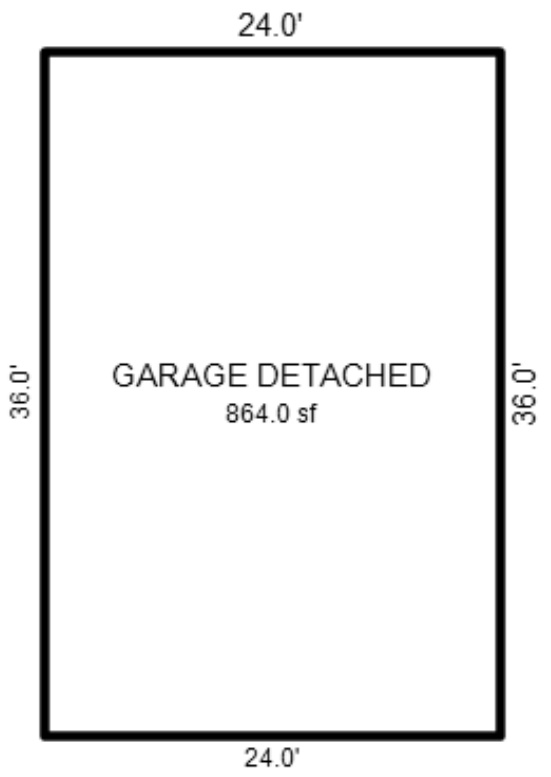
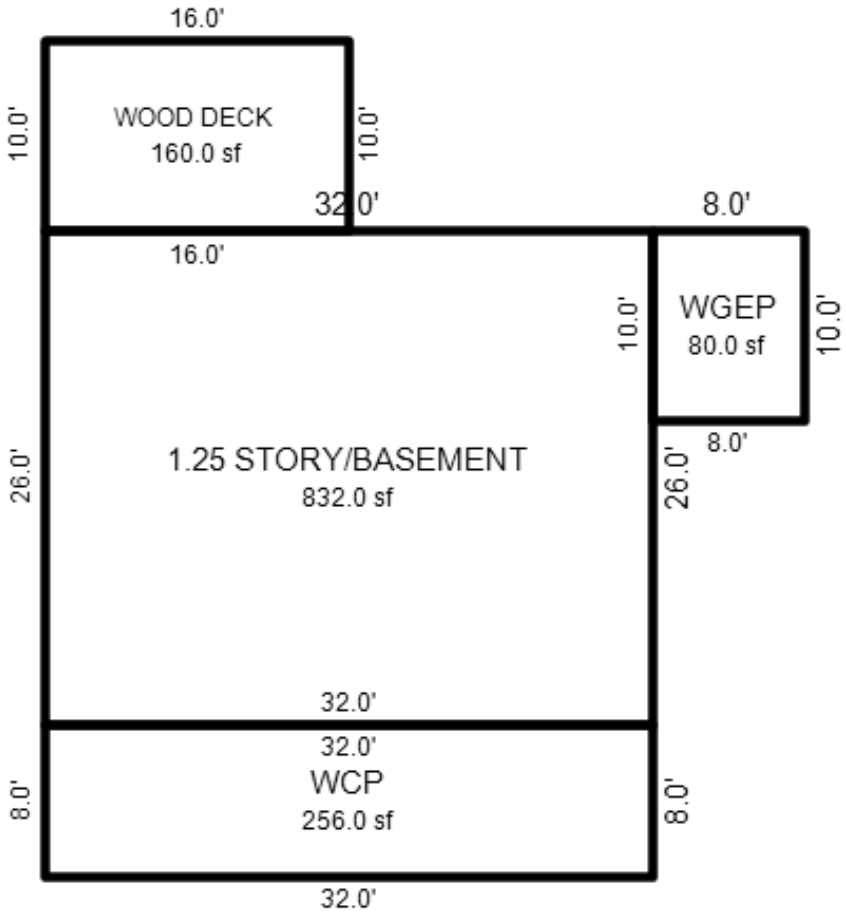
*** Information herein deemed reliable but not guaranteed***

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									
6700 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/24/1998		MAP #:		2025 Est TCV 218,135 TCV/TFA: 209.75											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
DEBOER RONALD D 6700 W JENNINGS ROAD LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Tax Description		Dirt Road		Gravel Road		Residentia 1 - 2.99 @\$9000 3.10 Acres 9000 100 27,882													
<p>SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 AND BEG AT NW COR OF PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475, TH S 89 DEG 56'58"E 471.22, S 02 DEG 02'54"E 180 FT, N 89 DEG 56'58"W 163.16 FT, N 02 DEG 02'54"W 120 FT, N 89 DEG 56'58"W 308.06 FT TO W LINE PCL B, N 02 DEG 08'30"W 60 FT TO POB. COMBINED WITH 009-012-003-75 ON 06/22/2018. 3.0984A. FORMERLY SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 2A</p> 		X Paved Road		Storm Sewer		3.10 Total Acres Total Est. Land Value = 27,882													
		X Sidewalk		Water		Sewer		Land Improvement Cost Estimates											
		X Electric		Gas		Curb		Description Rate Size % Good Cash Value											
		X Street Lights		Standard Utilities		Underground Utils.		D/W/P: 4in Ren. Conc. 8.06 660 0 0											
		X Topography of Site		Level		Rolling		Residential Local Cost Land Improvements											
		X Low		High		Landscaped		Description Rate Size % Good Cash Value											
		X Swamp		Wooded		Pond		LAND IMPROVE 1000 1,000.00 1 95 950											
		X Waterfront		Ravine		Wetland		Total Estimated Land Improvements True Cash Value = 950											
		X Flood Plain		PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		13,900		95,200		109,100				59,154C	
TPC 04/30/2021 INSPECTED		2024		10,800		81,700		92,500						57,376C					
TPC 12/27/2017 INSPECTED		2023		10,800		79,200		90,000						54,644C					
TPC 04/15/2013 INSPECTED		2022		7,700		72,800		80,500						52,042C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 256 160	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex X Ord Min		Condition: Average							
Building Style: 1.25S		Yr Built 1998		Remodeled 0		Condition: Average		Room List		Doors		Solid X H.C.		Basement 1st Floor 2nd Floor Bedrooms							
(1) Exterior		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Many X Ave. Few		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
(2) Windows		(7) Excavation		Basement: 832 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 Many Avg. Few		X Large Avg. Small		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		(3) Roof		X Gable X Hip X Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney:		Lump Sum Items:					
Cost Est. for Res. Bldg: 1 Single Family 1.25S		(11) Heating System: Forced Air w/ Ducts		Ground Area = 832 SF		Floor Area = 1040 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 832 Total: 137,580 116,937		Other Additions/Adjustments					
Plumbing		Average Fixture(s)		1 1,455		1,237		Water/Sewer		1000 Gal Septic		1 4,795		4,076		Water Well, 100 Feet		1 5,725		4,866	
Porches		WGEP (1 Story)		80 8,181		6,954		WCP (1 Story)		256 9,088		7,725		Deck		Treated Wood		160 3,526		2,997	
Garages		Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		864 29,393		24,984		Built-Ins		Appliance Allow.		1 2,727		2,318		Totals: 202,470 172,094	
Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 =>		TCV:		189,303															

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



*** 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 JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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GUNNERSON MATTHEW 6400 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 11,622					
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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 *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road	195.00	75.00	1.0063	0.6580	90	100	11,622
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.							
195 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	11,622

Tax Description							
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SEC 12 T22N R8W (0*1999) BEG AT NW COR							
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LOT 25 VI-MY-KA SUB, TH N 75 FT, E 193 FT							
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S 75 FT, W 193 FT TO POB. .3323A.							
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Comments/Influences							
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99 SPLIT .21 AC TP 005-25 FOR 00							
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	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	5,800	0	5,800			1,759C
2024	5,000	0	5,000			1,707C
2023	4,000	0	4,000			1,626C
2022	3,500	0	3,500			1,549C

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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.
ACM VISION V LLC	PARKER PATRICK DEE & CARO	26,780	11/05/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03481	PROPERTY TRANSFER	100.0
ASSOCIATES FINANCIAL SERV	ACM VISION V LLC	0	11/04/2019	OTH	06-COURT JUDGEMENT	2019-03480	PROPERTY TRANSFER	0.0
BAT HOLDINGS TWO LLC	ACM VISION V LLC	0	11/25/2013	WD	03-ARM'S LENGTH	2014-01646	PROPERTY TRANSFER	100.0
DEUTSCHE BANK NATIONAL TR	BAT HOLDINGS TWO LLC	11,800	10/24/2012	QC	21-NOT USED/OTHER	2012-04001	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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PARKER PATRICK DEE & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657	2025 Est TCV 5,248					
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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	50.00	185.00	1.4142	0.8247	90	100	5,248
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		50 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =	5,248
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
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SEC 12 T22N R8W (0*1999) BEG AT NE COR LOT 23 VI-MY-KA SUB, TH E 45 FT, N 01 DEG 48'27"W 50 FT, W 185.03 FT, S 01 DEG 48'27"E 50 FT, E 140 FT TO POB. .2124A.	X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.								
--	---	--	--	--	--	--	--	--	--

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

		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Who	When	What	2025	2,600	0	2,600			1,173C
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		TPC 05/13/2019	INSPECTED		2024	2,600	0	2,600			1,138C
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		TPC 12/27/2017	INSPECTED		2023	2,000	0	2,000			1,084C
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		TPC 06/16/2015	INSPECTED		2022	1,300	0	1,300			1,033C
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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.				
R & E ENTERPRISE	R & E ENTERPRISE LLC	0	02/03/2021	QC	09-FAMILY	2021-00676	PROPERTY TRANSFER	0.0				
KUTCHER RAYMOND J & JOHAN	R & E ENTERPRISE	73,800	10/01/2020	WD	03-ARM'S LENGTH	2020-02903	PROPERTY TRANSFER	100.0				
KUTCHER RAYMOND J & JOHAN	KUTCHER RAYMOND J & JOHAN	0	11/07/2019	WD	09-FAMILY	2019-03487	PROPERTY TRANSFER	0.0				
		125,000	09/01/2000	WD	33-TO BE DETERMINED	340:328	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
6330 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
R & E ENTERPRISE LLC 1800 S GREEN RD LAKE CITY MI 49651		2025 Est TCV 137,927 TCV/TFA: 56.71										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
SEC 12 T22N R8W (1*1999) BEG 75 FT W & 50 FT N OF NE COR LOT 22 VI-MY-KA TH N 170 FT, W 185 FT, S 170 FTE 185 FT TO POB. .7220A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INFO FOR SIZE	0	185.00	170.00	1.0000	0.0000	0	100*	0
		Paved Road		COMMERCIAL <2A M/L			0.72	Acres	18000	100		12,996
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		185 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 12,996								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		Wood Frame	18.03	480	25	2,163				
		Gas		Total Estimated Land Improvements True Cash Value = 2,163								
		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	6,500	62,500	69,000			50,127C		
		Low										
		High										
		X Landscaped		2024	6,000	62,400	68,400			48,620C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	5,500	49,100	54,600		46,305C		
		TPC 05/13/2019 INSPECTED		2022	4,500	39,600	44,100			44,100S		
		TPC 12/27/2017 INSPECTED										
		TPC 04/24/2017 INSPECTED										

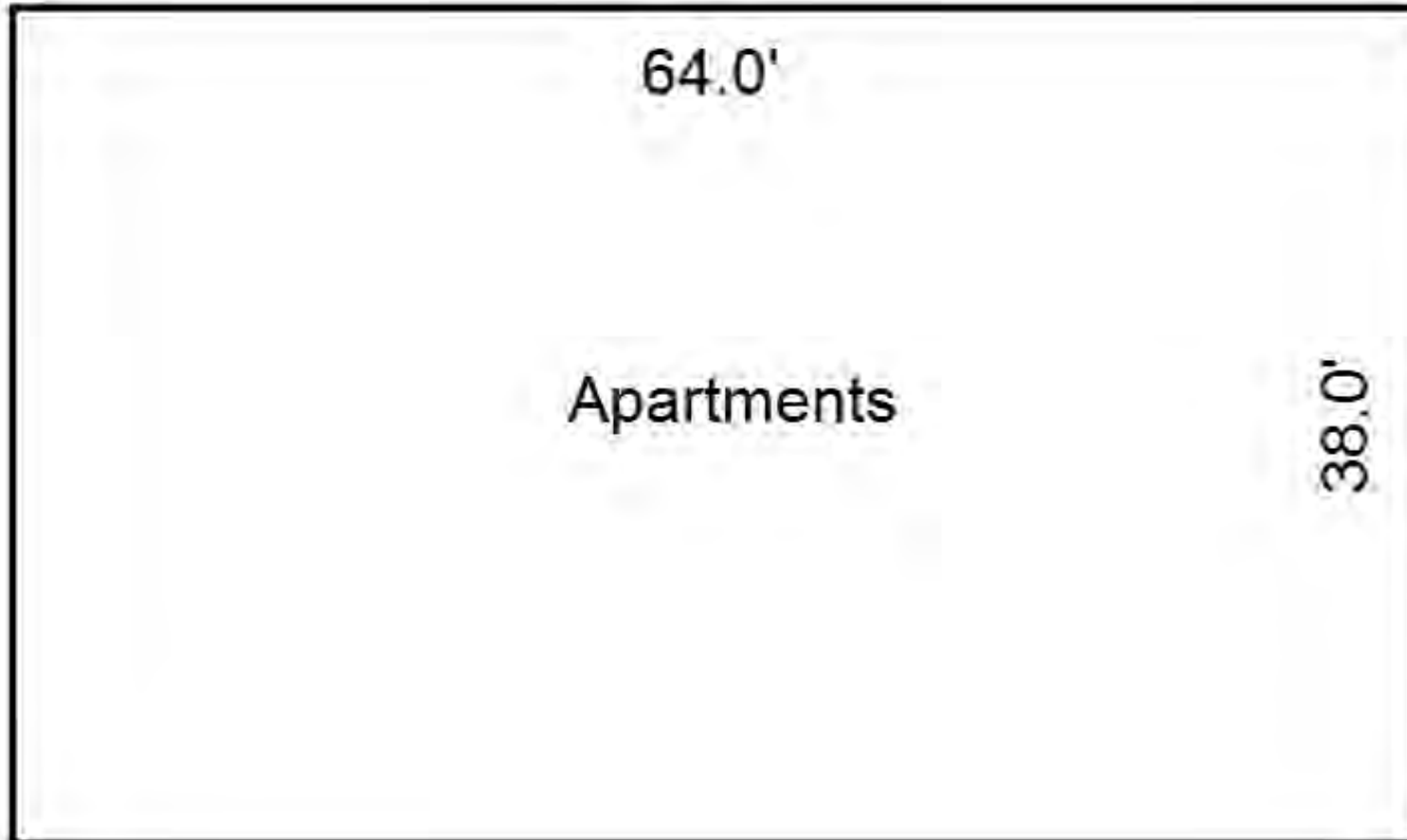


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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 2 Calculator Occupancy: Multiple Residences				<<<<<< Calculator Cost Computations >>>>>>																																		
Class: D,Siding Floor Area: 2,432 Gross Bldg Area: 2,432 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D,Siding Quality: Average Total Floor Area: 2432 # of Units: 4 Overall Building Height: 8																																		
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100				Construction Cost				Base Rate for Upper Floors = 81.91 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.88 100% Adjusted Square Foot Cost for Upper Floors = 84.79																														
1970 Year Built Remodeled				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>				High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 2432 Total # Units: 4 Has Elevators:																									
High	Above Ave.	Ave.	X	Low																																		
8 Overall Bldg Height				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Total Floor Area: 2,432 Base Cost New of Upper Floors = 206,209 Reproduction/Replacement Cost = 206,209 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 123,725																														
Comments: PC CONSTRUCTION MTL/MTL 201800503 THIS IS A 4 UNIT APARTMENT COMPLEX LISTED SIZES ARE FOR EACH UNIT. ALL UNITS HAVE SEPARATE UTILITIES				*** Basement Info *** * Mezzanine Info * * Sprinkler Info *				<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels																														
				Area #1: Type #1: Area #2: Type #2: Area: Type: Average				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost Col.</th> <th style="width:10%;">Rate</th> <th style="width:10%;"># or SqFt</th> <th style="width:10%;">Height Adj.</th> <th style="width:10%;">Storys Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td>(7) Interior: Frame, Apartments, 4 Rooms</td> <td>1</td> <td>Up</td> <td>25.63</td> <td>2400</td> <td>0.920</td> <td>1.000</td> <td>56,591</td> </tr> <tr> <td>(8) Plumbing: Typical, Apartments, 1 Room, 1 Bath 1 Up</td> <td></td> <td></td> <td>9.07</td> <td>2400</td> <td>1.000</td> <td>1.000</td> <td>21,768</td> </tr> </tbody> </table> <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>								Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost	(7) Interior: Frame, Apartments, 4 Rooms	1	Up	25.63	2400	0.920	1.000	56,591	(8) Plumbing: Typical, Apartments, 1 Room, 1 Bath 1 Up			9.07	2400	1.000	1.000	21,768
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost																																
(7) Interior: Frame, Apartments, 4 Rooms	1	Up	25.63	2400	0.920	1.000	56,591																															
(8) Plumbing: Typical, Apartments, 1 Room, 1 Bath 1 Up			9.07	2400	1.000	1.000	21,768																															
(1) Excavation/Site Prep:				(7) Interior: 2400 SqFt, Frame, Apartments, 4 Rooms				(11) Electric and Lighting:				(39) Miscellaneous:																										
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:				4 Appliance Allowance, Owner Occu																						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>				X Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Footings</td> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>				Footings	Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> </tr> </table>				Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical																
X Poured Conc	Brick/Stone	Block																																				
Footings	Many Above Ave.	Average Typical	Few None																																			
Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical																																			
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer																						
(4) Floor Structure:				2400 SqFt, Typical, Apartments, 1 Room,				(13) Roof Structure: Slope=0				(40) Exterior Wall:																										
(5) Floor Cover:				(9) Sprinklers:								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>				Thickness	Bsmnt Insul.																					
Thickness	Bsmnt Insul.																																					
(6) Ceiling:				(10) Heating and Cooling:				(14) Roof Cover:																														
				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>				Gas Oil	Coal Stoker	Hand Fired Boiler																												
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.
ANTCLIFF WILLIAM E	ANTCLIFF WILLIAM E TRUSTE	0	02/26/2010	WD	09-FAMILY	2010-697 TRUST	PROPERTY TRANSFER	0.0
LOCKWOOD JOEL M & DIXIE L	ANTCLIFF WILLIAM E (?)	9,500	12/27/2006	WD	03-ARM'S LENGTH	10-6/4618	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/04/2007	20070227	Complete
Owner's Name/Address	P.R.E. 0%					
ANTCLIFF WILLIAM E TRUSTEE 7804 WOODBURY RD Laingsburg MI 48848	MAP #:					
	2025 Est TCV 62,576 TCV/TFA: 26.07					

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 12 T22N R8W SOUTH 220 FT OF W 193 FT OF PARCEL AA OFSURVEY RECORDED IN BOOK OF SURVEYS S-1 PP 136-138 EXC S 75 FT THOF. .6424A.	X	Dirt Road		A 200' @ 90/FF	145.00	193.00	1.0837	0.8334	90 100	11,787
Comments/Influences		Gravel Road		145 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =	11,787
NO BUSINESS SIGNS	X	Paved Road								
97 SPLIT FROM 005-30 FOR 98	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,900	25,400	31,300			21,329C
2024	5,900	25,600	31,500			20,688C
2023	5,400	25,900	31,300			19,703C
2022	5,400	20,500	25,900			18,765C

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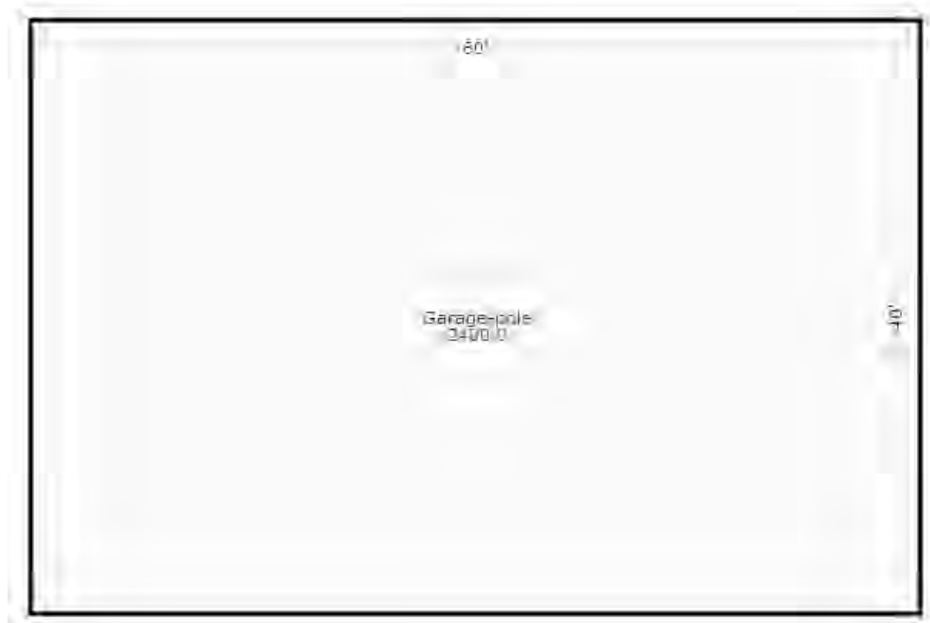
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Material Storage, 4 Wall	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 2,400 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
2007 Year Built Remodeled	
12 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type: Average

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Average	Stories: 1 Story Height: 12 Perimeter: 0
Overall Building Height: 12	
Base Rate for Upper Floors = 27.75	
Adjusted Square Foot Cost for Upper Floors = 27.75	
Total Floor Area: 2,400	Base Cost New of Upper Floors = 66,600
Reproduction/Replacement Cost = 66,600	
Eff. Age: 10 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost = 54,612
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 50,789	
Replacement Cost/Floor Area= 27.75	Est. TCV/Floor Area= 21.16

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
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 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(13) Roof Structure: Slope=0
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler	(14) Roof Cover:	

*** 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.
REDMAN ROBERT L & SHAWN A	FLEMING CODY J & WESCOAT	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01871	DEED	100.0
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	DEED	0.0
		14,000	12/01/1996	WD	33-TO BE DETERMINED	308:406	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1796 S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/13/2023					
Owner's Name/Address	MAP #:					
FLEMING CODY J & WESCOAT NATASHA L 1796 S BARBARA DR LAKE CITY MI 49651	2025 Est TCV 92,308 TCV/TFA: 0.00					

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 12 T22N R8W PCL AB & N 150 FT OF PARCEL AA OF SURVEYRECORDED IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 12.0475A. 2011 ROLL - COMBINED 012-005-34 WITH 005-40			Residentia 8 - 17 @\$5000	12.75 Acres		5000	100	63,750
SEC 12 T22N R8W (0*1999) BEG 64 FT E OF NE COR LOT 22 PLAT OF VI-MY-KA TH N 220 FT, W 138.18 FT, S 220 FT, E 139 FT TO POB. .6999A.	X		2011 005-34 PARCEL ADDED					
	X		12.75 Total Acres Total Est. Land Value = 63,750					

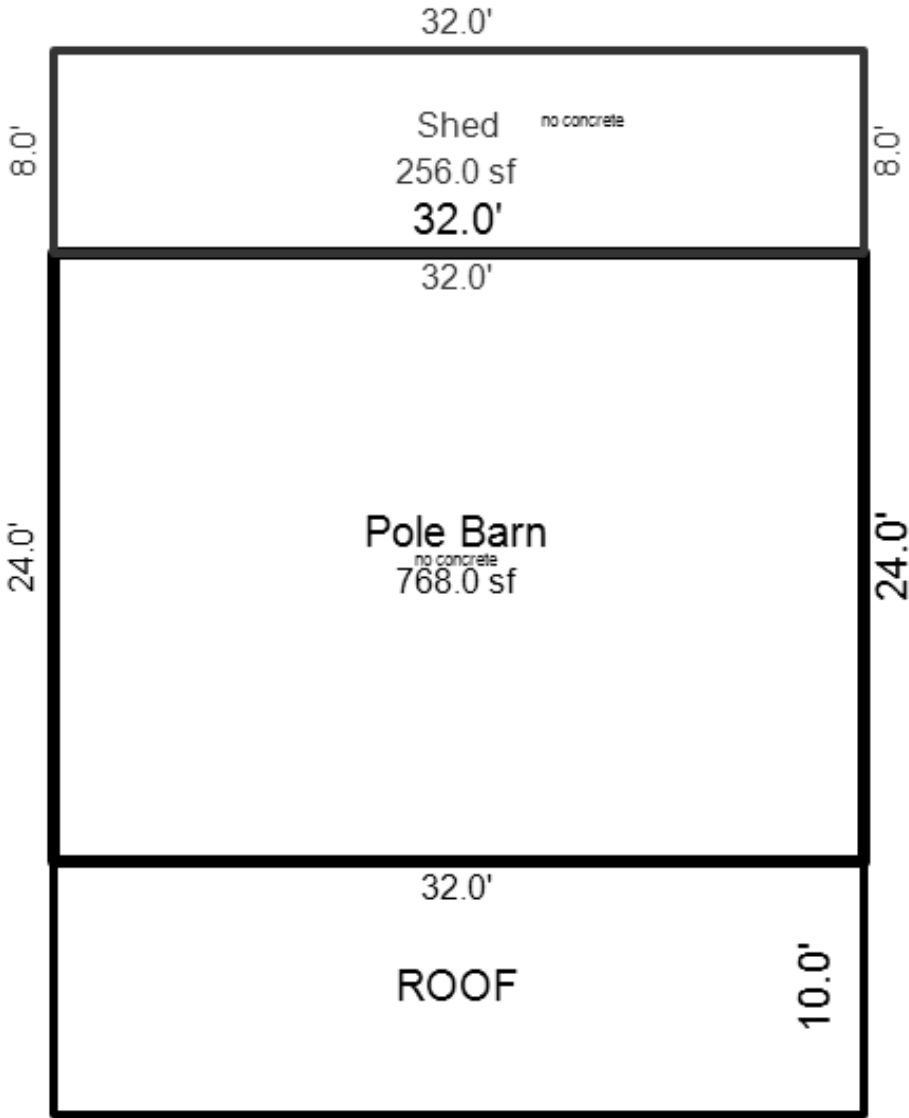
Comments/Influences	X Sewer	X Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
2011 ROLL - COMBINED 012-005-40 WITH 005-40			Metal Prefab	20.36	80 50	814
2011 ROLL - COMBINED 005-34 WITH 005-40			Total Estimated Land Improvements True Cash Value = 814			



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	2025	31,900	14,300	46,200			32,373C
		TPC 05/26/2023 INSPECTED	2024	19,100	12,300	31,400			31,400S										
		TPC 04/30/2021 INSPECTED	2023	17,900	11,900	29,800			24,525C										
		TPC 12/27/2017 INSPECTED	2022	12,800	10,900	23,700			23,358C										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
HARTFORD MICHAEL R & JANE	HARTFORD MICHAEL R & JANE	0	09/22/2016	WD	06-COURT JUDGEMENT	2016-03161	PROPERTY TRANSFER	0.0													
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status											
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/20/1994		MAP #:		2025 Est TCV 50,050													
Owner's Name/Address		HARTFORD MICHAEL R & JANET E 2330 HIDDEN CREEK CIR SEBRING FL 33870		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS															
Tax Description		. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 10.01 A. Comments/Influences		Public Improvements		* Factors *															
		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value							
		Gravel Road		Residentia 8 - 17 @\$5000		10.01 Acres		5000		100				50,050							
		Paved Road		10.01 Total Acres		Total Est. Land Value =								50,050							
		Storm Sewer																			
		Sidewalk																			
		Water																			
		Sewer																			
		X Electric																			
		Gas																			
		Curb																			
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		X Level																			
		Rolling																			
		Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		X Flood Plain																			
		PRIVATE RD																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
								2025		25,000		0		25,000						7,375C	
						TPC 05/30/2022 INSPECTED		2024		15,000		0		15,000						7,154C	
						TPC 04/30/2021 INSPECTED		2023		15,000		0		15,000						6,814C	
						TPC 12/27/2017 INSPECTED		2022		12,500		0		12,500						6,490C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	MOSHER DALE G	138,000	03/30/2017	WD	03-ARM'S LENGTH	2017-00928	PROPERTY TRANSFER	100.0
REAMER THOMAS E & SHARON	SHARP BRETT A & EMILY B	120,000	12/04/2015	WD	03-ARM'S LENGTH	2015-03951	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6420 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/05/2017					
Owner's Name/Address	MAP #:					
MOSHER DALE G 6420 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 193,410 TCV/TFA: 138.15					

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 12 T22N R8W BEG 184 FT N OF NE COR LOT 26 PLAT OF VI-MY-KA TH W 236.5 FT N 1 DEG 48' 54" W 184 FT E 236.5 FT,S 1 DEG 48' 27" E 184 FT TO POB & S 20.01 FT OF E 236.45 FT OF PCL 2 OF THE SURVEY RECORDED IN LIBERS-4 P 205. 1.109A.	X	Dirt Road		A 200' @ 90/FF	204.49	236.45	0.9945	0.8768	90 100	16,048
		Gravel Road		204 Actual Front Feet, 1.11 Total Acres					Total Est. Land Value =	16,048

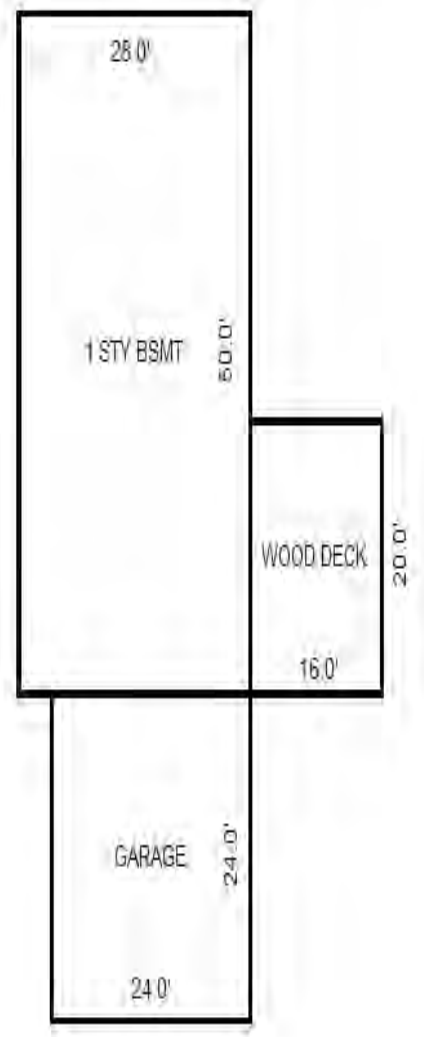
Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Gas	D/W/P: Crushed Rock	2.24	288	0	0
	X	Curb	Wood Frame	27.60	120	50	1,656
		Street Lights	Total Estimated Land Improvements True Cash Value =				1,656
		Standard Utilities					
		Underground Utils.					



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	8,000	88,700	96,700			74,662C
		Low	2024	8,000	76,200	84,200			72,418C
		High	2023	6,200	73,800	80,000			68,970C
		Landscaped	2022	8,700	67,800	76,500			65,686C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	PRIVATE RD							

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



Sketch by Ayesha (1/7)

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		110,000	01/01/2003	WD	33-TO BE DETERMINED	03-0:0329	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6480 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/21/2003					
MURRAY RONALD JR & DONNA 6480 W JENNINGS ROAD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 224,805 TCV/TFA: 125.45					

	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			A 200' @ 90/FF	233.00	300.99	18,799
			233 Actual Front Feet, 1.61 Total Acres		Total Est. Land Value =	18,799

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates			
SEC 12 T22N R8W (0*2003) PCL 7 OF THE SURVEY RECORDED IN LIBER S-4 P 205. 1.61A.			Description	Rate	Size	% Good	Cash Value
Comments/Influences			D/W/P: 3.5 Concrete	6.49	552 50	1,791
03 COMBO W/PRT 005-80 FOR 04			Total Estimated Land Improvements True Cash Value =			1,791

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

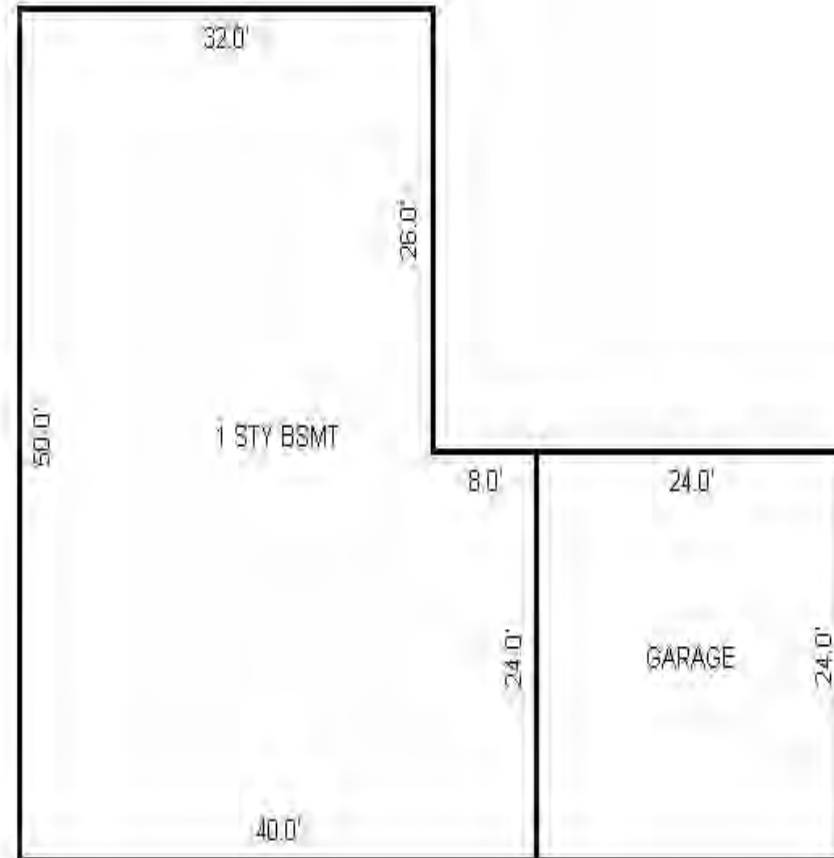
		Topography of Site				
--	--	--------------------	--	--	--	--

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,400	103,000	112,400			69,561C
2024	9,400	88,500	97,900			67,470C
2023	7,300	85,700	93,000			64,258C
2022	5,800	78,800	84,600			61,199C

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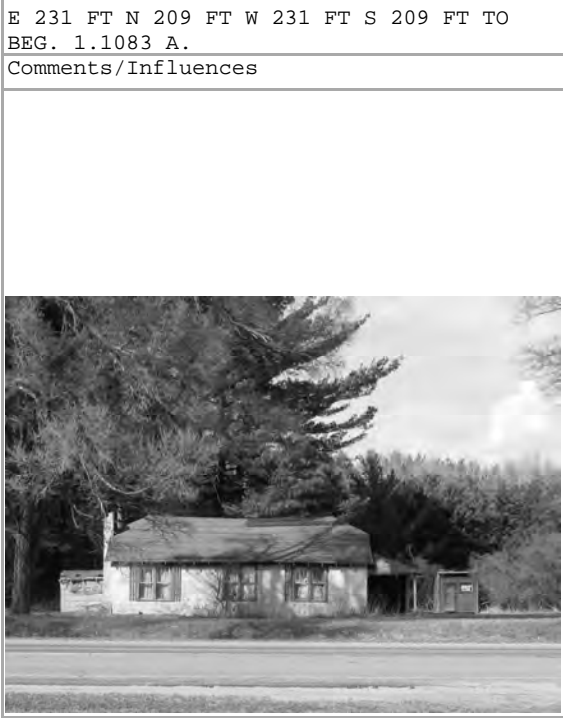
Sketch by Apex I/M

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN LOLA S	MARTIN LOLA S	1	06/05/2017	WD	09-FAMILY	2017-01885	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MARTIN LOLA S 120 E REASONER LANSING MI 48906	MAP #:					
	2025 Est TCV 27,893 TCV/TFA: 25.50					

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
. SEC 12 T22N R8W BEG 209 FT E OF SW COR E 231 FT N 209 FT W 231 FT S 209 FT TO BEG. 1.1083 A.	X		A 200' @ 90/FF	209.00	231.00	0.9891	0.8717	90	100	16,218
Comments/Influences			209 Actual Front Feet, 1.11 Total Acres					Total Est. Land Value =		16,218



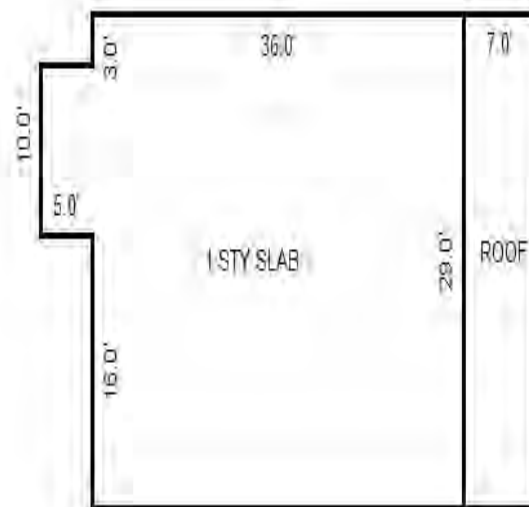
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2024	8,100	5,000	13,100			6,717C
													2023	6,300	4,900	11,200			6,398C
													2022	5,200	4,500	9,700			6,094C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 -10 Effec. Age: 45 Floor Area: 1,094 Total Base New : 96,469 Total Depr Cost: 53,066 Estimated T.C.V: 58,373								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
Trim & Decoration		Ex	Ord	X	Min	Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 1934 VAC	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
Condition: Unsound Part. Construct.: 20%		Lg	X	Ord		Small	100 Amps Service			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
Room List		Doors	Solid	X	H.C.	(12) Electric			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Total Base New : 96,469 Total Depr Cost: 53,066 Estimated T.C.V: 58,373			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			Ground Area = 1094 SF Floor Area = 1094 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Building Areas			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
	Insulation	(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1094 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,094			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
X	Many Avg. X Few X Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Lump Sum Items:			Notes:			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 58,373 20% Completed => Est. True Cash Value 2025 =			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
(3) Roof		(10) Floor Support		Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 58,373 20% Completed => Est. True Cash Value 2025 =			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 58,373 20% Completed => Est. True Cash Value 2025 =			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 58,373 20% Completed => Est. True Cash Value 2025 =			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	

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



Sketch by Area 1971

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROOT STEPHANI M	SOLTOW JACK D TRUST	47,000	08/26/2011	WD	03-ARM'S LENGTH	2011-02692 WD	PROPERTY TRANSFER	100.0					
ALDERDEN (HW) & ROOT (SW)	ROOT STEPHANI M (SW)	0	11/06/2007	QC	21-NOT USED/OTHER	2007/3887	DEED	100.0					
ALDERDEN WILLIAM & SUSAN	ALDERDEN WILLIAM & SUSAN	0	12/22/2004	QC	21-NOT USED/OTHER	04-0/5190	DEED	0.0					
NEIL DORIS I TRUSTEE	ALDERDEN, WILLIAM & SUSAN	55,000	01/07/2004	WD	03-ARM'S LENGTH	04-0/0126	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6990 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		08/08/2013		2013-0364	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 196,217 TCV/TFA: 201.25							
SOLTOW JACK D TRUST PO BOX 27 MC BAIN MI 49657		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *									
. SEC 12 T22N R8W BEG 185 FT N OF SW COR OF SEC 12, TH S 185 FT, E 209 FT, N 209 FT, W 9 FT, N 21 FT, SW'LY TO POB. .9563A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A 200' @ 90/FF		185.00	208.00	1.0197	0.8492	90	100		14,417
		X	Paved Road	185 Actual Front Feet, 0.88 Total Acres				Total Est. Land Value =					14,417
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description		Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 4in Ren. Conc.		8.06	470	0	0				
		X	Sewer	D/W/P: 4in Ren. Conc.		8.06	100	0	0				
		X	Electric	Wood Frame		29.11	96	50	1,397				
		X	Gas	Residential Local Cost Land Improvements									
		X	Curb	Description		Rate	Size	% Good	Cash Value				
		X	Street Lights	LAND IMPROVE 2500		2,500.00	1	95	2,375				
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value =		3,772							
		X	Underground Utils.										
Topography of Site													
Level													
X Rolling													
X Low													
X High													
Landscaped													
Swamp													
Wooded													
Pond													
Waterfront													
Ravine													
Wetland													
Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2025	7,200	90,900	98,100	59,011C					
TPC 12/27/2017 INSPECTED		2024	6,000	78,200	84,200	57,237C							
TPC 09/29/2014 INSPECTED		2023	5,500	75,800	81,300	54,512C							
TPC 12/23/2013 INSPECTED		2022	4,500	69,800	74,300	51,917C							

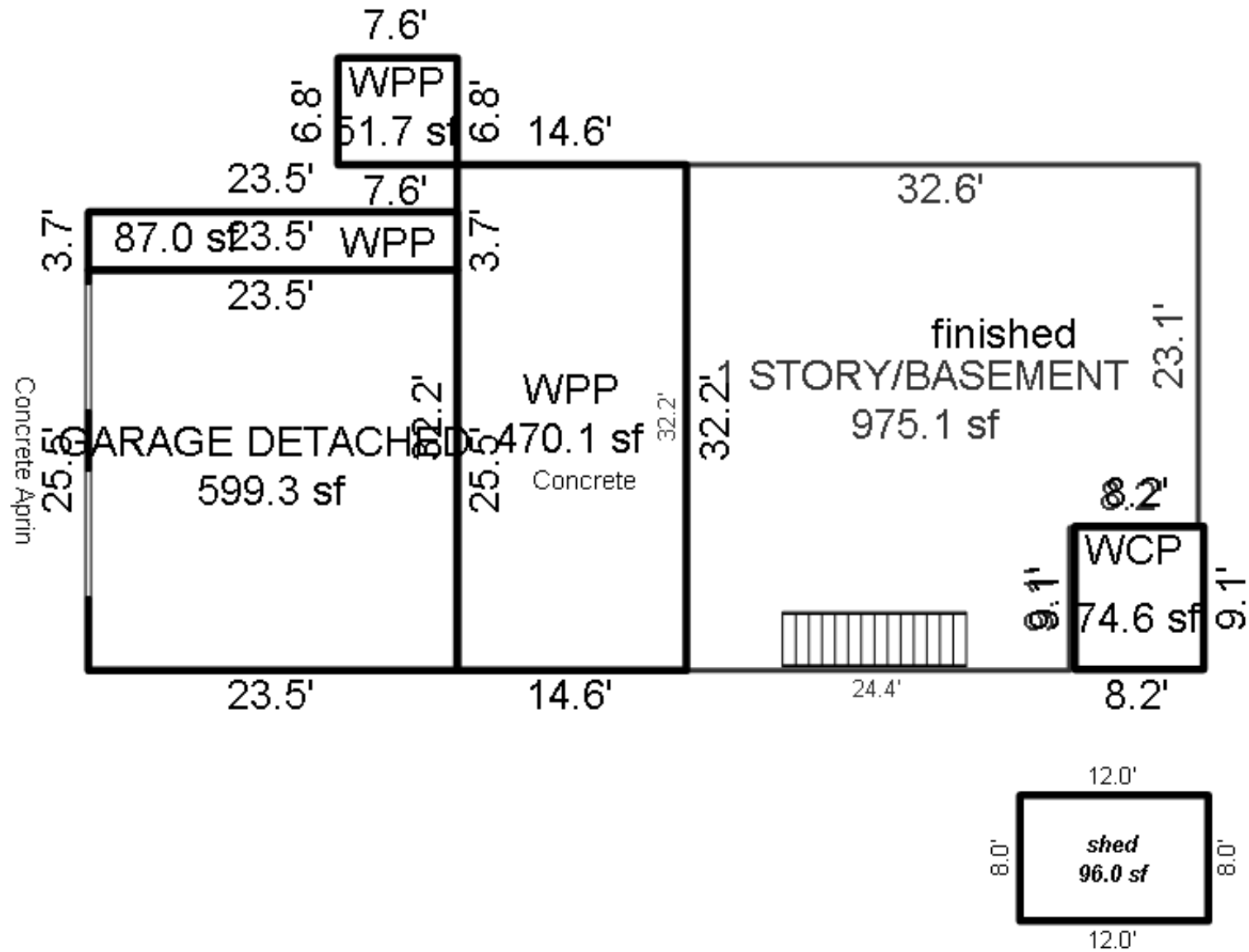


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 74 470 138	Type WCP (1 Story) WPP WPP	Year Built: 2014 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 599 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 975 Total Base New : 231,213 Total Depr Cost: 161,844 Estimated T.C.V: 178,028			E.C.F. X 1.100			Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 975 SF Floor Area = 975 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 5 Blt 1950			Roof:	
Yr Built 1950	Remodeled 2014	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord		Small	200 Amps Service			1 Story Siding Basement			Total: 154,274 107,988				
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 975 18,584 13,009				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Plumbing			Basement, Outside Entrance, Below Grade 1 2,523 1,766				
(1) Exterior		(6) Ceilings		(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			Plumbing			Average Fixture(s) 1 1,455 1,018				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 975 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 50 Feet			Porches			Water/Sewer				
(2) Windows		(9) Basement Finish		(10) Floor Support			1000 Gal Septic 2000 Gal Septic			WCP (1 Story) 74 3,994 2,796			WPP 470 7,774 5,442				
	Many Avg. X Few		X	Large Avg. Small	(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			WPP 138 3,592 2,514			Garages			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	975 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 599 26,332 18,432			Built-Ins			Appliance Allow. 1 2,727 1,909				
(3) Roof		1000 Gal Septic 2000 Gal Septic		Notes:			Fireplaces			Wood Stove 1 2,515 1,760			Totals: 231,213 161,844				
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY: 178,028										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROVONCHE DUANE G TRUST	PROVONCHE DAVID E	0	09/04/2019	QC	09-FAMILY	2019-03342	PROPERTY TRANSFER	0.0
PROVONCHE DUANE G & MARGU	PROVONCHE DUANE G TRUST	0	09/27/2013	QC	09-FAMILY	2019-00449	DEED	0.0
		66,900	07/01/1999	WD	33-TO BE DETERMINED	329:297	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1953 S GREEN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 76,118 TCV/TFA: 66.30					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
				Description	Frontage	Depth	Front	Depth
. SEC 12 T22N R8W THE W 26 2/3 RDS OF GOV'T LOT 4 EXC BEG185 FT N OF SW COR TH S 185 FT E TO SE COR THOF N 209 FT, W 240 FT, N 30 FT, SW'LY TO POB & EXC THAT PART LYING N OF S LINE FORMER RR R/W. 2.5046A.	X	Public Improvements		* Factors *				
		Dirt Road		Residentia 1 - 2.99 @\$9000	2.50 Acres	9000	100	
Comments/Influences	X	Gravel Road		2.50 Total Acres Total Est. Land Value = 22,500				
	X	Paved Road		Land Improvement Cost Estimates				
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value
	X	Sidewalk		Fencing: Wd, Split, 2 Rail	18.34	30	0	0
	X	Water		Wood Frame	31.64	190	50	3,006
	X	Sewer		Wood Frame	49.53	30	50	743
	X	Electric		Total Estimated Land Improvements True Cash Value = 3,749				
	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

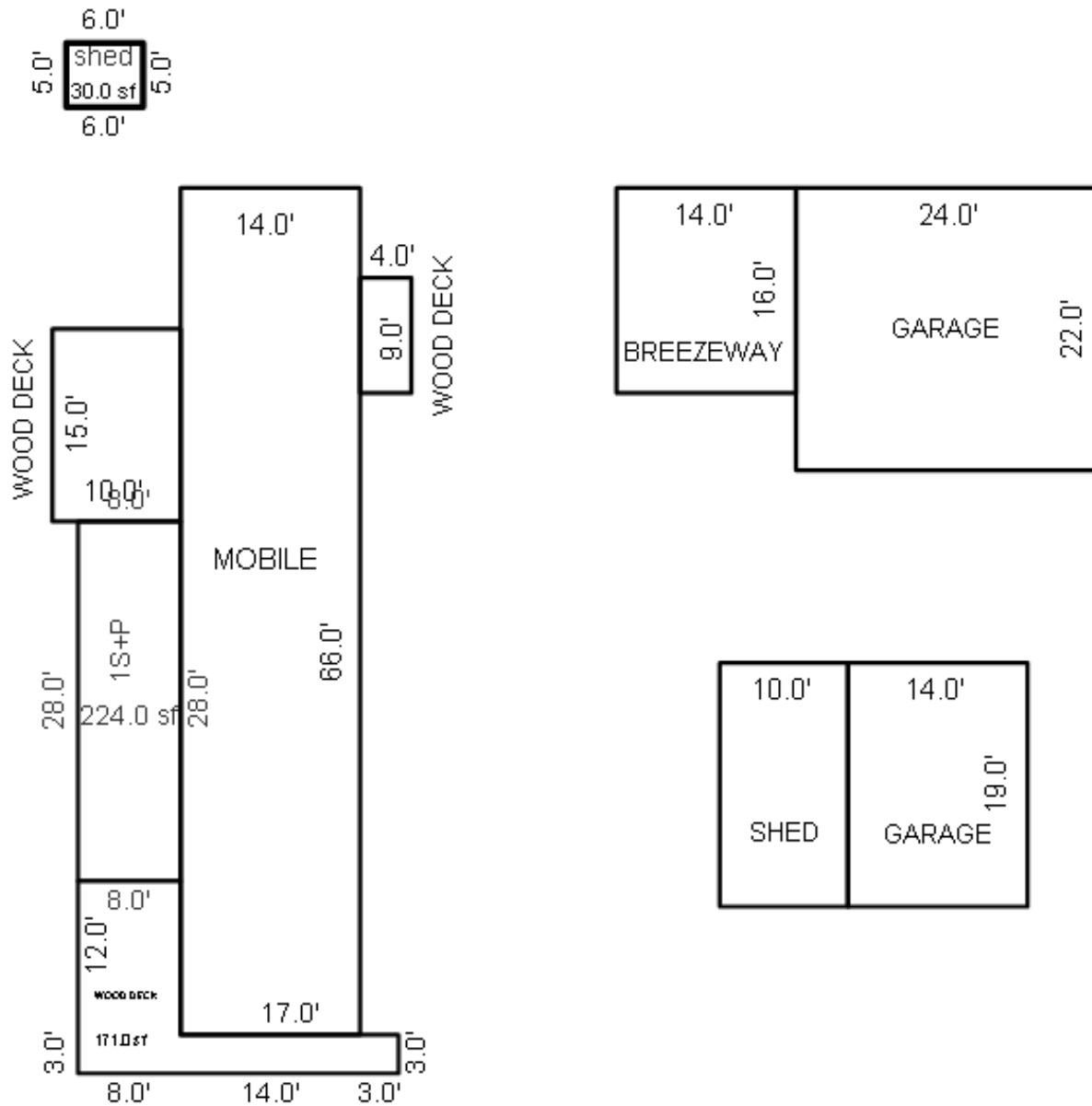


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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,300	26,800	38,100			28,495C
2024	8,800	27,100	35,900			27,639C
2023	8,800	29,300	38,100			26,323C
2022	6,300	24,300	30,600			25,070C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																									
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1960	Car Capacity: Class: BC																																										
	Mobile Home		Insulation		Wood											Coal	Steam	Cook Top	Interior 2 Story	96	Treated Wood	Class: BC																																		
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	2nd/Same Stack	Two Sided	36	Treated Wood	Exterior: Siding																																										
	Duplex	0	Other Overhang		Wall Furnace									Vent Fan	Hot Tub	Exterior 1 Story	Exterior 2 Story	224	Brzwy, FW	Brick Ven.: 0																																				
	A-Frame			Warm & Cool Air			Unvented Hood	Vented Hood	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Stone Ven.: 0																																											
X	Wood Frame	(4) Interior		Heat Pump									Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System																																		
		Drywall	Paneled	Plaster	Wood T&G	(12) Electric			0	Amps Service	Class: Good												Effec. Age: 30	Floor Area:	Total Base New : 178,103	E.C.F. X 0.800	Total Depr Cost: 62,336	Estimated T.C.V: 49,869	Cls Good	Blt 1985																										
	Building Style: HUD	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Ground Area = 1148 SF			Floor Area = 1148 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																																				
	Yr Built 1985	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Building Areas			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																												
	Condition: Average	Size of Closets			Lg	X	Ord	Small	(13) Plumbing			Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
	Room List	Doors	Solid	X	H.C.	No. of Elec. Outlets			Many			X	Ave.	Few	(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																							
	Basement	(5) Floors			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	1st Floor	Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																														
	2nd Floor	Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																														
	Bedrooms	Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																														
	(1) Exterior	(6) Ceilings			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
X	Wood/Shingle	(6) Ceilings			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Aluminum/Vinyl	(6) Ceilings			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Brick	(6) Ceilings			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Insulation	(6) Ceilings			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	(2) Windows	(7) Excavation			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
X	Many	X	Large	Basement: 0 S.F.			Crawl: 224 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor																									
	Avg.	X	Avg.	Basement: 0 S.F.			Crawl: 224 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor																									
	Few		Small	Basement: 0 S.F.			Crawl: 224 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor																									
	Wood Sash	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Metal Sash	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Vinyl Sash	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Double Hung	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Horiz. Slide	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Casement	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Double Glass	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Patio Doors	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Storms & Screens	(9) Basement Finish			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	(3) Roof	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
X	Gable	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Hip	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Flat	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Gambrel	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Mansard	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Shed	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
X	Asphalt Shingle	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
	Chimney: Metal	(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
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		(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
		(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
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		(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											
		(10) Floor Support			Kitchen:			Other:			Other:			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost																											



*** 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	LAKE TOWNSHIP	1,463	04/17/2018	QC	13-GOVERNMENT	2018-01335	PROPERTY TRANSFER	100.0				
MOODY LAWRENCE D	MISSAUKEE COUNTY TREASURE	0	04/02/2018	OTH	10-FORECLOSURE	2018-01010	PROPERTY TRANSFER	0.0				
MOODY DOUGLAS L & DIANA E	MOODY LAWRENCE D	1	12/27/2016	QC	06-COURT JUDGEMENT	2017-00043	DEED	0.0				
MOODY DOUGLAS L & DIANA	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/12/2020		2020-0135	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 0 TCV/TFA: 0.00						
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
Tax Description		Public Improvements		* Factors * MEETS&BOUNDS PARCEL								
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF & ADJACENT TO PLAT OF MYDWAY HEIGHTS. 1.0308 A.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Dirt Road	0	103.00	435.60	1.0000	0.0000	0	100*	0
		X		Gravel Road								
		X		Paved Road								
		X		Storm Sewer								
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Ren. Conc.	8.06	330	94	2,500				
				Total Estimated Land Improvements True Cash Value = 2,500								
				Topography of Site								
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who		When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
		JWV		01/07/2021	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
		JWV		12/26/2020	INSPECTED	2023	0	0	0	0		
		TPC		12/27/2017	INSPECTED	2022	0	0	0	0		

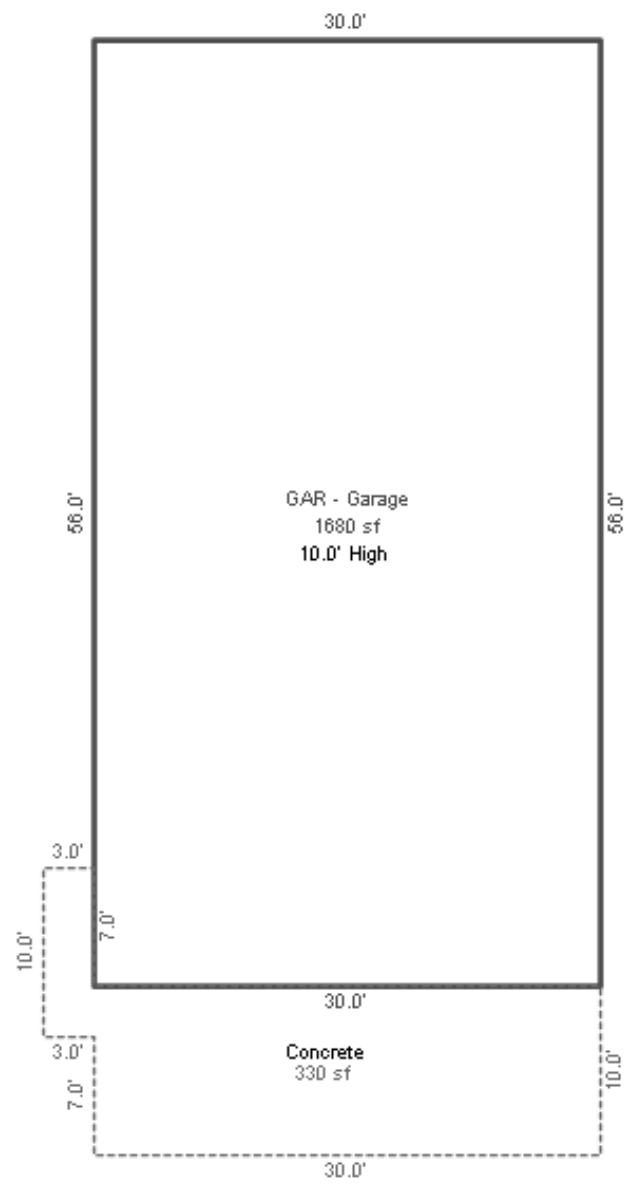


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2 Mech. Doors: 0 Area: 1680 % 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: C Effec. Age: 4 Floor Area: 0 Total Base New : 41,028 Total Depr Cost: 39,387 Estimated T.C.V: 43,326			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace								
Yr Built 2020		Remodeled 0		Trim & Decoration			No./Qual. of Fixtures								
Condition: Average		Ex	X Ord	Min	0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C Blt 2020		
Room List		Lg	X Ord	Small	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96								
(1) Exterior		Kitchen: Other: Other:		0			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation								
(2) Windows		(7) Excavation		Ex. X Ord. Min			Other Additions/Adjustments								
X	Many Avg. X Avg. Few	Large Avg. Small		Many X Ave. Few			Garages								
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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: Pole (Unfinished) Door Opener Base Cost								
(3) Roof		(8) Basement		(13) Plumbing			Notes:								
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC:					43,326			
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Totals:								
Chimney: Brick		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		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.				
ALL SEASONS CAR CARE LLC	LC CAR WASH LLC	168,000	01/14/2022	WD	03-ARM'S LENGTH	2022-00246	PROPERTY TRANSFER	100.0				
JOHNSON ALLEN L & TERRI L	ALL SEASONS CAR CARE LLC	0	04/04/2008	WD	09-FAMILY	2008/1072	DEED	0.0				
MINTERFERING (H/W)	JOHNSON ALLEN L & TERRI L	0	03/20/2008	QC	21-NOT USED/OTHER	2008/964	DEED	0.0				
MINTERFERING JOSEPH D & L	ALL SEASONS CAR CARE LLC	119,900	08/23/2006	LC	03-ARM'S LENGTH	06-0/3064	DEED	100.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
1760 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LC CAR WASH LLC 2115 10TH AVE CADILLAC MI 49601		2025 Est TCV 183,305 TCV/TFA: 66.66										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				INFO FOR SIZE	0	120.00	255.00	1.0000	0.0000	0	100*	0
				COMMERCIAL <2A M/L			0.62	Acres	18000	100		11,160
				* denotes lines that do not contribute to the total acreage calculation.								
				120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 11,160								
Comments/Influences				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: Asphalt Paving	2.97	6000	100	17,820				
				Total Estimated Land Improvements True Cash Value = 17,820								
2005 Combination w/009-012-013-00 for 06.												
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	2025	5,600	86,100	91,700			91,700S	
		TPC 12/03/2021	INSPECTED		2024	34,600	67,700	102,300			102,300S	
		TPC 05/02/2019	INSPECTED		2023	24,300	74,500	98,800			98,800S	
		TPC 12/27/2017	INSPECTED		2022	18,900	60,800	79,700			75,835C	



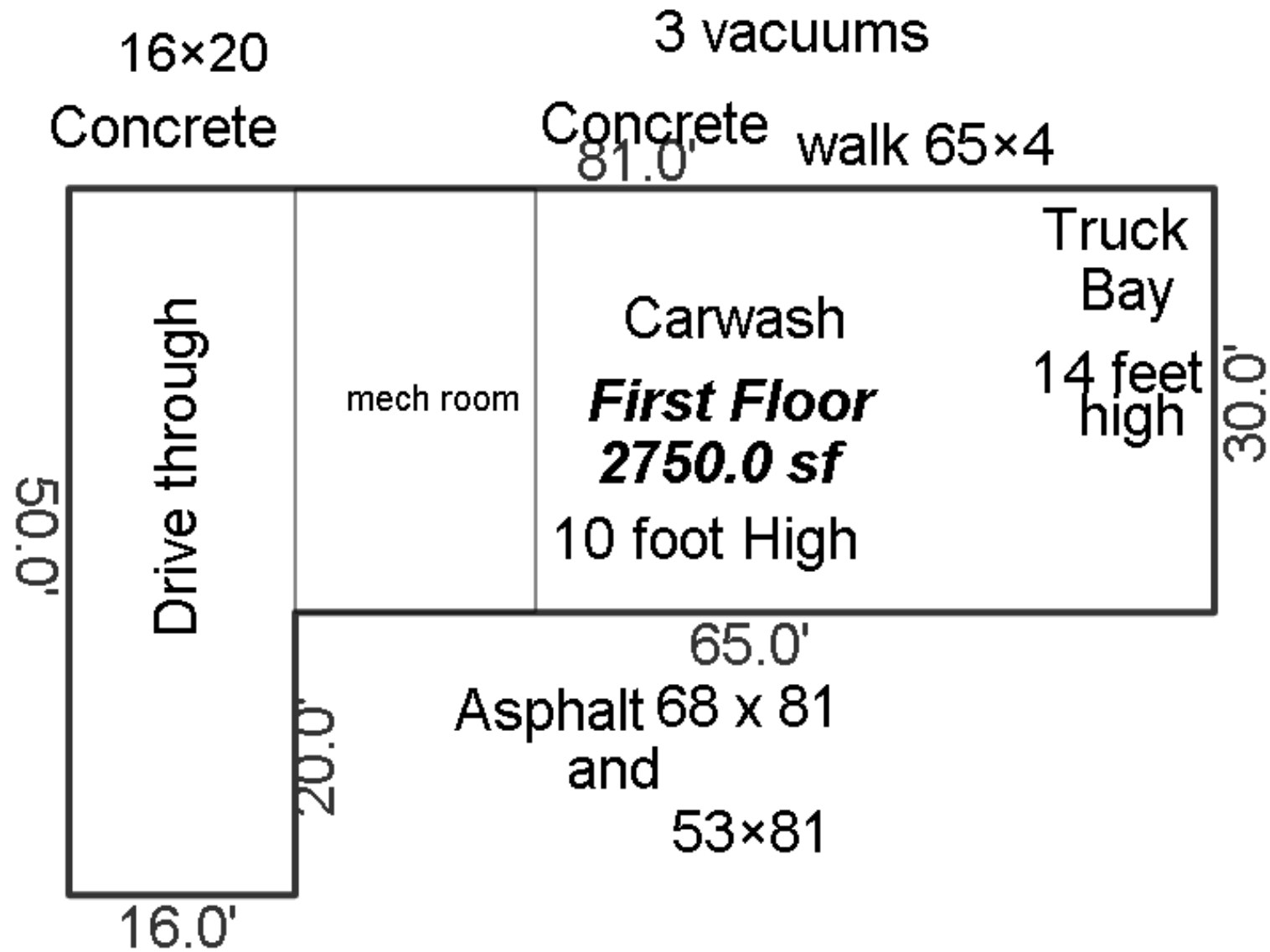
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Desc. of Bldg/Section: CAR WASH UIP 14 Calculator Occupancy: Garages - Service Station with Service Bays		<<<<< Calculator Cost Computations >>>>>																																				
Class: C Floor Area: 2,750 Gross Bldg Area: 2,750 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: C Quality: Low Cost Total Floor Area: 2750																																				
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 122.48 Adjusted Square Foot Cost for Upper Floors = 122.48																																				
1995 Year Built Remodeled		Total Floor Area: 2,750 Base Cost New of Upper Floors = 336,820																																				
Overall Bldg Height		Reproduction/Replacement Cost = 336,820																																				
Comments: 3 SELF SERVE WASH BAYS (1) 800,000 BTU BOILER (1) 400,000 BTU BOILER, (1) REVERSE OSMOSIS SPOT FREE UNIT (1) CLASSIC H		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 158,305																																				
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2750 Total # Units: 262 Has Elevators:		High	Above Ave.	Ave.	X	Low	<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																															
High	Above Ave.	Ave.	X	Low																																		
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: right;">Total Cost New = 0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Reproduction/Replacement Cost = 0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0</td> </tr> <tr> <td colspan="7" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	Total Cost New = 0							Reproduction/Replacement Cost = 0							Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0							Total Depreciated Cost = 0						
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Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0																																						
Total Depreciated Cost = 0																																						
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Architectural Multiplier: 0.00																																				
* Sprinkler Info * Area: Type: Low		Unit in Place Items Rate Quantity Arch %Good Depr.Cost <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures	Fixtures:	
	3-Piece Baths	Few Average Many Unfinished Typical	
(4) Floor Structure:	Urinals	Flex Conduit	(40) Exterior Wall:
	Wash Bowls	Rigid Conduit	
(5) Floor Cover:	Water Heaters	Armored Cable	Thickness
	Wash Fountains	Non-Metalic	Bsmnt Insul.
(6) Ceiling:	Toilets	Bus Duct	
		(13) Roof Structure: Slope=0	
	(9) Sprinklers:	(14) Roof Cover:	
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SARGENT QUENTIN & NANCY E	SARGENT QUENTIN & NANCY E	0	06/03/2024	QC	09-FAMILY	2024-01375	PROPERTY TRANSFER	0.0
PARSONS CHARLES R & SUSAN	SARGENT QUENTIN & NANCY E	77,250	07/05/2017	WD	03-ARM'S LENGTH	2017-02113	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1776 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Carport	09/12/2017	2017-0444	100%
	P.R.E. 100% 07/11/2017		Reroof	07/12/2006	20060199	Complete

Owner's Name/Address	MAP #:
SARGENT NANCY E 1776 S MOREY RD LAKE CITY MI 49651	2025 Est TCV 138,333 TCV/TFA: 111.65

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																				
SEC 12 T22N R8W BEG 75 FT W & 135.5 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH S 100 FT W 150 FT N 100 FT E 150 FT TO POB. .3444A.	X		<p>* 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>COMMERCIAL \$1.8/SQFT</td> <td>100.00</td> <td>150.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td colspan="8">* denotes lines that do not contribute to the total acreage calculation.</td> <td></td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.34 Total Acres</td> <td>Total Est. Land Value = 26,972</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	COMMERCIAL \$1.8/SQFT	100.00	150.00	1.0000	0.0000	0	100*		0	* denotes lines that do not contribute to the total acreage calculation.									100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 26,972
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100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 26,972																															

Comments/Influences	X Sewer	Land Improvement Cost Estimates																				
	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>136</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>3.06</td> <td>1400</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>37.14</td> <td>49</td> <td>50</td> <td>910</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.49	136	0	0	D/W/P: Asphalt Paving	3.06	1400	0	0	Wood Frame	37.14	49	50	910
Description	Rate	Size	% Good	Cash Value																		
D/W/P: 3.5 Concrete	6.49	136	0	0																		
D/W/P: Asphalt Paving	3.06	1400	0	0																		
Wood Frame	37.14	49	50	910																		
	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>100</td> <td>2,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,410</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	100	2,500	Total Estimated Land Improvements True Cash Value =				3,410					
Description	Rate	Size	% Good	Cash Value																		
LAND IMPROVE 2500	2,500.00	1	100	2,500																		
Total Estimated Land Improvements True Cash Value =				3,410																		

Topography of Site	X Level	
	X	<ul style="list-style-type: none"> Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

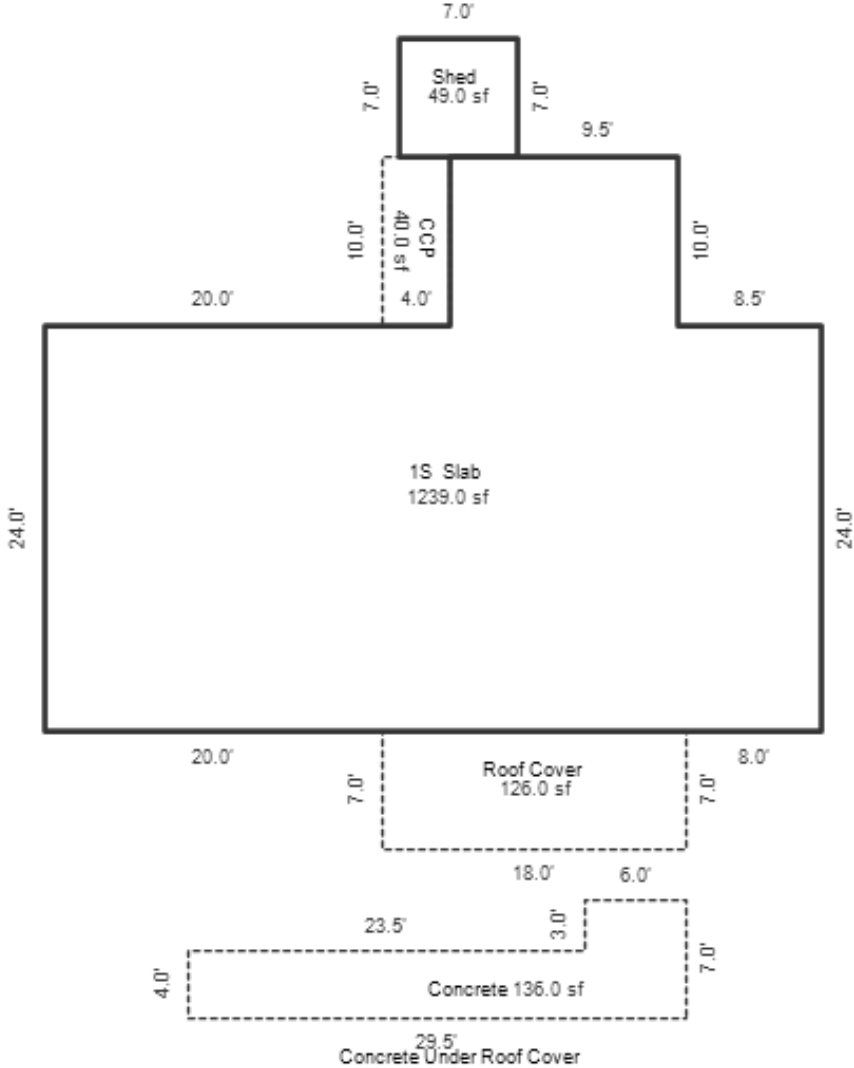
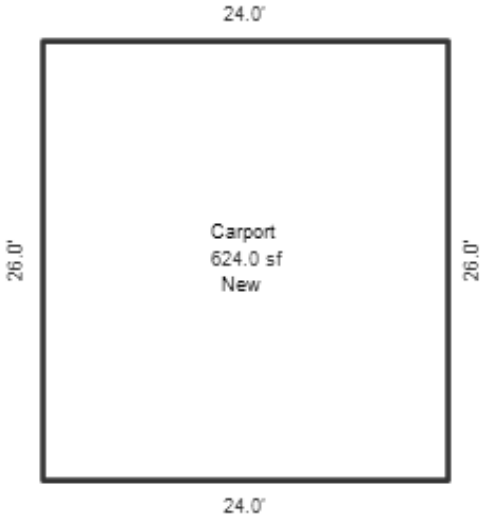
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,500	55,700	69,200			48,200C
2024	13,500	47,200	60,700			46,751C
2023	13,500	45,800	59,300			44,525C
2022	5,200	42,200	47,400			42,405C

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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	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:	40 126 136	CCP (1 Story) Roof Cover Onl Roof Cover Onl	E.C.F. X 1.100	Bsmnt Garage: Carport Area: 624 Roof: Comp.Shingle																																																																																				
	Mobile Home															0	0	Front Overhang	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: 45 Floor Area: 1,239 Total Base New : 178,438 Total Depr Cost: 98,137 Estimated T.C.V: 107,951																																																																														
	Town Home																																																																																																		
	Duplex																																																																																																		
	A-Frame																																																																																																		
	Wood Frame	(4) Interior			X																																																																																														
		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																															
	Building Style: 1S																																																																																																		
	Yr Built 1952	Remodeled 0	Ex	Ord	Min																																																																																														
	Condition: Average	Size of Closets																																																																																																	
		Lg	Ord	Small																																																																																															
	Room List	Doors	Solid	H.C.																																																																																															
	Basement	(5) Floors																																																																																																	
	1st Floor	Kitchen:																																																																																																	
	2nd Floor	Other:																																																																																																	
	3 Bedrooms	Other:																																																																																																	
	(1) Exterior	(6) Ceilings																																																																																																	
	Wood/Shingle	No./Qual. of Fixtures																																																																																																	
	Aluminum/Vinyl	Ex.	Ord.	Min																																																																																															
	Brick	No. of Elec. Outlets																																																																																																	
	Insulation	Many	Ave.	Few																																																																																															
	(2) Windows	(7) Excavation																																																																																																	
	Many	Basement: 0 S.F.																																																																																																	
	Avg.	Crawl: 0 S.F.																																																																																																	
	Few	Slab: 1239 S.F.																																																																																																	
	Large	Height to Joists: 0.0																																																																																																	
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	Wood Sash	Conc. Block																																																																																																	
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	Vinyl Sash	Stone																																																																																																	
	Double Hung	Treated Wood																																																																																																	
	Horiz. Slide	Concrete Floor																																																																																																	
	Casement	(9) Basement Finish																																																																																																	
	Double Glass																																																																																																		
	Patio Doors																																																																																																		
	Storms & Screens																																																																																																		
	(3) Roof	(14) Water/Sewer																																																																																																	
	Gable	Public Water																																																																																																	
	Hip	Public Sewer																																																																																																	
	Gambrel	Water Well																																																																																																	
	Mansard	1 1000 Gal Septic																																																																																																	
	Flat	1 2000 Gal Septic																																																																																																	
	Shed	Lump Sum Items:																																																																																																	
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	Chimney:	Joists: Unsupported Len: Cntr.Sup:																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1952</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1239 SF Floor Area = 1239 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,239</td> <td>Total:</td> <td>150,894</td> <td>82,988</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td></td> <td>800</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td></td> <td>2,637</td> <td></td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,648</td> <td></td> <td>1,456</td> <td></td> </tr> <tr> <td>Porches</td> <td>CCP (1 Story)</td> <td>40</td> <td>1,243</td> <td></td> <td>684</td> <td></td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td></td> <td>1,500</td> <td></td> </tr> <tr> <td>Deck</td> <td>w/Roof (Roof portion)</td> <td>126</td> <td>2,218</td> <td></td> <td>1,220</td> <td></td> </tr> <tr> <td></td> <td>w/Roof (Roof portion)</td> <td>136</td> <td>2,380</td> <td></td> <td>1,309</td> <td></td> </tr> <tr> <td>Carports</td> <td>Comp.Shingle</td> <td>624</td> <td>10,078</td> <td></td> <td>5,543</td> <td></td> </tr> <tr> <td></td> <td>Totals:</td> <td></td> <td>178,438</td> <td></td> <td>98,137</td> <td></td> </tr> </tbody> </table> <p>Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 107,951</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,239	Total:	150,894	82,988	Other Additions/Adjustments							Plumbing	Average Fixture(s)	1	1,455		800		Water/Sewer	1000 Gal Septic	1	4,795		2,637			Water Well, 50 Feet	1	2,648		1,456		Porches	CCP (1 Story)	40	1,243		684		Built-Ins	Appliance Allow.	1	2,727		1,500		Deck	w/Roof (Roof portion)	126	2,218		1,220			w/Roof (Roof portion)	136	2,380		1,309		Carports	Comp.Shingle	624	10,078		5,543			Totals:		178,438		98,137	
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRASH STEPHEN & PATRICI	PEPPLE RONALD D & JOSHUA	52,000	05/11/2022	WD	03-ARM'S LENGTH	2022-01557	PROPERTY TRANSFER	100.0
PARSONS SUSAN E	ANDRASH STEPHEN & PATRICI	27,000	01/22/2007	WD	03-ARM'S LENGTH	2007/192	DEED	100.0
		16,000	06/01/1998	WD	33-TO BE DETERMINED	320:228	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1800 S MOREY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/17/2022					
	MAP #:					
	2025 Est TCV 29,721 TCV/TFA: 41.28					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
		Public Improvements		Description	Frontage	Depth	Value
. SEC 12 T22N R8W A PAR OF LAND BEG AT A PT 75 FT; W & 235.5 FT; S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; TH W 150 FT; TH N 50 FT. TH E 150 FT TO POB. .1722 A.	X	Dirt Road		COMMERCIAL \$1.8/SQFT	0.17 Acres	78408 100	13,486
		Gravel Road		0.17 Total Acres		Total Est. Land Value =	13,486

Comments/Influences	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Electric	Wood Frame	29.31	50 50	733
		Gas	Total Estimated Land Improvements True Cash Value = 733			



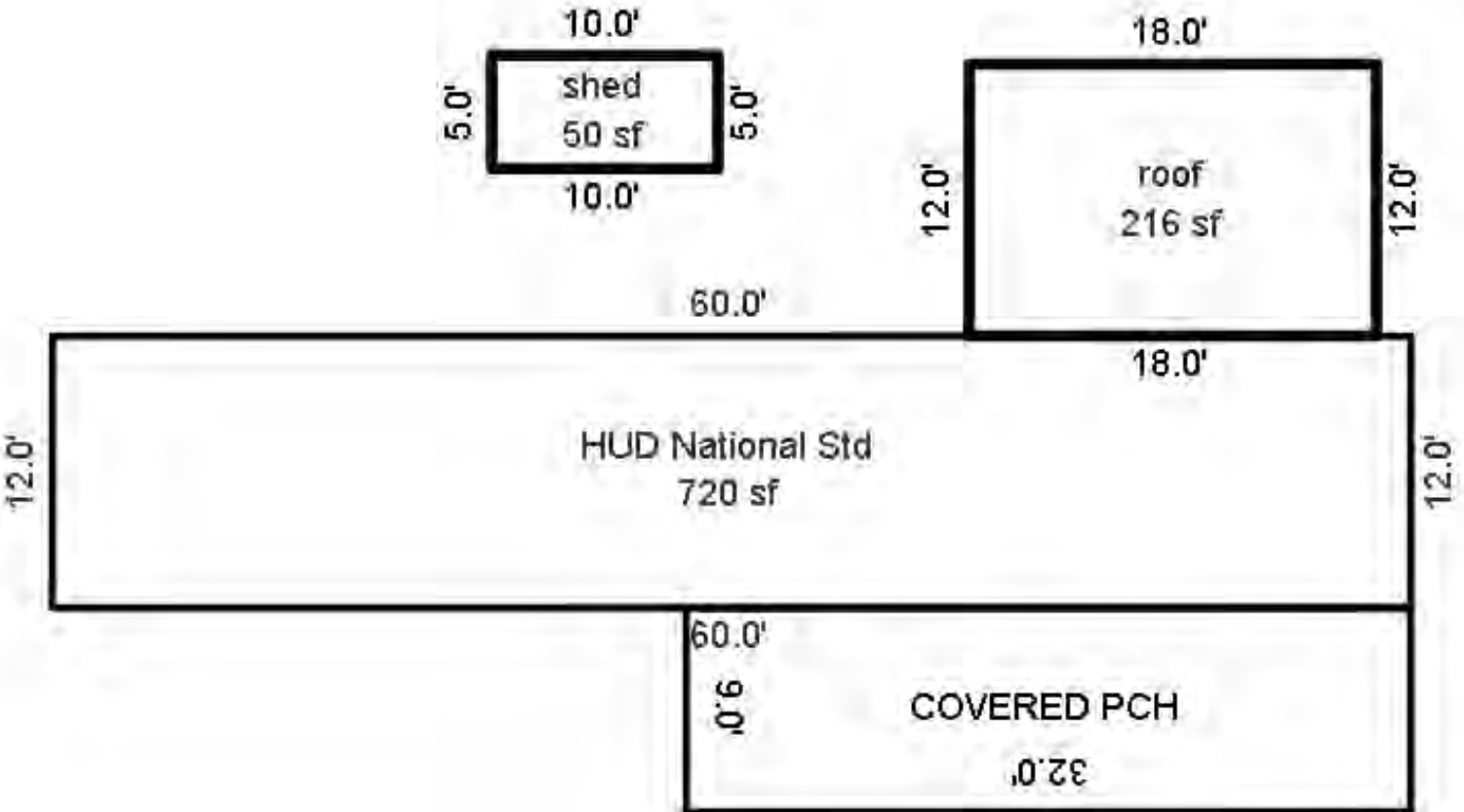
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value

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	TPC 05/06/2018 INSPECTED	2023	6,700	9,000	15,700			15,700S
	TPC 12/27/2017 INSPECTED	2022	3,100	7,400	10,500			7,577C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 216	Type CCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Low Effec. Age: 45 Floor Area: Total Base New : 55,370 Total Depr Cost: 19,378 Estimated T.C.V: 15,502			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												
Yr Built 1967	Remodeled 0	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small													
Room List		Doors		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric															
(1) Exterior		Kitchen: Other: Other:		0 Amps Service															
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1967				
		X	Ex.		Ord.	Min	No. of Elec. Outlets			(11) Heating System: Wall Furnace Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
		Many	X	Ave.		Few	(13) Plumbing			Building Areas									
(2) Windows		(7) Excavation		Average Fixture(s)						Type			Size		Cost New		Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Amp Service			Main Home			720		36,571		12,799		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Other Additions/Adjustments						Ext. Walls			144		2,429		850		
		(9) Basement Finish		Skirting, Concrete Block						Roof/Fnd.			288		5,259		1,841		
				Public Sewer						Metal			Total:		36,571		12,799		
				1 Public Sewer						Water Well			1		1,158		405		
				1 Water Well						Water Well, 100 Feet			1		5,428		1,900		
				1000 Gal Septic						Built-Ins			1		1,615		565		
				2000 Gal Septic						Appliance Allow.			216		2,910		1,018		
(3) Roof				Lump Sum Items:						Deck w/Roof (Roof portion)			1		0		0		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer						Local Cost Items			Totals:		55,370		19,378	
X	Asphalt Shingle	(10) Floor Support		SANITARY SEWER						Notes: Travelo Ser #26485 ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:							15,502		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOSHER JEFFREY A	VENHUIZEN PHILLIP D & ANN	67,500	09/05/2014	WD	03-ARM'S LENGTH	2014-0311 WD	PROPERTY TRANSFER	100.0
MOSHER JEFFREY A	MOSHER JEFFREY A	99	05/18/2012	WD	03-ARM'S LENGTH	2012-02009 WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6022 W JAMES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/05/2014					
Owner's Name/Address	MAP #:					
VENHUIZEN PHILLIP D & ANNA C 6022 W JAMES DR LAKE CITY MI 49651	2025 Est TCV 125,253 TCV/TFA: 127.29					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				Value
		Public Improvements		Description	Frontage	Depth	* Factors *	
. SEC 12 T22N R8W BEG AT A PT 75 FT W & 285.5 FT S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; W 150 FT; TH N 50 FT; TH E 150 FT; TO POB. .1722 A.	X	Dirt Road		COMMERCIAL	\$1.8/SQFT	0.17 Acres	78408 100	13,486
	X	Gravel Road		0.17 Total Acres Total Est. Land Value =				13,486
	X	Paved Road		Land Improvement Cost Estimates				
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value
	X	Sidewalk		D/W/P: Asphalt Paving	2.85	448	0	0
	X	Water		Wood Frame	28.31	80	50	1,132
	X	Sewer		Residential Local Cost Land Improvements				
	X	Electric		Description	Rate	Size	% Good	Cash Value
	X	Gas		LAND IMPROVE 1000	1,000.00	1	95	950
	X	Curb		Total Estimated Land Improvements True Cash Value =				2,082
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						



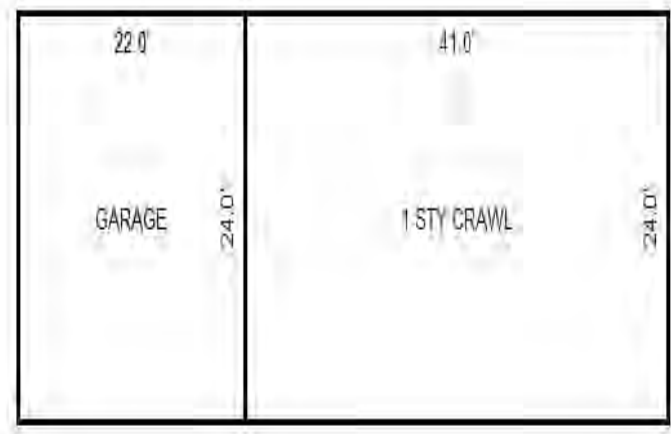
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	6,700	55,900	62,600			37,993C
	Rolling		2024	6,700	48,100	54,800			36,851C
	Low		2023	6,700	46,600	53,300			35,097C
	High		2022	3,100	42,900	46,000			33,426C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 32 Floor Area: 984 Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1983	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid	X	H.C.	200 Amps Service			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			No./Qual. of Fixtures			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		Kitchens: Other: Other:			200 Amps Service			No./Qual. of Fixtures			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
(2) Windows		X Drywall			Many X Ave. Few			(13) Plumbing			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. X Few	Large Avg. X Small			Basement: 0 S.F. Crawl: 984 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			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 146,641 Total Depr Cost: 99,714 Estimated T.C.V: 109,685		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	

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Sketch by Ares 1/7/11

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIENDS CHRISTIAN COMMUNI	GROVE PARK ENTERPRISES LL	95,000	04/24/2024	WD	19-MULTI PARCEL ARM'S LE	2024-00996	PROPERTY TRANSFER	100.0
KRAFVE LOIS A TRUSTEE	FRIENDS CHRISTIAN COMMUNI	36,960	04/27/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01448	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6252 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GROVE PARK ENTERPRISES LLC 26421 SHERWOOD AVE WARREN MI 48091	MAP #:					
	2025 Est TCV 46,250					

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			9.25 Acres		5000 100	46,250
			9.25 Total Acres		Total Est. Land Value =	46,250

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 EXC PLAT OF VI-MY-KA & EXC BEG AT NW COR LOT 5, TH S 477 FT, W 309 FT, N 477 FT, E 309 FT TO POB. 9.25 A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
	X	D/W/P: 3.5 Concrete	5.70	104 0	0
		Total Estimated Land Improvements True Cash Value = 0			

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	23,100	0	23,100			23,100S
2024	13,900	6,700	20,600			20,370C
2023	13,000	6,400	19,400			19,400S
2022	16,200	6,000	22,200			18,603C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	0.0
NORTHERN SUPERMARKETS INC	PAMIDA STORES OPERATING C	350,000	01/08/2008	OTH	21-NOT USED/OTHER	2008/575	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1960 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		SIGN	10/23/2012	2012-0584	100%
Owner's Name/Address	P.R.E. 0%		Remodel	05/23/2008	20080191	100%
COOL INVESTMENT LLC PO BOX 23024 SCOTTSDALE AZ 85257	MAP #:					
	2025 Est TCV 431,695 TCV/TFA: 24.96					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W BEG S 01 DEG 48'00" E 158.27 FT FROM NW COR LOT 5 VI-MY-KA, TH S 01 DEG 48'00" E 210 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" E 210 FT, N 88 DEG 12'00" E 308.85 FT TO POB. 1.4889A.	X	Dirt Road		INFO FOR SIZE 0	210.00	308.00	1.0000	0.0000	0	100*		0
	X	Gravel Road		COMMERCIAL <2A M/L		1.49 Acres	18000	100				26,730
	X	Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
	X	Storm Sewer		210 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 26,730								
	X	Sidewalk										
	X	Water										
	X	Sewer										
	X	Electric										
	X	Gas										
	X	Curb										
	X	Street Lights										
	X	Standard Utilities										
	X	Underground Utils.										

Comments/Influences	Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
Shopko (formerly ShopKo until May 2007) is a chain of retail stores based in Ashwaubenon, Wisconsin, near Green Bay. Shopko was founded in 1962 by James Ruben and its first store opened in Green Bay.	D/W/P: Asphalt Paving	3.21	35750	100			114,758
	Total Estimated Land Improvements True Cash Value =						114,758

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	13,400	202,400	215,800			130,967C
Rolling	2024	16,200	176,000	192,200			127,030C
Low	2023	22,600	239,700	262,300			120,981C
High	2022	12,900	107,700	120,600			115,220C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	2025	2024	2023	2022
TPC	04/28/2022	INSPECTED				
TPC	05/24/2019	INSPECTED				
TPC	12/27/2017	INSPECTED				

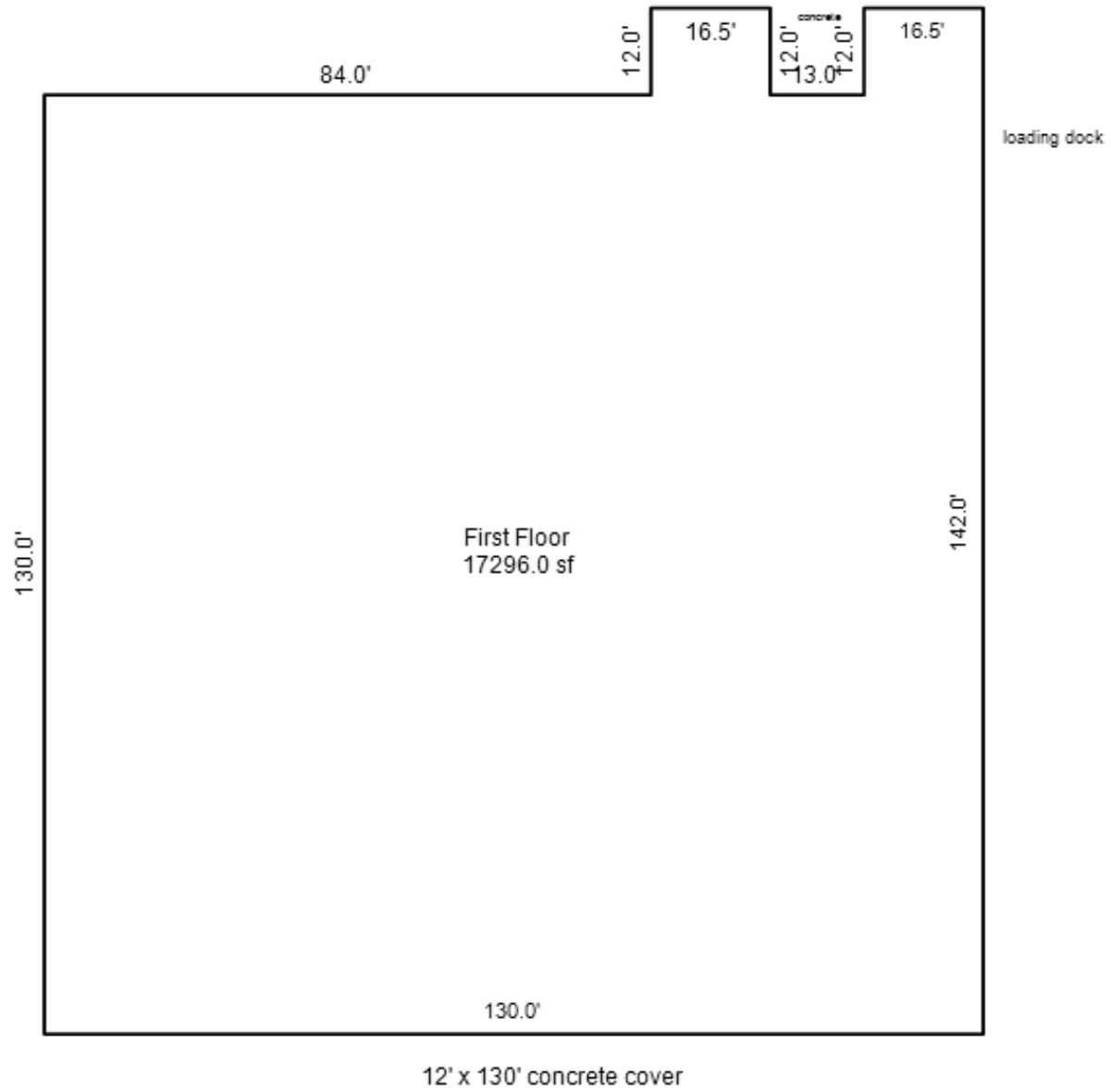
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>>							
Class: S		Construction Cost		Class: S Quality: Average		Stories: 1 Story Height: 14 Perimeter: 500			
Floor Area: 17,296 Gross Bldg Area: 17,296 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		High	Above Ave.	X Ave.	Low	Base Rate for Upper Floors = 50.40			
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 17296 Ave. Perimeter: 500 Has Elevators:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.10 100% Adjusted Square Foot Cost for Upper Floors = 65.50				Total Floor Area: 17,296 Base Cost New of Upper Floors = 1,132,888	
1980 Year Built Remodeled		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial				Reproduction/Replacement Cost = 1,132,888	
Overall Bldg Height		Heat: Hot Water, Radiant Floor		Item Description Cost # or Height Storys				Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 407,840	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		(39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 32.82 1170 1.000 1.000 38,399				Total Cost of Lump-Sum Items = 38,399 Total Cost New = 38,399	
* Sprinkler Info * Area: Type: Average		Architectural Multiplier: 0.25 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	1170 Wood Frame				
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent		(40) Exterior Wall:			
				3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent		Thickness		Bsmnt Insul.	
				2-Piece Baths		Water Heaters		Armored Cable		Mercury					
(4) Floor Structure:				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor					
				Toilets		Water Softeners		Bus Duct		Transformer					
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0							
				(10) Heating and Cooling:				(14) Roof Cover:							
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SJJP INVESTMENTS LLC	DYKEMA EXCAVATORS INC	250,000	02/07/2023	WD	19-MULTI PARCEL ARM'S LE	2023-00372	PROPERTY TRANSFER	35.4
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	29.2
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	0	02/24/2017	WD	03-ARM'S LENGTH	2017-04029	DEED	35.4

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		SEWER	12/12/1979	1979-5396	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
DYKEMA EXCAVATORS INC ETAL 1730 3 MILE RD NE GRAND RAPIDS MI 49505	2025 Est TCV 21,384

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
INFO FOR SIZE	0	168.00	308.00	1.0000	0.0000	0	100*	0	
COMMERCIAL <2A M/L			1.19	Acres	18000	100		21,384	
* denotes lines that do not contribute to the total acreage calculation.									
168 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 21,384	

Tax Description	X	Value
. SEC 12 T22N R8W BEG AT NW COR LOT 5 PLAT OF VI-MY-KA S 01 DEG 48'00" E 158.27 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" W 167.97 FT, E 309 FT TO POB. 1.1568A. 17/48 DYKEMA EXCAVATORS INC 2023- 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LC 2019-02910, 2022-040290 AMEND	X	21,384

Comments/Influences
FORMER DRIAN FIELD FOR STRIPMALL



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	10,700	0	10,700			10,700S
2024	12,900	0	12,900			11,973C
2023	18,100	0	18,100			10,920C
2022	10,400	0	10,400			10,400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT JEANEN E S & GREGO	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1964 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 99,414 TCV/TFA: 25.86					

Owner's Name/Address	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651	

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W PCL A, BEG AT NE COR LOT 10 VI-MY-KA, TH W 127.91 FT, N 01 DEG 48' 00" W 4.71 FT, S 88 DEG 12'00" W 150 FT TO A PT ON N LINE LOT 13, W 31.02 FT TO NW COR LOT 13, N 01 DEG 48'00" W 31.8 FT, N 88 DEG 12'00" E 86.43 FT, N 01 DEG 48'00" W 7.25 FT, N 88 DEG 12' 00" E 222.42 FT, S 01 DEG 48' 00" E 48.75 FT TO POB. .29 A M/L SPLIT ON 07/02/2008 INTO 009-012-018-85;	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		INFO FOR SIZE 0	49.00	308.00	1.0000	0.0000	0	100*		0
			COMMERCIAL <2A M/L			0.35 Acres		18000	100		6,228
			* denotes lines that do not contribute to the total acreage calculation.								
			49 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								6,228
			Land Improvement Cost Estimates								
			Description					Rate	Size	% Good	Cash Value
			D/W/P: Asphalt Paving					2.91	7100	100	20,661
			Total Estimated Land Improvements True Cash Value =								20,661

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	3,100	46,600	49,700			33,811C
	2024	3,800	44,300	48,100			32,795C
	2023	5,300	60,600	65,900			31,234C
	2022	3,000	28,500	31,500			29,747C

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

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Warehouse Discount

Class: D
 Floor Area: 3,845
 Gross Bldg Area: 3,845
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 25
 Physical %Good: 36
 Func. %Good : 100
 Economic %Good: 100

1980 Year Built
 Remodeled

Overall Bldg Height

Comments:
 FOMERLY RETAIL STORE & OFFICES

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 3845
 Ave. Perimeter: 187
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 187

Base Rate for Upper Floors = 57.30

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.55 100%
 Adjusted Square Foot Cost for Upper Floors = 74.85

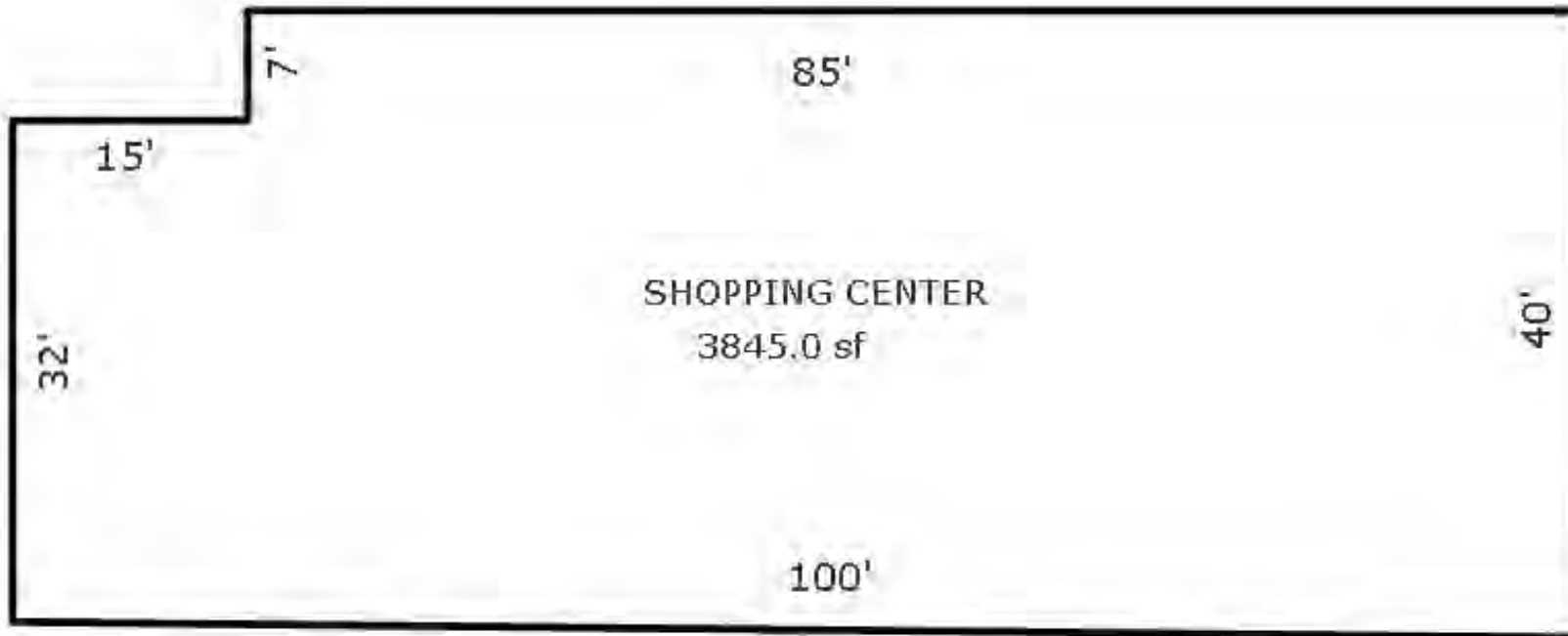
Total Floor Area: 3,845 Base Cost New of Upper Floors = 287,798

Reproduction/Replacement Cost = 287,798
 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 103,607

ECF (201C COMMERCIAL GROUP C) 0.700 => TCV of Bldg: 1 = 72,525
 Replacement Cost/Floor Area= 74.85 Est. TCV/Floor Area= 18.86

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	900 Wood Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT JEANENE S & GREGOR	BRANDT GREGORY S & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1964 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S 521 S HOUGHTON STREET LAKE CITY MI 49651	2025 Est TCV 135,811 TCV/TFA: 22.25					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 12 T22N R8W PCL B, BEG N 01 DEG 48' 00" W 48.75 FT FROM NE COR LOT 10 VI-MY-KA SUB, TH S 88 DEG 12' 00" W 222.42 FT, S 01 DEG 48' 00" E 7.25 FT, S 88 DEG 12' 00" W 86.43 FT, N 01 DEG 48' 00" W 67.23 FT, N 88 DEG 12' 00" E 308.85 FT, S 01 DEG 48' 00" E 59.98 FT TO POB. .44 A M/L 2022-040290 AMEND SPLIT ON 07/02/2008 FROM 009-012-018-75;	X			Dirt Road						
	X			Gravel Road						
	X			Paved Road						
	X			Storm Sewer						
	X			Sidewalk						
	X			Water						
	X			Sewer						
	X			Electric						
	X			Gas						
	X			Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;		2025	3,800	64,100	67,900			53,457C
		2024	4,600	64,700	69,300			51,850C
		2023	6,500	88,000	94,500			49,381C
		2022	3,700	47,000	50,700			47,030C



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Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>>	
Class: S		Class: S Quality: Average	
Floor Area: 6,105		Stories: 1 Story Height: 14 Perimeter: 242	
Gross Bldg Area: 6,105		Base Rate for Upper Floors = 53.32	
Stories Above Grd: 1		(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.98 100%	
Average Sty Hght : 14		Adjusted Square Foot Cost for Upper Floors = 69.30	
Bsmnt Wall Hght		Total Floor Area: 6,105 Base Cost New of Upper Floors = 423,077	
Depr. Table : 4%		Reproduction/Replacement Cost = 423,077	
Effective Age : 25		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0	
Physical %Good: 36		Total Depreciated Cost = 152,308	
Func. %Good : 100		ECF (201C COMMERCIAL GROUP C) 0.700 => TCV of Bldg: 1 = 106,615	
Economic %Good: 100		Replacement Cost/Floor Area= 69.30 Est. TCV/Floor Area= 17.46	
1980 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
Overall Bldg Height		*** Basement Info ***	
Comments:		* Mezzanine Info *	
		* Sprinkler Info *	
		Area: Type: Average	

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		900 Wood Frame	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

*** 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.					
SMITH RICHARD L TRUST	SMITH JILL E	0	04/17/2019	QC	09-FAMILY	2019-01315	DEED	100.0					
SMITH JILL E	SMITH JILL E TRUST	0	04/17/2019	WD	09-FAMILY	2019-01411	PROPERTY TRANSFER	0.0					
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	100.0					
SMITH RICHARD L	SMITH RICHARD L TRUST	0	11/06/2014	WD	03-ARM'S LENGTH	2015-00370	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6916 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		11/12/2019		2019-03638	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 860,246 TCV/TFA: 416.79							
SMITH JILL E TRUST 713 AIRFIELD LN MIDLAND MI 48642		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
Tax Description		Public Improvements		* Factors *									
SEC 12 T22N R8W THAT PART OF PCL A OF THE SURVEY RECORDED IN LIBER S-3P200 LYING N OF A LIE GEG S89DEG56'38"E 400FT & N01DEG27'40"W 1023.65 FT FROM SW COR SEC12 TH N76DEG49'38"E TO E LINE PCL A EXC BEG S89DEG56'38"E& N01DEG 27'4"W 1378.65FT FROM SW COR SEC 12 TH N58DEG01'53"E 250FT, S 05DEG25'52"E 325.42FT, S76DEG49'38"W 255 FT N01DEG27'40"W 280FT TO POB. 2.23 A M/L SPLIT ON 10/22/2019 PART TO 009-012-019-10 FORMERLY SEC 12 T22N R8W PCL A OF THE		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		B100'@5000/FF		210.00	100.00	0.7018	0.7079	5000	100		521,702
		X Paved Road		BACK 50' @ 500		65.00	1171.43	0.6530	2.2886	500	100		48,569
		X Storm Sewer		275 Actual Front Feet, 2.23 Total Acres						Total Est. Land Value =		570,271	
		X Sidewalk		Land Improvement Cost Estimates									
		X Water		Description		Rate	Size	% Good	Cash Value				
		X Sewer		D/W/P: Asphalt Paving		3.10	3737	0	0				
		X Electric		Wood Frame		28.00	120	50	1,680				
		X Gas		Residential Local Cost Land Improvements									
		X Curb		Description		Rate	Size	% Good	Cash Value				
		X Street Lights		LAND IMPROVE 1000		1,000.00	1	100	1,000				
		X Standard Utilities		Total Estimated Land Improvements True Cash Value =									
		X Underground Utils.		2,680									
		Topography of Site											
		Level											
		X Rolling											
		Low											
		X High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	285,100	145,000	430,100		166,188C			
		TPC 01/03/2020 INSPECTED			2024	168,000	138,900	306,900		161,192C			
		TPC 10/25/2019 INSPECTED			2023	121,800	132,600	254,400		153,517C			
		TPC 10/21/2019 INSPECTED			2022	109,200	119,900	229,100		146,207C			

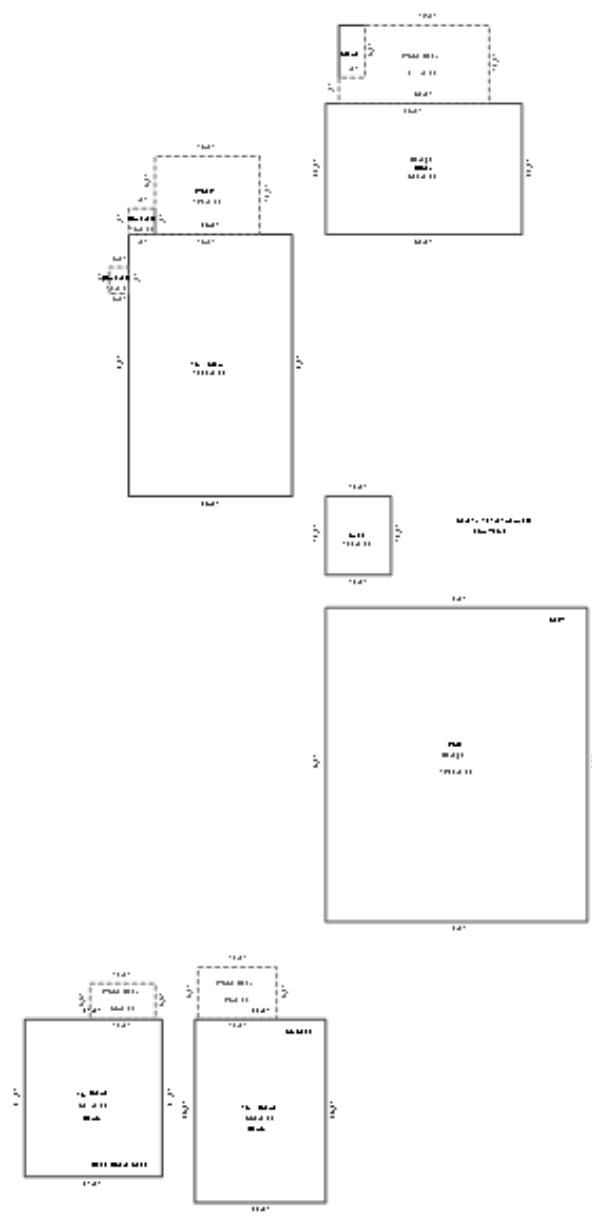


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type WSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame Block		(4) Interior Drywall Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater														
	Building Style: 1S		Trim & Decoration		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
	Yr Built 1950	Remodeled 0	Ex X Ord Min	X	Central Air Wood Furnace														
	Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service														
	Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min														
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few														
	(2) Windows Many Avg. X Avg. Few Small		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1000 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:														
	(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 107,828														
X	Asphalt Shingle				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=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,000 Total: 102,274 56,249 Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 547 Porches WSEP (1 Story) 192 7,692 4,231 Foundation: Shallow 192 -1,242 -683 Water/Sewer Public Sewer 1 1,175 646 Water Well, 200 Feet 1 10,004 5,502 Built-Ins Appliance Allow. 1 1,638 901 Local Cost Items 1 0 0 SANITARY SEWER Totals: 122,536 67,393														

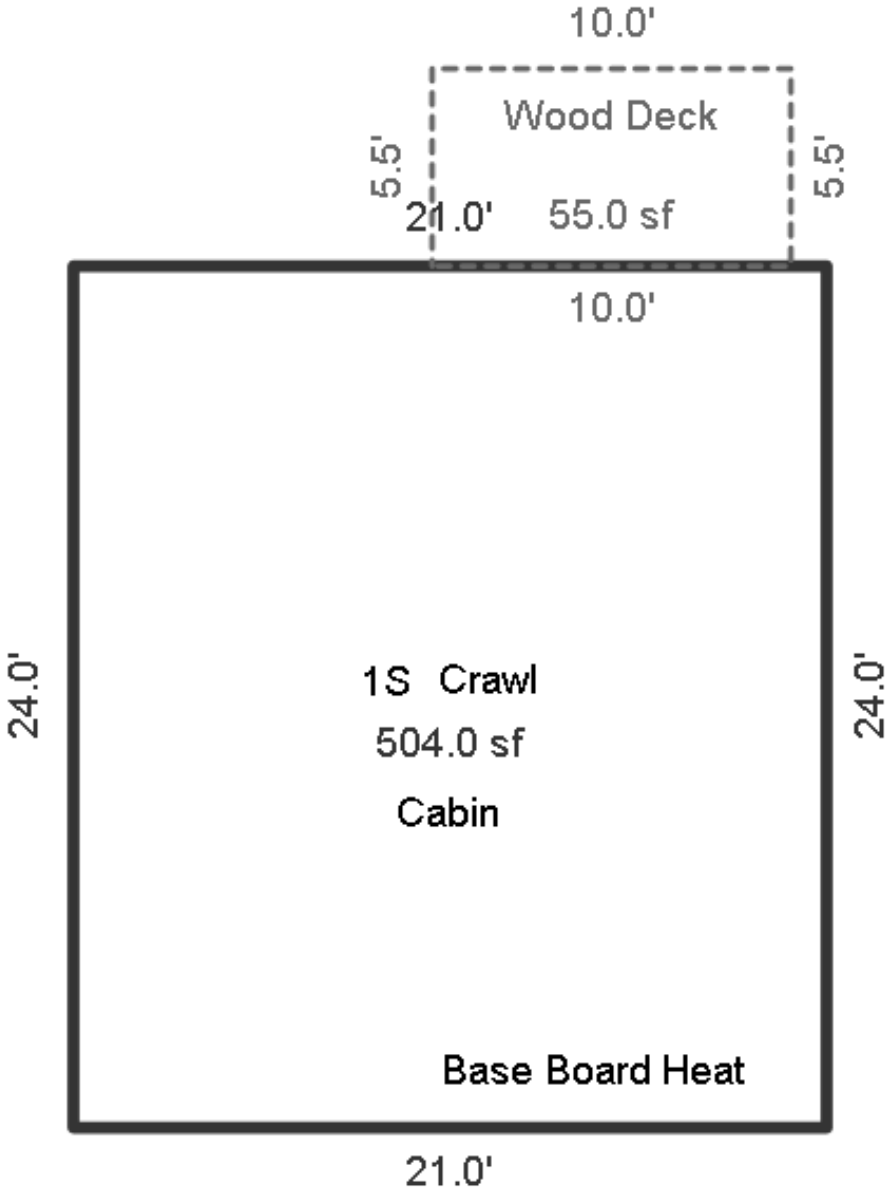
*** Information herein deemed reliable but not guaranteed***



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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 55	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 504 Total Base New : 64,053 Total Depr Cost: 35,228 Estimated T.C.V: 56,365		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 504 SF Floor Area = 504 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls D Blt 0				
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		0 Amps Service			1 Story Siding Crawl Space		Total: 60,682 33,374						
Room List		Doors	Solid X	H.C.	Average Fixture(s)			Other Additions/Adjustments		Totals: 64,053 35,228					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		1			Deck Treated Wood 55 1,756 966		Appliance Allow. 1 1,615 888		Totals: 64,053 35,228				
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		56,365				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few											
	Insulation	(7) Excavation		(13) Plumbing											
(2) Windows		Basement: 0 S.F. Crawl: 504 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			(14) Water/Sewer								
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													

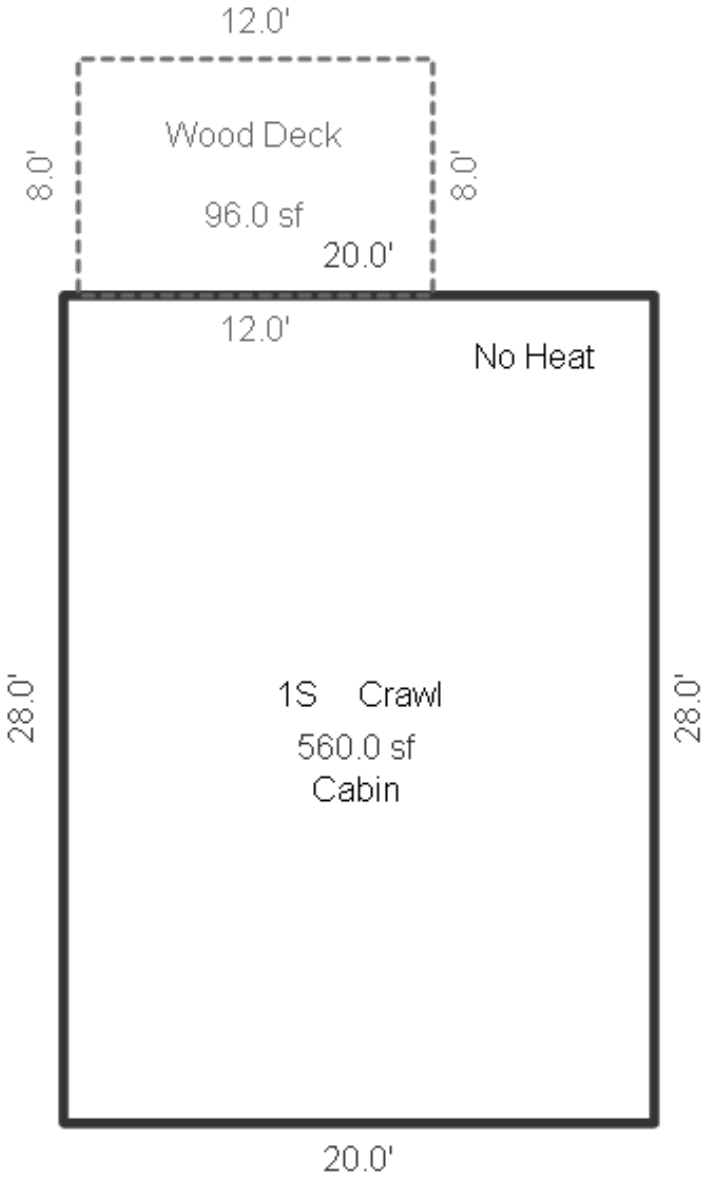
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type 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			X No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 560 Total Base New : 68,034 Total Depr Cost: 37,418 Estimated T.C.V: 59,869		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 3 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 560 SF Floor Area = 560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg	X	Ord		Small	(12) Electric			1 Story		Siding		Crawl Space		560		Total:		64,069		35,238	
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments		Deck		Treated Wood		96		2,350		1,292					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Notes:		Appliance Allow.		1		1,615		888		Totals:		68,034		37,418	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		59,869											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:													
(2) Windows		Many Avg.	X	Large Avg.		Small	Average Fixture(s)			Other Additions/Adjustments		Deck		Treated Wood		96		2,350		1,292					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:		Appliance Allow.		1		1,615		888		Totals:		68,034		37,418	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		59,869											
(3) Roof		Gable		Gambrel			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		59,869											
X	Hip Flat			Mansard Shed			Lump Sum Items:			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		59,869											
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		59,869											

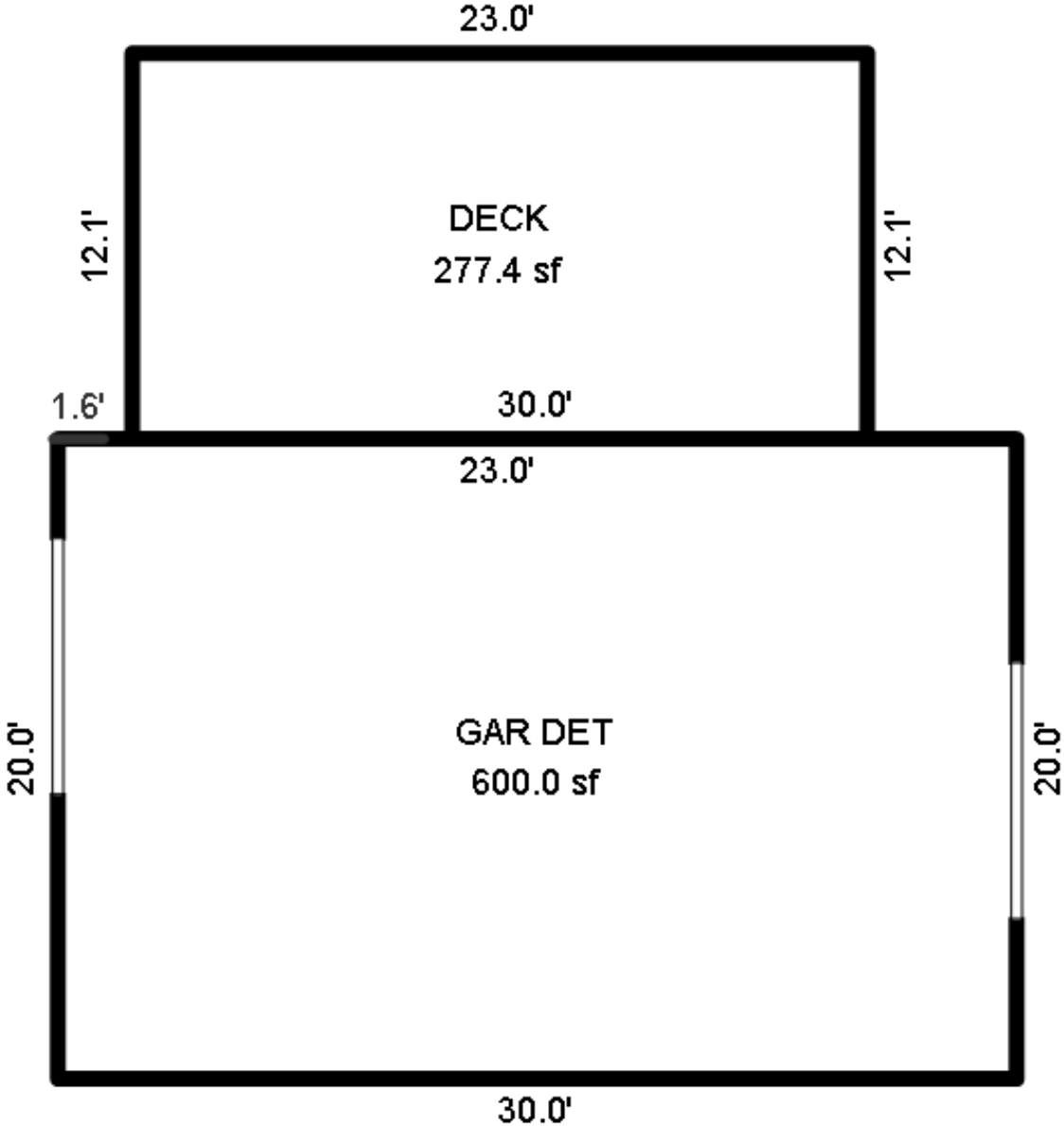
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 276	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 600 % 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	Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 20,739 Total Depr Cost: 12,444 Estimated T.C.V: 19,910	
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 4 Single Family GRG		Cls D Blt 0	
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=60/100/100/100/60	
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Ex Ord Min		Lg Ord Small			Average Fixture(s)		(14) Water/Sewer		Plumbing		Other Additions/Adjustments		Other Additions/Adjustments	
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		Deck		3 Fixture Bath		1 -3,199 -1,919	
Yr Built Remodeled 0 0		Kitchen: Other: Other:		Kitchen: Other: Other:			2 Fixture Bath		Public Sewer		Garages		Treated Wood		276 4,822 2,893	
Condition: Average		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Softener, Auto		Water Well		Solar Water Heat		Class: D Exterior: Block Foundation: 18 Inch (Unfinished)		600 19,116 11,470	
Room List		Insulation		(7) Excavation			Softener, Manual		1000 Gal Septic		Base Cost		Totals: 20,739 12,444		Base Cost	
Basement		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet		2000 Gal Septic		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 19,910		Lump Sum Items:	
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Extra Sink		Lump Sum Items:							
2nd Floor		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower									
Bedrooms		Joists: Unsupported Len: Cntr.Sup:					Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(1) Exterior		Asphalt Shingle					Ceramic Tub Alcove Vent Fan									
Wood/Shingle Aluminum/Vinyl Brick		Chimney:														
Insulation																
(2) Windows		Many Avg. Few Large Avg. Small														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
Many Avg. Few Large Avg. Small																
(3) Roof		Gable Hip Flat Gambrel Mansard Shed														

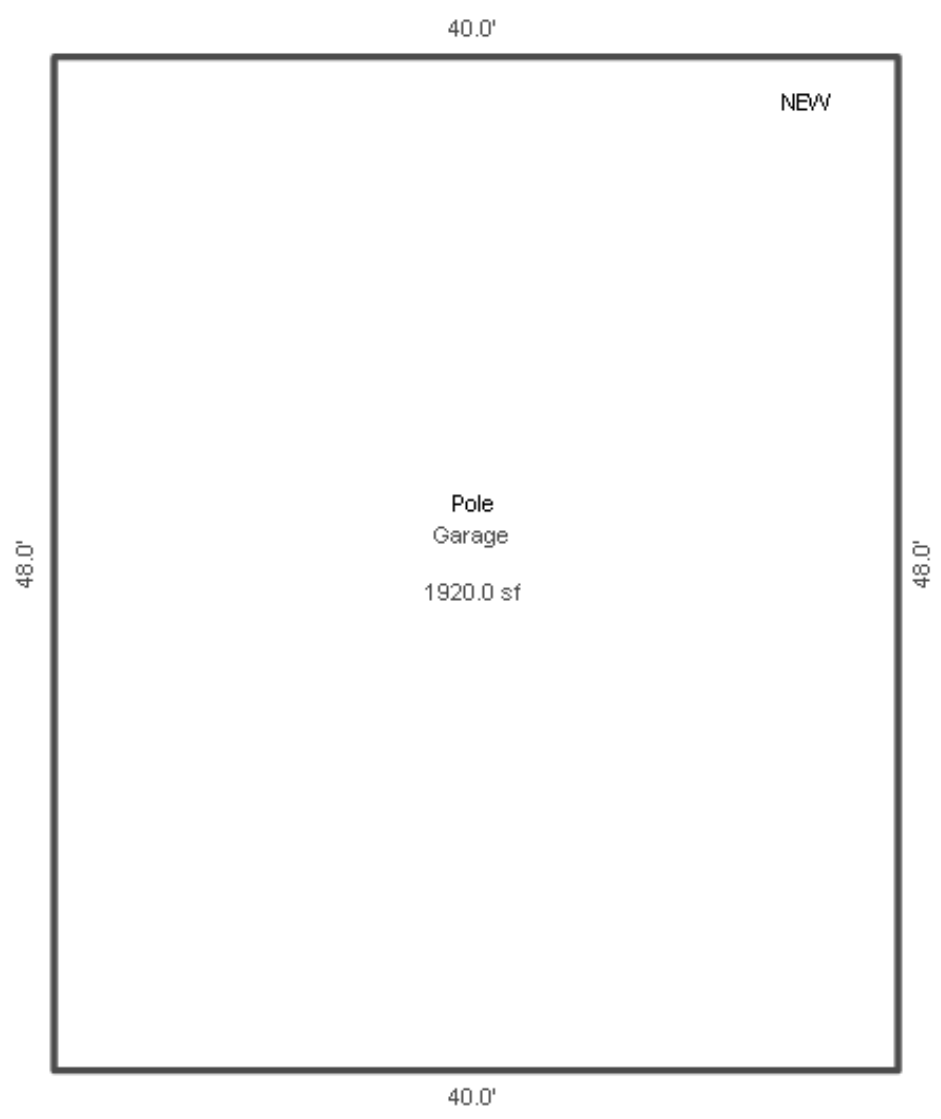
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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: 2019 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: 1920 % Good: 0 Storage Area: 0 No Conc. Floor: 1920			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts 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 : 28,502 Total Depr Cost: 27,077 Estimated T.C.V: 43,323								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.600								
	Yr Built 2019	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:								
	Condition: Average	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 5 Single Family GRG			Cls C		Blt 2019		
	Room List	Lg	Ord	Small	Ex. Ord. Min			(11) Heating System: No Heating/Cooling							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	(1) Exterior	Kitchen: Other: Other:		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Building Areas								
	Insulation	(7) Excavation		Average Fixture(s)			Stories Exterior Foundation			Size		Cost New	Depr. Cost		
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		-4,580	-4,351		
	Many Avg. Few	Large Avg. Small		(8) Basement			Garages								
	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			Class: C Exterior: Pole (Unfinished)								
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Base Cost			1920		45,658	43,375		
	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Solar Water Heat No Concrete Floor			1920		-12,576	-11,947		
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Other Additions/Adjustments			Totals:		28,502	27,077		
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					Notes:								
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 43,323															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH RICHARD L TRUST	SMITH JILL E	0	04/17/2019	QC	09-FAMILY	2019-01315	DEED	100.0
SMITH JILL E	SMITH JILL E TRUST	0	04/17/2019	WD	09-FAMILY	2019-01411	PROPERTY TRANSFER	100.0
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	100.0
SMITH RICHARD L	SMITH RICHARD L TRUST	0	11/06/2014	WD	03-ARM'S LENGTH	2015-00370	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
6916 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/22/2019 Qual. Ag.					

Owner's Name/Address	MAP #:	2025 Est TCV 31,708
SMITH JILL E TRUST 713 AIRFIELD LN MIDLAND MI 48642		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
THAT PART OF PCL A OF THE SURVEY RECORDED IN LIBER S-3P200 LYING S'LY OF A LINE BEG S89DEG56'38" E440FT & N01DEG27'40"W 1023.65 FT FROM SW COR OF SEC 12 TH N76DEG49'38"E TO THE E LINE OF PCL A SEC12 T22NR8W 11.19A M/L SPLIT ON 10/22/2019 FROM 009-012-019-00;				

Comments/Influences	Public Improvements	* Factors *
Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ; Parent Parcel(s): 009-012-019-00; Child Parcel(s): 009-012-019-10;	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 AGRICULTRU 8 - 17 Acres 9.19 Acres 3200 100 29,408 AGRICULTRU SURPLUS 2300/ 1.00 Acres 2300 100 2,300 AGRICULTRU ROW 1.00 Acres 0 100 0 11.19 Total Acres Total Est. Land Value = 31,708



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	15,900	0	15,900			15,900S
	2024	19,300	0	19,300			17,750C
	2023	17,000	0	17,000			16,905C
	2022	16,100	0	16,100			16,100S

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Who When What
TPC 05/08/2018 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRENCH R PATRICK & LUCY T	AVIATIEK LLC	470,000	05/25/2016	WD	03-ARM'S LENGTH	2016-01965	PROPERTY TRANSFER	100.0
FRENCH R PATRICK & LUCY (	FRENCH R PATRICK & LUCY T	0	06/23/2005	QC	21-NOT USED/OTHER	05-0/2874	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6916 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	07/07/2004	20040234	Complete

Owner's Name/Address	MAP #:
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426	2025 Est TCV 777,289 TCV/TFA: 476.28

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W	X Dirt Road	B100'@5000/FF	80.89	290.00	1.0000	0.8305	5000	100		335,911

SEC 12 T22N R8W	Gravel Road	81 Actual Front Feet, 0.54 Total Acres	Total Est. Land Value =	335,911
BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT FROM SW COR OF SEC 12, TH N 58 DEG 01'53"E 75 FT, S 03 DEG 35' 42"E 302.53 FT, S 76 DEG 48'38"W 77.5 FT, N 01 DEG 27'40"W 280 FT TO POB. ALSO E 5.89 FT OF N 791.25 FT OF W 440 FT OF GOVT LOT 4. .577 A	X Paved Road			

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.
ADD 5.89 FT LAKEFRONT PER COURT ORDER..(ADVERSE POSSESSION) FOR 05 (E 5.89 FT OF N791.25 FT OF W 440			

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Rolling	X Low	2025	168,000	220,600	388,600			279,310C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X High			2024	114,300	218,000	332,300			270,912C

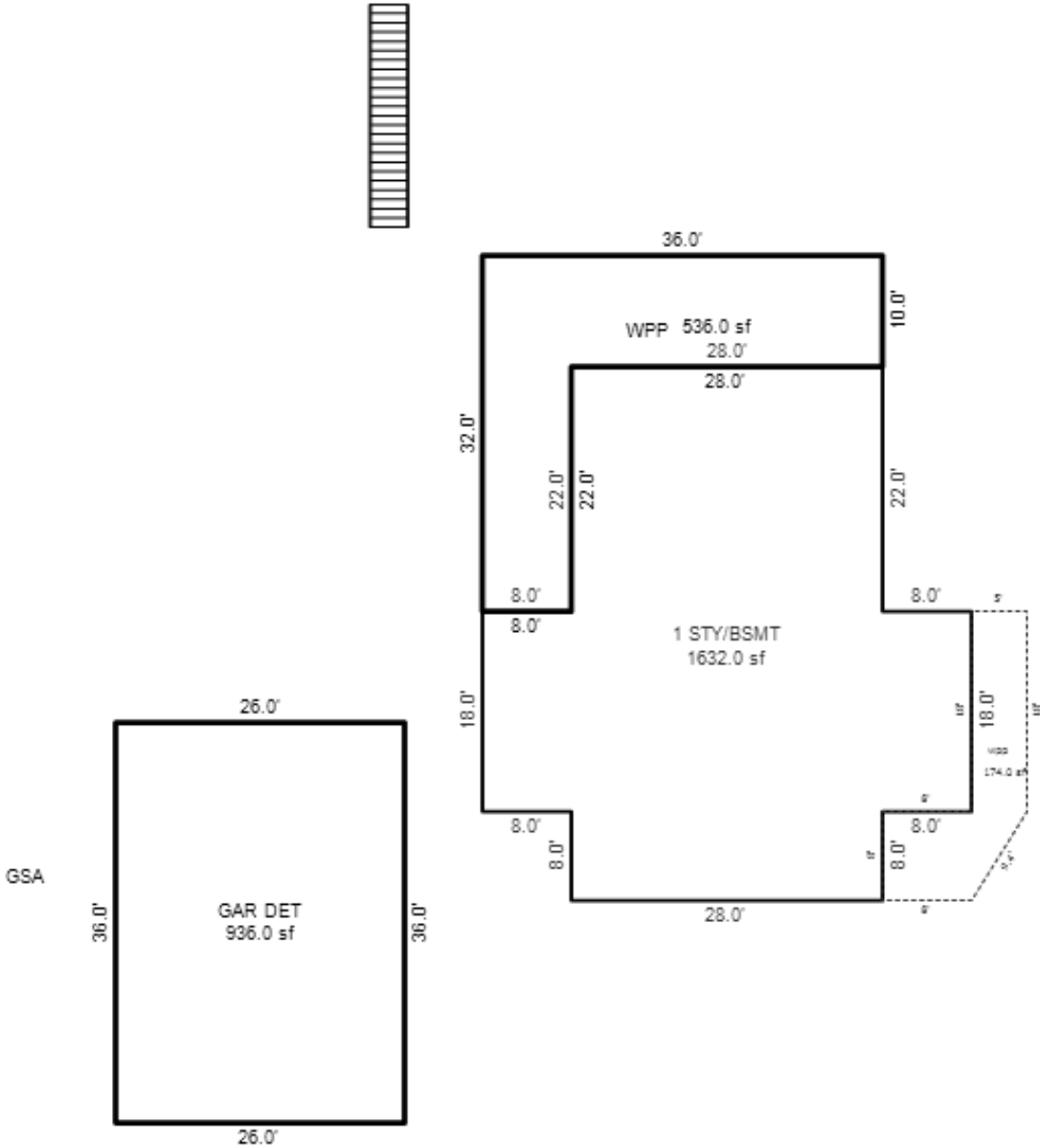


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 536 174 70	Type WPP WPP 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: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min														
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min							
Condition: Average		Size of Closets		Lg	X	Ord		Small	Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing						
Room List		Doors		Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:							
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916			
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916			
(2) Windows		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(7) Excavation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916	
(3) Roof		(6) Ceilings		(7) Excavation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916	
X	Gable Hip Flat	Gambrel Mansard Shed	1000	1	Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916	
X	Asphalt Shingle	(6) Ceilings		(7) Excavation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916	
Chimney:		(6) Ceilings		(7) Excavation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Pine Logs Basement 1,632		Total: 254,475 190,842		Other Additions/Adjustments		Basement Living Area 1000 35,350 26,512 Basement, Outside Entrance, Below Grade 1 2,523 1,892 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 2 9,159 6,869 Porches WPP 536 8,849 6,637 WPP 174 4,166 3,124 Deck Treated Wood 70 2,084 1,563 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 34,651 25,988 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Prefab 1 Story 1 2,555 1,916	

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



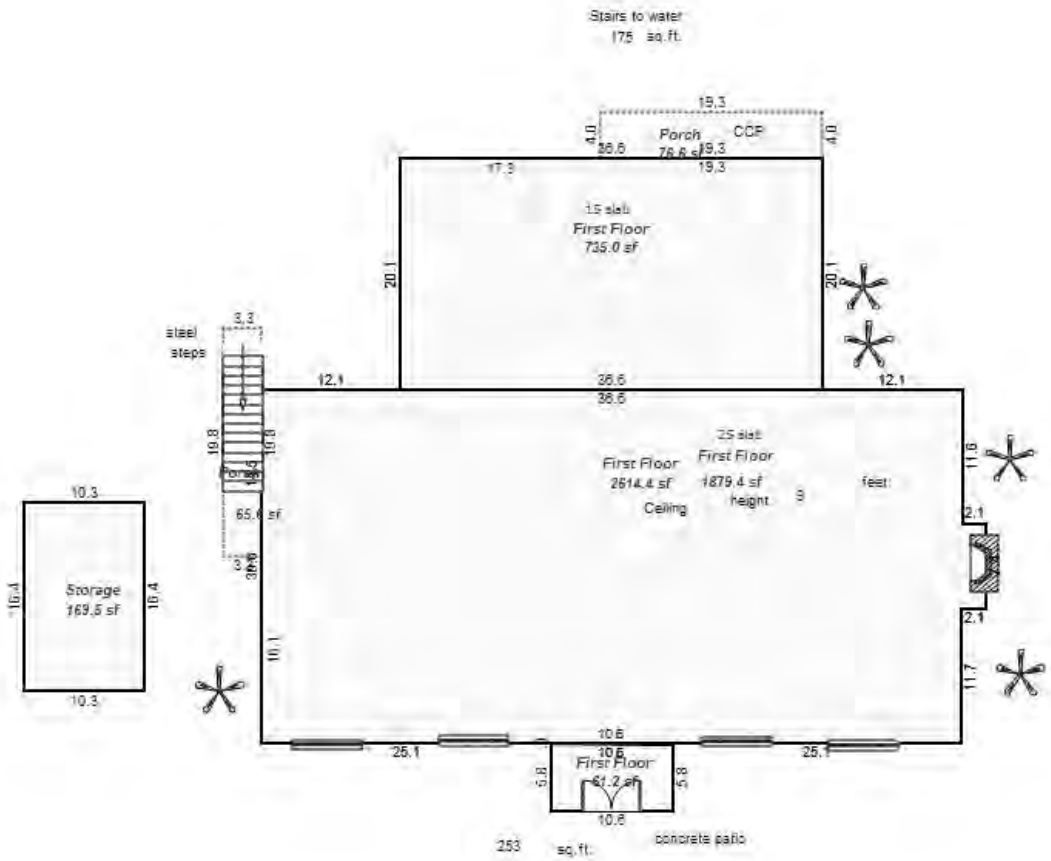
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TALSMA TIMOTHY & JANICE	AVIATIEK LLC	0	01/18/2011	PTA	25-PARTIAL CONSTRUCTION	2011-180WD	PROPERTY TRANSFER	100.0					
SOWLE VIRGINIA L TRUST	TALSMA TIMOTHY & JANICE	295,000	01/18/2011	WD	03-ARM'S LENGTH	2011-179WD	PROPERTY TRANSFER	100.0					
SOWLE THOMAS J & VIRGINIA	SOWLE VIRGINIA L	0	12/05/2004	OTH	21-NOT USED/OTHER	05-0/3338	DEED	0.0					
SOWLE VIRGINIA L		0	02/22/2001	OTH	09-FAMILY	2011-178TRUST	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6834 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		03/01/2011		2011-0057	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 1,018,946 TCV/TFA: 209.66							
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
Tax Description		Public Improvements		* Factors *									
SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 150 FT FROM SW COR OF SW 1/4 TO POB TH N 58 DEG 01'53"E 100 FT, S 06 DEG 58'35"E 356.73 FT, S 76 DEG 48'38"W 100 FT, N 05DEG 25'52"W 325.42 FT TO POB. .74A.		X Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		X Gravel Road		B100'@5000/FF		100.00	341.00	1.0000	0.8510	5000	100	425,484	
21000797 \$329,900		X Paved Road		100 Actual Front Feet, 0.78 Total Acres		Total Est. Land Value =		425,484					
		X Storm Sewer		Land Improvement Cost Estimates									
		X Sidewalk		Description		Rate	Size % Good	Cash Value					
		X Water		Wood Frame		25.95	169	95	4,167				
		X Sewer		Residential Local Cost Land Improvements		Description		Rate	Size % Good	Cash Value			
		X Electric		LAND IMPROVE 2500				2,500.00	1	97	2,425		
		X Gas		Total Estimated Land Improvements True Cash Value =		6,592							
		X 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		212,700	296,800	509,500			282,110C		
		Low		2024		138,800	291,700	430,500			273,628C		
		High		2023		111,000	278,500	389,500			260,599C		
		Landscaped		2022		108,800	253,000	361,800			248,190C		
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X PRIVATE RD											
		Who		When		What							
		TPC 12/27/2017		INSPECTED									
		TPC 06/20/2016		INSPECTED									
		TPC 11/01/2011		INSPECTED									
The Equalizer. Copyright (c) 1999 - 2009. 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	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							76 61 175 64	CCP (1 Story) CGEP (1 Story) WPP CPP					
Building Style: 2S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 4,860 Total Base New : 564,360 Total Depr Cost: 366,794 Estimated T.C.V: 586,870			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls C 10 Blt 1968								
1968 199	2011	Ex	X	Ord		Min	(11) Heating System: Forced Heat & Cool Ground Area = 2614 SF Floor Area = 4860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65											
Condition: Average		Lg		X	Ord		Building Areas											
Room List		Doors		Solid	X	H.C.	Stories Exterior Foundation Size Cost New Depr. Cost											
	Basement 1st Floor 2nd Floor 8 Bedrooms	(5) Floors		No. of Elec. Outlets			2 Story Block Slab 1,879											
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.		1.5 Story Siding Slab 735								
Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(6) Ceilings		X			Drywall		Other Additions/Adjustments									
(2) Windows		(7) Excavation		1			Average Fixture(s)	Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2614 S.F. Height to Joists: 0.0			3	3 Fixture Bath	Average Fixture(s)									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			2	Fixture Bath	3 Fixture Bath									
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	2 Fixture Bath									
(3) Roof		(9) Basement Finish		1			Public Water											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Sewer									
X		(10) Floor Support		1			Water Well											
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 2000 Gal Septic											
Chimney: Block				Lump Sum Items:			(14) Water/Sewer											
							SANITARY SEWER											
							Notes:											
							ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:											
							Totals:			564,360 366,794								

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR JOHN H & MARIE	MOLITOR JOHN H & MARIE L	0	09/29/2023	QC	09-FAMILY	2023-02781	DEED	0.0
MOLITOR RUSSELL & MARGARE	MOLITOR JOHN H	0	06/24/2022	QC	09-FAMILY	2022-02148	PROPERTY TRANSFER	0.0
MOLITOR JOHN H	MOLITOR JOHN H & MARIE	0	06/24/2022	QC	09-FAMILY	2022-02149	PROPERTY TRANSFER	0.0
MOLITOR RUSSELL D & MARGA	MOLITOR RUSSELL & MARGARE	0	04/05/2022	PTA	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6894 W JENNINGS RD						
School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 0%						
Owner's Name/Address		MAP #:				
MOLITOR JOHN H & MARIE L TRUST 883 HURLEY DR HOWELL MI 48843		2025 Est TCV 988,571 TCV/TFA: 287.71				

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			B100'@5000/FF	75.00	302.02	1.0000	0.8356	5000	100		313,354
			75 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 313,354								

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 75 FT FROM SW COR OF SW 1/4 TH N 58 DEG 01'53"E 75 FT, S 05 DEG 25'52"E 325.42 FT, S 76 DEG 48'38"W 77.5 FT, N 03 DEG 35'42"W 302.53 FT TO POB. .52A.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	8.06	1600	0	0
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Residential Local Cost Land Improvements				
	X	LAND IMPROVE 2500	2,500.00	1	100	2,500
	X	Total Estimated Land Improvements True Cash Value =				2,500

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	156,700	337,600	494,300			251,554C
2024	106,900	312,600	419,500		419,500A	243,991C
2023	85,500	298,400	383,900			232,373C
2022	86,400	269,000	355,400			221,308C

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2019 INSPECTED

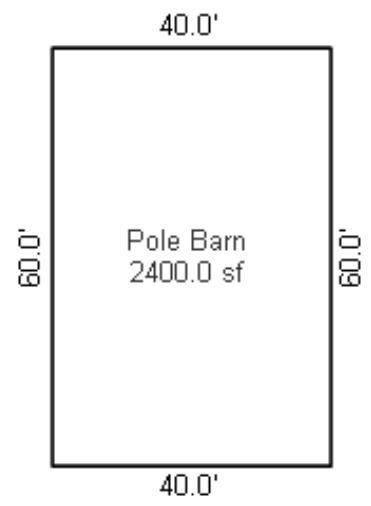
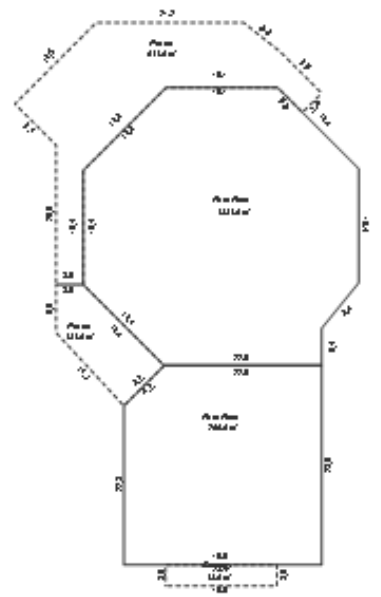
TPC 12/27/2017 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 510 48	Type WPP Wood Balcony	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 796 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 3,436 Total Base New : 568,856 Total Depr Cost: 420,448 Estimated T.C.V: 672,717		E.C.F. X 1.600		Bsmnt Garage:	
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 568,856 Total Depr Cost: 420,448 Estimated T.C.V: 672,717		E.C.F. X 1.600		Carpport Area:	
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 3436 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C 10 Blt 1995		Roof:	
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.	200 Amps Service			2 Story Siding Basement 1,320 1 Story Siding Overhang 796		Total: 394,215 295,663			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 1300 24,778 12,389 Basement, Outside Entrance, Below Grade 1 2,523 1,892					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing		Average Fixture(s) 3 Fixture Bath 1 4,580 3,435 2 Fixture Bath 1 3,064 2,298			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches WPP 510 8,425 6,319 Balcony Wood Balcony 48 1,928 1,446		Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 796 37,078 27,808 Common Wall: 2 Wall 1 -5,295 -3,971 Door Opener 2 1,078 808 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,078 808 Base Cost 2400 84,024 63,018			
(2) Windows		(8) Basement		Lump Sum Items:			Water/Sewer Public Sewer 1 1,473 1,105			Water/Sewer Public Sewer 1 1,473 1,105					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1300 SF Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer Public Sewer 1 1,473 1,105					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:						Water/Sewer Public Sewer 1 1,473 1,105					
(3) Roof		(10) Floor Support								Water/Sewer Public Sewer 1 1,473 1,105					
X	Gable Hip Flat	Gambrel Mansard Shed									Water/Sewer Public Sewer 1 1,473 1,105				
X	Asphalt Shingle									Water/Sewer Public Sewer 1 1,473 1,105					
Chimney: Metal										Water/Sewer Public Sewer 1 1,473 1,105					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISSMAN JOHN D SR TRUST	ARDIS KEVIN PAUL &	1	06/05/2024	QC	09-FAMILY	2024-01424	DEED	0.0
CRISSMAN JOHN & HILL JACQ	CRISSMAN JOHN D SR TRUST	0	01/09/2017	QC	09-FAMILY	2017-00457	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ARDIS KEVIN PAUL & PERRIN ALLISON LEIGH CRISSMAN PO BOX 552 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 79,349					

	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 12 T22N R8W PCL F OF SURVEY RECORDED IN BOOK OF SURVEYS S-3 PG 240. 14.71A.	X			I 200' @ 200/	20.00	262.00	1.7783	0.8996	200	100		6,399
Comments/Influences	X			Residentia 8 - 17 @\$5000	14.59	Acres	5000	100				72,950
				20 Actual Front Feet, 14.71 Total Acres Total Est. Land Value =								79,349

Comments/Influences



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

Topography of Site

- Level
- X Rolling
- X Low
- X High
- 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	39,700	0	39,700			10,140C
2024	26,900	0	26,900			9,836C
2023	25,900	0	25,900			9,368C
2022	21,700	0	21,700			8,922C

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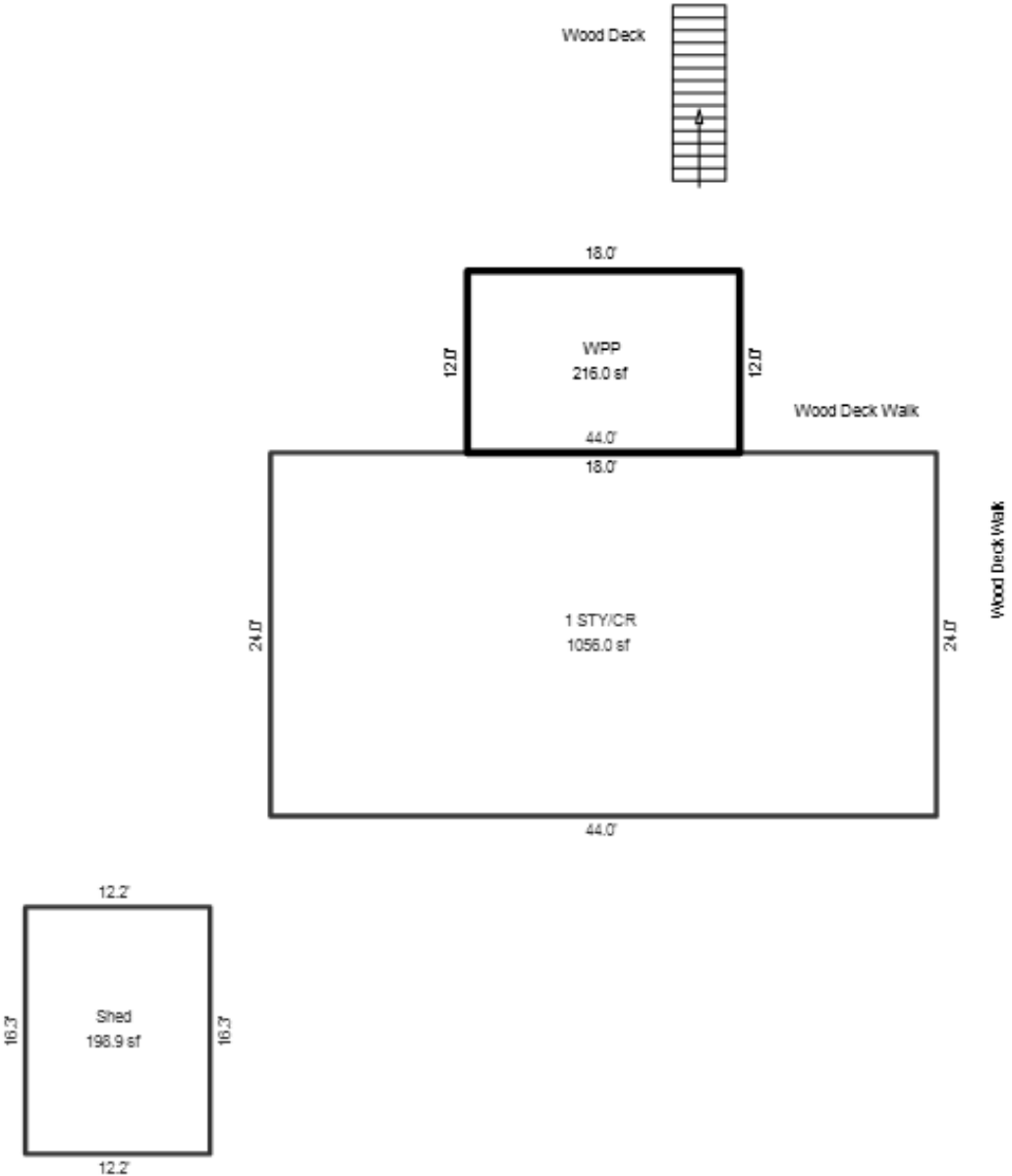
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MONTOYE ALLEN PAUL TRUST	DOPP STEVEN & MISTY	215,000	12/30/2014	WD	03-ARM'S LENGTH	2014-04266	PROPERTY TRANSFER	100.0				
MONTOYE ALLEN P & MARY J	MONTOYE ALLEN PAUL TRUST	0	09/14/2007	QC	21-NOT USED/OTHER	2007/3421	DEED	0.0				
MONTOYE ALLEN P & MARY J	MONTOYE MARY JANE TRUST	0	09/14/2007	QC	21-NOT USED/OTHER	2007/3422	DEED	0.0				
		170,500	07/01/1998	WD	33-TO BE DETERMINED	320:860	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6874 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
DOPP STEVEN & MISTY 661 E BRADFORD RD MIDLAND MI 48640		2025 Est TCV 513,532 TCV/TFA: 486.30										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
SEC 12 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-3 PAGE 240. .45A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B100'@5000/FF	72.00	258.00	1.0000	0.8161	5000	100		293,796
		Paved Road		64 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 293,796								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	24.15	216	50	2,608				
		X Sewer		Wood Frame	27.60	120	50	1,656				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVE 1000	1,000.00	1	95	950				
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,214								
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	146,900	109,900	256,800		143,385C		
		TPC 12/27/2017	INSPECTED		2024	100,200	101,900	202,100		139,074C		
		TPC 11/02/2015	INSPECTED		2023	80,200	97,200	177,400		132,452C		
		TPC 12/19/2014	INSPECTED		2022	73,600	87,700	161,300		126,145C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 216 233	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors		
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		E.C.F.		Bsmnt Garage:				
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	150 Amps Service		No./Qual. of Fixtures		Total Base New : 167,595		X 1.600		Roof:		
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Total Depr Cost: 134,076		Estimated T.C.V: 214,522		Carport Area:			
Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1995				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Plumbing		Ground Area = 1056 SF		Floor Area = 1056 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Few	1 Story	Exterior Siding	Foundation Crawl Space	Size 1,056	Cost New 138,175	Depr. Cost 110,541		
(2) Windows		(7) Excavation		Average Fixture(s)		Plumbing		Other Additions/Adjustments		Plumbing		Average Fixture(s)				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1056 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		Porches		WPP		216		4,644 3,715		
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		Deck		Treated Wood		216		4,298 3,438		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Water/Sewer		Public Sewer		1		1,473 1,178		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer		Built-Ins		Appliance Allow.		1		2,727 2,182	
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Local Cost Items		SANITARY SEWER		1		0 0		
*** Information herein deemed reliable but not guaranteed***		Totals:		167,595		134,076		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TC		214,522						



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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				
6868 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		New House		10/16/2014	2014-0465	100%				
Owner's Name/Address		P.R.E. 100% 04/14/2017										
MCISAAC TIMOTHY P & PATRICIA L 6868 W LAKEVIEW DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 1,066,224 TCV/TFA: 370.22								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
SEC 12 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P240. .46A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B100'@5000/FF		75.00	262.00	1.0000	0.8180	5000	100	306,744
		Paved Road		75 Actual Front Feet, 0.45 Total Acres				Total Est. Land Value =		306,744		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 4in Ren. Conc.			10.12	667	0	Cash Value		
		X Sewer		D/W/P: Patio Blocks			18.60	373	0	0		
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description								
		Curb		LAND IMPROVE 2500			2,500.00	2	95	4,750		
		Street Lights		Total Estimated Land Improvements True Cash Value =								
		Standard Utilities		4,750								
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	153,400	379,700	533,100			338,650C	
		TPC 12/27/2017	INSPECTED		2024	104,600	355,600	460,200			328,468C	
		TPC 11/02/2015	INSPECTED		2023	83,700	355,400	439,100			312,827C	
		TPC 12/19/2014	INSPECTED		2022	76,100	320,500	396,600			297,931C	



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*** Information herein deemed reliable 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 71 505 207	Type CCP (1 Story) WPP WSEP (1 Story)	Year Built: 2015 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 474 % Good: 0 Storage Area: 0 No Conc. Floor: 237	71	CCP (1 Story)	E.C.F. X 1.600	Bsmnt Garage:			
	Town Home															0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 10 Floor Area: 2,880 Total Base New : 524,120 Total Depr Cost: 471,706 Estimated T.C.V: 754,730			Carpport Area: Roof:
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1920 SF Floor Area = 2880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls BC Blt 2015		
	Building Style: 1.5S	Size of Closets			(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
	Yr Built 2015	Remodeled 0	Ex	Ord	Min	0 Amps Service			1.5 Story Siding Basement 1,920			Total: 427,415 384,673						
	Condition: Average	Lg Ord Small			No. of Elec. Outlets			Other Additions/Adjustments			Average Fixture(s)							
	Room List	Doors	Solid	H.C.	(13) Plumbing			Exterior			Stone Veneer 112 5,149 4,634							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			1 Average Fixture(s)			Plumbing			Average Fixture(s)							
	(1) Exterior	Kitchen: Other: Other:			3 3 Fixture Bath			Solar Water Heat			3 Fixture Bath 2 13,470 12,123							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			1 2 Fixture Bath			No Plumbing			2 Fixture Bath 1 4,512 4,061							
	Insulation	No. of Elec. Outlets			Softener, Auto			Extra Toilet			Porches							
	(2) Windows	Many Avg. Few Large Avg. Small			Softener, Manual			Extra Sink			CCP (1 Story) 71 2,603 2,343							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			No Plumbing			Separate Shower			WPP 505 10,736 9,662							
	(3) Roof	Basement: 1920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			Ceramic Tile Floor			WSEP (1 Story) 207 13,325 11,992							
	Gable Hip Flat	(8) Basement			Extra Sink			Ceramic Tile Wains			Garages							
	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower			Ceramic Tub Alcove			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
	Asphalt Shingle	(9) Basement Finish			Vent Fan			Vent Fan			Base Cost 474 32,621 29,359							
	Chimney:	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Water Well			Common Wall: 1 Wall 1 -3,073 -2,766							
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			1000 Gal Septic			Door Opener 1 673 606							
					Public Sewer			2000 Gal Septic			No Concrete Floor 237 -1,882 -1,694							
					Water Well			Lump Sum Items:			Water/Sewer							
											Public Sewer 1 1,886 1,697							
											Water Well, 100 Feet 1 6,156 5,540							
											Built-Ins							
											Appliance Allow. 1 3,918 3,526							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISSMAN JOHN & DEBORAH L	MCISAAC PAUL W & MARILYN	76,000	10/01/1994	WD	03-ARM'S LENGTH	290P218	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6862 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/30/1999					
MCISAAC PAUL W & MARILYN 6862 W LAKEVIEW DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 809,040 TCV/TFA: 352.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 12 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-3 P240. .46A.	X		Dirt Road	75.00	262.00	1.0000	0.8180	5000	100	306,744
Comments/Influences			Gravel Road	75 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =	306,744

Comments/Influences	X	Description	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.06	1503	0	0
	X	Gravel Road	D/W/P: Patio Blocks	15.39	60	0	0
	X	Paved Road	D/W/P: Brick on Sand	17.76	40	0	0
	X	Storm Sewer	Wood Frame	27.60	120	50	1,656
	X	Sidewalk	Wood Frame	24.64	192	50	2,365
		Water	Residential Local Cost Land Improvements				
		Sewer	Description	Rate	Size	% Good	Cash Value
		Electric	LAND IMPROVE 2500	2,500.00	2	95	4,750
		Gas	Total Estimated Land Improvements True Cash Value =				8,771

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2024	104,600	236,000	340,600			214,492C
	X	High	2023	83,700	225,200	308,900			204,279C
	X	Landscaped	2022	76,100	203,100	279,200			194,552C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							24	CCP (1 Story)						
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 2,297 Total Base New : 411,300 Total Depr Cost: 308,453 Estimated T.C.V: 493,525			E.C.F. X 1.600		Bsmnt Garage:				
Yr Built 1997	Remodeled 0	X	Ex	Ord	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1439 SF Floor Area = 2297 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1997		Roof:					
Condition: Average		Size of Closets		No./Qual. of Fixtures			200			Amps Service									
Room List		X	Lg	Ord	Small	No. of Elec. Outlets			Ex. X Ord. Min										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Many X Ave. Few									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Many X Ave. Few			1									
(2) Windows		(7) Excavation		Basement: 1439 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			1						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Sewer			Base Cost			31,156 23,367			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1			Water Well			Common Wall: 1.5 Wall			-3,971 -2,978			
X	Gable Hip Flat	Gambrel Mansard Shed	1000	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic			Door Opener			539 404			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1			Water Well, 100 Feet			Water/Sewer			1,473 1,105			
Chimney:		Joists: Unsupported Len: Cntr.Sup:											Public Sewer			5,725 4,294			
Built-Ins <<<<< 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.
		329,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2359	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6856 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
KEELEAN LARRY & LEONA PO BOX 211 LAKE CITY MI 49651	P.R.E. 100% 02/09/1998					
	MAP #:					
	2025 Est TCV 776,600 TCV/TFA: 340.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
SEC 12 T22N R8W PCL D OF SURVEY RECORDED INLIBER S-3 P240. .46A.	X		Dirt Road	75.00	262.00	306,744
Comments/Influences	X		Gravel Road	75 Actual Front Feet, 0.45 Total Acres	0.8180	306,744
	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	153,400	234,900	388,300			239,845C
Low							
X High	2024	104,600	217,800	322,400			232,634C
Landscaped							
Swamp							
X Wooded	2023	83,700	215,500	299,200			221,557C
Pond							
X Waterfront	2022	76,100	194,300	270,400			211,007C
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

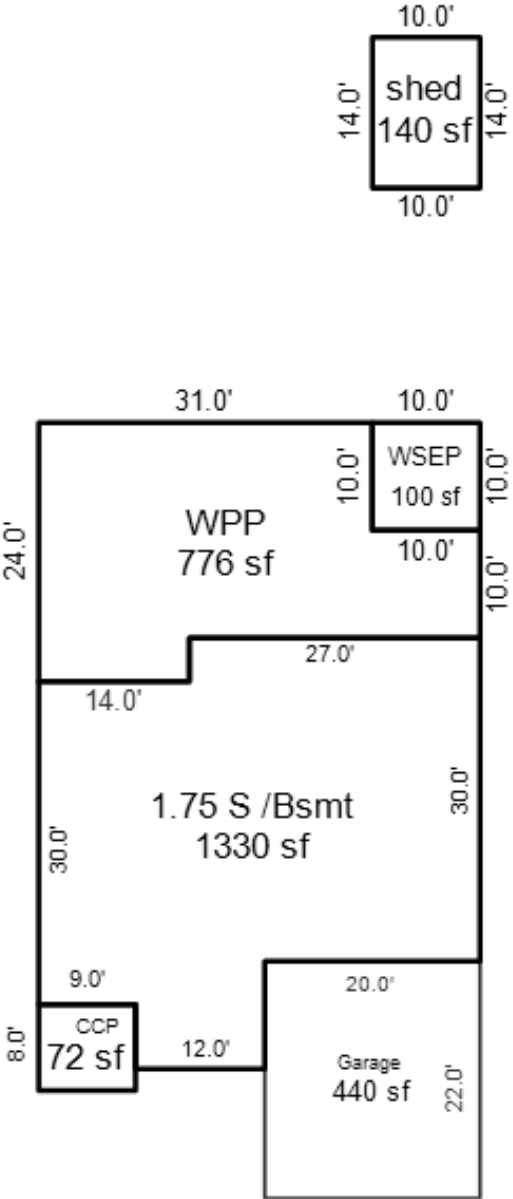
The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	104,600	217,800	322,400			232,634C
TPC	12/27/2017	INSPECTED	2023	83,700	215,500	299,200			221,557C
TPC	04/27/2012	INSPECTED	2022	76,100	194,300	270,400			211,007C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 776 100 60	Type CCP (1 Story) WPP WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																								
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Condition: Average		Trim & Decoration		Size of Closets																																																																																																																																																									
Room List		X	Lg	Ord	Small																																																																																																																																																								
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Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding Insulation		X	Drywall																																																																																																																																																										
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X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																																																											
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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.
CRISSMAN JOHN & HILL JACQ	CRISSMAN PERRIN ALLISON L	1	01/09/2017	WD	09-FAMILY	2017-00486	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PERRIN ALLISON LEIGH CRISSMAN 7215 N CENTRAL AVE PHOENIX AZ 85020	MAP #:					
	2025 Est TCV 378,871 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X		Dirt Road	84.32	294.46	350,958
	X		Gravel Road	84	0.57	350,958

Tax Description	X	Description	* Factors *			Rate %Adj. Reason	Value
			Frontage	Depth	Rate		
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X	Water	84	0.57	5000	100	350,958
	X	Electric			1,000.00	1 95	950

Tax Description	X	Description	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X	Sewer					
	X	Gas					

Tax Description	X	Description	Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X	Street Lights					
	X	Standard Utilities					

Tax Description	X	Description	Topography of Site				
			Level	Rolling	High	Low	
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X	Level					
	X	Rolling					

Tax Description	X	Description	Landscaped				
			Swamp	Wooded	Pond	Waterfront	
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X	Swamp					
	X	Wooded					

Tax Description	X	Description	Wetland				
			Flood Plain	Private Rd	Year	Land Value	
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X	Flood Plain					
	X	Private Rd					

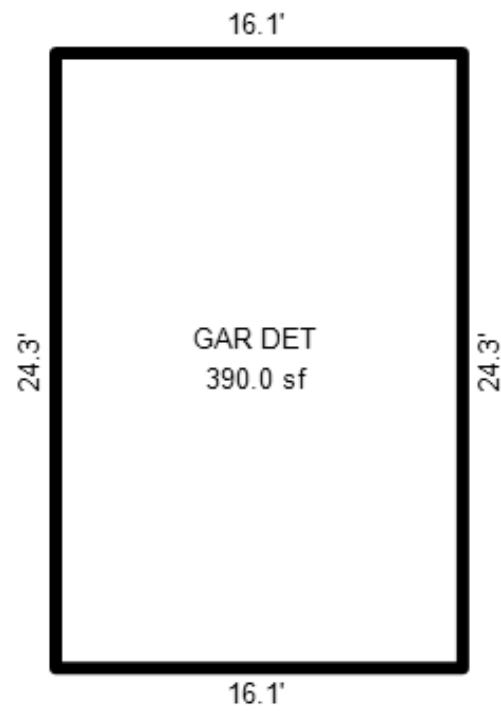
Tax Description	X	Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE	X		2025	175,500	13,900	189,400			30,237C
			2024	118,500	13,700	132,200			29,328C
			2023	94,800	13,100	107,900			27,932C
			2022	83,500	11,900	95,400			26,602C

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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	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	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % 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	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 21,065 Total Depr Cost: 16,852 Estimated T.C.V: 26,963	
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 0	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		Deck		Treated Wood		80 2,232 1,786		Garages	
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Notes:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		390 18,833 15,066	
Yr Built Remodeled 0 0		Kitchen: Other: Other:			(6) Ceilings			Average Fixture(s)		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		Totals:		21,065 16,852		
Condition: Average		Lg Ord Small			(7) Excavation			3 Fixture Bath								
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			2 Fixture Bath								
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			(8) Basement			Softener, Auto								
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			Softener, Manual								
(2) Windows		Many Avg. Few Large Avg. Small			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Gable Hip Flat Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											

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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.
ARDIS KEVIN P & BRIDGID M	ARDIS KEVIN P & BRIDGID M	0	06/05/2024	QC	09-FAMILY	20204-01425	PROPERTY TRANSFER	0.0
CRISSMAN JOHN & HILL JACQ	ARDIS KEVIN PAUL	0	01/09/2017	WD	09-FAMILY	2017-00458	PROPERTY TRANSFER	100.0

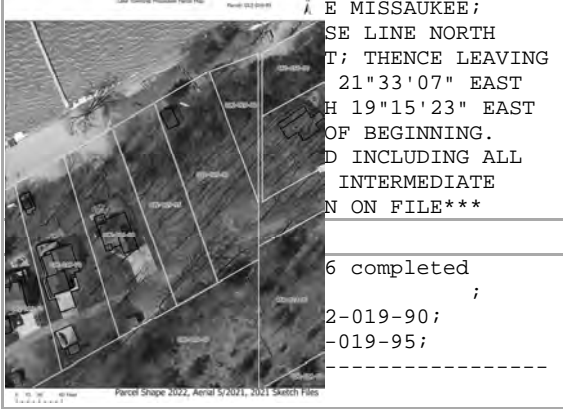
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ARDIS KEVIN P & BRIDGID M TRUSTS PO BOX 552 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 271,513					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			* Factors *						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			B100'@5000/FF	65.00	301.57	1.0000	0.8354	5000 100	271,513
			65 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 271,513						

Tax Description
 2017-00458 PARCEL E-1 THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40N WEST 173.45 FEET; THENCE SOUTH 58°51'42" WEST 62.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 21°30'06" WEST 252.53 FEET TO AN INTERMEDIATE TRAVERSE

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	135,800	0	135,800			77,066C
2024	92,600	0	92,600			74,749C
2023	74,100	0	74,100			71,190C
2022	67,800	0	67,800			67,800S



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	135,800	0	135,800			77,066C
		TPC 04/30/2021 INSPECTED	2024	92,600	0	92,600			74,749C
		TPC 12/27/2017 INSPECTED	2023	74,100	0	74,100			71,190C
		TPC 04/04/2017 INSPECTED	2022	67,800	0	67,800			67,800S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OHLE RICHARD L & NANCY L	OHLE RICHARD L & NANCY L	0	06/01/2022	PTA	09-FAMILY	PTA	REAL PROPERTY STA	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address		P.R.E. 0%				
OHLE RICHARD L & NANCY L TRUST 4609 CONGRESS MIDLAND MI 48642		MAP #:				
		2025 Est TCV 35,554				

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	
			C 100' @1500/FF	24.00	193.00	1.0000	0.9876	1500 100	35,554
			24 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	35,554

Tax Description
 . SEC 12 T22N R8W BEG AT INTER OF N'LY LINE OF LAKEVIEW ST WITH W LINE MISS HTS 2 TH N 0 DEG 05' 30" W 199.98 FT TO NW COROUTLOT B TH S 69 DEG 33' W 69.57 FT TH S 20 DEG 27' E 187.49 FT TO POB WITH RIPARIAN RIGHTS, PT GOV'T LOT 4. .1584 A.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	17,800	0	17,800			14,104C
2024	17,900	0	17,900			13,680C
2023	14,100	0	14,100			13,029C
2022	14,400	0	14,400			12,409C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REID PATRICK ETAL	KOPECK THOMAS R & SUSAN M	45,333	06/10/2019	WD	03-ARM'S LENGTH	2019-01835	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KOPECK THOMAS R & SUSAN M 6677 W LAKEVIEW DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 64,815					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors * 656' X 743.707'			
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason Value
			A 200' @ 90/FF	200.00	400.00	1.0000 1.0000 90 100 18,000
			Residentia 8 - 17 @\$5000	9.36 Acres	5000	100 46,815
			200 Actual Front Feet, 11.20 Total Acres			Total Est. Land Value = 64,815

Tax Description
 . SEC 12 T22N R8W ALL LAND BEG AT A PT WHERE TH S BDRY LINE OF LOT 33 IN PLAT OF MISSAUKE HEIGHTS 2 INTERS WITH A LINE PROJECTED DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT, TH DUE S TO THE N BDRY OF PENN RR R/W TH W ALONG SAID R/W TO A PT TH ON DUE S OF THE SW'LY COR, OF LOT 49 IN SAID PLAT, TH NE'LY ALONG S'LY BDRY LINE OF LOTS 49& 33 OF SAID PLAT TO THE PT OF BEG ALL IN GOV'T LOT 3. 11.2 A.
 Comments/Influences

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



- Topography of Site
- X Level
- 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
2025	32,400	0	32,400			22,733C
2024	27,200	0	27,200			22,050C
2023	23,200	0	23,200			21,000C
2022	20,000	0	20,000			20,000S

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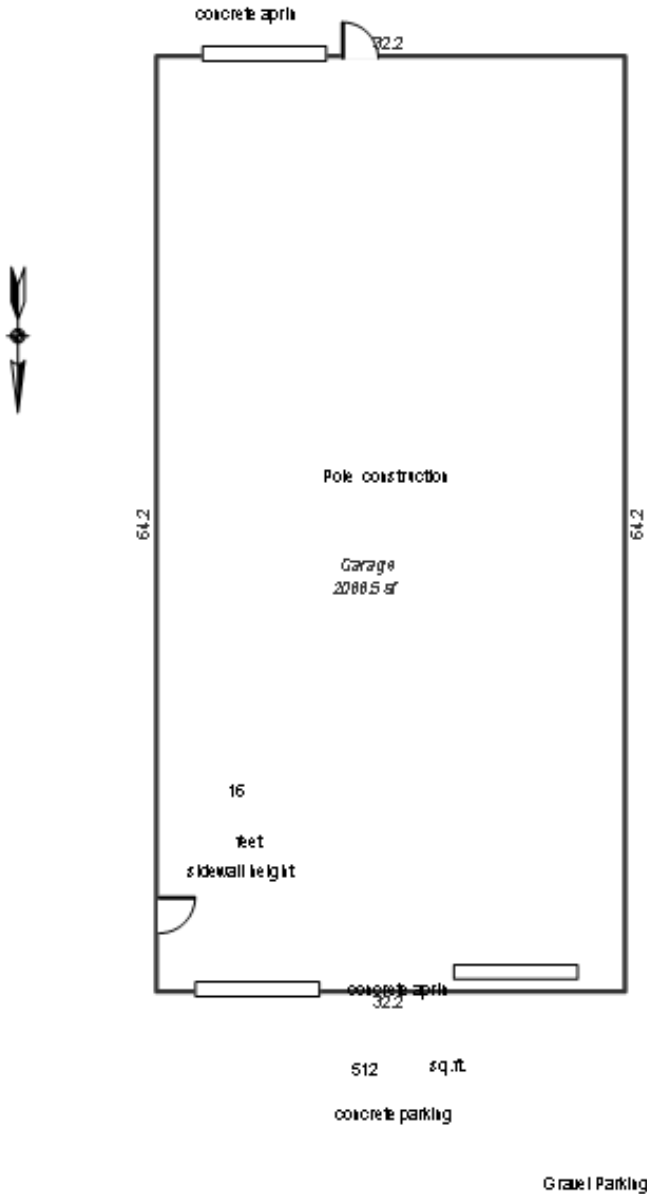
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BRANNAN KAREN S	BRANNAN KAREN S	1	09/26/2018	QC	09-FAMILY	2018-03269	PROPERTY TRANSFER	0.0				
BRANNAN KAREN S TRUST	BRANNAN KAREN S	0	09/25/2018	QC	09-FAMILY	2018-03188	PROPERTY TRANSFER	0.0				
BRANNAN ROBERT A & KAREN		0	09/03/2010	WD	09-FAMILY	2010-4214	PROPERTY TRANSFER	0.0				
WOLFFIS TODD & JOANNE &	BRANNAN ROBERT & KAREN RE	25,000	09/03/2010	WD	03-ARM'S LENGTH	2010-4213QC	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST		Garage		06/24/2011		2011-0286	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 84,947 TCV/TFA: 0.00						
BRANNAN KAREN S 1640 GERMANY RD Williamston MI 48895		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
SPLIT ON 8/31/2016 TO 012-022-08 A PARCEL OF LAND SITUATED IN SECTION 12, T22N-R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°11'30"W, 1373.95 FEET; THENCE N00°07'29W, 159.99 FEET; THENCE N00°14'16"W, 131.76 FEET; THENCE S80°01'51"W, 34.18 FEET; THENCE N00°25'20"W, 200.07 FEET; THENCE S79°59'30"W, 124.16 FEET TO THE POB; THENCE CONTINUING S79°59'30"W, 124.16 FEET; THENCE N00°22'21"E. 199.56		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Sewer	I 200' @ 200/	124.16	199.56	1.1266	0.8404	200	100		23,511
		X	Electric	124 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 23,511								
		X	Gas	Land Improvement Cost Estimates								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	D/W/P: 4in Ren. Conc.	10.12	512	0	0				
		X	Standard Utilities	Residential Local Cost Land Improvements								
		X	Underground Utils.	Description	Rate	Size	% Good	Cash Value				
		X	Topography of Site	LAND IMPROVE 1000	1,000.00	2	95	1,900				
		X	Level	Total Estimated Land Improvements True Cash Value = 1,900								
		X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Low	2025	11,800	30,700	42,500			23,996C		
		X	High	2024	9,400	26,500	35,900			23,275C		
		X	Landscaped	2023	7,100	25,600	32,700			22,167C		
		X	Swamp	2022	5,300	23,700	29,000			21,112C		
		X	Wooded	Who When What								
		X	Pond	TPC 05/06/2018 INSPECTED								
		X	Waterfront	TPC 12/27/2017 INSPECTED								
		X	Ravine	TPC 08/29/2016 INSPECTED								
		X	Wetland									
		X	Flood Plain									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 2066 % 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: 10 Floor Area: 0 Total Base New : 60,137 Total Depr Cost: 54,124 Estimated T.C.V: 59,536								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2011	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:								
	Condition: Average	Ex	Ord	Min	(12) Electric			Carport Area: Roof:							
	Room List	Lg	Ord	Small	0 Amps Service			Bldg: 1 Single Family GRG							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No./Qual. of Fixtures			Cls BC								
	(1) Exterior	Kitchen: Other: Other:		Ex. Ord. Min			Blt 2011								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	Insulation			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
	(2) Windows	(7) Excavation		(13) Plumbing			Building Areas								
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing 3 Fixture Bath			Other Additions/Adjustments								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Plumbing Garages								
	Gable Hip Flat	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Exterior: Pole (Unfinished) Door Opener Base Cost								
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:								
	Chimney:	(10) Floor Support					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 59,536								
		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.
BRANNAN ROBERT A & KAREN	WINKEL JAMES L & KIMBERLY	11,000	09/16/2016	WD	32-SPLIT VACANT	2016-03077	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6525 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/30/2019	2019-0128	100%

Owner's Name/Address	MAP #:
WINKEL JAMES L & KIMBERLY S 6684 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 80,982 TCV/TFA: 0.00

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
	I 200' @ 200/	124.16	199.60	1.1266	0.8405	200	100		23,513

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
2016-03077 COMMENCING AT THE S 1/4 CORNER OF SECTION 12, T22N, R8W; THENCE N00DEG11'30"W 1373.95 FEET; THENCE N00DEG07'29"W 159.99 FEET; THENCE N00DEG14'16"W 131.76 FEET; THENCE S80DEG01'51"W 34.18 FEET; THENCE N00DEG25'20"W 200.07 FEET TO THE POINT OF BEGINNING; THENCE S79DEG59'30"W 124.19 FEET; THENCE N00DEG24'06"E 199.60 FEET; THENCE N79DEG58'46"E 63.85 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 49.75 FEET AND A CHORD BEARING AND DISTANCE OF S50DEG26'34"E 76.56 FEET ALONG SAID CURVE A LENGTH OF 87.36 FEET; THENCE S00DEG24'20"W 140.37 FEET TO THE POINT OR BEGINNING.	X			

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.87	1088	0	0

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

Description	Rate	Size	% Good	Cash Value
Total Estimated Land Improvements				5,000

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Level	X			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,800	28,700	40,500			29,287C

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,400	25,000	34,400			28,407C

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2023	7,100	24,700	31,800			27,055C

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2022	4,500	23,000	27,500			25,767C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2019	INSPECTED
TPC	05/06/2018	INSPECTED

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2019	INSPECTED
TPC	05/06/2018	INSPECTED

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2019	INSPECTED
TPC	05/06/2018	INSPECTED

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2019	INSPECTED
TPC	05/06/2018	INSPECTED

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2019	INSPECTED
TPC	05/06/2018	INSPECTED

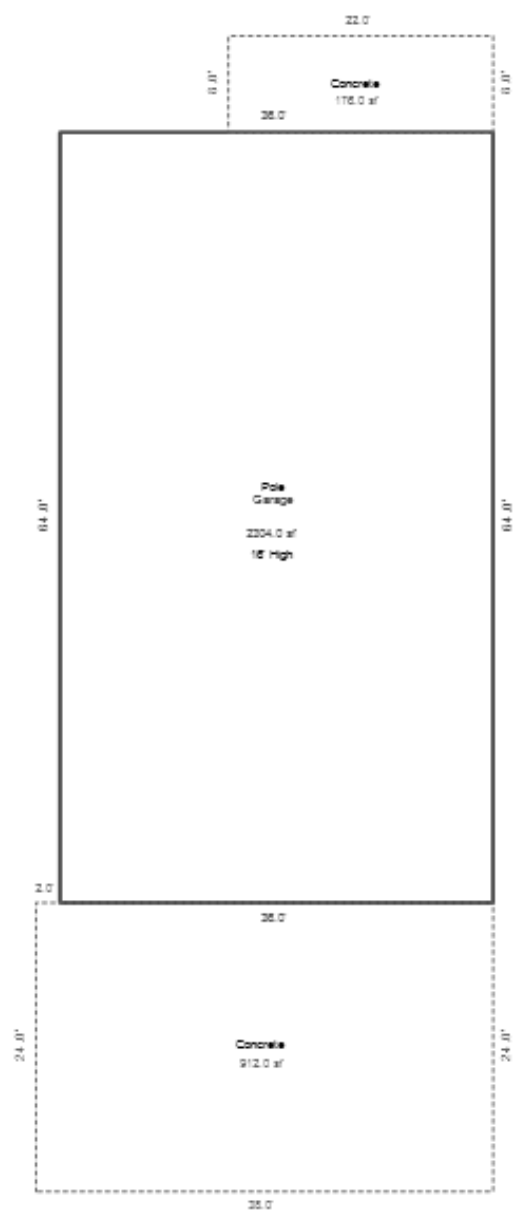
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2019	INSPECTED
TPC	05/06/2018	INSPECTED

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/08/2019	INSPECTED
TPC	05/06/2018	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: 2019 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: 2304 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 50,209 Total Depr Cost: 47,699 Estimated T.C.V: 52,469
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 2019		
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=95/100/100/100/95				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		Plumbing		Building Areas				
Yr Built 2019		Lg Ord Small		3 Fixture Bath			3 Fixture Bath		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		2 Fixture Bath			2 Fixture Bath		Other Additions/Adjustments		Other Additions/Adjustments				
Condition: Average		Doors Solid H.C.		Softener, Auto			Softener, Manual		Plumbing		Plumbing				
Room List		(5) Floors		Solar Water Heat			Solar Water Heat		Garages		Garages				
Basement		Kitchens:		No Plumbing			No Plumbing		Class: C Exterior: Pole (Unfinished)		Class: C Exterior: Pole (Unfinished)				
1st Floor		Other:		Extra Toilet			Extra Toilet		Base Cost		Base Cost				
2nd Floor		Other:		Extra Sink			Extra Sink		2304 54,789 52,050		2304 54,789 52,050				
Bedrooms		(6) Ceilings		Separate Shower			Separate Shower		Totals: 50,209 47,699		Totals: 50,209 47,699				
(1) Exterior		No. of Elec. Outlets		Ceramic Tile Floor			Ceramic Tile Floor		Notes:		Notes:				
Wood/Shingle		Many Ave. Few		Ceramic Tile Wains			Ceramic Tile Wains		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:				
Aluminum/Vinyl		(7) Excavation		Ceramic Tub Alcove			Ceramic Tub Alcove								
Brick		Basement: 0 S.F.		Vent Fan			Vent Fan								
Insulation		Crawl: 0 S.F.		(14) Water/Sewer			(14) Water/Sewer								
(2) Windows		Slab: 0 S.F.		Public Water			Public Water								
Many Avg. Few		Height to Joists: 0.0		Public Sewer			Public Sewer								
Large Avg. Small		(8) Basement		Water Well			Water Well								
Wood Sash		Conc. Block		1000 Gal Septic			1000 Gal Septic								
Metal Sash		Poured Conc.		2000 Gal Septic			2000 Gal Septic								
Vinyl Sash		Stone		Lump Sum Items:			Lump Sum Items:								
Double Hung		Treated Wood													
Horiz. Slide		Concrete Floor													
Casement		(9) Basement Finish													
Double Glass		Recreation SF													
Patio Doors		Living SF													
Storms & Screens		Walkout Doors (B)													
(3) Roof		No Floor SF													
Gable		Walkout Doors (A)													
Hip		(10) Floor Support													
Flat		Joists:													
Asphalt Shingle		Unsupported Len:													
Chimney:		Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	09-FAMILY	2014-04076	DEED	0.0
BRANNAN ROBERT A & KAREN	ALLEN MICHAEL J & CYNTHIA	14,000	02/11/2011	WD	32-SPLIT VACANT	2011-507WD	PROPERTY TRANSFER	100.0
WOLFFIS TODD & JOANNE &	BRANNAN ROBERT & KAREN RE	25,000	09/03/2010	QC	09-FAMILY	2010-4213QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 35,527					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors * 2011 SPLIT PARLCEL 1			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			I 200' @ 200/	200.00	248.91	1.0000 0.8882 200 100 35,527
			200 Actual Front Feet, 1.14 Total Acres			Total Est. Land Value = 35,527

Tax Description
 2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15
 SEC 12 T22N R8W: COMM AT S1/4 CNR SAID SEC; THENCE N 00°23'24"E, 1373.95 FT; THENCE N 00°27'25"E, 159.99FT; THENCE N 00°20'38"E 131.76 FT; THENCE S 80°36'48" W 34.18 FT; THENCE N 01°00'00"E 200.00 FT TO POB; THENCE S80°37'17" W 248.27 FT THENCE N 00°56'36"E 199.56 FT; THENCE N 80°35'14"E 188.20 FT TO A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 49.75 FT, AND A CHORD BEARING AND DISTANCE OF S49°44'16"E 76.60 FT ALONG SAID CURVE A

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



301°00'00" W
 ING 1.10 AC MOL
 T OF E'LY 1/2 OF
 RUNNING DUE S
 W ON FILE***
 1 COMPLETED
 AYER REQUEST;
 2-022-00;
 -022-15;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,800	0	17,800			7,630C
2024	14,200	0	14,200			7,401C
2023	10,700	0	10,700			7,049C
2022	8,500	0	8,500			6,714C

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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.
SMITH JILL E TRUST	KOPECK FAMILY TRUST	9,500	03/04/2021	WD	03-ARM'S LENGTH	2021-00798	PROPERTY TRANSFER	100.0
SMITH RICHARD L TRUST	SMITH JILL E	0	04/17/2019	QC	09-FAMILY	2019-01315	PROPERTY TRANSFER	0.0
SMITH JILL E	SMITH JILL E TRUST	0	04/17/2019	WD	09-FAMILY	2019-01411	PROPERTY TRANSFER	0.0
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KOPECK FAMILY TRUST 6677 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 13,146					
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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	106.00	764.36	1.1720	1.1757	90	100		13,146
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		106 Actual Front Feet, 1.86 Total Acres							Total Est. Land Value =	13,146
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Tax Description	Dirt Road									
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. SEC 12 T22N R8W W'LY 810.44 FT OF	Gravel Road									
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FORMER C & LC RR R/W LYING OVER & ACROSS	Paved Road									
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SE 1/4 OF SW 1/4 & GOV'T LOT 3. 1.8605 A.	Storm Sewer									
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Comments/Influences	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	X Level									
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	Rolling									
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	Low									
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	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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	Who	When	What	2025	6,600	0	6,600			3,977C
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	TPC	05/06/2018	INSPECTED	2024	5,000	0	5,000			3,858C
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	TPC	12/27/2017	INSPECTED	2023	4,000	0	4,000			3,675C
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	TPC	04/24/2017	INSPECTED	2022	3,500	0	3,500			3,500S
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0
KANE SAMUEL & JONES JANEE	ALLEN MICHAEL J & CYNTHIA	12,000	11/19/2004	WD	03-ARM'S LENGTH	04-0/4879	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/24/2005	20050286	100%

Owner's Name/Address	MAP #:
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2025 Est TCV 168,422 TCV/TFA: 233.92

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 12 T22N R8W COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33 FT TO POB. .9308 A.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	I 200' @ 200/	261.00	163.00	0.9356	0.7990	200	100		39,021	
X Gravel Road	261 Actual Front Feet, 0.98 Total Acres								Total Est. Land Value =	39,021

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	Wood Frame	25.88	96	50	1,242
X Sewer	Total Estimated Land Improvements True Cash Value =				1,242

Comments/Influences	Topography of Site
231-839-3105, GARAGE HAS KITCHEN & BATHR	X Level



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2025	19,500	64,700	84,200			30,605C
X Low	2024	15,600	55,600	71,200			29,685C
X High	2023	11,700	53,800	65,500			28,272C
X Landscaped	2022	11,100	49,700	60,800			26,926C

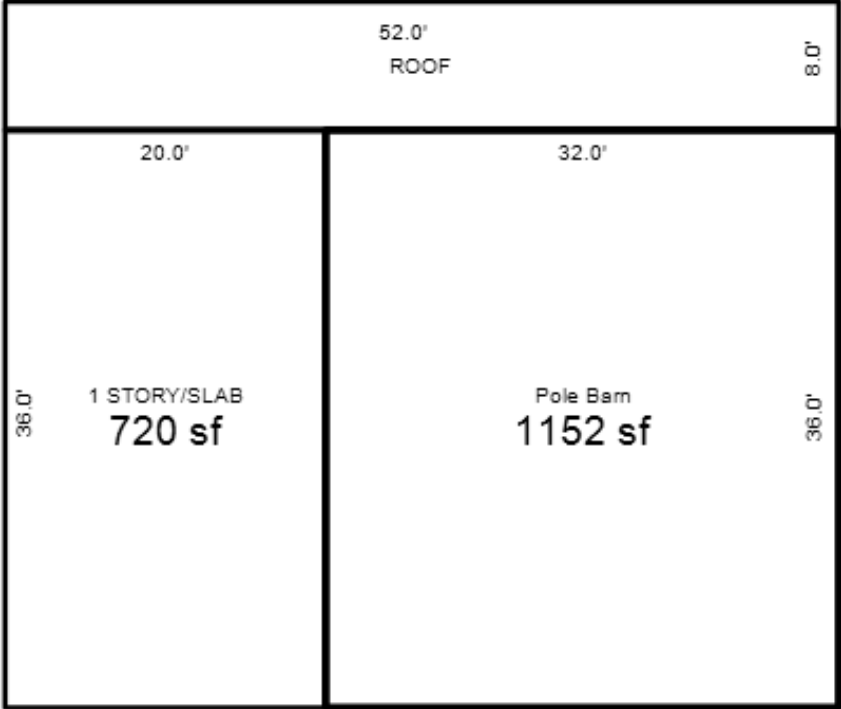
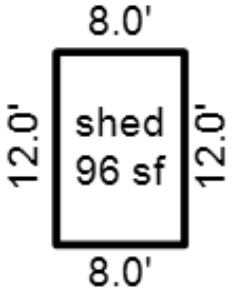
Who	When	What
TPC	12/27/2017	INSPECTED
TPC	12/08/2010	INSPECTED
RJG	12/01/2008	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 416	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1152 % 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: 15 Floor Area: 720 Total Base New : 137,068 Total Depr Cost: 116,508 Estimated T.C.V: 128,159			E.C.F. X 1.100			Bsmnt Garage:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls CD Blt 2005					
Yr Built 2005	Remodeled 0	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures			Building Areas			Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			Stories Exterior Foundation			Size			Cost New		Depr. Cost			
Room List		Doors	Solid	H.C.	Many Ave. X Few			1 Story Siding Slab			720			84,310		71,663		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			Total:			84,310		71,663			
(1) Exterior		Kitchen: Other: Other:		1 Average Fixture(s)			1 3 Fixture Bath			Other Additions/Adjustments								
	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation	(6) Ceilings		2 Fixture Bath			Softener, Auto			Plumbing								
X	(2) Windows	(7) Excavation		Softener, Manual			Solar Water Heat			Porches								
	Many Avg. X Few X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0		No Plumbing			No Plumbing			CCP (1 Story)			416		9,123		7,755	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Toilet			Extra Sink			Garages								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower			Ceramic Tile Floor			Class: CD Exterior: Pole (Finished)								
(3) Roof		(9) Basement Finish		Ceramic Tile Wains			Ceramic Tub Alcove Vent Fan			Door Opener			2		956		813	
X	Gable Hip Flat	Gambrel Mansard Shed		Ceramic Tile Floor			Water Well, 100 Feet			Base Cost			1152		32,694		27,790	
X	Asphalt Shingle Metal	(10) Floor Support		Public Water			Public Sewer			Water/Sewer								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1 Public Water			1 Water Well			Public Sewer			1		0		0 *	
				1 1000 Gal Septic			2000 Gal Septic			SANITARY SEWER			1		0		0	
				Lump Sum Items:			Notes:			Appliance Allow.			1		1,906		1,620	
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			Local Cost Items								
							Totals:			1			137,068		116,508			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL & CYNTHIA	ALLEN MICHAEL & CYNTHIA T	1	08/18/2021	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0
SMITH RICHARD L TRUST	ALLEN MICHAEL & CYNTHIA	6,000	11/23/2020	QC	08-ESTATE	2020-03632	PROPERTY TRANSFER	100.0
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	0.0
SMITH RICHARD L	SMITH RICHAD L TRUST	0	11/06/2014	WD	03-ARM'S LENGTH	2015-00370	PROPERTY TRANSFER	0.0

Property Address: W RAILROAD 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: ALLEN MICHAEL & CYNTHIA TRUST
 PO BOX 934
 LAKE CITY MI 49651
 2025 Est TCV 9,833

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 100.00 285.00 1.1892 0.9187 90 100 9,833
 100 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 9,833

Tax Description: . SEC 12 T22N R8W E'LY 285 FT OF FORMER RR R/W LYING OVER AND ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. .6543 A.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,900	0	4,900			2,841C
2024	5,000	0	5,000			2,756C
2023	3,500	0	3,500			2,625C
2022	2,500	0	2,500			2,500S

Who When What: TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 04/28/2017 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDEN JOHN F & HARRISON &	FOX QUINN J	3,000	07/16/2021	QC	03-ARM'S LENGTH	2021-02540	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address		P.R.E. 0%				
FOX QUINN J 1875 TARPON RD NAPLES FL 34102		MAP #:				
		2025 Est TCV 9,921				

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	96.36	330.00	1.2003	0.9530	90	100	9,921
96 Actual Front Feet, 0.73 Total Acres						Total Est. Land Value =	9,921

Tax Description
 . SEC 12 T22N R8W FORMER RR R/W LYING OVER & ACROSS SE 1/4OF SW 1/4 & GOV'T LOT 3 EXC W'LY 810.44 FT & EXC E'LY 285 FT THEREOF. .7273 A.

Comments/Influences

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

Topography of Site

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



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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/25/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			2,728C
2024	5,000	0	5,000			2,646C
2023	3,500	0	3,500			2,520C
2022	2,400	0	2,400			2,400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JANKOSKI MARTIN J	NEDERHOOD DERRICK & JENNY	47,000	09/14/2017	WD	03-ARM'S LENGTH	2017-02847	PROPERTY TRANSFER	100.0
JANKOSKI MARTIN J	JANKOSKI MARTIN J	1,172	07/21/2011	OTH	27-REDEMPTION	2011-02527	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6681 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	09/24/2024	PM24-0161	80%
Owner's Name/Address	P.R.E. 0%		New House	07/10/2024	PB24-0108	80%
NEDERHOOD DERRICK & JENNY 9082 CALL RD MC BAIN MI 49657	MAP #:		Equipment	06/26/2024	PE24-0104	100%

Class	Value	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
X Improved		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value I 200' @ 200/ 234.00 521.23 0.9615 1.0684 200 100 48,078 234 Actual Front Feet, 2.80 Total Acres Total Est. Land Value = 48,078
Vacant		

Tax Description	Public Improvements	Land Improvement Cost Estimates
. SEC 12 T22N R8W W'LY 1/2 OF THAT PART OF GOV'T LOT 3 EXC PLAT OF MISSAUKEE HEIGHTS NO 2 LYING N OF RR R/W & E OF A LINE RUNNING DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT. 2.8 A.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.49 192 45 561 Total Estimated Land Improvements True Cash Value = 561



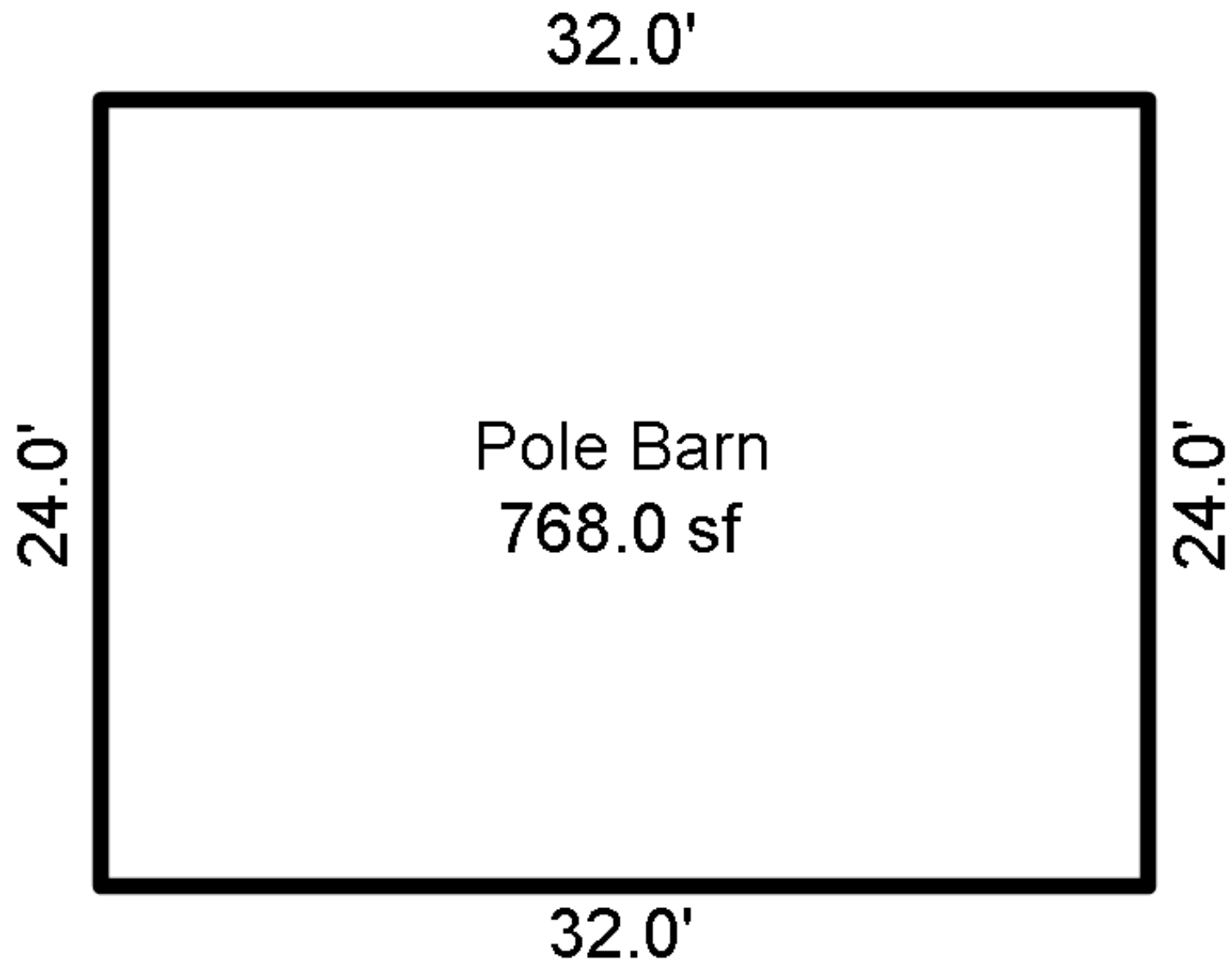
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	24,000	91,500	115,500			105,867C
TPC 09/11/2024 INSPECTED	2024	41,800	4,200	46,000			18,591C
TPC 04/30/2021 INSPECTED	2023	29,400	4,000	33,400			17,706C
TPC 05/08/2018 INSPECTED	2022	20,000	3,700	23,700			16,863C

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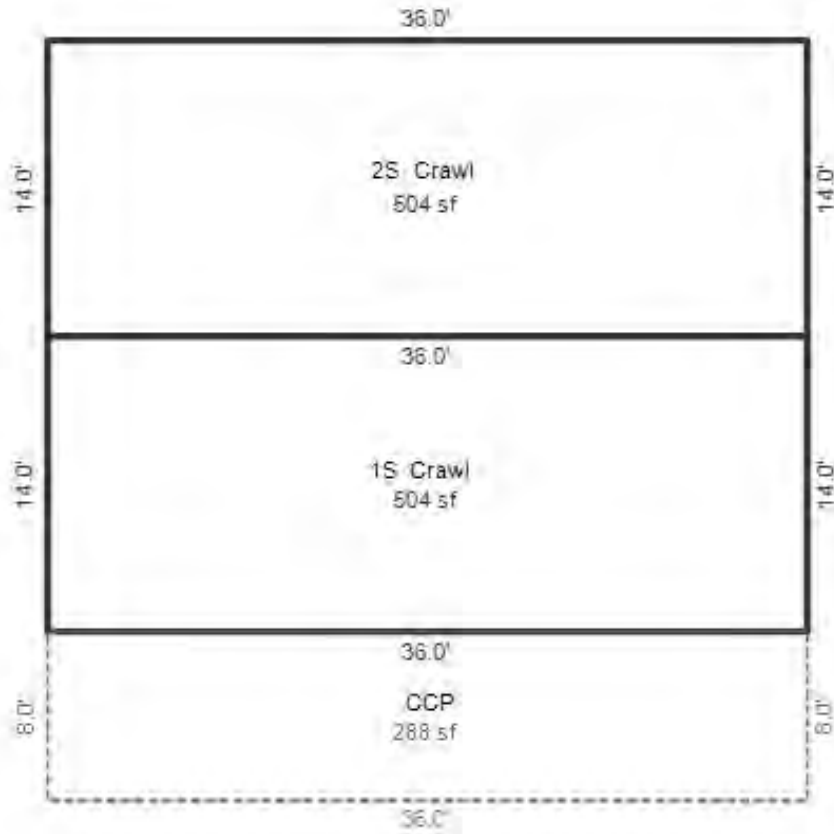
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher 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: 1984 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 13,764 Total Depr Cost: 8,259 Estimated T.C.V: 9,085										
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			E.C.F. X 1.100					Bsmnt Garage:					
Yr Built 1972		Remodeled 0		Trim & Decoration			No./Qual. of Fixtures			Total Base New : 13,764							
Condition: Average		Ex	X	Ord		Min	0 Amps Service			Total Depr Cost: 8,259							
Room List		Lg	X	Ord		Small	No. of Elec. Outlets			Estimated T.C.V: 9,085							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D		Blt 1972					
(1) Exterior		Doors		Solid		X	H.C.	0 Amps Service									
	Insulation	Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		-3,199		-1,919			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Garages			768		15,805		9,483			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.	Water/Sewer			1		1,158		695	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Local Cost Items			1		0		0		*	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(9) Basement Finish			SANITARY SEWER			Totals:		13,764		8,259			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 =>		TCV:		9,085			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								288	CCP	(1 Story)				
Building Style: 1.5S			Drywall Paneled																
Yr Built 2024			Plaster Wood T&G																
Remodeled 0			Trim & Decoration																
Condition: Average Part. Construct.: 80%			Ex																
Room List			Ord																
	Basement 1st Floor 2nd Floor Bedrooms		Min																
(1) Exterior			Size of Closets																
	Wood/Shingle Aluminum/Vinyl Brick Insulation		Lg																
(2) Windows			Ord																
	Many Avg. Few		Small																
	Large Avg. Small		H.C.																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(5) Floors																
(3) Roof			Kitchen: Other: Other:																
X	Gable Hip Flat		Other:																
	Gambrel Mansard Shed		(6) Ceilings																
X	Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Chimney:			(7) Excavation																
			Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0																
(3) Roof			(8) Basement																
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
(3) Roof			(9) Basement Finish																
X	Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Chimney:			(10) Floor Support																
			Joists: Unsupported Len: Cntr.Sup:																
(3) Roof			(11) Heating/Cooling																
X	Asphalt Shingle		Gas Wood																
(3) Roof			(12) Electric																
			0 Amps Service																
(3) Roof			(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																
(3) Roof			(14) Water/Sewer																
X	Asphalt Shingle		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																
(3) Roof			Lump Sum Items:																
(3) Roof			(15) Heating/Cooling																
X	Asphalt Shingle		Central Air Wood Furnace																
(3) Roof			(16) Porches/Decks																
			Class: C Effec. Age: 1 Floor Area: 1,512 Total Base New : 198,991 Total Depr Cost: 197,002 Estimated T.C.V: 216,702																
(3) Roof			(17) Garage																
X	Asphalt Shingle		Bsmnt Garage: Carport Area: Roof:																
(3) Roof			(18) Other																
(3) Roof			(19) Summary																
X	Asphalt Shingle		Cost Est. for Res. Bldg: 2 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 504 1 Story Siding Crawl Space 504 Total: 179,992 178,193 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,440 Water/Sewer 1000 Gal Septic 1 4,795 4,747 Water Well, 100 Feet 1 5,725 5,668 Porches CCP (1 Story) 288 7,024 6,954 Totals: 198,991 197,002 Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 216,702 80% Completed => Est. True Cash Value 2025 =																

*** 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.
GAFFNEY JACK S & DEBORAH	GAFFNEY JACK S & DEBORA L	0	06/23/2021	QC	09-FAMILY	2021-02250	PROPERTY TRANSFER	0.0
HALL ROBERT & ABBEY	GAFFNEY JACK S	8,000	04/11/2018	WD	03-ARM'S LENGTH	2018-01288	PROPERTY TRANSFER	100.0
GAFFNEY JACK S	GAFFNEY JACK S & DEBORAH	0	04/11/2018	QC	09-FAMILY	2018-01294	DEED	0.0
DURAND WILLIAM S & JUDY (	HALL ROBERT & ABBEY (H/W)	3,000	11/01/2006	WD	03-ARM'S LENGTH	06-0/4044	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2018					

Owner's Name/Address	MAP #:
GAFFNEY JACK S & DEBORA L TRUST 1696 S OAKWOOD AVE Lake City MI 49651	2025 Est TCV 7,921

Improved	X	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
Dirt Road		A 200' @ 90/FF	100.00	120.00	1.1892	0.7401	90	100		7,921
Gravel Road		100 Actual Front Feet,	0.28	Total Acres					Total Est. Land Value =	7,921

Tax Description
 . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB W'LY OF CL OAKWOOD AVE EXT. .2732A.
 Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,000	0	4,000			2,841C
TPC	04/30/2021	INSPECTED	2024	4,000	0	4,000			2,756C
TPC	12/27/2017	INSPECTED	2023	3,100	0	3,100			2,625C
TPC	04/25/2017	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.
HALL ROBERT & ABBEY NICOL	HARRIS RYAN R & TARA C &	260,000	02/07/2018	WD	03-ARM'S LENGTH	2018-00387	PROPERTY TRANSFER	100.0
HANCHETT ROBERT W	HALL ROBERT & ABBEY NICOL	8,500	03/10/2005	WD	03-ARM'S LENGTH	05-0/954	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1701 S OAKWOOD AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	08/21/2012	2012-0401	100%
	P.R.E. 100% 11/02/2018		Garage	03/27/2006	20060042	Complete
Owner's Name/Address	MAP #:		New House	03/11/2005	20050024	Complete
HARRIS RYAN R & TARA C & HOOT PATRICIA ANN 1701 S OAKWOOD AVE Lake City MI 49651	2025 Est TCV 367,123 TCV/TFA: 169.65					

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 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT EXC E'LY 50' THEREOF. .5739A. 5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80 FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .6887A.	X		Dirt Road											
	X		Gravel Road											
	X		Paved Road											
	X		Storm Sewer											
	X		Sidewalk											
	X		Water											
	X		Sewer											
	X		Electric											
	X		Gas											
	X		Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											

Comments/Influences
Split/Comb. on 05/12/2017 completed



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	8,000	175,600	183,600			150,561C
Rolling	2024	9,000	150,900	159,900			146,034C
Low	2023	5,500	154,800	160,300			139,080C
High	2022	4,500	142,500	147,000			132,458C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

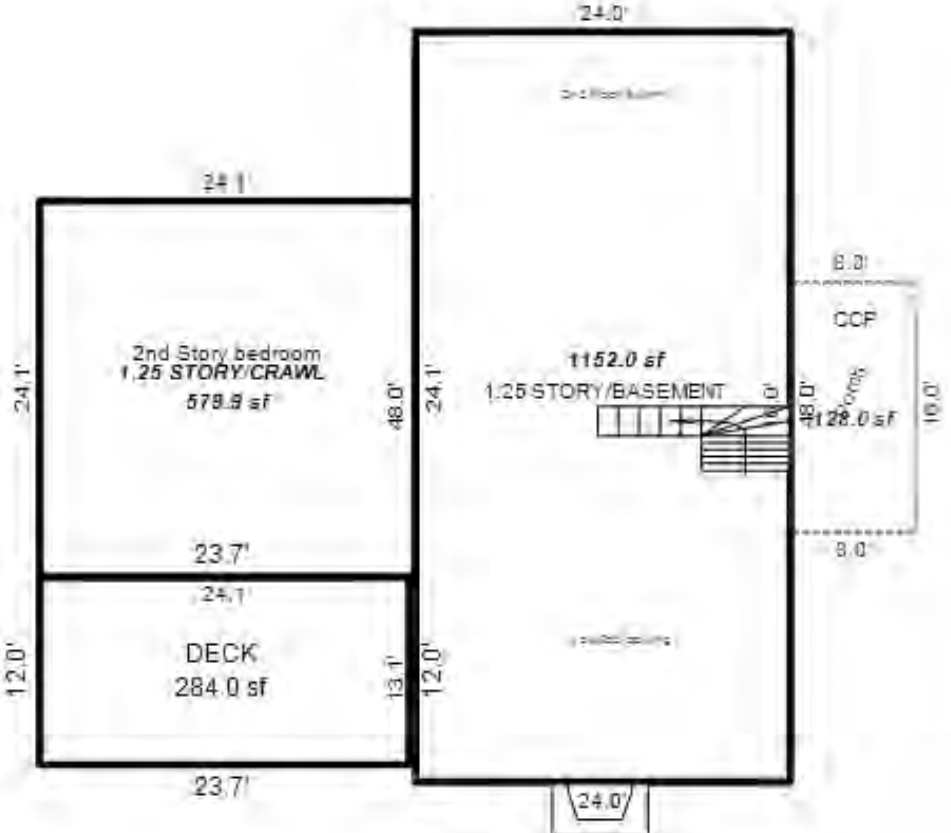
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	9,000	150,900	159,900			146,034C
TPC	04/25/2017	INSPECTED	2023	5,500	154,800	160,300			139,080C
TPC	10/12/2012	INSPECTED	2022	4,500	142,500	147,000			132,458C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 284	Type CCP (1 Story) Treated Wood	Year Built: 2006 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: 624 % Good: 0 Storage Area: 312 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: 15 Floor Area: 2,164 Total Base New : 370,517 Total Depr Cost: 314,941 Estimated T.C.V: 346,435			E.C.F. X 1.100		Bsmnt Garage:		
Yr Built 2005	Remodeled 2012	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 370,517 Total Depr Cost: 314,941 Estimated T.C.V: 346,435			E.C.F. X 1.100		Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1731 SF Floor Area = 2164 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					Cls C 5 Blt 2005			
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas							
1 Basement 1 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Hardwood Other: Hardwood			0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			1.25 Story Siding Basement 1,152 1.25 Story Siding Crawl Space 579							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many	X	Ave.		Few	Other Additions/Adjustments Recreation Room 972 18,526 15,747 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,580 3,893 2 Fixture Bath 1 3,064 2,604 Porches CCP (1 Story) 128 3,478 2,956 Deck Treated Wood 284 5,140 4,369 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 25,846 21,969 Storage Over Garage 312 4,224 3,590 Door Opener 2 1,078 916 Water/Sewer Public Sewer 1 1,473 1,252 Water Well, 100 Feet 1 5,725 4,866 Built-Ins Appliance Allow. 1 2,727 2,318 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(2) Windows		(7) Excavation		Basement: 1152 S.F. Crawl: 579 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 286,781 243,767							
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Total: 286,781 243,767						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		972 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Total: 286,781 243,767							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total: 286,781 243,767							
X	Gable Hip Flat	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Total: 286,781 243,767								
X	Asphalt Shingle									Total: 286,781 243,767							

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



*** 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 ROBERT & ABBEY NICOL	FLORY PATRIK G & TAMMY S	5,500	03/12/2018	WD	32-SPLIT VACANT	2018-00797	PROPERTY TRANSFER	100.0

Property Address: S OAKWOOD AVE
 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: FLORY PATRIK G & TAMMY S
 6470 TRIKLEIN RD
 SAGINAW MI 48609

2025 Est TCV 10,000
 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 12 T22N R8W (0*2017) E'LY 50' OF THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .1148A. SPLIT ON 05/12/2017 FROM 009-012-025-00; Comments/Influences Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ; Parent Parcel(s): 009-012-025-00; Child Parcel(s): 009-012-025-80;	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	I 200' @ 200/	50.00	100.01	1.4142	0.7071	200	100	10,000
		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000

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	5,000	0	5,000			2,934C
	TPC 04/30/2021	INSPECTED	2024	5,000	0	5,000			2,846C
	TPC 12/27/2017	INSPECTED	2023	3,500	0	3,500			2,711C
	TPC 05/05/2017	INSPECTED	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.
ROTH SR JERRY ALLEN	LUND JAMES A & HEATHER R	46,000	08/01/1996	WD	33-TO BE DETERMINED	306:316	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6433 RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/11/2011					
LUND JAMES A & HEATHER R 6433 RAILROAD ST LAKE CITY MI 49651	MAP #: 2025 Est TCV 112,020 TCV/TFA: 116.69					

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 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE OF LOT 99 EXT & E OF W LINE OF LOT 82 EXT. .5601A.	X	Dirt Road		A 200' @ 90/FF	264.00	100.00	0.9329	0.7071	90	100	15,674
		Gravel Road					0.560	Acres	0	100	0
Comments/Influences		Paved Road		264 Actual Front Feet, 0.56 Total Acres				Total Est. Land Value =		15,674	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size % Good	Cash Value	
	X	Water		D/W/P: 4in Ren. Conc.				6.52	480	0	0
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description				Rate	Size % Good	Cash Value	
		Gas		LAND IMPROVE 1000				1,000.00	1	95	950
		Curb		Total Estimated Land Improvements True Cash Value =							950
		Street Lights									
		Standard Utilities									
		Underground Utils.									



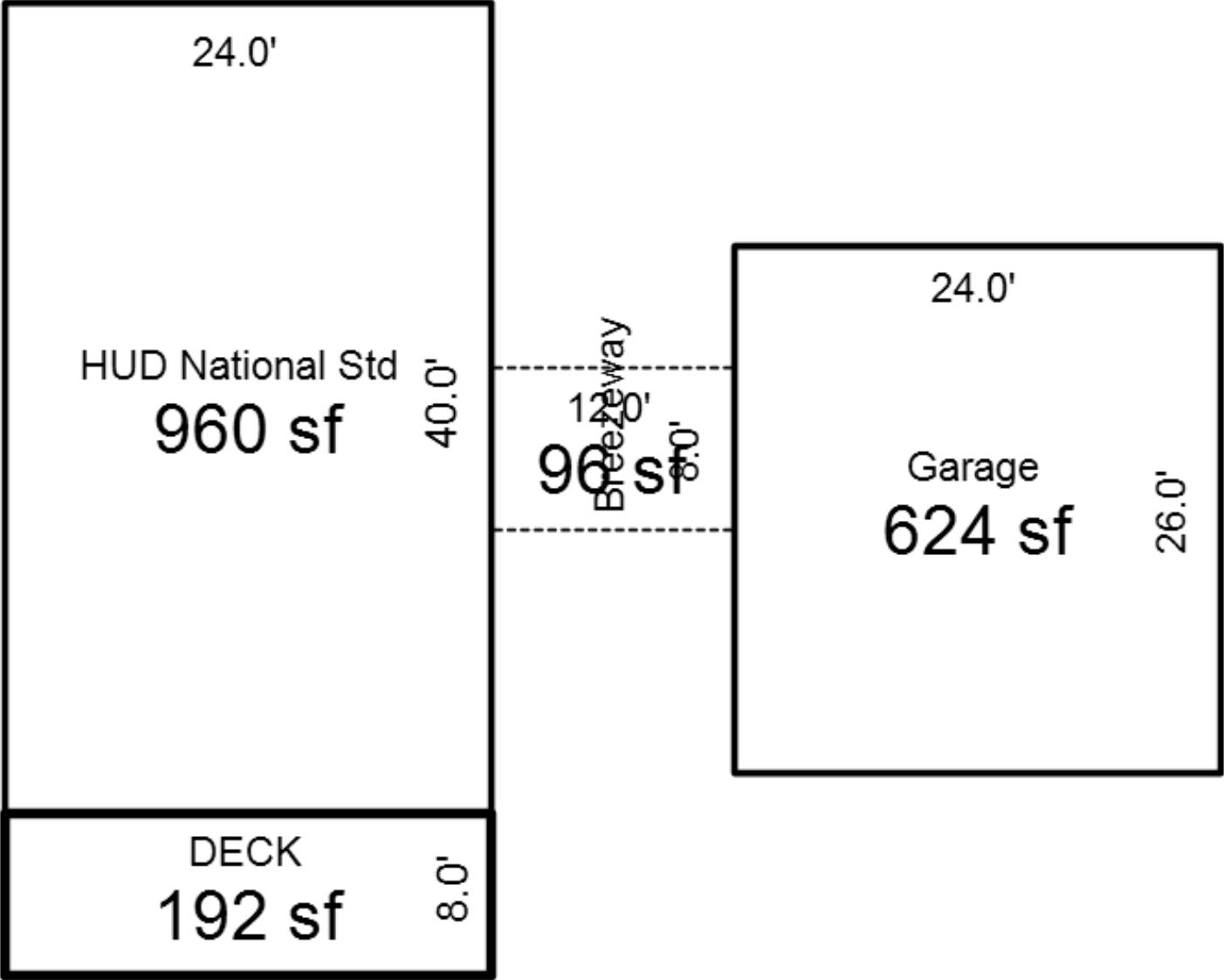
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	7,800	48,200	56,000			25,848C
	Rolling		2024	9,000	44,800	53,800			25,071C
	Low		2023	5,500	43,400	48,900			23,878C
	High		2022	4,500	37,400	41,900			22,741C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC 04/30/2021	INSPECTED								
TPC 12/27/2017	INSPECTED								
TPC 04/27/2014	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 1 Wood Stove Direct-Vented Ga	Area 192 96	Type Treated Wood Brzwy, FW	Year Built: 1983 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 960 Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100		Carpport Area:	
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100		Roof:	
Condition: Average		Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100		Cls D	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100		Blt 1983	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
(2) Windows		(8) Basement		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
(3) Roof		(11) Heating/Cooling		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
X	Asphalt Shingle	(12) Water/Sewer		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
Chimney: Metal		(13) Plumbing		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
		(14) Water/Sewer		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
		(15) Fireplaces		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
		(16) Porches/Decks		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			
		(17) Garage		No. of Elec. Outlets			No. of Elec. Outlets			Total Base New : 144,540 Total Depr Cost: 86,724 Estimated T.C.V: 95,396		E.C.F. X 1.100			

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



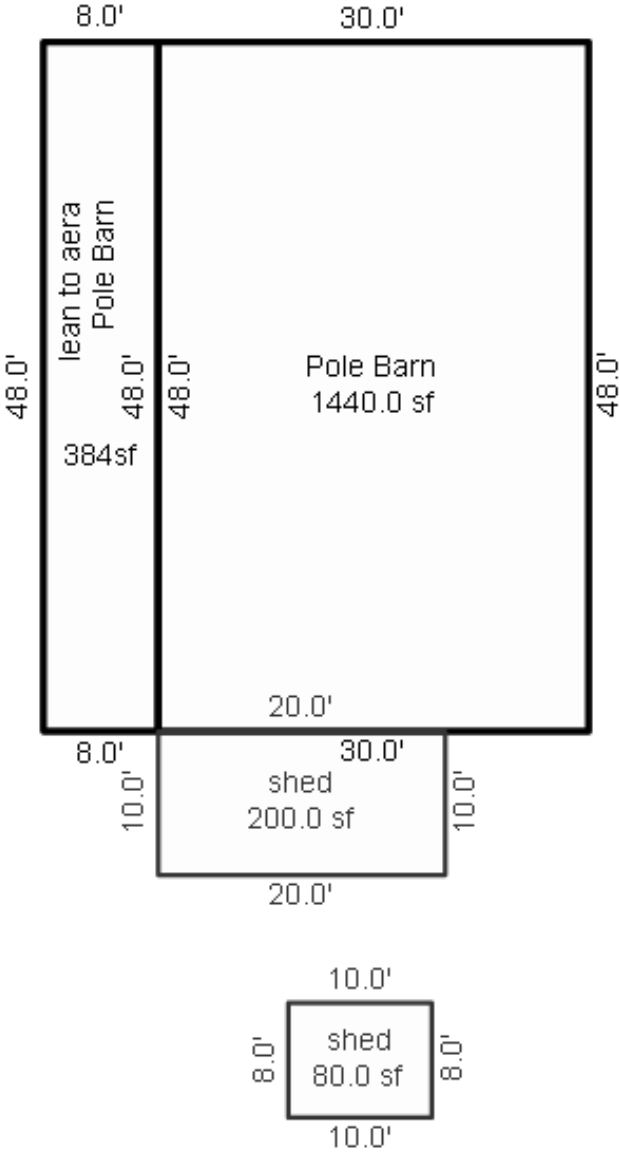
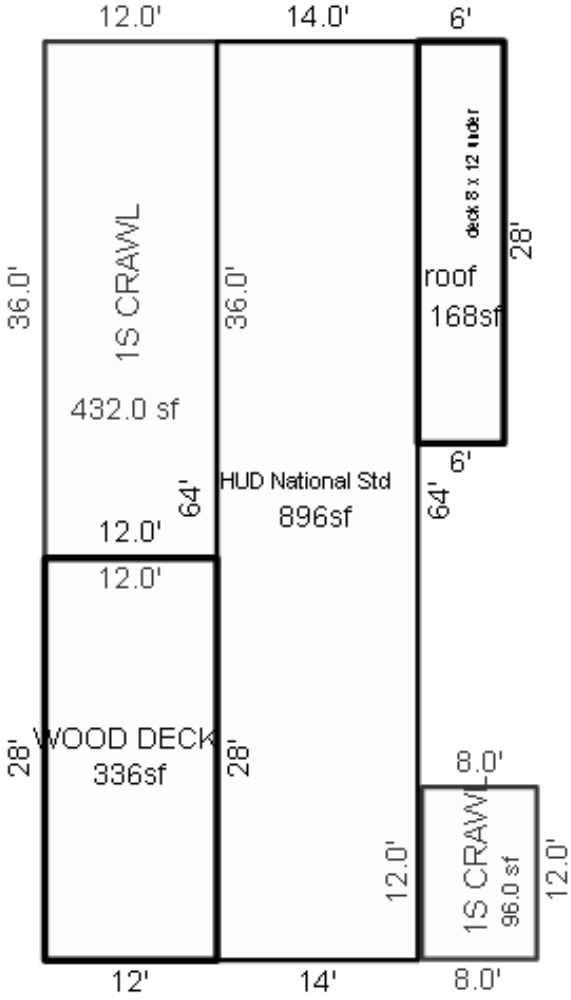
*** Information herein deemed reliable but not guaranteed***

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				
6375 W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
VANDERSTOW KARL L 6375 W RAILROAD ST LAKE CITY MI 49651		MAP #:		2025 Est TCV 71,125 TCV/TFA: 49.95								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK LYING W OF W LINE LOT 113 EXT & E OF W LINE LOT 99 EXT EXC THEW'LY 111 FT THOF. .2847A.		Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A 200' @ 90/FF	125.00	100.00	1.1247	0.7071	90	100		8,947
		X	Paved Road	125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 8,947								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	7.48	1104	0	0				
		X	Sewer	Wood Frame	40.76	80	50	1,630				
		X	Electric	Wood Frame	31.11	200	50	3,111				
		X	Gas	Residential Local Cost Land Improvements								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 5,691								
		X	Underground Utils.									
Topography of Site												
X Level												
Rolling												
Low												
High												
Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2025	4,500	31,100	35,600			20,018C		
			TPC 04/30/2021 INSPECTED	2024	5,000	31,500	36,500			19,417C		
			TPC 12/27/2017 INSPECTED	2023	4,000	34,000	38,000			18,493C		
			TPC 09/29/2014 INSPECTED	2022	3,500	29,200	32,700			17,613C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTFORD MICHAEL R & JANE	HARTFORD MICHAEL R & JANE	0	09/22/2016	WD	09-FAMILY	2016-03164	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6405 W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST	REPAIR	05/25/2022	2022-0307	100%	
	P.R.E. 100% 07/20/1994					

Owner's Name/Address	MAP #:
HARTFORD MICHAEL R & JANET E 2330 HIDDEN CREEK CIR SEBRING FL 33870	2025 Est TCV 262,693 TCV/TFA: 137.82

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 12 T22N R8W W'LY 111 FT OF THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 113 BUENA VISTA PARK EXT & E OF W LINE LOT 99 BUENA VISTA PARK EXT. .2548A. (6-8-09....Added the phrase "E of W Line" per Dawn)	X		* Factors *					
			A 200' @ 90/FF	111.00	100.00	1.1586	0.7071	90 100	8,184
			111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 8,184					

Tax Description	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size	% Good	
. SEC 12 T22N R8W W'LY 111 FT OF THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 113 BUENA VISTA PARK EXT & E OF W LINE LOT 99 BUENA VISTA PARK EXT. .2548A. (6-8-09....Added the phrase "E of W Line" per Dawn)	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	8.06	1140	50	4,594
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				4,594

Comments/Influences	Topography of Site



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/17/2022	INSPECTED	2025	4,100	127,200	131,300			65,394C
TPC	04/30/2021	INSPECTED	2024	5,000	109,500	114,500			63,428C
TPC	12/27/2017	INSPECTED	2023	4,000	106,000	110,000			60,408C
			2022	3,500	95,800	99,300			57,532C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1667 S MAPLEWOOD AVE	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	07/19/2024	PM24-0105	100%
Owner's Name/Address	P.R.E. 0%		Pole Barn	07/18/2023	2023-0434	100%
FRASER STEVE & LOUISE 672 S 8 MILE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 93,388 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			Public Improvements			* Factors *					
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.	X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Gravel Road	I 200' @ 200/	100.00	374.62	1.1892	0.9837	200	100	23,397
Comments/Influences			Paved Road	100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 23,397							
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,700	35,000	46,700			38,943C
2024	11,700	30,300	42,000			37,773C
2023	9,000	0	9,000			6,832C
2022	7,500	0	7,500			6,507C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2023 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2240 % 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: 2 Floor Area: 0 Total Base New : 64,926 Total Depr Cost: 63,628 Estimated T.C.V: 69,991								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2023	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace								
	Condition: Average	Size of Closets		Lg	Ord	Small	(12) Electric								
	Room List	Doors	Solid	H.C.	0 Amps Service			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls BC	Blt 2023	
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			(11) Heating System: No Heating/Cooling					
	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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98					
	(2) Windows	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Building Areas					
	Many Avg. Few Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Stories Exterior Foundation			Size	Cost New	Depr. Cost
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		(14) Water/Sewer			Plumbing			Other Additions/Adjustments					
	(3) Roof	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath			Garages			1	-6,735	-6,600
	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Class: BC Exterior: Pole (Unfinished)			Door Opener			2	1,347	1,320	
	Asphalt Shingle				Notes:			Base Cost			2240	70,314	68,908		
	Chimney:				ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			Totals:			64,926	64,926	63,628		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAMROZY LINDA M	LINE ROBERT S & BARBARA C	6,000	08/08/2017	WD	03-ARM'S LENGTH	2017-02465	DEED	100.0
LUCAS DOROTHY L	JAMROZY LINDA	0	11/30/2016	AFF	07-DEATH CERTIFICATE	2017-02464	PROPERTY TRANSFER	0.0

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

Owner's Name/Address	MAP #:
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LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346	2025 Est TCV 8,129
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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	110.00	100.00	1.1612	0.7071	90	100		8,129
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110 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	8,129
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Tax Description	X	Value
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. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 146 E OF W LINE OF LOT 139. .2525A.	X	
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Comments/Influences	X	Value
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	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
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	X	
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	X	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	4,100	0	4,100			3,520C
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2024	5,000	0	5,000			3,415C
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2023	4,000	0	4,000			3,253C
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2022	3,500	0	3,500			3,099C
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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.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
X 6199 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Alteration	06/27/2024	PE24-0108	100%
Owner's Name/Address	P.R.E. 0%		Alteration	05/03/2024	PB24-0044	100%
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346	MAP #:		Garage	06/01/2012	2012-0218	100%
	2025 Est TCV 49,776 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
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
X Electric						
X Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
		140 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =		9,741

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 147 & E OF W LINE OF LOT 146. .3225A.	D/W/P: 4in Concrete	6.87	220 0	0
Comments/Influences	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVE 1000	1,000.00	1 95	950
	Total Estimated Land Improvements True Cash Value =			950

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,900	20,000	24,900			16,238C
Rolling	2024	5,000	14,500	19,500			12,646C
Low	2023	4,000	14,000	18,000			12,044C
High	2022	3,500	12,900	16,400			11,471C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

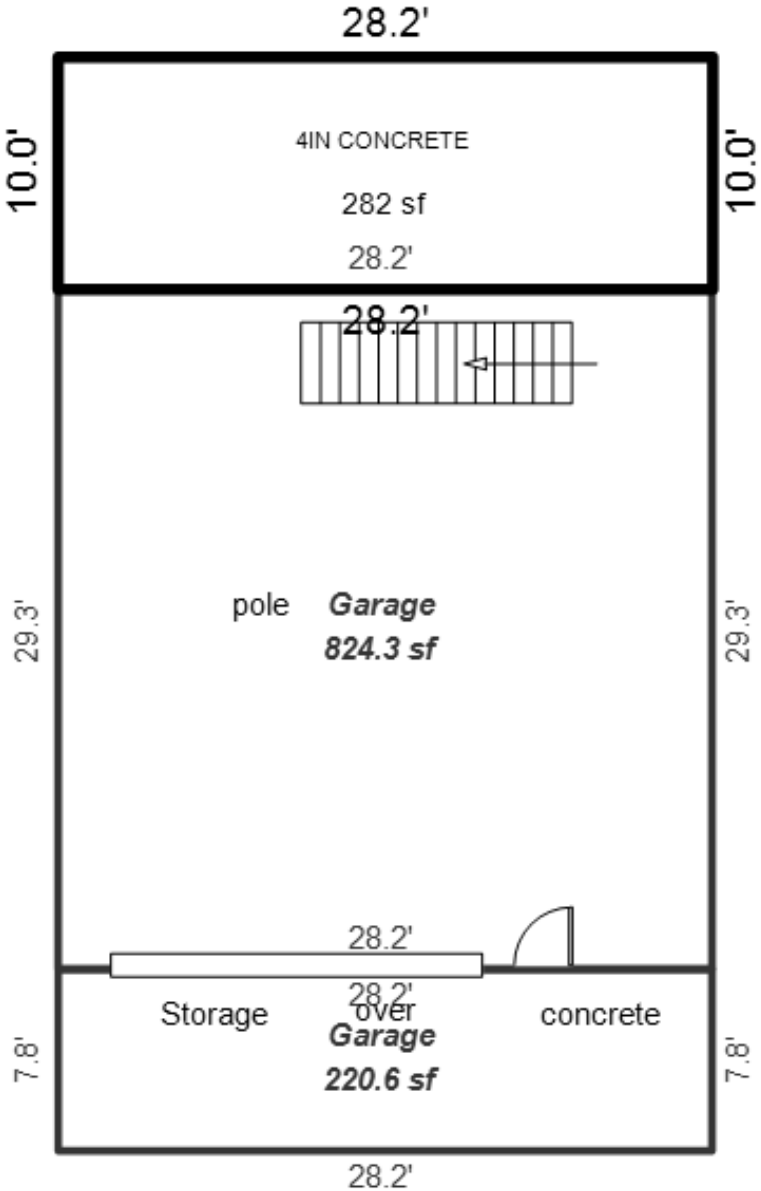


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 824 % Good: 0 Storage Area: 608 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 +5 Effec. Age: 10 Floor Area: 0 Total Base New : 39,479 Total Depr Cost: 35,532 Estimated T.C.V: 39,085	
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 5 Blt 2012	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	
A-Frame		Trim & Decoration		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: BC 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		Base Cost 824 28,032 25,229 Storage Over Garage 608 10,774 9,697 Door Opener 1 673 606		Totals: 39,479 35,532	
Yr Built Remodeled 2012 0		Lg Ord Small		(6) Ceilings			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Notes: GARAGE ONLY		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC: 39,085	
Condition: Average		Lg Ord Small		(1) Exterior			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(10) Floor Support		Lump Sum Items:			
Room List		Basement 1st Floor 2nd Floor Bedrooms		(2) Windows			Many Avg. Few Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Chimney:			
Yr Built Remodeled 2012 0		Lg Ord Small		(3) Roof			Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(4) Interior					
Condition: Average		Lg Ord Small		(4) Interior			Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HD MOVERS LLC	CUPP ROBERT B JR & KATHLE	67,000	06/06/2007	WD	25-PARTIAL CONSTRUCTION	2007/2097	DEED	100.0
LINE ROBERT S & BARBARA C	HD MOVERS LLC	10,000	10/07/2005	WD	03-ARM'S LENGTH	05-0/3964	DEED	100.0
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1664 S ELMWOOD ST	School: LAKE CITY AREA SCHOOL DIST		New House	10/19/2005	20050371	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
CUPP ROBERT B JR & KATHLEEN 2091 S HAMMOND LAKE RD WEST BLOOMFIELD MI 48324	2025 Est TCV 145,821 TCV/TFA: 129.27

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
		<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>A 200' @ 90/FF</td> <td>145.00</td> <td>100.00</td> <td>1.0837</td> <td>0.7071</td> <td>90</td> <td>100</td> <td></td> <td>10,000</td> </tr> <tr> <td colspan="8">145 Actual Front Feet, 0.33 Total Acres</td> <td>Total Est. Land Value = 10,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	145.00	100.00	1.0837	0.7071	90	100		10,000	145 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 10,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A 200' @ 90/FF	145.00	100.00	1.0837	0.7071	90	100		10,000																					
145 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 10,000																					

Tax Description	X	Public Improvements
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 139 & E OF W LINE OF LOT 138. .3329A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



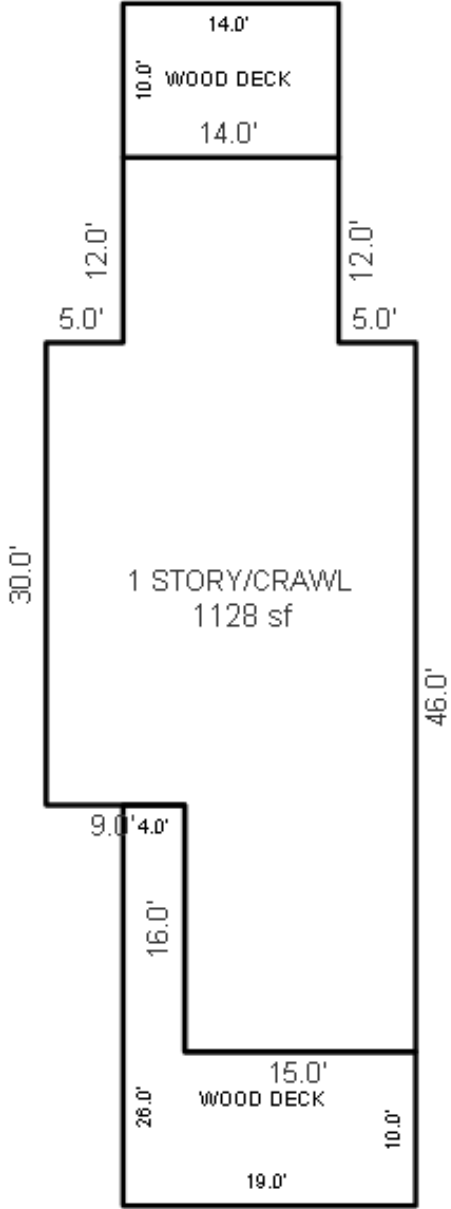
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	5,000	67,900	72,900			41,205C
	2024	5,000	58,200	63,200			39,967C
	2023	4,000	56,400	60,400			38,064C
	2022	3,500	51,900	55,400			36,252C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140 254	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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		Doors		Solid X H.C.	
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		E.C.F.		X 1.100		Bsmnt Garage:		
Yr Built 1940	Remodeled 2005	Ex	X	Ord	Min	No. Heating/Cooling		0 Amps Service		Class: CD Effec. Age: 15 Floor Area: 1,128 Total Base New : 156,297 Total Depr Cost: 123,474 Estimated T.C.V: 135,821		Storage Area: No Conc. Floor:		Roof:		
Condition: Average		Lg		X	Ord	Small	Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1940			
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:		No./Qual. of Fixtures		Ground Area = 1128 SF		Floor Area = 1128 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost		
Insulation		X Drywall		(7) Excavation		(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 Crawl Space		1,128		Total: 129,054 101,952		
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 1128 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,212 957 3 Fixture Bath 1 3,805 3,006		
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		Deck		Treated Wood 140 3,161 2,497 Treated Wood 254 4,666 3,686		Water/Sewer		Public Sewer 1 1,307 1,033 Water Well, 100 Feet 1 5,560 4,392		Built-Ins		
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Fireplaces		Exterior 1 Story 1 5,626 4,445		Local Cost Items		1 0 0		Totals: 156,297 123,474		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 135,821		SANITARY SEWER		1 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.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0

Property Address: W RAILROAD 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: LINE ROBERT S & BARBARA C
 10 MILLER RD
 CLARKSTON MI 48346
 2025 Est TCV 4,833

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 55.00 100.00 1.3809 0.7071 90 100 4,833
 55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 4,833

Improved X Vacant
 Public Improvements

Tax Description: . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E OF W LINE LOT 147 EXT & W OF E LINE LOT 147 EXT. .1263A.

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

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

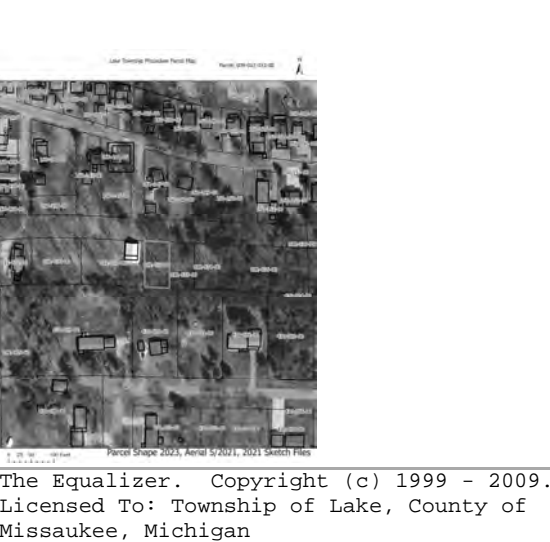
Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who When What 2025 2,400 0 2,400 1,941C

TPC 04/30/2021 INSPECTED 2024 5,000 0 5,000 1,883C

TPC 12/27/2017 INSPECTED 2023 4,000 0 4,000 1,794C

TPC 08/05/2015 INSPECTED 2022 3,500 0 3,500 1,709C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	21-NOT USED/OTHER	06-0/4142	DEED	0.0

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

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

Owner's Name/Address: KENNEDY FAMILY LIVING TRUST
 JAMES D & GEORGIA J KENNEDY TTEE
 11109 BRADEN RD
 BYRON MI 48418

2025 Est TCV 4,833

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 55.00 100.00 1.3809 0.7071 90 100 4,833
 55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 4,833

Tax Description: . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE OF LOT 149 EXT & E OF W LINE OF LOT 149 EXT. .1263A.
 Comments/Influences:

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,400	0	2,400			873C
2024	5,000	0	5,000			847C
2023	4,000	0	4,000			807C
2022	3,500	0	3,500			769C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERRICK BRIAN & KARYN	NOORDYKE MATT & STEPHANIE	390,000	05/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-01610	DEED	100.0
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	20-MULTI PARCEL SALE REF	05-0/3946	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW 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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NOORDYKE MATT & STEPHANIE 3820 GOODWOOD DR SE GRAND RAPIDS MI 49546	2025 Est TCV 4,833					
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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	55.00	100.00	1.3809	0.7071	90	100		4,833
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		55 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						4,833
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Tax Description	X	Dirt Road								
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. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE LOT 148 EXT & E OF W LINE LOT 148 EXT. .1263A.		X	Gravel Road							
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Comments/Influences		X	Paved Road							
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		X	Storm Sewer							
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		X	Sidewalk							
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		X	Water							
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		X	Sewer							
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		X	Electric							
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		X	Gas							
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			Curb							
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			Street Lights							
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			Standard Utilities							
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			Underground Utils.							
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			Topography of Site							
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		X	Level							
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			Rolling							
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			Low							
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			High							
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			Landscaped							
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			Swamp							
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			Wooded							
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			Pond							
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			Waterfront							
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			Ravine							
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			Wetland							
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			Flood Plain							
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				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			Who	When	What	2025	2,400	0	2,400		2,400S
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						2024	5,000	0	5,000		3,858C
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						2023	4,000	0	4,000		3,675C
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						2022	3,500	0	3,500		3,500S
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOTT JAMES R	LOTT JAMES R & CHRISTINE	0	12/16/2024	QC	09-FAMILY	2024-03232	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LOT JAMES R & CHRISTINE M 12264 TOWNLINE RD GRAND BLANC MI 48439	MAP #:					
	2025 Est TCV 11,490					

	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	165.00	118.27	1.0493	0.7374	90 100	11,490
				165 Actual Front Feet, 0.45 Total Acres				Total Est. Land Value =	11,490	

Tax Description
 SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 152 EXT. .4477A.
 SPLIT ON 9/2018 PART TO 012-036-75 FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 153 EXT. .5739A.

- 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 09/11/2018 completed 09/11/2018 TIM ;
 Parent Parcel(s): 009-012-036-00;
 009-012-036-00; 009-012-036-75;



- 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	0	5,700			723C
2024	6,000	0	6,000			702C
2023	5,500	0	5,500			669C
2022	4,500	0	4,500			638C

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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.
LOTT JAMES R	SELENO RICHARD R & KATHY	3,500	10/18/2018	WD	03-ARM'S LENGTH	2018-03364	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6127 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Garage	03/16/2023	2023-0110	100%
Owner's Name/Address	P.R.E. 0%					
SELENO RICHARD R & KATHY L 1190 N OXFORD RD GROSS POINTE WOODS MI 48236	MAP #:					
	2025 Est TCV 102,388 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 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P180 DESC AS: THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 153 EXT & W OF E LINE OF LOT 153 EXT. .1263A. SPLIT ON 09/11/2018 FROM 009-012-036-00; Comments/Influences	Dirt Road		A 200' @ 90/FF	55.00	100.03	1.3809	0.7072	90 100	4,834
	Gravel Road		55 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	4,834

Tax Description	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
	Description	Rate	Size % Good	Cash Value			
.SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P180 DESC AS: THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 153 EXT & W OF E LINE OF LOT 153 EXT. .1263A. SPLIT ON 09/11/2018 FROM 009-012-036-00; Comments/Influences	D/W/P: 4in Ren. Conc.				10.12	4486 50	22,699
	Total Estimated Land Improvements True Cash Value =						22,699

Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ; Parent Parcel(s): 009-012-036-00; Child Parcel(s): 009-012-036-75;	Topography of Site
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
JWV	10/09/2023	INSPECTED	2025	2,400	48,800	51,200			46,550C
TPC	04/30/2021	INSPECTED	2024	5,000	43,600	48,600			45,151C
TPC	05/06/2018	INSPECTED	2023	3,500	0	3,500			1,192C
			2022	2,300	0	2,300			1,136C

*** Information herein deemed reliable 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: 2023 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: 2340 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 1 Floor Area: 0 Total Base New : 68,738 Total Depr Cost: 68,050 Estimated T.C.V: 74,855
Town Home	Wood Frame	(4) Interior			Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls BC	Blt 2023					
Duplex		Drywall Paneled	Plaster Wood T&G	Kitchen: Other: Other:							0 Amps Service	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			
A-Frame	Trim & Decoration				No. of Elec. Outlets	Building Areas	Stories Exterior Foundation	Size	Cost New	Depr. Cost					
Yr Built 2023	Remodeled 0	Ex	Ord	Min							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing	1	-6,735	-6,668
		Size of Closets			Lg	Ord	Small	Garages	Class: BC Exterior: Pole (Unfinished)	Door Opener						2,020	2,000
Condition: Average		Doors	Solid	H.C.							(13) Plumbing	Other Additions/Adjustments	3	2,020	2,000
Room List					(5) Floors			Notes:	2340	73,453						72,718
Basement		Kitchen:			Plumbing	1	-6,735				-6,668				
1st Floor		Other:						Notes:	2340	73,453		72,718			
2nd Floor		Other:			Notes:	2340	73,453				72,718				
Bedrooms		(6) Ceilings						Notes:	2340	73,453		72,718			
(1) Exterior		No. of Elec. Outlets			Notes:	2340	73,453				72,718				
Wood/Shingle		Many						Notes:	2340	73,453		72,718			
Aluminum/Vinyl		Ave.			Notes:	2340	73,453				72,718				
Brick		Few						Notes:	2340	73,453		72,718			
Insulation		(7) Excavation			Notes:	2340	73,453				72,718				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Notes:	2340	73,453		72,718			
Many		Basement			Notes:	2340	73,453				72,718				
Avg.		Conc. Block						Notes:	2340	73,453		72,718			
Few		Poured Conc. Stone			Notes:	2340	73,453				72,718				
Large		Treated Wood						Notes:	2340	73,453		72,718			
Avg.		Concrete Floor			Notes:	2340	73,453				72,718				
Small		(9) Basement Finish						Notes:	2340	73,453		72,718			
Wood Sash		(10) Floor Support			Notes:	2340	73,453				72,718				
Metal Sash		Joists:						Notes:	2340	73,453		72,718			
Vinyl Sash		Unsupported Len:			Notes:	2340	73,453				72,718				
Double Hung		Cntr.Sup:						Notes:	2340	73,453		72,718			
Horiz. Slide		(14) Water/Sewer			Notes:	2340	73,453				72,718				
Casement		Public Water						Notes:	2340	73,453		72,718			
Double Glass		Public Sewer			Notes:	2340	73,453				72,718				
Patio Doors		Water Well						Notes:	2340	73,453		72,718			
Storms & Screens		1000 Gal Septic			Notes:	2340	73,453				72,718				
(3) Roof		2000 Gal Septic						Notes:	2340	73,453		72,718			
Gable		Lump Sum Items:			Notes:	2340	73,453				72,718				
Hip		Public Water						Notes:	2340	73,453		72,718			
Flat		Public Sewer			Notes:	2340	73,453				72,718				
Gambrel		Water Well						Notes:	2340	73,453		72,718			
Mansard		1000 Gal Septic			Notes:	2340	73,453				72,718				
Shed		2000 Gal Septic						Notes:	2340	73,453		72,718			
Asphalt Shingle		Lump Sum Items:			Notes:	2340	73,453				72,718				
Chimney:		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			
		Lump Sum Items:			Notes:	2340	73,453				72,718				
		Public Water						Notes:	2340	73,453		72,718			
		Public Sewer			Notes:	2340	73,453				72,718				
		Water Well						Notes:	2340	73,453		72,718			
		1000 Gal Septic			Notes:	2340	73,453				72,718				
		2000 Gal Septic						Notes:	2340	73,453		72,718			



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY & MONICA	5,800	06/05/2015	WD	32-SPLIT VACANT	2015-01988	PROPERTY TRANSFER	0.0
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0
MANEE & ALLEN C L AS JT	ALLEN C L & ALLEN M J AS	1	08/10/2011	QC	21-NOT USED/OTHER	2011-02493	DEED	0.0
ALLEN CYNTHIA		0	04/12/2010	AFF	07-DEATH CERTIFICATE	2010-1628DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/30/2016	2016-0497	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2025 Est TCV 83,710 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																				
THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 181 AS AMENDED FKA LOTS 161, 162, & 163 BUENA VISTA PARK 2011-02492 & W OF HWY M-55/66SEC 12 T22N R8W .55 A M/L SPLIT ON 6/2021 PART TO 012-037-80 FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A 6/5/2015-01988 EXEMPT LOT LINE TRANSFER TO 009-012-037-85 (90) FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF	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>A 200' @ 90/FF</td> <td>100.00</td> <td>100.00</td> <td>0.9505</td> <td>0.7071</td> <td>90</td> <td>100</td> <td></td> <td>6,049</td> </tr> <tr> <td>A 200' @ 90/FF</td> <td>145.00</td> <td>96.40</td> <td>0.9505</td> <td>0.7007</td> <td>90</td> <td>100</td> <td></td> <td>8,691</td> </tr> <tr> <td colspan="8">245 Actual Front Feet, 0.55 Total Acres</td> <td>Total Est. Land Value = 14,740</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	100.00	100.00	0.9505	0.7071	90	100		6,049	A 200' @ 90/FF	145.00	96.40	0.9505	0.7007	90	100		8,691	245 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 14,740
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
A 200' @ 90/FF	100.00	100.00	0.9505	0.7071	90	100		6,049																															
A 200' @ 90/FF	145.00	96.40	0.9505	0.7007	90	100		8,691																															
245 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 14,740																															

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 181 AS AMENDED FKA LOTS 161, 162, & 163 BUENA VISTA PARK 2011-02492 & W OF HWY M-55/66SEC 12 T22N R8W .55 A M/L SPLIT ON 6/2021 PART TO 012-037-80 FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A 6/5/2015-01988 EXEMPT LOT LINE TRANSFER TO 009-012-037-85 (90) FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF



(4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. 1.01A. ON FILE***

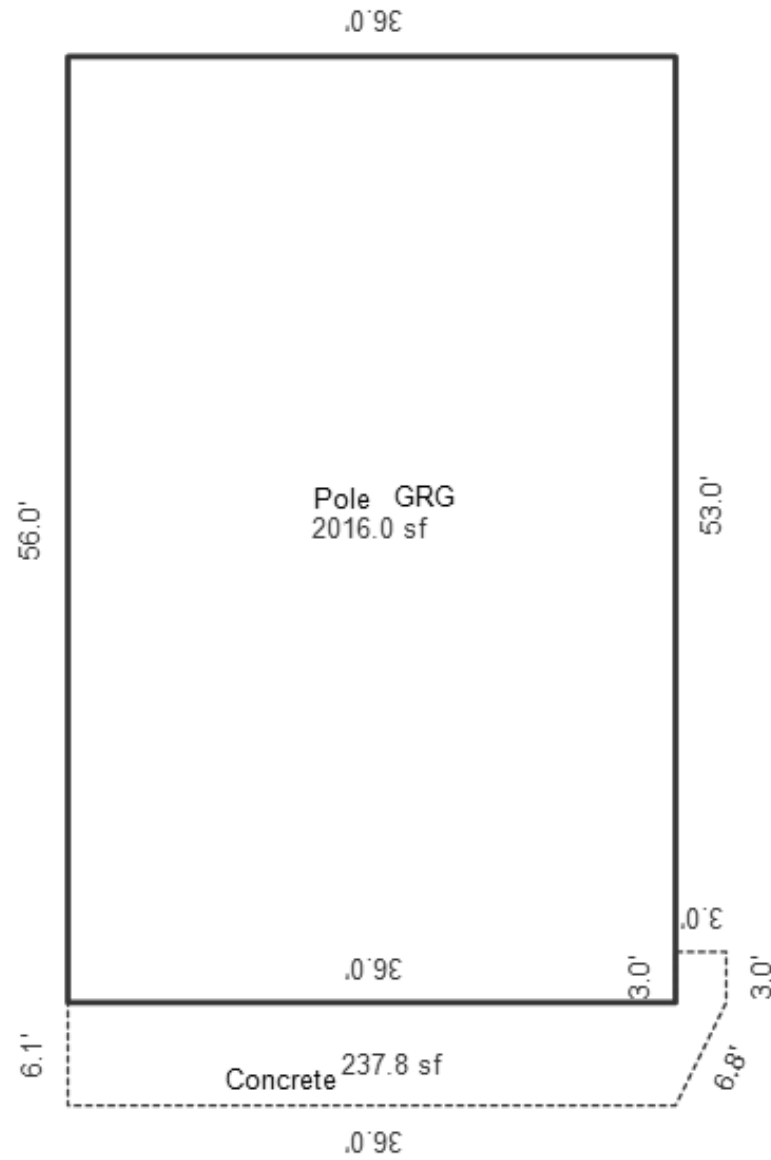
Public Improvements	Topography of Site
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,400	34,500	41,900			12,993C
2024	18,000	29,600	47,600			12,603C
2023	18,000	28,700	46,700			12,003C
2022	15,000	26,300	41,300			11,432C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	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: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2016 % 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: C Effec. Age: 5 Floor Area: 0 Total Base New : 66,000 Total Depr Cost: 62,700 Estimated T.C.V: 68,970
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		Ground Area = 0 SF		Floor Area = 0 SF.	
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Plumbing		3 Fixture Bath		1 -4,580 -4,351	
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Average Fixture(s)		Garages		3 Fixture Bath		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
Yr Built 2017		Remodeled 0		Doors Solid H.C.			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		Base Cost		2016 70,580 67,051		Totals: 66,000 62,700	
Condition: Average		(6) Ceilings			Lump Sum Items:			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		68,970				
Room List		(7) Excavation														
Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(1) Exterior		(8) Basement														
Wood/Shingle Aluminum/Vinyl Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Insulation		(9) Basement Finish														
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Many Avg. Few Large Avg. Small		(10) Floor Support														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:														
(3) Roof																
Gable Hip Flat Gambrel Mansard Shed																
Asphalt Shingle																
Chimney:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL J & CYNTHIA	BACHMAN RICHARD & LUELLA	5,000	08/18/2021	WD	32-SPLIT VACANT	2021-02825	PROPERTY TRANSFER	100.0
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	08/18/2021	QC	09-FAMILY	2021-02823	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/24/2021					
Owner's Name/Address	MAP #:					
BACHMAN RICHARD & LUELLA TRUST 6081 LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 7,568					

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									
Gravel Road									
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
A 200' @ 90/FF 100.00 100.00 1.1892 0.7071					90	100		7,568	
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			7,568	

Tax Description

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 180 AS AMENDED FKA LOTS 159 & 160 BUENA VISTA PARK SEC12 T22N R82 .23A M/L

6/2021 SPLIT FROM 009-012-037-00

Comments/Influences

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;

Parent Parcel(s): 009-012-037-00;

Child Parcel(s): 009-012-037-80;



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	3,800	0	3,800			3,409C
2024	5,000	0	5,000			3,307C
2023	3,500	0	3,500			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.
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY D & MONICA M	5,800	06/05/2015	WD	32-SPLIT VACANT	2015-01988	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/26/2017	2017-0207	100%
	P.R.E. 100% 05/12/2020					

Owner's Name/Address	MAP #:
GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 87,536 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

		A 200' @ 90/FF 100.00 175.00 1.1892 0.8133 90 100 8,705
		100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 8,705

Tax Description	Public Improvements	Land Improvement Cost Estimates
SEC 12 T22N R8W (0*2015) THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 157 BUENA VISTA PARK EXT & W OF E LINE LOT 158 EXT .23A. 2015 EXEMPT LOT LINE TRANSFER FROM 009-012-037-00 ON 6/5/2015-01987 & 10/28/2016 COMBINE 009-012-037-90 SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 155 BUENA VISTA PARK EXT & W OF E LINE LOT 155 EXT. .18A.	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 Fencing: Wd, Solid, 6 ft. 30.45 66 0 0 D/W/P: 4in Ren. Conc. 8.06 705 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 2 100 5,000 Total Estimated Land Improvements True Cash Value = 5,000

Comments/Influences	Topography of Site
6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00	

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



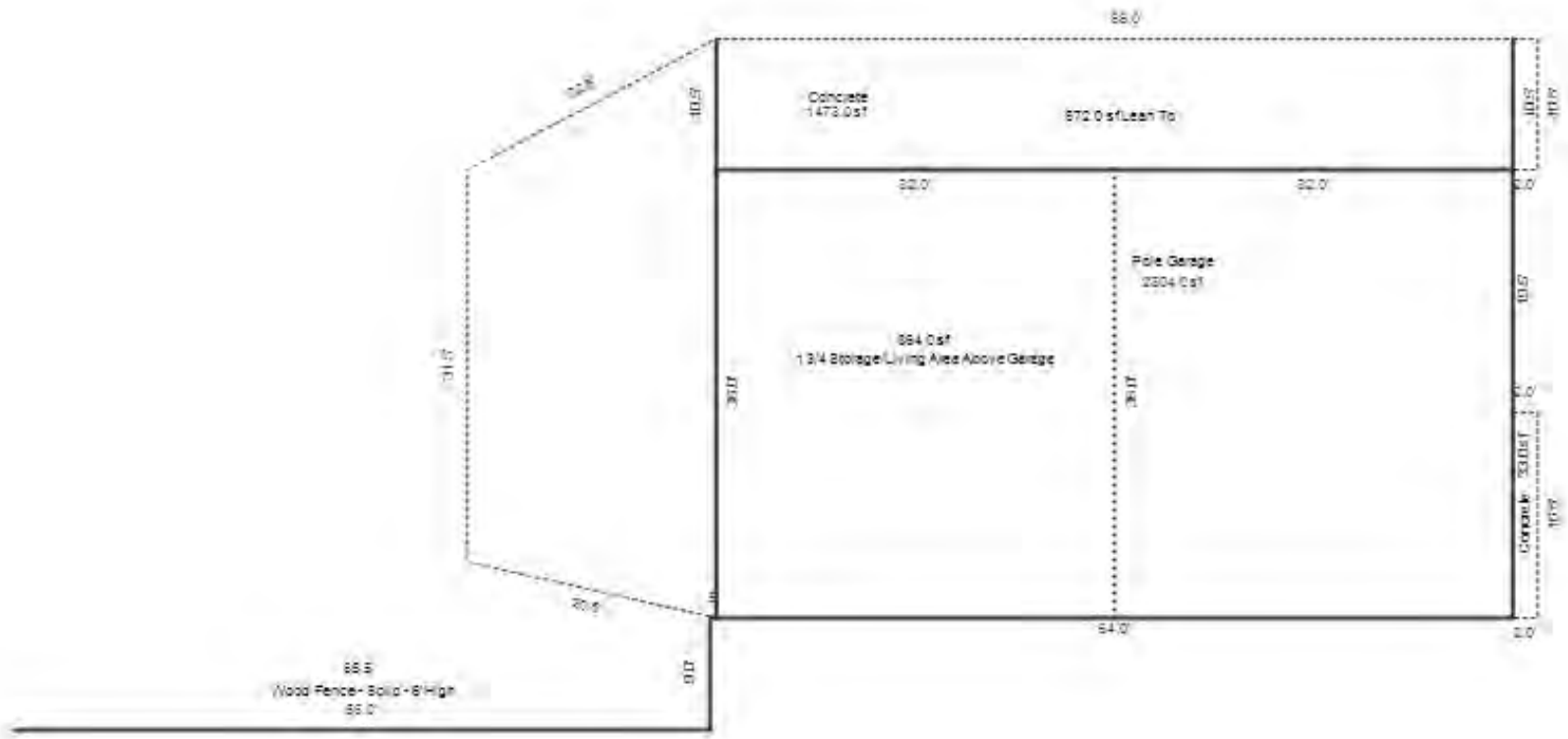
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,400	39,400	43,800			31,678C
TPC	04/30/2021	INSPECTED	2024	6,000	34,200	40,200			30,726C
JWV	09/22/2017	INSPECTED	2023	5,500	33,200	38,700			29,263C
TPC	11/04/2016	INSPECTED	2022	4,500	30,700	35,200			27,870C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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 672	Type Roof Cover Onl	Year Built: 2017 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: 2304 % Good: 0 Storage Area: 648 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			(12) Electric			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 70,652 Total Depr Cost: 67,119 Estimated T.C.V: 73,831
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			Trim & Decoration		Size of Closets		X No Heating/Cooling		
Building Style: GRG		Ex	Ord	Min	Central Air Wood Furnace			Lg		Ord	Small	H.C.		No./Qual. of Fixtures	
Yr Built 2017	Remodeled 0	Size of Closets			(12) Electric			Ex.		Ord.	Min	No. of Elec. Outlets		Many	
Room List		(5) Floors			0 Amps Service			Ave.		Few		(13) Plumbing		Average Fixture(s)	
Basement	1st Floor	Kitchen:			No./Qual. of Fixtures			Ex.		Ord.	Min	Plumbing		3 Fixture Bath	
2nd Floor	Bedrooms	Other:			Ex.			Ord.		Min	Plumbing		2 Fixture Bath		
(1) Exterior		Other:			No. of Elec. Outlets			Ave.		Few		Plumbing		Softener, Auto	
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings			No. of Elec. Outlets			Ave.		Few		Plumbing		Softener, Manual	
Brick	Insulation	(7) Excavation			No. of Elec. Outlets			Ave.		Few		Plumbing		Solar Water Heat	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Ave.		Few		Plumbing		No Plumbing	
Many	Large	(8) Basement			No. of Elec. Outlets			Ave.		Few		Plumbing		Extra Toilet	
Avg.	Avg.	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			Ave.		Few		Plumbing		Extra Sink	
Few	Small	(9) Basement Finish			No. of Elec. Outlets			Ave.		Few		Plumbing		Separate Shower	
Wood Sash	Metal Sash	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets			Ave.		Few		Plumbing		Ceramic Tile Floor	
Vinyl Sash	Double Hung	(10) Floor Support			No. of Elec. Outlets			Ave.		Few		Plumbing		Ceramic Tile Wains	
Horiz. Slide	Casement	Joists: Unsupported Len: Cntr.Sup:			No. of Elec. Outlets			Ave.		Few		Plumbing		Ceramic Tub Alcove	
Double Glass	Patio Doors	(14) Water/Sewer			No. of Elec. Outlets			Ave.		Few		Plumbing		Vent Fan	
Storms & Screens	Chimney:	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Ave.		Few		Plumbing		Lump Sum Items:	
(3) Roof		Lump Sum Items:			No. of Elec. Outlets			Ave.		Few		Plumbing		Notes:	
Gable	Gambrel	Plumbing			No. of Elec. Outlets			Ave.		Few		Plumbing		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 73,831	
Hip	Mansard	Plumbing			No. of Elec. Outlets			Ave.		Few		Plumbing			
Flat	Shed	Plumbing			No. of Elec. Outlets			Ave.		Few		Plumbing			
Asphalt Shingle		Plumbing			No. of Elec. Outlets			Ave.		Few		Plumbing			

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



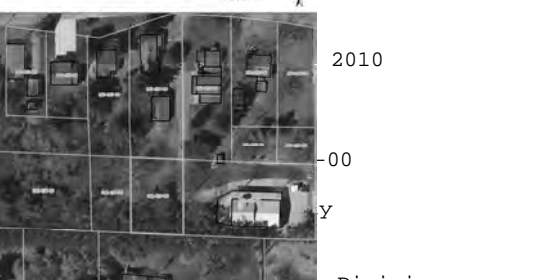
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRAGHT MARY L	DRACHT WILLIAM & MARY TRU	1	04/15/2021	QC	09-FAMILY	2021-01599	PROPERTY TRANSFER	0.0
DRAGHT WILLIAM ET AL		8,000	08/02/2010	WD	32-SPLIT VACANT	2010-3318WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
DRACHT WILLIAM & MARY TRUST 20506 80TH AVE MARION MI 49665-8436	2025 Est TCV 5,792					

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

Tax Description			A 200' @ 90/FF	70.00	100.00	1.3001	0.7071	90	100	5,792
FORMER RR R/W LYING E OF W LINE LOT 154 BUENA VISTA PARK EXT & W LINE OF W LINE LOT 155 BUENA VISTA PARK 155 EXT SEC 12 TWP 22N R8W .16 ACRES SPLIT ON 10/24/2010 FROM 009-012-037-00; HISTORY-SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 154 BUENA VISTA PARK EXT & W OF W LINE LOT 155 EXT. .16A. 2010 Split of 009-012-037-00 on 12/23/2010	X		70 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 5,792							
	X									

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
 <p>2010</p> <p>00</p> <p>Y</p> <p>Division</p> <p>93 \$7,800 \$7</p> <p>0.37 3</p>	X Level	2025	2,900	0	2,900			1,642C
	X Rolling	2024	5,000	0	5,000			1,593C

	X Low	2023	4,000	0	4,000			1,518C
	X High	2022	3,000	0	3,000			1,446C
	Landscaped							
	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.
RRCI LC	3319 28TH PROPERTY LLC	***,***	04/20/2022	WD	03-ARM'S LENGTH	2022-01442	REAL PROPERTY STA	100.0
LAKE CITY FAMILY DOLLAR L	RRCI LC	413,000	10/10/2017	WD	03-ARM'S LENGTH	2017-03133	DEED	100.0
WELLS WARREN R & PHILLIS	LAKE CITY FAMILY DOLLAR L	0	06/30/2004	QC	09-FAMILY	04-0/3035	DEED	0.0
		89,000	05/01/2002	WD	03-ARM'S LENGTH	02-0:2643	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2020 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	03/11/2022	2022-0119	100%
	P.R.E. 0%		Commercial, Add/Alter/Repa	03/02/2022	2022-0102	100%
Owner's Name/Address	MAP #:		SIGN	02/15/2022	2022-0073	100%
3319 28TH PROPERTY LLC 2823 COTTON RAIL RUN DORR MI 49323	2025 Est TCV 772,234 TCV/TFA: 98.88		Commercial	12/30/2021	2021-00887	100%

X Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
Public Improvements			* Factors * EASEMENTS TO ADJ STORES			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
INFO FOR SIZE 0 204.00 305.00 1.0000 0.0000 0 100*						0
COMMERCIAL <2A M/L		1.43 Acres	18000	100		25,704
* denotes lines that do not contribute to the total acreage calculation.						
204 Actual Front Feet, 1.43 Total Acres			Total Est. Land Value =			25,704

X Tax Description		Land Improvement Cost Estimates			
SEC 13 T22N R8W BEG AT NE COR OF NE 1/4 TH N 87 DEG 43' 57"W 308.05 FT, S 00 DEG 31'30"W 209.56 FT, S 88 DEG 44'49"E 305.77 FT, N 01 DEG 07'43"E 204.09 FT TO POB. 1.46A.		Description	Rate	Size % Good	Cash Value
Comments/Influences		D/W/P: Asphalt Paving	3.12	28000 100	87,360
2022 AUTO-WARES GROUP OF COMPANIES		D/W/P: 4in Ren. Conc.	8.24	1320 100	10,877
		Total Estimated Land Improvements True Cash Value =			98,237

X Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	12,900	373,200	386,100			321,084C
Rolling		2024	15,600	324,100	339,700			311,430C
Low		2023	21,800	274,800	296,600			296,600S
High		2022	12,400	90,100	102,500			99,797C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Discount

Class: D,Pole
 Floor Area: 7,810
 Gross Bldg Area: 7,810
 Stories Above Grd: 1
 Average Sty Hght : 16
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 10
 Physical %Good: 66
 Func. %Good : 100
 Economic %Good: 100

2002 Year Built
 Remodeled

16 Overall Bldg
 Height

Comments:
 PC CONSTRUCTION
 NO SPRINKLER
 FORMERLY FAMILY DOLLAR
 STORE CAL 190

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Complete H.V.A.C.				100	
Heat#2: Complete H.V.A.C.				0%	
Ave. SqFt/Story: 7810					
Ave. Perimeter: 368					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 16 Perimeter: 368
 Overall Building Height: 16

Base Rate for Upper Floors = 51.25

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 36.09 100%
 Adjusted Square Foot Cost for Upper Floors = 87.34

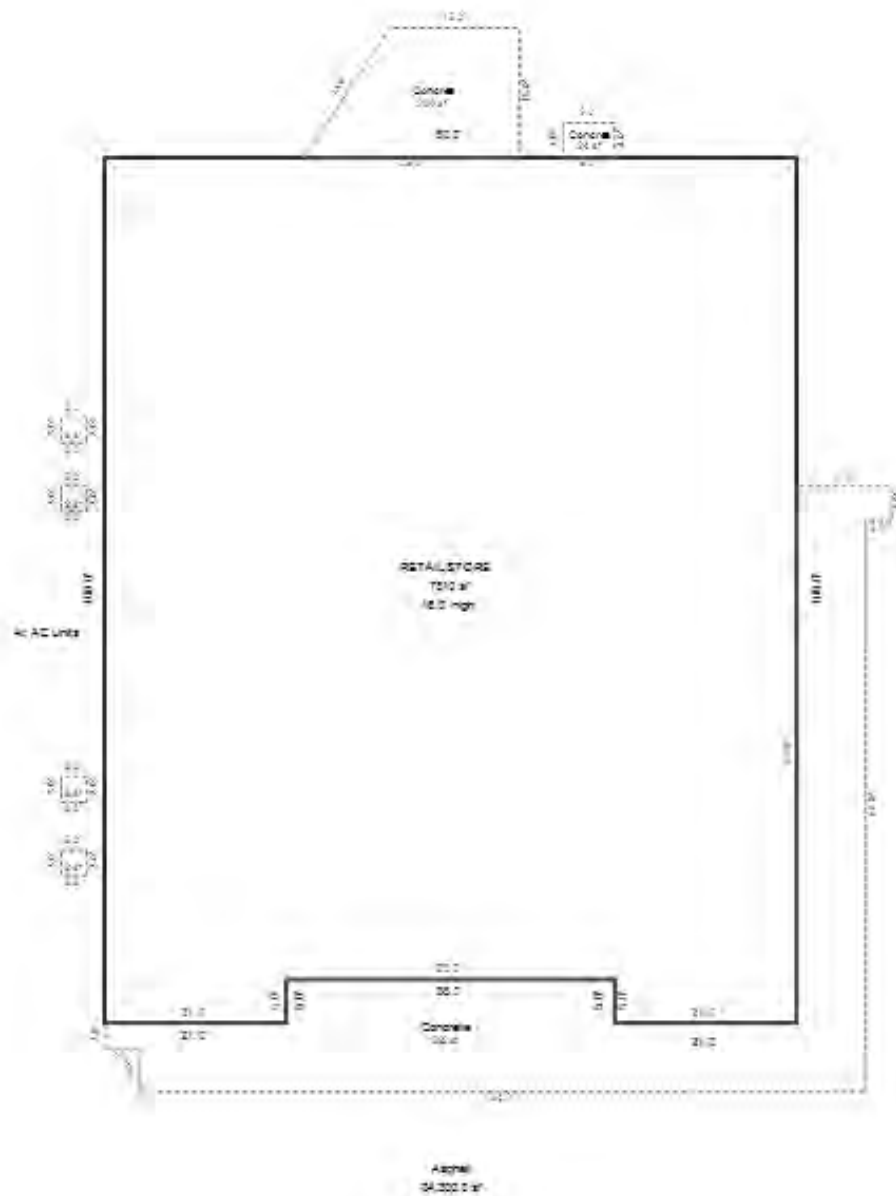
Total Floor Area: 7,810 Base Cost New of Upper Floors = 682,126

Reproduction/Replacement Cost = 682,126
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 450,203

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 1 = 648,293
 Replacement Cost/Floor Area= 87.34 Est. TCV/Floor Area= 83.01

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LE	0	09/09/2024	WD	16-LC PAYOFF	2024-02236	DEED	0.0
EISING SCOTT J & JAMIE LE	STORAGE PARTNERS LLC	480,000	09/06/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02237	PROPERTY TRANSFER	100.0
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LE	213,000	07/01/2021	MLC	19-MULTI PARCEL ARM'S LE	2021-02299	PROPERTY TRANSFER	100.0
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	11-FROM LENDING INSTITUT	2015-01930	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6121 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	05/11/2017	2017-0166	100%
	P.R.E. 0%		Commercial	05/10/2016	2016-0154	100%
Owner's Name/Address	MAP #:					
STORAGE PARTNERS LLC 1555 DUTCH RIDGE RD ELLWOOD CITY PA 16117	2025 Est TCV 217,304 TCV/TFA: 44.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 13 T22N R8W BEG 408.05 FT N 87 DEG 43' 57" W OF NE COR OF NE 1/4 TH S 31'30"W 265 FT, N 87 DEG 43'57"W 100 FT, N 31'30"E 265 FT, S 87 DEG 43'57"E 100 FT TO POB. .6084A.	X	Dirt Road		INFO FOR SIZE	0	100.00	265.00	1.0000	0.0000	0	100*	0
	X	Gravel Road		COMMERCIAL <2A M/L			0.61 Acres	18000	100			10,944
	X	Paved Road		* denotes lines that do not contribute to the total acreage calculation.								
	X	Storm Sewer		100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 10,944								
	X	Sidewalk										
	X	Water										
	X	Sewer										
Comments/Influences	X	Electric		Land Improvement Cost Estimates								
SOLD W/003-00	X	Gas		Description				Rate	Size % Good		Cash Value	
6121 West Jennings Road		Curb		Fencing: Wd, Solid, 6 ft.				29.01	97 94		2,645	
Lake City, MI 49651-9012		Street Lights		Total Estimated Land Improvements True Cash Value = 2,645								
(231) 839-2911		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	5,500	103,200	108,700			108,700S
2024	6,600	61,900	68,500			60,306C														
2023	9,300	84,600	93,900			57,435C														
2022	5,300	49,400	54,700			54,700S														



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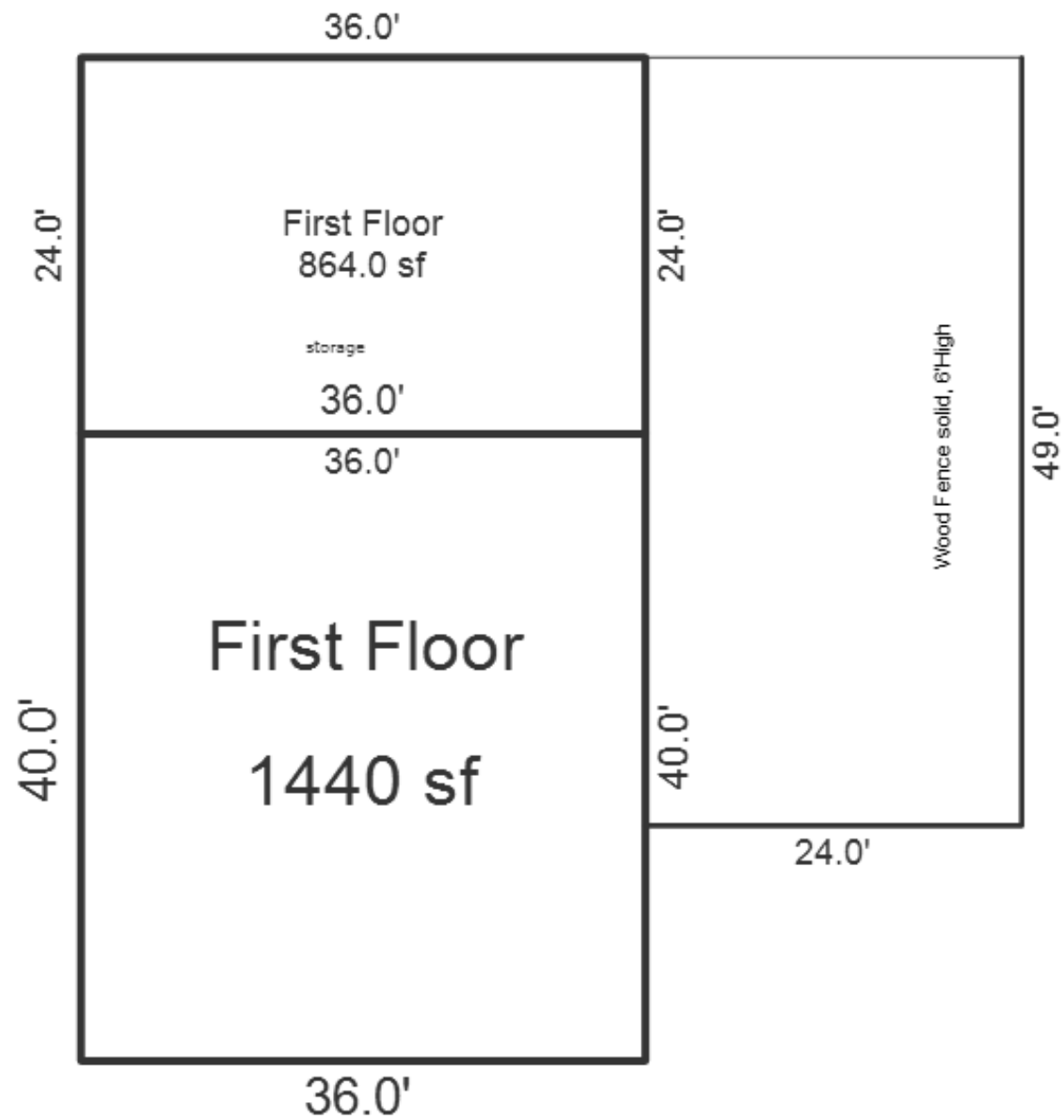
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 196	
Calculator Occupancy: Stores - Retail	
Class: D	Construction Cost
Floor Area: 1,440	High
Gross Bldg Area: 4,864	Above Ave.
Stories Above Grd: 1	Ave.
Average Sty Hght : 8	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Quality: Low Cost	
Heat#1: Forced Air Furnace	100
Heat#2: Package Heating & Cooling	0%
Depr. Table : 2.5%	Ave. SqFt/Story: 1440
Effective Age : 20	Ave. Perimeter: 152
Physical %Good: 60	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
1987 Year Built	Perimeter:
2015 Remodeled	Type:
8 Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
NEW STORAGE UNIT DOORS	Area #1:
AND GENERAL REPAIRS	Type #1:
2015	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Low

<<<<< Calculator Cost Computations >>>>>	
Class: D	Quality: Low Cost
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 152
Base Rate for Upper Floors = 76.50	
(10) Heating system: Forced Air Furnace	Cost/SqFt: 9.54 100%
Adjusted Square Foot Cost for Upper Floors = 86.04	
Total Floor Area: 1,440	Base Cost New of Upper Floors = 123,898
Reproduction/Replacement Cost = 123,898	
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 74,339	
ECF (201A GENERAL COMMERCIAL)	1.440 => TCV of Bldg: 1 = 107,048
Replacement Cost/Floor Area= 86.04	Est. TCV/Floor Area= 74.34

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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



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

Desc. of Bldg/Section: ADD'N TO REAR OF STORE CAL 208
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole
 Floor Area: 864
 Gross Bldg Area: 4,864
 Stories Above Grd
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 20
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

1988 Year Built
 Remodeled

Overall Bldg Height

Comments:
 NEW STORAGE UNIT DOORS
 AND GENERAL REPAIRS
 2015

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 864					
Ave. Perimeter: 96					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 0 Story Height: 14 Perimeter: 96

Base Rate for Upper Floors = 39.29

Adjusted Square Foot Cost for Upper Floors = 39.29

Total Floor Area: 864 Base Cost New of Upper Floors = 33,947

Reproduction/Replacement Cost = 33,947

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 18,331

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 2 = 26,397
 Replacement Cost/Floor Area= 39.29 Est. TCV/Floor Area= 30.55

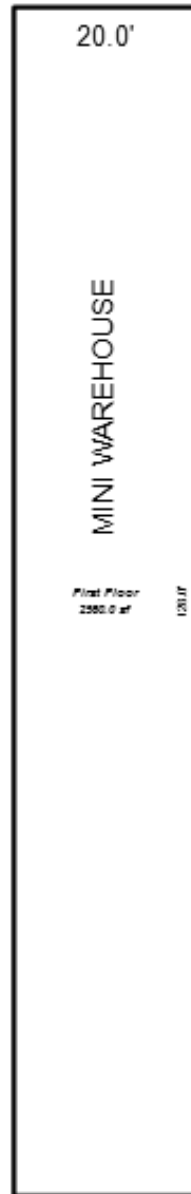
(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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

Desc. of Bldg/Section: EAST OF STORE CAL 208, 11UNITS Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>						
Class: D,Pole Floor Area: 2,560 Gross Bldg Area: 4,864 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 296 Overall Building Height: 8 Base Rate for Upper Floors = 35.30 Adjusted Square Foot Cost for Upper Floors = 35.30 Total Floor Area: 2,560 Base Cost New of Upper Floors = 90,368 Reproduction/Replacement Cost = 90,368 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 48,799 ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 3 = 70,270 Replacement Cost/Floor Area= 35.30 Est. TCV/Floor Area= 27.45						
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2560 Ave. Perimeter: 296 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
1987	Year Built Remodeled							
8	Overall Bldg Height							
Comments: NEW STORAGE UNIT DOORS AND GENERAL REPAIRS 2015								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X	Poured Conc	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures	3-Piece Baths	Urinals	Wash Bowls	Water Heaters	Wash Fountains
(4) Floor Structure:		2-Piece Baths	Shower Stalls	Toilets	Water Softeners	Flex Conduit	Rigid Conduit
(5) Floor Cover:		(9) Sprinklers:		Armored Cable	Non-Metalic	Bus Duct	Incandescent
(6) Ceiling:		(10) Heating and Cooling:		Gas	Coal	Hand Fired	Fluorescent
		Oil	Stoker	Boiler	(13) Roof Structure: Slope=0		Mercury
				(14) Roof Cover:		Transformer	Sodium Vapor
						Thickness	Bsmnt Insul.
						(40) Exterior Wall:	

*** 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.
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LE	0	09/09/2024	WD	16-LC PAYOFF	2024-02236	DEED	0.0
EISING SCOTT J & JAMIE LE	STORAGE PARTNERS LLC	480,000	09/06/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02237	PROPERTY TRANSFER	100.0
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LE	213,000	07/01/2021	MLC	19-MULTI PARCEL ARM'S LE	2021-02299	PROPERTY TRANSFER	100.0
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	11-FROM LENDING INSTITUT	2015-01930	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
6121 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
STORAGE PARTNERS LLC 1555 DUTCH RIDGE RD ELLWOOD CITY PA 16117	2025 Est TCV 170,650 TCV/TFA: 28.20									
	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			INFO FOR SIZE	0	120.00	265.00	1.0000	0.0000	0	100*
			COMMERCIAL <2A M/L			0.73 Acres	18000	100	13,140	
			* denotes lines that do not contribute to the total acreage calculation.							
			120 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 13,140							
Tax Description	X	Dirt Road								
. SEC 13 T22N R8W BEG 508.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 265 FT N 87 DEG 43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG 43' 57" E 120 FT TO POB. .73 A.	X	Gravel Road								
	X	Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
Comments/Influences	X	Electric								
SOLD W/002-00	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2025	6,600	78,700	85,300		85,300S	
	TPC	03/20/2024	INSPECTED	2024	7,900	76,400	84,300		46,305C	
	TPC	04/28/2022	INSPECTED	2023	11,100	64,500	75,600		44,100C	
	TPC	12/27/2017	INSPECTED	2022	6,400	35,600	42,000		42,000S	



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

Desc. of Bldg/Section: CAL 208
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole
 Floor Area: 3,588
 Gross Bldg Area: 6,052
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 20
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

1987 Year Built
 Remodeled

Overall Bldg Height

Comments:
 2015 NEW DOORS
 2015 CONCRETE FLOORS
 CRACKED FROM BRICK WALL
 ADDITION IN BETWEEN
 UNITS

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 3588					
Ave. Perimeter: 302					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 302

Base Rate for Upper Floors = 32.86

Adjusted Square Foot Cost for Upper Floors = 32.86

Total Floor Area: 3,588 Base Cost New of Upper Floors = 117,902

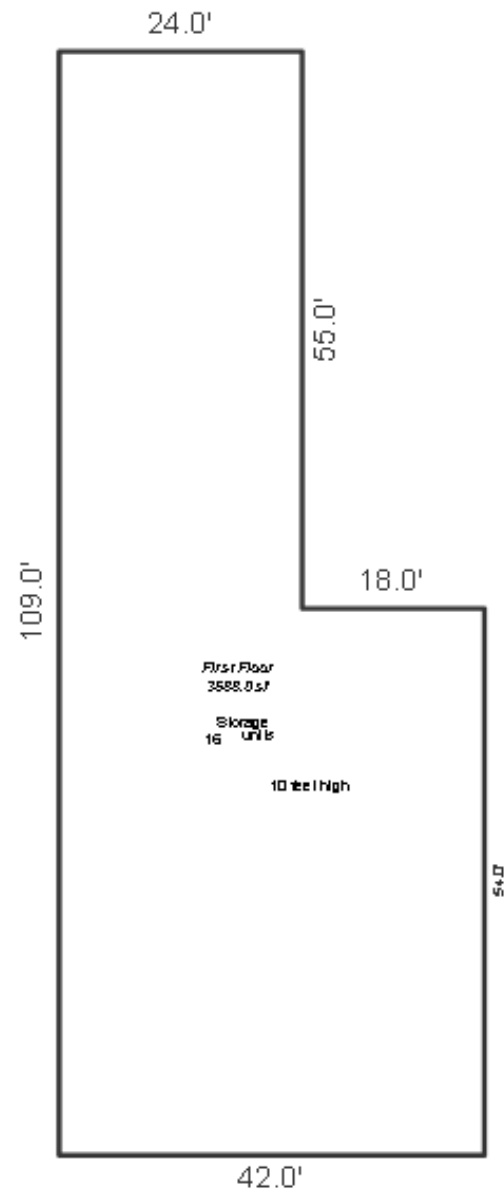
Reproduction/Replacement Cost = 117,902

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 63,667

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 1 = 91,681
 Replacement Cost/Floor Area= 32.86 Est. TCV/Floor Area= 25.55

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Average	Unfinished Typical	Unfinished Typical					
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Bsmnt Insul.			
				Gas Oil											
				Coal Stoker											
(6) Ceiling:				Hand Fired Boiler											

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



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

Desc. of Bldg/Section: CAL 208
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole
 Floor Area: 1,024
 Gross Bldg Area: 6,052
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 20
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

1987 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1024					
Ave. Perimeter: 160					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 41.63

Adjusted Square Foot Cost for Upper Floors = 41.63

Total Floor Area: 1,024 Base Cost New of Upper Floors = 42,629

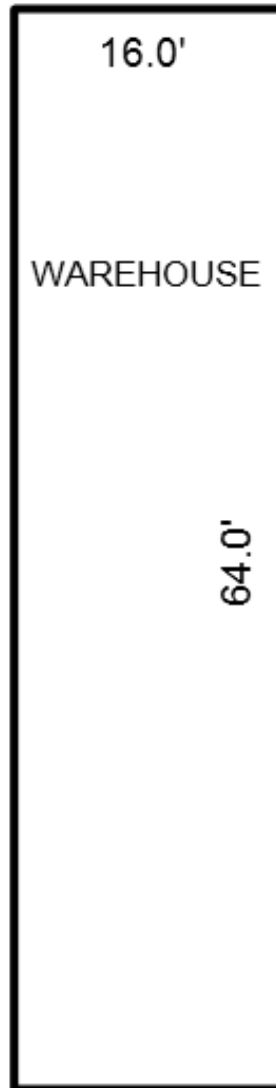
Reproduction/Replacement Cost = 42,629

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 23,020

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 2 = 33,148
 Replacement Cost/Floor Area= 41.63 Est. TCV/Floor Area= 32.37

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

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



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

Desc. of Bldg/Section: CAL 208
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole
 Floor Area: 1,440
 Gross Bldg Area: 6,052
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 20
 Physical %Good: 44
 Func. %Good : 100
 Economic %Good: 100

1967 Year Built Remodeled
 10 Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1440					
Ave. Perimeter: 156					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 156
 Overall Building Height: 10

Base Rate for Upper Floors = 35.82

Adjusted Square Foot Cost for Upper Floors = 35.82

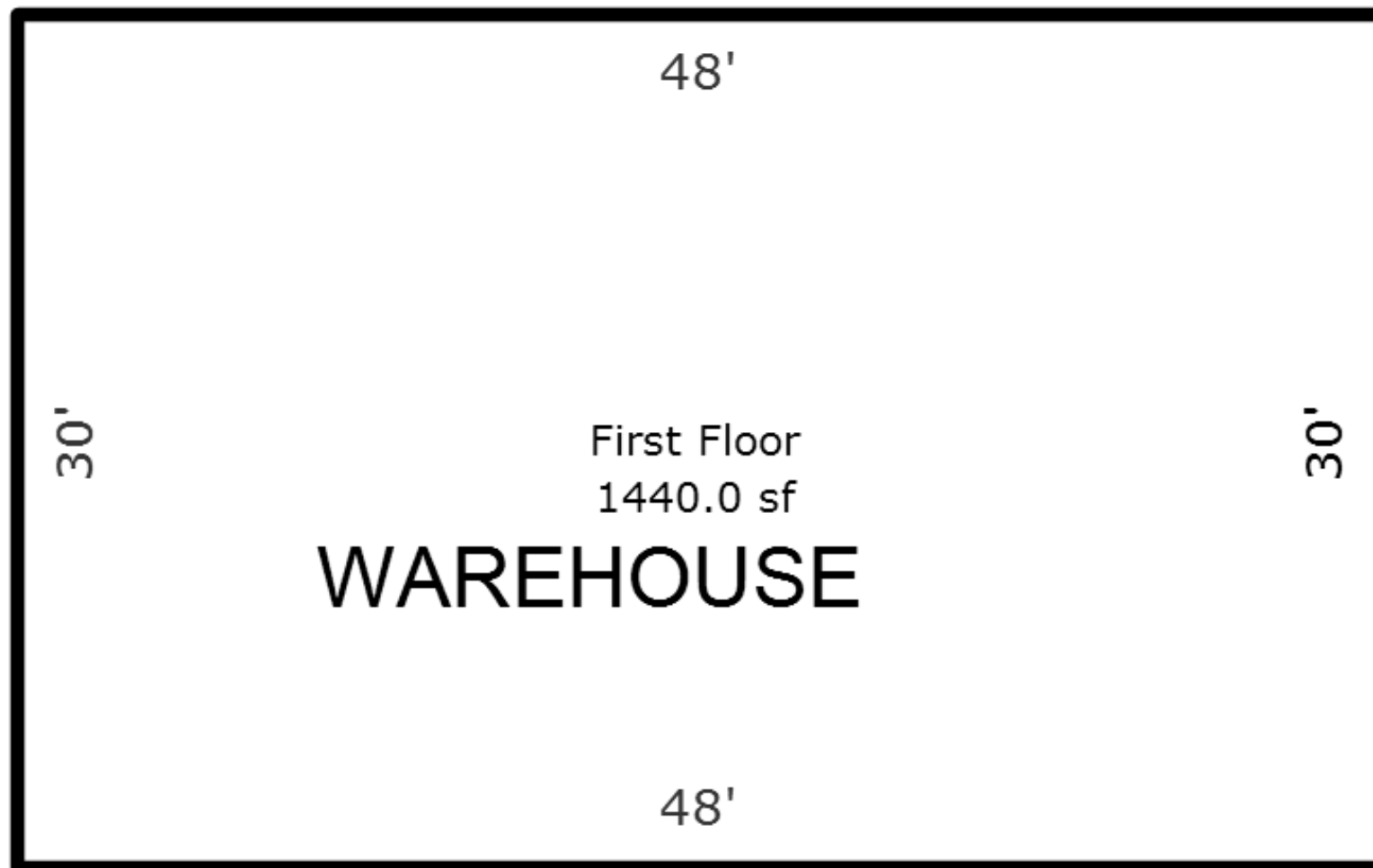
Total Floor Area: 1,440 Base Cost New of Upper Floors = 51,580

Reproduction/Replacement Cost = 51,580
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 22,695

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 3 = 32,681
 Replacement Cost/Floor Area= 35.82 Est. TCV/Floor Area= 22.70

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALDWIN ROBERT E ESTATE	FLINT CHARLES & TERI	52,500	07/03/2013	WD	08-ESTATE	2013-02278 WD	PROPERTY TRANSFER	100.0
BALDWIN ROBERT E	BALDWIN ROBERT E ESTATE	0	03/01/2013	AFF	07-DEATH CERTIFICATE	2013-01967 DC	DEED	100.0
BALDWIN BONNIE (DECEASED)	BALDWIN ROBERT E (WIDOWER)	0	10/09/2007	OTH	21-NOT USED/OTHER	2008/798	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2090 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	04/09/2019	2019-0097	100%
Owner's Name/Address	P.R.E. 0%		MISSING PERMIT	12/31/2017	2015-9999	100%
FLINT CHARLES & TERI 8452 W JENNINGS RD LAKE CITY MI 49651	MAP #:		VIOLATION LETTER	10/26/2017	2017-9998	100%
	2025 Est TCV 236,491 TCV/TFA: 76.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
				Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 13 T22N R8W (0*1998) NE 1/4 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 EXC BEG 100.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 165 FT N 87 DEG 43' 57" W 408 FT S 31' 30" W 100 FT N 87 DEG43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG 43' 57" E 528 FT TO POB & EXC BEG N 87 DEG 43' 57"W 408.5 FT & S 0 DEG 31'30"W 165 FT FROM NE COR SEC, TH S 0 DEG 31'30"W 100 FT, N 87 DEG 43'57"W 100 FT, N 0 DEG 31'30"E 100 FT, S 87 DEG 43'57"E 100 FT TO POB & EXC N 420 TO OF E 408.05FT OF NE 1/4 OF NE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		* Factors * INFO FOR SIZE 0 399.80 787.74 1.0000 0.0000 0 100* COMMERCIAL 4-6A 6000 7.23 Acres 6000 100 43,380 * denotes lines that do not contribute to the total acreage calculation. 400 Actual Front Feet, 7.23 Total Acres Total Est. Land Value = 43,380			
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 5.82 168 50 489 Total Estimated Land Improvements True Cash Value = 489			
	X	Topography of Site					



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	21,700	96,500	118,200			55,525C
		TPC 04/30/2021 INSPECTED	2024	10,800	88,400	99,200			53,856C
		JWV 11/26/2018 INSPECTED	2023	10,800	83,200	94,000			51,292C
		JWV 04/28/2018 INSPECTED	2022	9,000	66,800	75,800			48,850C

*** Information herein deemed reliable 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 20 960	Type Treated Wood Roof Cover Onl	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: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D Effec. Age: 40 Floor Area: 2,311 Total Base New : 274,028 Total Depr Cost: 164,417 Estimated T.C.V: 180,859	
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1940					
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Ex.		Ord.		Min			
A-Frame		Trim & Decoration		No. of Elec. Outlets			Many			Ave.		Few					
Wood Frame		Ex		Ord		Min		(13) Plumbing			1		Average Fixture(s)				
Building Style: 1S		Size of Closets		Lg			Ord		Small		1			3 Fixture Bath			
Yr Built 1940		Remodeled 2014		Doors			Solid		H.C.		1			2 Fixture Bath			
Condition: Average		Lg		Ord		Small		(12) Electric			0			Amps Service			
Room List		Basement		(5) Floors			Kitchen:			Other:			Other:				
1st Floor		2nd Floor		Bedrooms			No. of Elec. Outlets			Many			Ave.		Few		
(1) Exterior		Wood/Shingle		(6) Ceilings			(14) Water/Sewer			Public Water			Public Sewer				
Aluminum/Vinyl		Brick		Insulation			(7) Excavation			Basement: 1040 S.F.			Crawl: 1271 S.F.				
Insulation		(2) Windows		Many			Avg.		Large		Avg.			Small		Slab: 0 S.F.	
Wood Sash		Metal Sash		Vinyl Sash			Double Hung			Horiz. Slide			Casement			Height to Joists: 0.0	
Double Glass		Patio Doors		Storms & Screens			(8) Basement			Conc. Block			Poured Conc.			Stone	
Chimney:		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Gable		Gambrel		Hip			Mansard			Shed					
		Flat		(9) Basement Finish			Public Water			Public Sewer			Water Well			1 1000 Gal Septic	
		Asphalt Shingle		Joists:			Unsuported Len:			Cntr.Sup:			Lump Sum Items:			1 2000 Gal Septic	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
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		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Chimney:		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	
		Asphalt Shingle		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)	

Desc. of Bldg/Section: 2 STALL
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 440
 Gross Bldg Area: 800
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 5
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

2017 Year Built
 Remodeled

Overall Bldg Height

Comments:
 NE ON PARCEL NEAR
 CONSIGNMENT SHOP

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 440					
Ave. Perimeter: 84					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 84

Base Rate for Upper Floors = 19.55

Adjusted Square Foot Cost for Upper Floors = 19.55

Total Floor Area: 440 Base Cost New of Upper Floors = 8,602

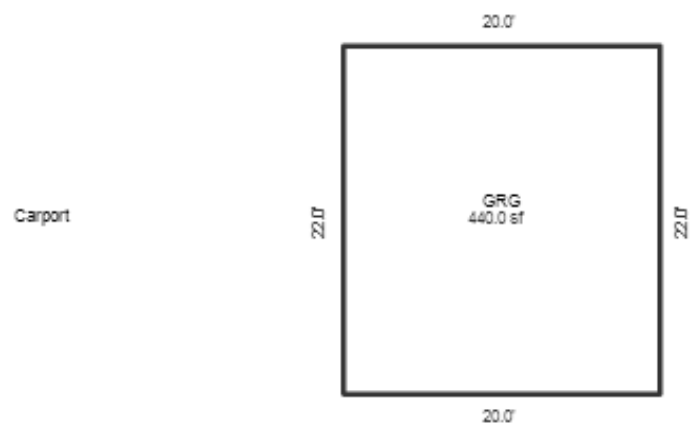
Reproduction/Replacement Cost = 8,602

Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 7,054

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 6,348
 Replacement Cost/Floor Area= 19.55 Est. TCV/Floor Area= 14.43

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical			
(3) Frame:			Total Fixtures	Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			3-Piece Baths	Wash Bowls		(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(5) Floor Cover:			2-Piece Baths	Water Heaters					Thickness Bsmnt Insul.		
(6) Ceiling:			Shower Stalls	Wash Fountains		(14) Roof Cover:					
			Toilets	Water Softeners							
			(9) Sprinklers:								
			(10) Heating and Cooling:								
			Gas Oil	Coal Stoker	Hand Fired Boiler						

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



house

Garage

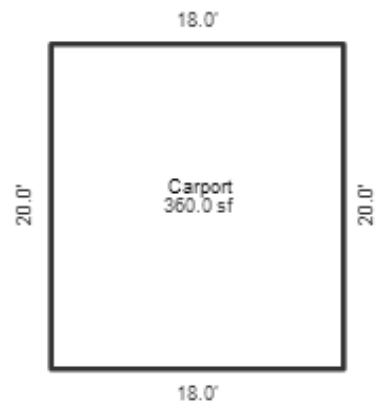
garage 3 stalls

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

Desc. of Bldg/Section: NE ON PARCEL Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 360 Gross Bldg Area: 800 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 76 Base Rate for Upper Floors = 20.38 Adjusted Square Foot Cost for Upper Floors = 20.38	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 360 Base Cost New of Upper Floors = 7,337 Reproduction/Replacement Cost = 7,337 Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 6,016	
2017 Year Built Remodeled Overall Bldg Height Comments:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 5,415 Replacement Cost/Floor Area= 20.38 Est. TCV/Floor Area= 15.04	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 360 Ave. Perimeter: 76 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:					
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:				Thickness		Bsmnt Insul.	
(6) Ceiling:		Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover:	

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



GRG

house

pole garage

garage 3 stalls

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANITOU LAKE & LAND LLC	FLINT CHARLES A & TERI A	205,000	11/08/2007	WD	03-ARM'S LENGTH	2007/3930	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2070 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	08/19/2014	2014-0328	100%	

Owner's Name/Address	MAP #:
FLINT CHARLES A & TERI A 8452 W JENNINGS RD Lake City MI 49651	2025 Est TCV 392,680 TCV/TFA: 40.02

Tax Description	Public Improvements	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4 TH N 87 DEG 43'57"W 100 FTS 0 DEG 31'30"W 420 FT, S 87 DEG 43'57"E 403.62 FT, N 01 DEG 07'43"E 215.8 FT, N 88 DEG 44'49"W 305.77 FT, N 0 DEG 31'30"E 209.56 FT TO POB EXC W'LY 100 FT OF N'LY 325 FT THOF. 1.7A.	X Improved X Vacant 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 * Description Frontage Depth Front Depth Rate %Adj. Reason Value INFO FOR SIZE 0 215.00 354.00 1.0000 0.0000 0 100* 0 COMMERCIAL <2A M/L 1.75 Acres 18000 100 31,446 * denotes lines that do not contribute to the total acreage calculation. 215 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 31,446

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
231-839-7885 CELL 231-394-1400 03 SPLIT 100X292' FROM W END FOR 04 (JENNINGS RD FRONTAGE)	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	15,700	180,600	196,300			126,562C



Who	When	What	2025	15,700	180,600	196,300			126,562C
			2024	19,000	144,200	163,200			122,757C
			2023	26,600	132,800	159,400			116,912C
			2022	15,200	105,600	120,800			111,345C

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

Desc. of Bldg/Section:
 Calculator Occupancy: Stores - Warehouse Discount

Class: D
 Floor Area: 8,200
 Gross Bldg Area: 9,813
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 20
 Physical %Good: 44
 Func. %Good : 100
 Economic %Good: 100

1998 Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Package Heating & Cooling				100	
Heat#2: Space Heaters, Radiant				0%	
Ave. SqFt/Story: 8200					
Ave. Perimeter: 460					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 460

Base Rate for Upper Floors = 56.82

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.40 100%
 Adjusted Square Foot Cost for Upper Floors = 74.22

Total Floor Area: 8,200 Base Cost New of Upper Floors = 608,604

Reproduction/Replacement Cost = 608,604
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 267,786

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj. Cost
Total Cost New = 0				
Architectural Multiplier: 0.66				
Reproduction/Replacement Cost = 0				
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 0				

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

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical							
(3) Frame:				3-Piece Baths				Wash Bowls											
				2-Piece Baths				Water Heaters											
				Shower Stalls				Wash Fountains											
				Toilets				Water Softeners											
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit				Incandescent							
								Rigid Conduit				Fluorescent							
								Armored Cable				Mercury							
								Non-Metalic				Sodium Vapor							
								Bus Duct				Transformer							
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
				Gas Oil				Coal Stoker				Hand Fired Boiler				Thickness			
												Bsmnt Insul.							
(6) Ceiling:								(14) Roof Cover:											

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: NORTH END OF BLDG - STORAGE Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 813 Gross Bldg Area: 9,813 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 150 Base Rate for Upper Floors = 29.32 Adjusted Square Foot Cost for Upper Floors = 29.32	
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 813 Base Cost New of Upper Floors = 23,837 Reproduction/Replacement Cost = 23,837 Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 10,488	
2014 Year Built Remodeled Overall Bldg Height Comments: MARKET VALUE OF ADDITION \$10/SQFT IN 2014		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 9,439 Replacement Cost/Floor Area= 29.32 Est. TCV/Floor Area= 11.61	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 813 Ave. Perimeter: 150 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Average	
		2-Piece Baths		Water Heaters		Many Many	
		Shower Stalls		Wash Fountains		Unfinished Unfinished	
		Toilets		Water Softeners		Typical Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

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

Desc. of Bldg/Section: 4 IDENTICAL UNITS Calculator Occupancy: Sheds - Material Storage, 4 Wall		<<<< Calculator Cost Computations >>>> Class: S Quality: Average Stories: 1 Story Height: 8 Perimeter: 60						
Class: S Floor Area: 200 Gross Bldg Area: 9,813 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 3 Physical %Good: 94 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 200 Ave. Perimeter: 60 Has Elevators:						
2019 Year Built Remodeled Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat:						
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						
Base Rate for Upper Floors = 46.99 Adjusted Square Foot Cost for Upper Floors = 46.99 Total Floor Area: 200 Base Cost New of Upper Floors = 9,398 Reproduction/Replacement Cost = 9,398 4 Identical Units => Reproduction/Replacement Cost of all units = 37,592 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0 Total Depreciated Cost = 35,336 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 3 = 31,803 Replacement Cost/Floor Area= 46.99 Est. TCV/Floor Area= 39.75								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:					
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:								(40) Exterior Wall:	
(5) Floor Cover:		(9) Sprinklers:				(13) Roof Structure: Slope=0		Thickness Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE CITY DG PROPERTIES L	LAKE CITY DOLLAR GENERAL	0	02/16/2005	WD	21-NOT USED/OTHER	05-0/1006	DEED	100.0
HUNTER PLACE PROPERTIES L	LAKE CITY DQ PROPERTIES L	0	08/26/2004	WD	21-NOT USED/OTHER	04-0/3714	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6067 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	11/14/2003	20030042	Complete	

Owner's Name/Address	MAP #:
LAKE CITY DOLLAR GENERAL LLC 330 HAMILTON ROW SUITE 300 BIRMINGHAM MI 48009	2025 Est TCV 571,343 TCV/TFA: 69.25

X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																													
		<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>INFO FOR SIZE</td> <td>0</td> <td>100.00</td> <td>292.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td>0</td> </tr> <tr> <td>COMMERCIAL <2A M/L</td> <td></td> <td></td> <td>0.67 Acres</td> <td></td> <td>18000</td> <td>100</td> <td></td> <td>12,060</td> </tr> <tr> <td colspan="8">* denotes lines that do not contribute to the total acreage calculation.</td> <td></td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.67 Total Acres</td> <td>Total Est. Land Value = 12,060</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE	0	100.00	292.00	1.0000	0.0000	0	100*	0	COMMERCIAL <2A M/L			0.67 Acres		18000	100		12,060	* denotes lines that do not contribute to the total acreage calculation.									100 Actual Front Feet, 0.67 Total Acres								Total Est. Land Value = 12,060
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																							
INFO FOR SIZE	0	100.00	292.00	1.0000	0.0000	0	100*	0																																							
COMMERCIAL <2A M/L			0.67 Acres		18000	100		12,060																																							
* denotes lines that do not contribute to the total acreage calculation.																																															
100 Actual Front Feet, 0.67 Total Acres								Total Est. Land Value = 12,060																																							

Tax Description	Public Improvements	Land Improvement Cost Estimates															
SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4, TH N 87 DEG 43'57"W 100 FT, S 00 DEG 31'30"W 325 FT, S 87 DEG 43'57"E 100 FT, N 00 DEG 31'30"E 325 FT TO POB. .75A.	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.	<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: Asphalt Paving</td> <td>3.12</td> <td>9000</td> <td>100</td> <td>28,080</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements</td> <td>True Cash Value = 28,080</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	3.12	9000	100	28,080	Total Estimated Land Improvements				True Cash Value = 28,080
Description	Rate	Size	% Good	Cash Value													
D/W/P: Asphalt Paving	3.12	9000	100	28,080													
Total Estimated Land Improvements				True Cash Value = 28,080													

Comments/Influences	Topography of Site												
	<table border="1"> <thead> <tr> <th>Level</th> </tr> </thead> <tbody> <tr> <td>X Rolling</td> </tr> <tr> <td>Low</td> </tr> <tr> <td>High</td> </tr> <tr> <td>Landscaped</td> </tr> <tr> <td>Swamp</td> </tr> <tr> <td>Wooded</td> </tr> <tr> <td>Pond</td> </tr> <tr> <td>Waterfront</td> </tr> <tr> <td>Ravine</td> </tr> <tr> <td>Wetland</td> </tr> <tr> <td>Flood Plain</td> </tr> </tbody> </table>	Level	X Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Level													
X Rolling													
Low													
High													
Landscaped													
Swamp													
Wooded													
Pond													
Waterfront													
Ravine													
Wetland													
Flood Plain													



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2025	6,000	279,700	285,700			100,576C
TPC 05/19/2014	INSPECTED		2024	7,300	259,000	266,300			97,552C
TC 06/01/2010	INSPECTED		2023	10,200	218,800	229,000			92,907C
			2022	5,800	101,200	107,000			88,483C

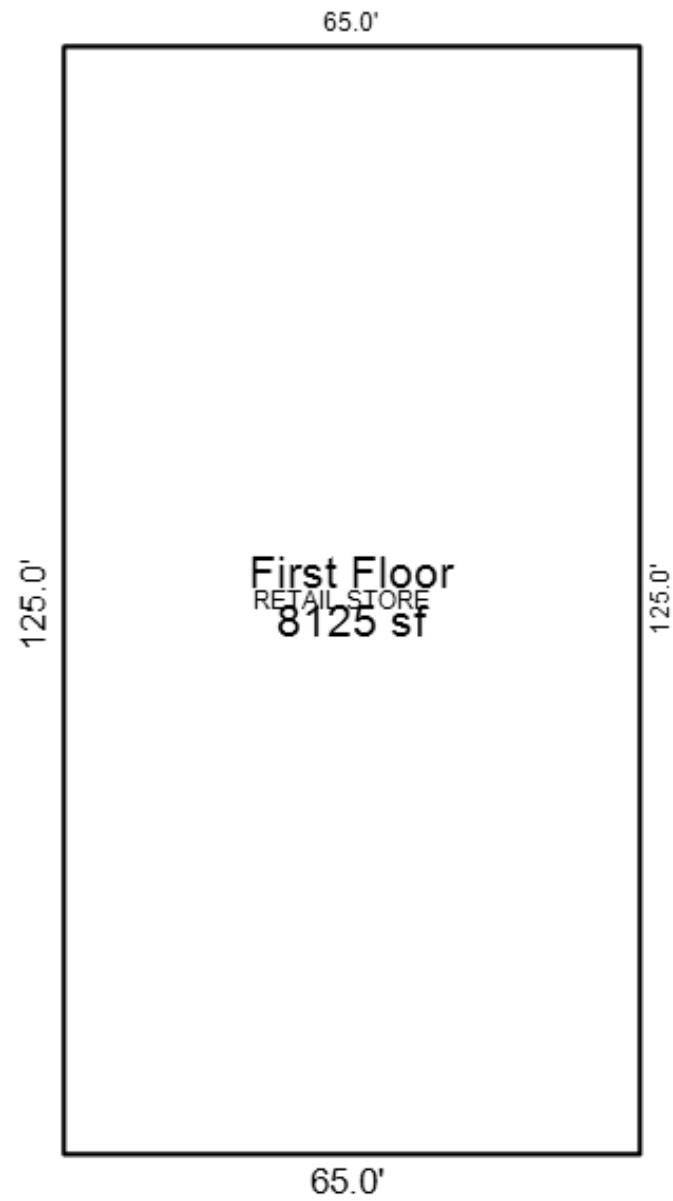
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: DISCOUNT STORE CAL 190 Calculator Occupancy: Stores - Discount		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 8,250 Gross Bldg Area: 8,250 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 382 Overall Building Height: 12			
		High	Above Ave.	X Ave.	Low		
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 47.07			
2004 Year Built Remodeled 12 Overall Bldg Height		Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: No Heating or Cooling 0%		(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.68 100% Adjusted Square Foot Cost for Upper Floors = 63.75			
Comments:		Ave. SqFt/Story: 8250 Ave. Perimeter: 382 Has Elevators:		Total Floor Area: 8,250 Base Cost New of Upper Floors = 525,938 8,125 Sq.Ft. of Sprinklers @ 4.06, Cost New = 32,988			
		*** Basement Info ***		Reproduction/Replacement Cost = 558,926 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 368,891			
		* Mezzanine Info *		<<<<< Segregated Cost Computations >>>>>			
		Area #1: Type #1: Area #2: Type #2:		Costs taken from Segregated Cost Section 3: Stores & Commercials			
		* Sprinkler Info *		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost			
		Area: 8125 Type: Low		Total Cost New = 0			
				Architectural Multiplier: 1.00			
				Reproduction/Replacement Cost = 0			
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ROBERT J JR	MISSAUKEE COUNTY PROPERTI	1	04/04/2024	OTH	21-NOT USED/OTHER	2024-00665	OTHER	0.0
KOBISKA BASIL & ETHEL TRU	SMITH ROBERT J JR	350,000	05/01/2020	LC	03-ARM'S LENGTH	2020-01290	PROPERTY TRANSFER	100.0
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	21-NOT USED/OTHER	2013-03365 QD	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2160 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	06/28/2013	2013-0269	100%	

Owner's Name/Address	MAP #:	2025 Est TCV 381,871 TCV/TFA: 52.00
MISSAUKEE COUNTY PROPERTIES LLC 311 S NORA DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
. SEC 13 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.	X		<p>* 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>INFO FOR SIZE</td> <td>0</td> <td>165.00</td> <td>660.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td>0</td> </tr> <tr> <td>COMMERCIAL 2-4A</td> <td>9000</td> <td>2.50 Acres</td> <td>9000</td> <td>100</td> <td></td> <td></td> <td></td> <td>22,500</td> </tr> </tbody> </table> <p>* denotes lines that do not contribute to the total acreage calculation. 165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 22,500</p>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE	0	165.00	660.00	1.0000	0.0000	0	100*	0	COMMERCIAL 2-4A	9000	2.50 Acres	9000	100				22,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
INFO FOR SIZE	0	165.00	660.00	1.0000	0.0000	0	100*	0																						
COMMERCIAL 2-4A	9000	2.50 Acres	9000	100				22,500																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Crushed Rock</td> <td>2.20</td> <td>87120</td> <td>20</td> <td>38,333</td> </tr> </tbody> </table> <p>Total Estimated Land Improvements True Cash Value = 38,333</p>	Description	Rate	Size	% Good	Cash Value	D/W/P: Crushed Rock	2.20	87120	20	38,333
Description	Rate	Size	% Good	Cash Value									
D/W/P: Crushed Rock	2.20	87120	20	38,333									



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/06/2018	INSPECTED	2025	11,300	179,600	190,900			89,237C
TPC	12/27/2017	INSPECTED	2024	27,200	155,600	182,800			86,554C
TPC	06/14/2015	INSPECTED	2023	38,100	131,300	169,400			82,433C
			2022	6,300	83,300	89,600			78,508C

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Desc. of Bldg/Section: 4 BAY GARAGE
 Calculator Occupancy: Warehouses - Storage

Class: D	Construction Cost					
Floor Area: 5,040	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 7,344	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average					
Average Sty Hght : 16	Heat#1: Space Heaters, Gas with Fan 50%					
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 0%					
Depr. Table : 2.5%	Ave. SqFt/Story: 5040					
Effective Age : 25	Ave. Perimeter: 284					
Physical %Good: 53	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1987 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
Area:						
Type: Average						

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 16 Perimeter: 284

Base Rate for Upper Floors = 54.67

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.29 50%
 Adjusted Square Foot Cost for Upper Floors = 57.32

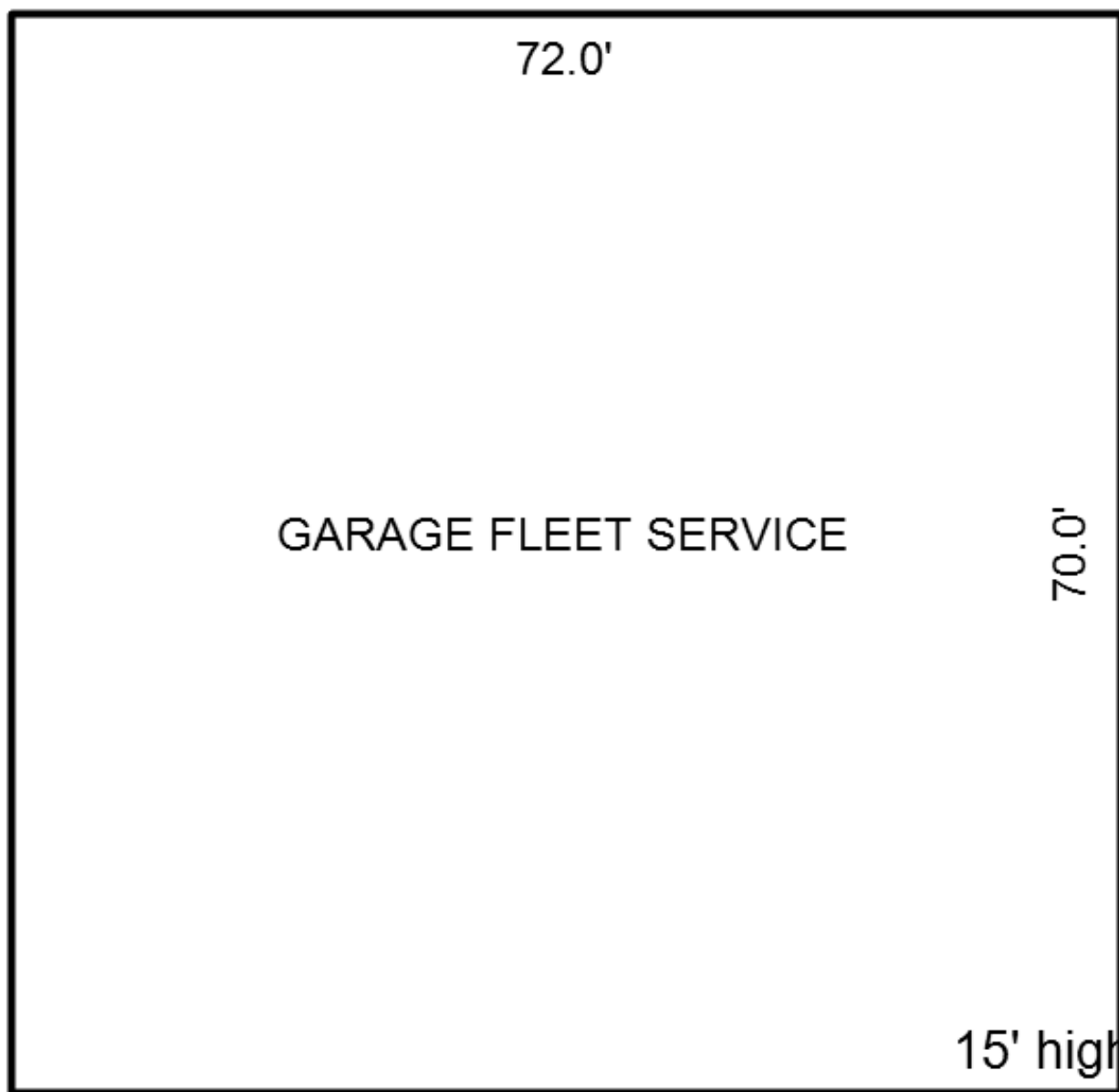
Total Floor Area: 5,040 Base Cost New of Upper Floors = 288,868

Reproduction/Replacement Cost = 288,868
 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 153,100

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 1 = 220,464
 Replacement Cost/Floor Area= 57.32 Est. TCV/Floor Area= 43.74

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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

Desc. of Bldg/Section: CAL 238
 Calculator Occupancy: Warehouses - Storage

Class: D	Construction Cost					
Floor Area: 1,440	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 7,344	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average					
Average Sty Hght : 14	Heat#1: Space Heaters, Gas with Fan 50%					
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 0%					
Depr. Table : 2.5%	Ave. SqFt/Story: 1440					
Effective Age : 25	Ave. Perimeter: 168					
Physical %Good: 53	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1976 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
	Area:					
	Type: Average					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 168

Base Rate for Upper Floors = 65.32

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.32 50%
 Adjusted Square Foot Cost for Upper Floors = 68.48

Total Floor Area: 1,440 Base Cost New of Upper Floors = 98,611

Reproduction/Replacement Cost = 98,611
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 52,264

<<<<< Segregated Cost Computations >>>>>

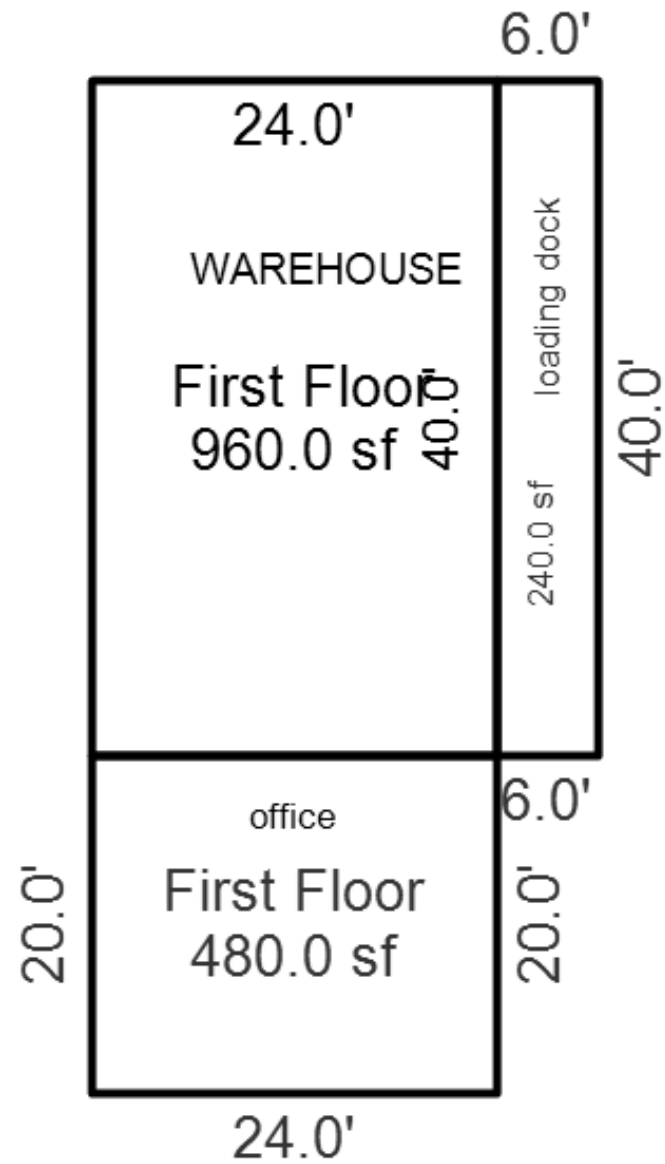
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
(4) Floor Structure: Wood Joists and Sheathing	1	Up	6.96	196	1.000	1.000			1,364
(13) Roof Structure: Open Wood System for Corrugated Metal	1	Up	2.20	240	1.000	1.000			528

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

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical					
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metallic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure: 196 SqFt, Wood Joists and Sheathing				(9) Sprinklers:				(13) Roof Structure: Slope=0 240 SqFt, Open Wood System for Cor				(40) Exterior Wall:			
(5) Floor Cover:												Thickness			
												Bsmnt Insul.			
(6) Ceiling:				(10) Heating and Cooling:				(14) Roof Cover: 240 SqFt, Alum./Steel Corrugated o							
				Gas Oil											
				Coal Stoker											
				Hand Fired Boiler											

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

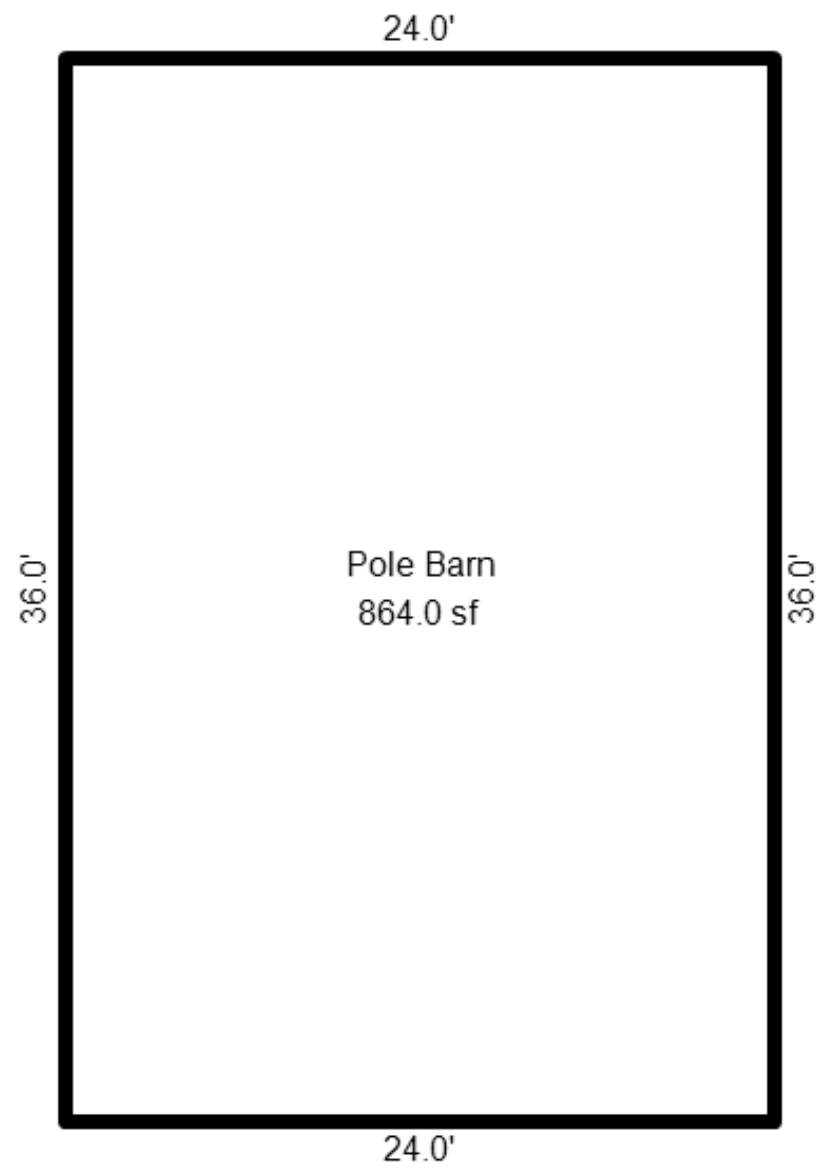


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LOCATED @ BACK OF LOT Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>											
Class: D,Pole Floor Area: 864 Gross Bldg Area: 7,344 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 120											
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 28.88 Adjusted Square Foot Cost for Upper Floors = 28.88											
Year Built Remodeled		Total Floor Area: 864 Base Cost New of Upper Floors = 24,952											
Overall Bldg Height		Reproduction/Replacement Cost = 24,952											
Comments: NO CONCRETE -		Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 16,718											
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 864 Ave. Perimeter: 120 Has Elevators:		High	Above Ave.	Ave.	X	Low						ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 3 = 24,074 Replacement Cost/Floor Area= 28.88 Est. TCV/Floor Area= 27.86	
High	Above Ave.	Ave.	X	Low									
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor													
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:													
* Sprinkler Info * Area: Type: Average													

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Average	
		2-Piece Baths		Water Heaters		Many Many	
		Shower Stalls		Wash Fountains		Unfinished Unfinished	
		Toilets		Water Softeners		Typical Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		Gas Oil		Coal Stoker		Hand Fired Boiler	
(6) Ceiling:				(14) Roof Cover:			
				(40) Exterior Wall:			
				Thickness		Bsmnt Insul.	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBISKA BASIL & ETHEL TRU	MISSAUKEE COUNTY COMMISSI	150,000	01/10/2020	LC	03-ARM'S LENGTH	2020-00089	PROPERTY TRANSFER	100.0
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	100	09/10/2010	QC	21-NOT USED/OTHER	2013-03367	DEED	0.0
		65,000	08/01/1995	WD	33-TO BE DETERMINED	01-0:1957	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2170 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	08/31/2021	2021-0598	100%
Owner's Name/Address	P.R.E. 0%		MISSING PERMIT	06/14/2015	2015-2170	100%
MAP #:						
MISSAUKEE COUNTY COMMISSION ON AGIN 2170 S MOREY RD LAKE CITY MI 49651	2025 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
. SEC 13 T22N R8W N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.	X		<p>* 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>INFO FOR SIZE 0</td> <td>165.00</td> <td>660.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>COMMERCIAL 2-4A 9000</td> <td></td> <td>2.50 Acres</td> <td>9000</td> <td>100</td> <td></td> <td></td> <td></td> <td>22,500</td> </tr> </tbody> </table> <p>* denotes lines that do not contribute to the total acreage calculation. 165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 22,500</p>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE 0	165.00	660.00	1.0000	0.0000	0	100*		0	COMMERCIAL 2-4A 9000		2.50 Acres	9000	100				22,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
INFO FOR SIZE 0	165.00	660.00	1.0000	0.0000	0	100*		0																						
COMMERCIAL 2-4A 9000		2.50 Acres	9000	100				22,500																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
MCL 123.962 MUNICIPAL BUILDING AUTH	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.91</td> <td>3800</td> <td>100</td> <td>11,058</td> </tr> </tbody> </table> <p>Total Estimated Land Improvements True Cash Value = 11,058</p>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.91	3800	100	11,058
Description	Rate	Size	% Good	Cash Value									
D/W/P: Asphalt Paving	2.91	3800	100	11,058									



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2023	0	0	0			0
			2022	0	0	0			0

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

Building Type	Farm Utility Storage She				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 64				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 12 = 240				
Cost New	\$ 2,315				
Phy./Func./Econ. %Good	55/100/100 55.0				
Depreciated Cost	\$ 1,273				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.700				
% Good	55				
Est. True Cash Value	\$ 891				
Comments:	HORSE STALL BACK OF LOT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 891 / All Cards: 891					

Desc. of Bldg/Section: CAL 140
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 2,788
 Gross Bldg Area: 3,508
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 30
 Physical %Good: 55
 Func. %Good : 100
 Economic %Good: 100

1975 Year Built
 1978 Remodeled

Overall Bldg Height

Comments:
 FUNCTIONAL OBSOLENCE
 DUE TO FLOOR PLAN

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Forced Air Furnace 100
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 2788
 Ave. Perimeter: 232
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Low

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 232

Base Rate for Upper Floors = 97.98

(10) Heating system: Forced Air Furnace Cost/SqFt: 19.40 100%
 Adjusted Square Foot Cost for Upper Floors = 117.38

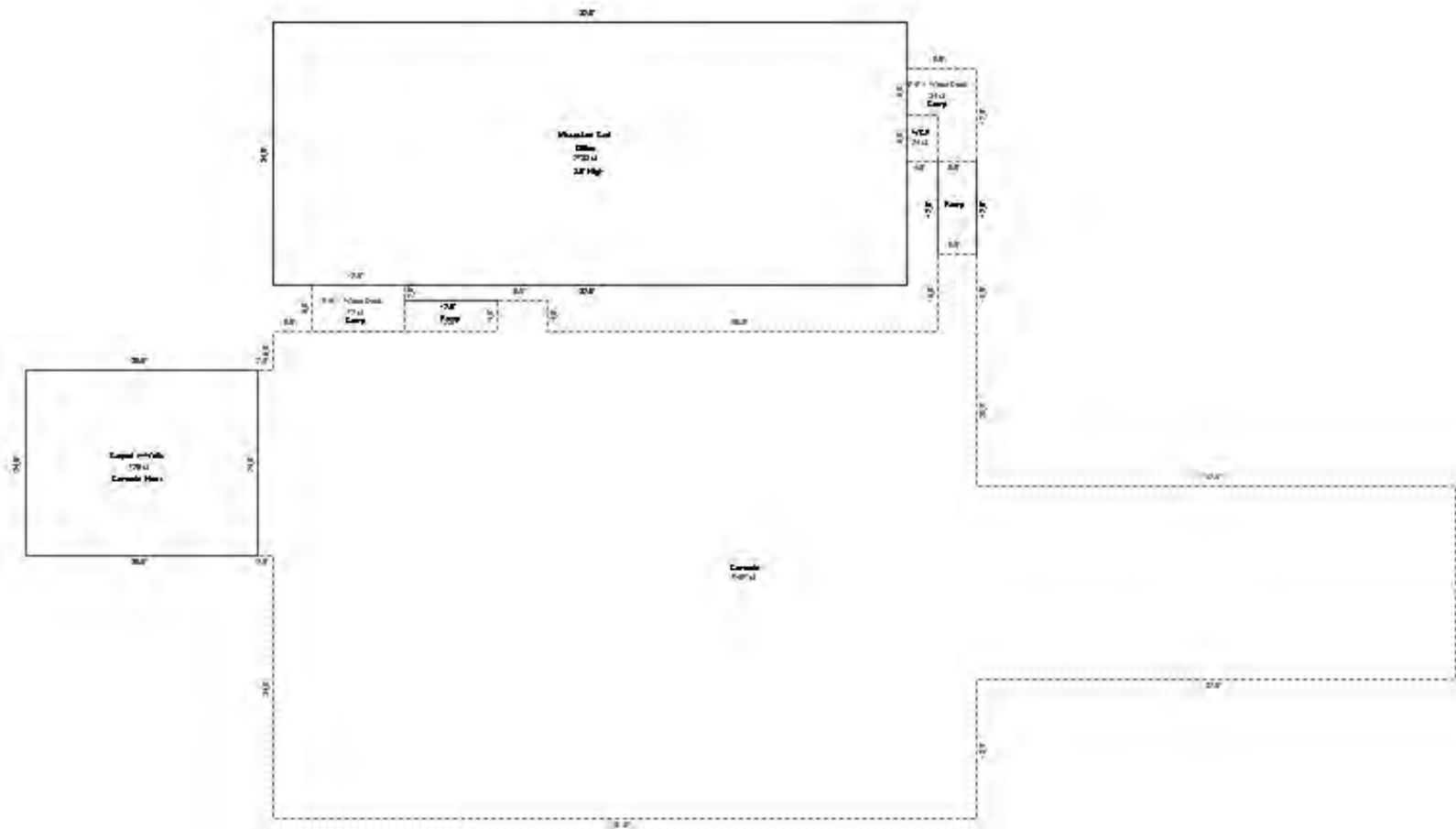
Total Floor Area: 2,788 Base Cost New of Upper Floors = 327,255

Reproduction/Replacement Cost = 327,255
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
 Total Depreciated Cost = 179,990

ECF (201C COMMERCIAL GROUP C) 0.700 => TCV of Bldg: 1 = 125,993
 Replacement Cost/Floor Area= 117.38 Est. TCV/Floor Area= 45.19

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage	
Class: D,Pole Floor Area: 720 Gross Bldg Area: 3,508 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 3% Effective Age : 2 Physical %Good: 94 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 720 Ave. Perimeter: 108 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat:
2021 Year Built Remodeled	Area: Perimeter: Type: Heat:
8 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
Comments:	* Sprinkler Info * Area: Type:

Calculator Cost Computations	
<<<<<	>>>>>
Class: D,Pole	Quality: Low Cost
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 108
Base Rate for Upper Floors = 37.52	
Adjusted Square Foot Cost for Upper Floors = 37.52	
Total Floor Area: 720	Base Cost New of Upper Floors = 27,015
Reproduction/Replacement Cost = 27,015	
Eff. Age: 2	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 25,394	
ECF (201C COMMERCIAL GROUP C)	0.700 => TCV of Bldg: 2 = 17,776
Replacement Cost/Floor Area= 37.52	Est. TCV/Floor Area= 24.69

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERT CRAIG A ET AL	ROOT R M II & ROOT DEREK	0	10/20/2023	QC	09-FAMILY	2024-00138	DEED	0.0
ROOT ROBERT M	ROBERT M ROOT II & ROOT D	0	07/01/2023	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0
ROOT ROBERT M	ROOT ROBERT M	0	05/05/2016	QC	09-FAMILY	2023-02140	DEED	0.0
ROOT MARTHA (FORMER SPOUS	ROOT ROBERT M (SM)	0	08/22/2008	QC	21-NOT USED/OTHER	2008/2923	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2234 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ROOT R M II & ROOT DEREK P 5040 N MOREY RD LAKE CITY MI 49651	2025 Est TCV 115,579 TCV/TFA: 64.21					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 13 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	164.00	660.00	1.0000 0.0000	90 100*		0
			Residentia 1 - 2.99 @\$9000	2.48 Acres			9000 100		22,365
			* denotes lines that do not contribute to the total acreage calculation.						
			164 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 22,365						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description					
		Gravel Road		Rate	Size	% Good	Cash Value	
	X	Paved Road	D/W/P: 4in Concrete	6.87	5921	0	0	
		Storm Sewer	D/W/P: 3.5 Concrete	6.49	151	0	0	
		Sidewalk	Wood Frame	22.25	1627	50	18,100	
		Water	Metal Prefab	15.20	252	50	1,915	
	X	Sewer	Residential Local Cost Land Improvements					
	X	Electric	Description	Rate	Size	% Good	Cash Value	
		Gas	LAND IMPROVE 5000	5,000.00	1	100	5,000	
		Curb	Total Estimated Land Improvements True Cash Value = 25,015					
		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	11,200	46,600	57,800			24,845C
		Low	2024	8,700	47,200	55,900			24,098C
		High	2023	8,700	49,700	58,400			22,951C
		Landscaped	2022	6,200	42,100	48,300			21,859C
		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	03/28/2019	INSPECTED	2024	8,700	47,200	55,900			24,098C
TPC	12/27/2017	INSPECTED	2023	8,700	49,700	58,400			22,951C
			2022	6,200	42,100	48,300			21,859C

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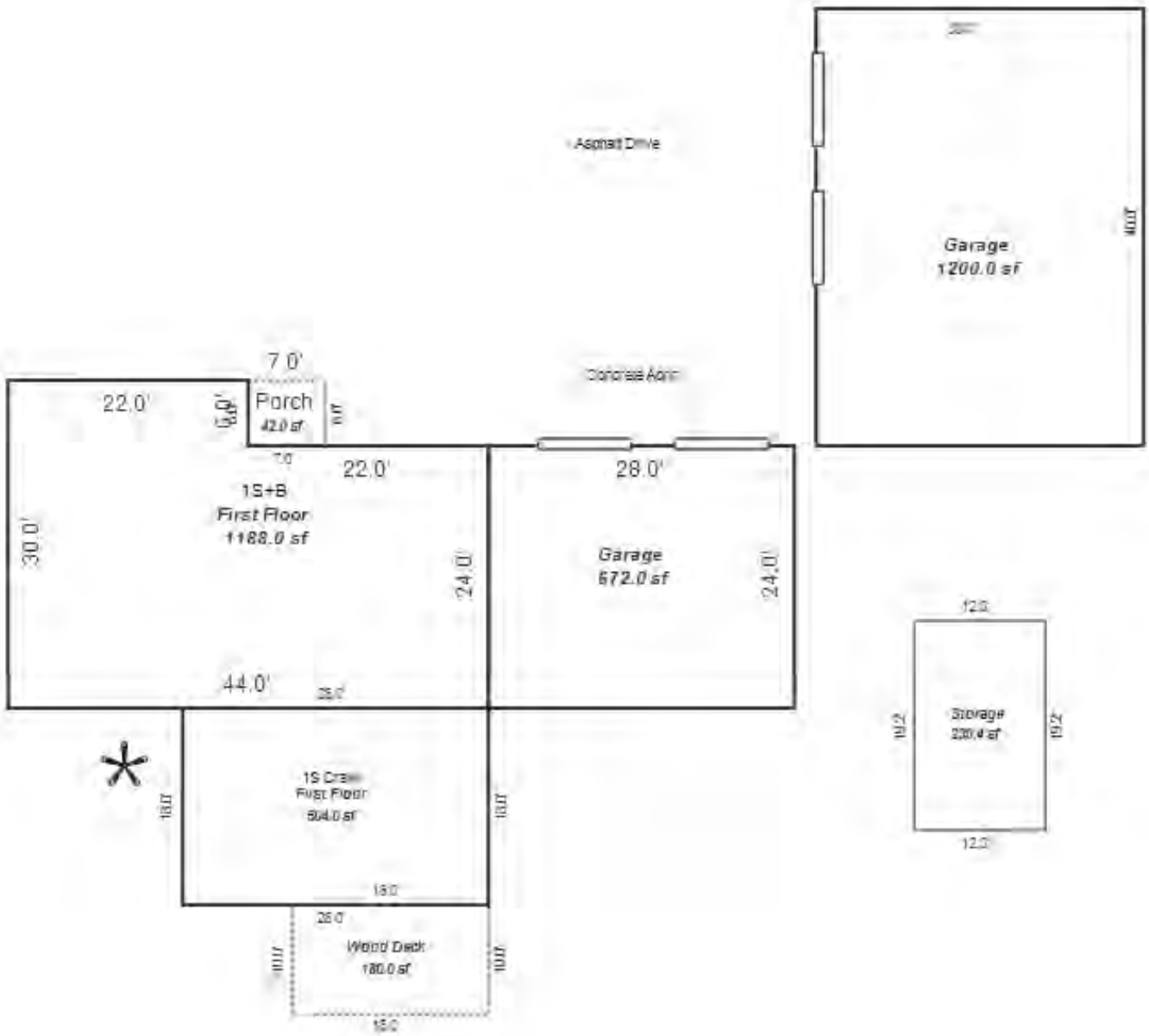
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FENSTERMACHER DONALD D &	LASKOWSKI DAVID P	3,000	08/23/2011	OTH	33-TO BE DETERMINED	2011-02896 EAS	PROPERTY TRANSFER	0.0				
SHIBLER DONALD E	LASKOWSKI DAVID P	139,000	07/06/2005	WD	03-ARM'S LENGTH	05-0/2679	DEED	100.0				
LASKOWSKI ELLEN M	LASKOWSKI DAVID P	0	07/06/2005	QC	21-NOT USED/OTHER	05-0/2680	DEED	0.0				
SHIBLER DONALD E TRUST	SHIBLER DONALD E	0	06/11/2004	QC	21-NOT USED/OTHER	04-0/3010	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6215 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST			Shed	10/16/2012	2012-0545	100%				
Owner's Name/Address		P.R.E. 100% 07/06/2005			Addition	08/27/2009	20090433	100%				
LASKOWSKI DAVID P 6215 W JENNINGS RD LAKE CITY MI 49651		MAP #:			Pole Barn	06/30/2006	20060181	Complete				
		2025 Est TCV 259,794 TCV/TFA: 153.54										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 13 T22N R8W W 210 FT OF E 631.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3545A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
20803218 \$147,900 2004		Gravel Road		A 200' @ 90/FF	210.00	1317.17	1.0000	0.0000	90	100*		0
		Paved Road		Residentia 3 - 7 @\$6000	6.35	Acres	6000	100				38,100
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		210 Actual Front Feet, 6.35 Total Acres Total Est. Land Value = 38,100								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		D/W/P: Asphalt Paving	3.06	2550	0	0				
		Gas		D/W/P: 3.5 Concrete	6.49	448	0	0				
		Curb		Wood Frame	23.90	240	94	5,392				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		Topography of Site		Total Estimated Land Improvements True Cash Value = 7,767								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	19,100	110,800	129,900			73,231C		
		Low		2024	9,500	95,700	105,200			71,030C		
		High		2023	9,500	92,700	102,200			67,648C		
		Landscaped		2022	7,900	85,200	93,100			64,427C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	12/28/2012	INSPECTED								
		TPC	10/16/2012	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 160	Type CCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 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: 35 Floor Area: 1,692 Total Base New : 299,182 Total Depr Cost: 194,479 Estimated T.C.V: 213,927			E.C.F. X 1.100		Bsmnt Garage:	
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 299,182 Total Depr Cost: 194,479 Estimated T.C.V: 213,927			E.C.F. X 1.100		Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1692 SF Floor Area = 1692 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1972	
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:			150 Amps Service			1 Story Siding Basement 1,188 1 Story Siding Crawl Space 504			Total: 224,346 145,836			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick Brick/Siding Insulation	X	Drywall	Many	X	Ave.		Few	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 1 1,455 946	
(2) Windows		(7) Excavation		Basement: 1188 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Porches CCP (1 Story) Deck Treated Wood			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 17,725 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 2 1,078 701 Class: C Exterior: Pole (Unfinished) Door Opener 2 1,078 701 Base Cost 1200 28,536 18,548			
X	Many Avg. X Few	Large Avg. X Small	Basement: 1188 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing			Water/Sewer		Average Fixture(s) 1 1,455 946		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Porches CCP (1 Story) Deck Treated Wood			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 17,725 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 2 1,078 701 Class: C Exterior: Pole (Unfinished) Door Opener 2 1,078 701 Base Cost 1200 28,536 18,548			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Porches CCP (1 Story) Deck Treated Wood			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 17,725 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 2 1,078 701 Class: C Exterior: Pole (Unfinished) Door Opener 2 1,078 701 Base Cost 1200 28,536 18,548			
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:			(14) Water/Sewer			Built-Ins Appliance Allow.			Totals: 299,182 194,479			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow.			Totals: 299,182 194,479			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Totals: 299,182 194,479		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Totals: 299,182 194,479			
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Totals: 299,182 194,479			

<<<< 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.
FENSTERMACHER DONALD D	LEASEE DUTCHMAN TREE FARM	0	04/11/2012	OTH	23-PART OF REF	2012-01093 AFF	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FENSTERMACHER DONALD D 7000 PACKER DR NE BELMONT MI 49306	MAP #:					
	2025 Est TCV 23,532					

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description	Public Improvements			* Factors *							
. SEC 13 T22N R8W W 210 FT OF E 421.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3636 A.	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
Comments/Influences				A 200' @ 90/FF	421.37	657.48	1.0000	0.0000	90	100*	0
1A TREE FARM, .5A TILLED,+WOODED				Residentia PARTOF>10@\$3700	6.36	Acres	3700	100		23,532	
				* denotes lines that do not contribute to the total acreage calculation.							
				421 Actual Front Feet, 6.36 Total Acres				Total Est. Land Value =			23,532

1A TREE FARM, .5A TILLED,+WOODED

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,800	0	11,800			8,200C
2024	9,500	0	9,500			7,954C
2023	9,500	0	9,500			7,576C
2022	8,000	0	8,000			7,216C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN PHILIP J & DIANA	SCHOLTEN FARMS LLC	0	04/03/2009	QC	21-NOT USED/OTHER	2009/1273	DEED	0.0
SCHOLTEN PHILIP J & DIANA	SCHOLTEN PHILIP J TRUST &	0	06/08/2005	QC	21-NOT USED/OTHER	05-0/2283	DEED	0.0
		9,000	12/01/1994	WD	33-TO BE DETERMINED	290:1030	DEED	0.0

Property Address: W JENNINGS RD
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 02/05/2007 Qual. Ag.

Owner's Name/Address: SCHOLTEN FARMS LLC
 3840 S LACHONE RD
 Lake City MI 49651
 MAP #: 2025 Est TCV 20,512

Improved X Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	211.37	1321.00	1.0000	0.0000	0	100*		0
X	Gravel Road	AGRICULTRU 3 -7 Acres		6.41	Acres	3200	100		20,512
X	Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
X	Storm Sewer	211 Actual Front Feet, 6.41 Total Acres		Total Est. Land Value =				20,512	

Tax Description: . SEC 13 T22N R8W E 211.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.4052 A.

Comments/Influences: ADJ TO COMM'L

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	10,300	0	10,300			8,200C
2024	12,500	0	12,500			7,954C
2023	11,200	0	11,200			7,576C
2022	10,600	0	10,600			7,216C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN KAROLYN K	HOFFMAN DIANNE L	0	03/04/2010	QC	23-PART OF REF	2010-539QC	PROPERTY TRANSFER	100.0
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0

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

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

Owner's Name/Address: HOFFMAN DIANNE L
 140 W RIVER ST
 CADILLAC MI 49601
 2025 Est TCV 67,405

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5000	13.48 Acres	5000	100				67,405
13.48 Total Acres Total Est. Land Value =								67,405

Tax Description
 . SEC 13 T22N R8W NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W., EXC W 807.6 FT OF S 60 RDS & EXC PLAT PRT THOF. ALSO W 29.99 FT OF NE 1/4 OF NE 1/4 OF SEC 13, T22N, R8W. 13.4811A.

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

Comments/Influences


- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- X Pond
- Waterfront
- Ravine
- X 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	33,700	0	33,700			15,344C
		TPC 12/27/2017 INSPECTED	2024	20,200	0	20,200			14,883C
		TPC 08/28/2017 INSPECTED	2023	18,900	0	18,900			14,175C
		TPC 10/06/2015 INSPECTED	2022	13,500	0	13,500			13,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status			
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 01/31/2013 Qual. Ag.									
Owner's Name/Address		MAP #:		2025 Est TCV 31,763									
DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Tax Description		Public Improvements			* Factors *								
. SEC 13 T22N R8W W 807.6 FT OF S 60 RDS OF NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W. EXC W 200 FT THOF. 13.8091A.		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
Comments/Influences		Topography of Site			AGRICULTRU SURPLUS	2300/	13.81	Acres	2300	100			31,763
		X Level Rolling Low High Landscaped Swamp X Wooded X Pond Waterfront Ravine Wetland Flood Plain			13.81 Total Acres		Total Est. Land Value =						31,763
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2025	15,900	0	15,900			14,181C		
		TPC 04/30/2021 INSPECTED			2024	19,300	0	19,300			13,755C		
		TPC 12/27/2017 INSPECTED			2023	13,100	0	13,100			13,100S		
		TPC 08/28/2017 INSPECTED			2022	12,800	0	12,800			12,800S		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUNTING TEDDY D JR	JENNINGS ROAD LLC	44,000	02/21/2023	WD	03-ARM'S LENGTH	2023-00508	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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JENNINGS ROAD LLC 4439 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 45,726
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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
I 200' @ 200/	264.00	297.00	0.9329	0.9283	200	100		45,726
264 Actual Front Feet, 1.80 Total Acres Total Est. Land Value =								45,726

Tax Description	X
. SEC 13 T22N R8W BEG AT THE N 1/4 POST OF SEC 13; TH S ALONG N & S 1/4 LINE 20 RDS; TH E'LY 16 RDS; TH N'LY 20 RDS; TH W'LY ALONG N LINE OF SAID SEC TO PT OF B. 2 A.	

Comments/Influences	X
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	X	Dirt Road
	X	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	22,900	0	22,900			9,279C
2024	9,000	0	9,000			9,000S
2023	9,000	0	9,000			4,726C
2022	11,200	0	11,200			4,501C

Who When What
 TPC 01/23/2023 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.
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0

Property Address: W ROBERTS RD
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/20/1994 Qual. Ag.

Owner's Name/Address: DUTCHMAN PROPERTIES LLC
 9689 W WALKER ROAD
 MANTON MI 49663

MAP #: 2025 Est TCV 580,458

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
X			AGRICULTRU 121 - 400 Acres	153.28	Acres		3200	100		490,496
			AGRICULTRU UNTILLABLE	25.00	Acres		3000	100		75,000
			178.28 Total Acres				Total Est. Land Value =		565,496	

Tax Description
 . SEC 13 T22N R8W S 1/2 OF N 1/2 EXC NW 1/4 OF SW 1/4 OF NW 1/4 & EXC N 650 FT OF E 444 FT THOF & EXC S 33 FT OF S 1/2 OF NW 1/4 & EXC N 66 FT OF E 485 FT OF S 1/2 OF NW 1/4 & EXC S 33 FT OF W 1904.71 FT OF S 1/2 OF NE 1/4 & EXC S 66 FT OF E 132 FT OF W 2036.71 FT OF S 1/2 OF NE 1/4; ALSO W 1/2 OF NE 1/4 OF NW 1/4 EXC W 165 FT OF N 365 FT THOF; ALSO PCL A OF SURVEY RECORDED IN LIBER S1 PP 75-82. 178.2843A

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Agricultural Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
8' DIAMETER WELL	15,750.00	1 95	14,962
Total Estimated Land Improvements True Cash Value =			14,962

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	282,700	7,500	290,200			96,763C
2024	336,400	7,500	343,900			93,854C
2023	292,000	7,500	299,500			89,385C
2022	276,700	7,500	284,200			85,129C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN FARMS LLC	DUTCHMAN TREE FARMS LLC	0	09/20/2019	WD	16-LC PAYOFF	2019-02942	DEED	0.0
SCHOLTEN FARMS, LLC	DUTCHMAN TREE FARMS LLC	329,000	02/08/2012	LC	03-ARM'S LENGTH	2012-01472	DEED	100.0
NORTHERN PINES NURSERY	SCHOLTEN FARMS, LLC	0	06/08/2005	QC	21-NOT USED/OTHER	05-0/2282	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2300 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/31/2015	2015	100%
	P.R.E. 100% 01/01/2006 Qual. Ag.		Reroof	06/09/2006	20060149	Complete

Owner's Name/Address	MAP #:	2025 Est TCV	502,695 TCV/TFA:	43.39
DUTCHMAN TREE FARMS LLC 9689 W WALKER RD MANTON MI 49663				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
2012-01472 LCT BEGINNING 183 AND 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) THENCE SOUTH 466 AND 4/6 FEET THENCE WEST 444 FEET; THENCE NORTH 466 AND 4/6 FEET; THENCE EAST 444 FEET TO THE POINT OF BEGINNING, SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN FORERLY DESCRIBED / CONDENSED AS: SEC 13 T22N R8W BEG 183 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 466 4/6 FT W 444 FT N BEG. 4.7566 A.	X			* Factors *				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
				A 200' @ 90/FF	466.00	444.00	0.8094 1.0264 90 100	34,843
				466 Actual Front Feet, 4.75 Total Acres				Total Est. Land Value = 34,843
				Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
				D/W/P: 3.5 Concrete	6.49	824 0	0	
				Residential Local Cost Land Improvements				
				Description	Rate	Size % Good	Cash Value	
				LAND IMPROVE 1000	1,000.00	1 95	950	
				Total Estimated Land Improvements True Cash Value =				950



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	17,400	233,900	251,300			184,695C
X Rolling	2024	17,400	218,100	235,500			179,142C
Low	2023	13,600	209,300	222,900			170,612C
High	2022	25,600	190,100	215,700			162,488C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 686 130	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1960 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: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,590 Total Base New : 264,051 Total Depr Cost: 184,842 Estimated T.C.V: 203,326		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1912						
Yr Built 1912	Remodeled 1960	Ex	X	Ord		Min	120 Amps Service			Ground Area = 1270 SF Floor Area = 1590 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 480 1 Story Siding Mich Bsmnt. 470 2 Story Siding Crawl Space 320			Total: 209,019		149,471	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Treated Wood			1 1,455 1,018 1 3,064 2,145 1 4,795 3,356 1 5,725 4,007			
(2) Windows		(7) Excavation		Basement: 470 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages						
X	Many Avg. X Few		Large Avg. X Small	(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 312 16,383 11,468 Common Wall: 1 Wall 1 -2,647 -1,853 Door Opener 1 539 377						
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 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,727 1,909 Breezeways Frame Wall 130 8,821 6,175						
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Deck Treated Wood 686 9,165 6,415						
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Frame Wall 130 8,821 6,175						
X	Asphalt Shingle															
Chimney: Brick																

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

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

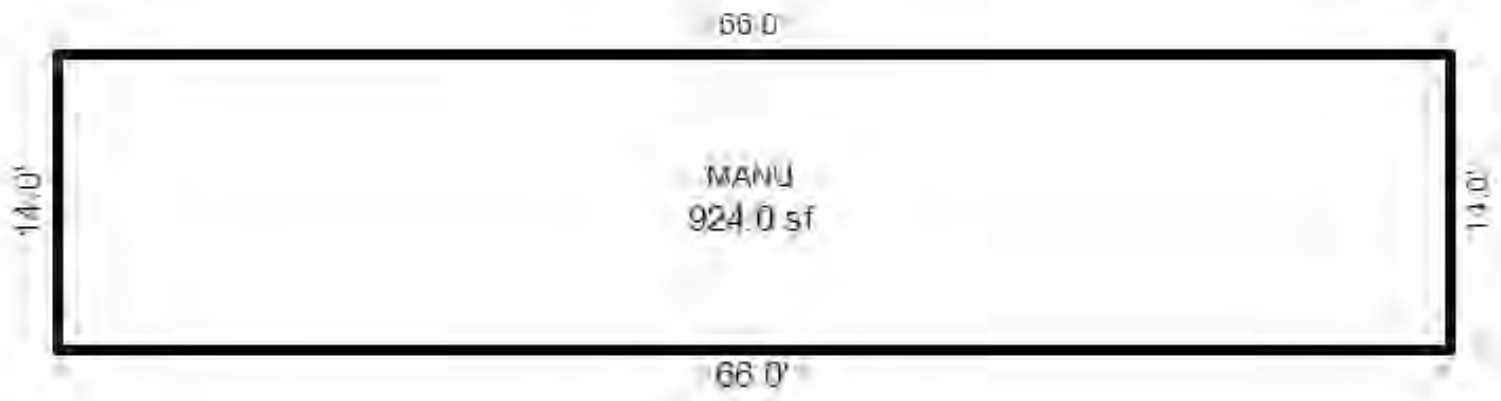


Sketched by Apex IVT

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 924 Total Base New : 132,473 Total Depr Cost: 99,352 Estimated T.C.V: 79,482			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C		Blt 1986			
Yr Built 1986	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		0 Amps Service			Stories Exterior Foundation			924	113,191	84,891			
Room List		Doors	Solid X	H.C.	(12) Electric			1 Story Siding Piers			Total:				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Plumbing			1	1,455	1,091			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Water/Sewer			1	4,580	3,435			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			1000 Gal Septic Water Well, 100 Feet			1	4,795	3,596			
	Insulation	(7) Excavation		(14) Water/Sewer			Built-Ins			1	5,725	4,294			
(2) Windows		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			Appliance Allow.			Totals:	132,473	99,352			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Lump Sum Items:			Notes: 1986 FAIRMONT ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:					79,482		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal															

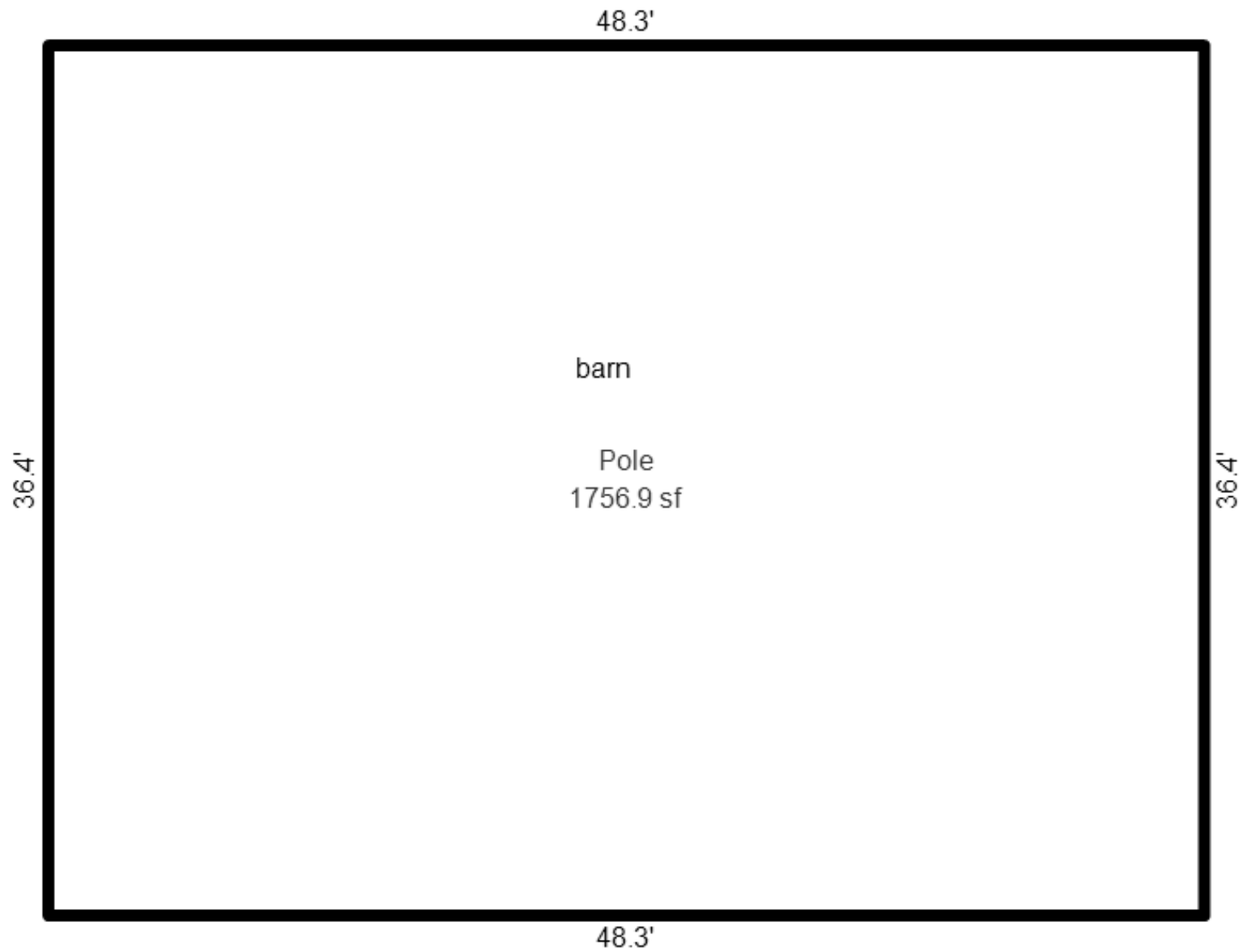
*** Information herein deemed reliable but not guaranteed***



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

Building Type	Barn - General Purpose			
Year Built	1969			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 169			
Height	11			
Heating System	No Heating/Cooling			
Length/Width/Area	48 x 36 = 1728			
Cost New	\$ 36,512			
Phy./Func./Econ. %Good	45/80/100 36.0			
Depreciated Cost	\$ 13,144			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	45			
Est. True Cash Value	\$ 12,224			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12224 / All Cards: 12224				

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



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

Desc. of Bldg/Section: BUILT 1991 + ADD 2015
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
 Floor Area: 4,437
 Gross Bldg Area: 9,071
 Stories Above Grd: 1
 Average Sty Hght : 11
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 15
 Physical %Good: 74
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	
**	**			**	**

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Radiant 100
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 4437
 Ave. Perimeter: 277
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

1991 Year Built Remodeled
 11 Overall Bldg Height

Comments:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 11 Perimeter: 277
 Overall Building Height: 11

Base Rate for Upper Floors = 24.09

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 3.61 100%
 Adjusted Square Foot Cost for Upper Floors = 27.70

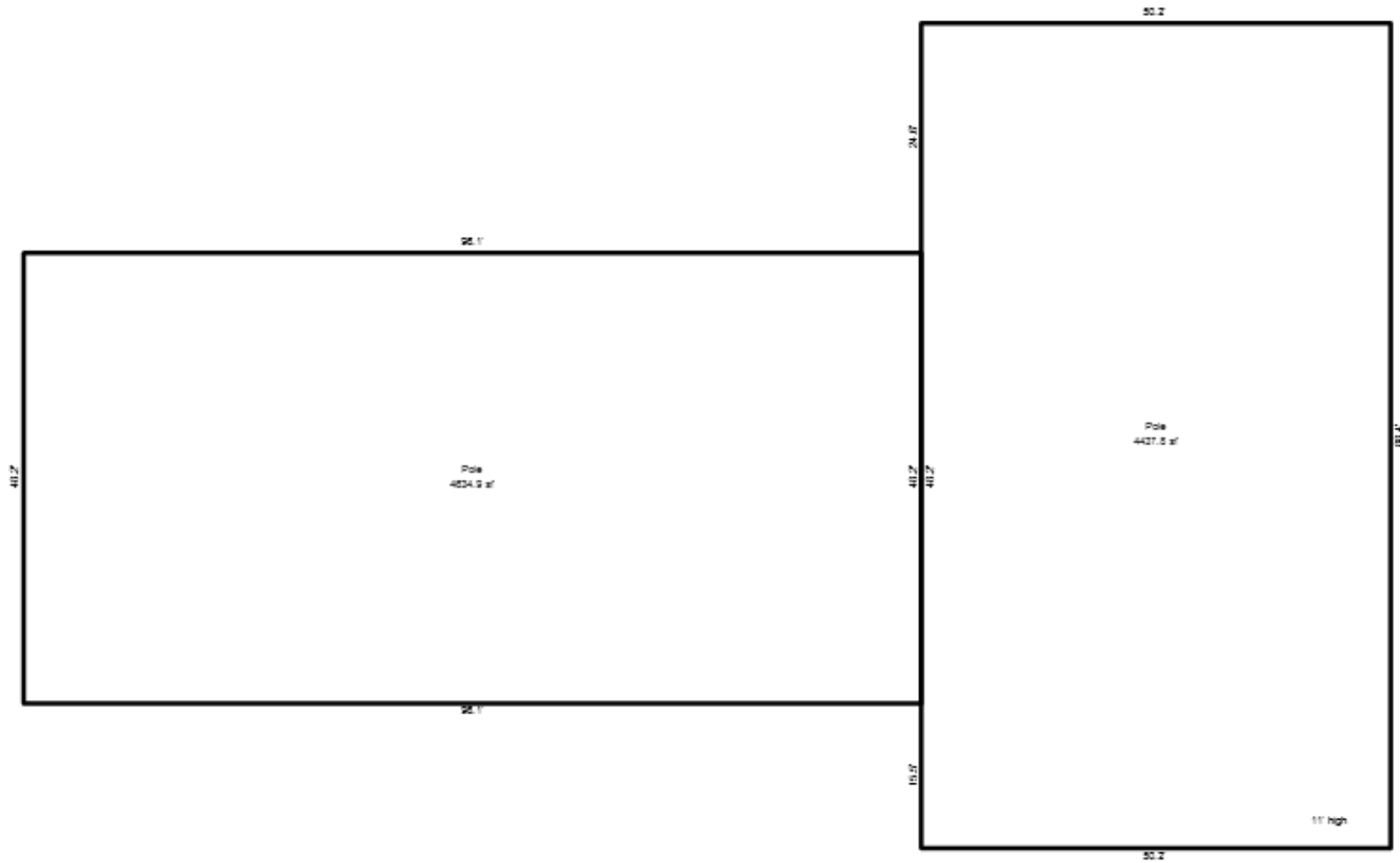
Total Floor Area: 4,437 Base Cost New of Upper Floors = 122,905

Reproduction/Replacement Cost = 122,905
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 90,950

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 84,583
 Replacement Cost/Floor Area= 27.70 Est. TCV/Floor Area= 19.06

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
(5) Floor Cover:	Shower Stalls	(14) Roof Cover:	
(6) Ceiling:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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Desc. of Bldg/Section: ADDITION BUILT 2015																																																																																																																																					
Calculator Occupancy: Sheds - Equipment 4 Wall Building																																																																																																																																					
Class: D,Pole																																																																																																																																					
Floor Area: 4,634																																																																																																																																					
Gross Bldg Area: 9,071																																																																																																																																					
Stories Above Grd: 1																																																																																																																																					
Average Sty Hght : 14																																																																																																																																					
Bsmnt Wall Hght																																																																																																																																					
Depr. Table : 4%	Effective Age : 5																																																																																																																																				
Physical %Good: 82	Func. %Good : 100																																																																																																																																				
Economic %Good: 100																																																																																																																																					
2015 Year Built	Remodeled																																																																																																																																				
14 Overall Bldg	Height																																																																																																																																				
Comments: 2015 ADDTION - REMOVED 48' FROM PERIMETER FOR SIDE WALL SHARED WITH ORIGINAL BUILD. -TIM																																																																																																																																					
<table border="1"> <tr> <th colspan="6">Construction Cost</th> </tr> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> <td></td> </tr> <tr> <td colspan="6">** ** Calculator Cost Data ** **</td> </tr> <tr> <td colspan="6">Quality: Average</td> </tr> <tr> <td colspan="6">Heat#1: No Heating or Cooling 0%</td> </tr> <tr> <td colspan="6">Heat#2: No Heating or Cooling 0%</td> </tr> <tr> <td colspan="6">Ave. SqFt/Story: 4634</td> </tr> <tr> <td colspan="6">Ave. Perimeter: 240</td> </tr> <tr> <td colspan="6">Has Elevators:</td> </tr> <tr> <td colspan="6">*** Basement Info ***</td> </tr> <tr> <td colspan="6">Area:</td> </tr> <tr> <td colspan="6">Perimeter:</td> </tr> <tr> <td colspan="6">Type:</td> </tr> <tr> <td colspan="6">Heat: Hot Water, Radiant Floor</td> </tr> <tr> <td colspan="6">* Mezzanine Info *</td> </tr> <tr> <td colspan="6">Area #1:</td> </tr> <tr> <td colspan="6">Type #1:</td> </tr> <tr> <td colspan="6">Area #2:</td> </tr> <tr> <td colspan="6">Type #2:</td> </tr> <tr> <td colspan="6">* Sprinkler Info *</td> </tr> <tr> <td colspan="6">Area:</td> </tr> <tr> <td colspan="6">Type: Average</td> </tr> </table>		Construction Cost						High	Above Ave.	Ave.	X	Low		** ** Calculator Cost Data ** **						Quality: Average						Heat#1: No Heating or Cooling 0%						Heat#2: No Heating or Cooling 0%						Ave. SqFt/Story: 4634						Ave. Perimeter: 240						Has Elevators:						*** Basement Info ***						Area:						Perimeter:						Type:						Heat: Hot Water, Radiant Floor						* Mezzanine Info *						Area #1:						Type #1:						Area #2:						Type #2:						* Sprinkler Info *						Area:						Type: Average					
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<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole	Quality: Average
Stories: 1	Story Height: 14
Overall Building Height: 14	Perimeter: 240
Base Rate for Upper Floors = 24.70	
Adjusted Square Foot Cost for Upper Floors = 24.70	
Total Floor Area: 4,634	Base Cost New of Upper Floors = 114,460
Eff. Age: 5	Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0
Reproduction/Replacement Cost = 114,460	
Total Depreciated Cost = 93,857	
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 87,287	
Replacement Cost/Floor Area= 24.70 Est. TCV/Floor Area= 18.84	

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOVIMIENTO MISIONERO MUND	STEFANIAK TINA	70,000	12/23/2021	WD	03-ARM'S LENGTH	2021-04371	PROPERTY TRANSFER	100.0
MICH CONFERENCE ASS'N OF	MOVIMIENTO MISIONERO MUND	30,000	11/01/2013	WD	03-ARM'S LENGTH	2013-03834 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2260 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/30/2021					
STEFANIAK TINA	MAP #:					
2260 S MOREY RD	2025 Est TCV 74,450 TCV/TFA: 0.00					
LAKE CITY MI 49651						

Tax Description		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS	
REMAINDER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .65 A 12/2022 SPLIT PART TO 013-015-90 2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN	X	Improved	Value
	X	Vacant	Value

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

Land Improvement Cost Estimates		Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete Wood Frame	X	Description		6.49	66 50	214
		Description		33.21	72 50	1,195
Total Estimated Land Improvements True Cash Value =						1,409

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X	2025	4,300	32,900	37,200			37,200S
	X	2024	4,300	34,300	38,600			36,396C



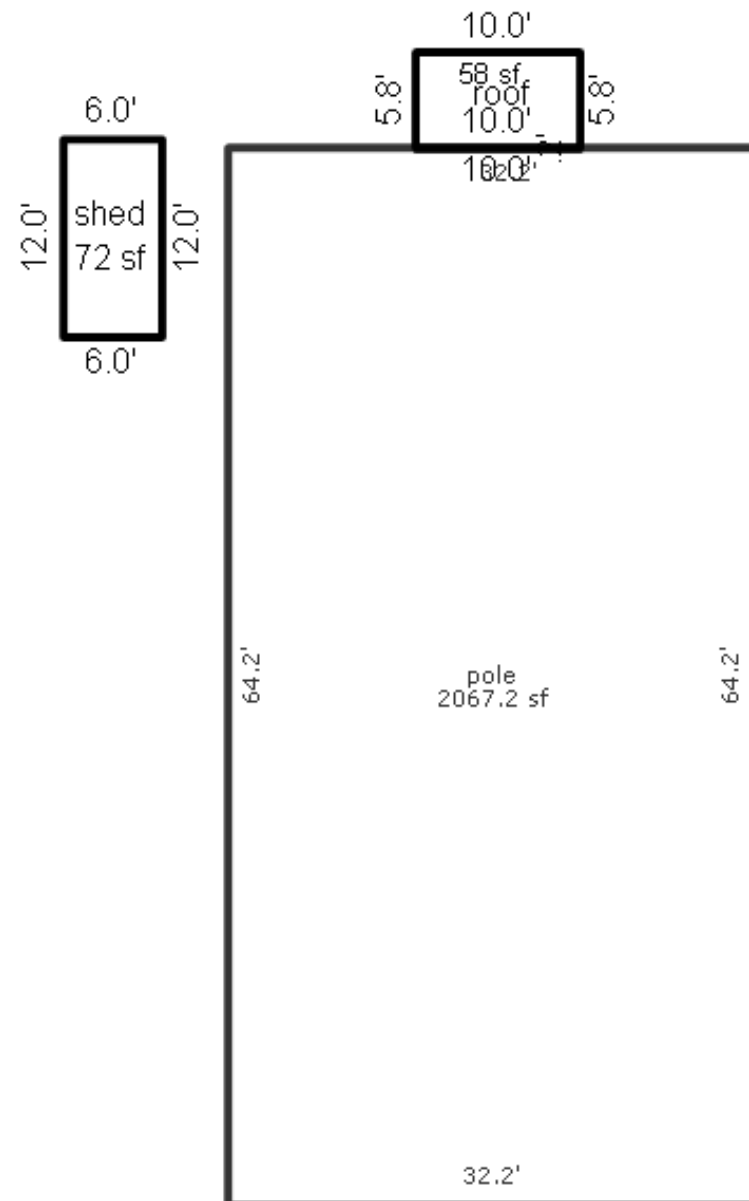
Who	When	What	2025	2024	2023	2022
TPC	08/16/2021	INSPECTED	2025	2024	2023	2022
TPC	12/27/2017	INSPECTED	3,300	33,200	36,500	34,663C
TPC	05/01/2012	INSPECTED	3,000	29,400	32,400	32,400S

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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		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type Roof Cover Onl	Year Built: 1988 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2067 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 0 Total Base New : 83,818 Total Depr Cost: 58,672 Estimated T.C.V: 64,539		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration												
Yr Built 1988	Remodeled 0	Ex	Ord		Min	Size of Closets											
Condition: Average		Lg	Ord		Small	Doors											Solid	H.C.
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Built-Ins Appliance Allow. Deck w/Roof (Roof portion) Garages Class: C Exterior: Pole (Finished) Base Cost 2067 64,904 45,433 Totals: 83,818 58,672			Cls C 10 Blt 1988							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		No./Qual. of Fixtures			Ex.	Ord.						Min					
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets			Many	Ave.	Few	(13) Plumbing							
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Notes: POLE GARAGE							
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 64,539							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(9) Basement Finish			Lump Sum Items:										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT JOAN	ROOT TONY A	33,700	02/05/2013	WD	09-FAMILY	2013-634	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2236 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST	Other		10/14/2010	2010	100%
	P.R.E. 100% 07/20/1994					

Owner's Name/Address	MAP #:
ROOT TONY A 2236 S MOREY ROAD LAKE CITY MI 49651	2025 Est TCV 244,385 TCV/TFA: 121.58

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	108.00	444.00	1.1665	1.0264	90 100	11,639	
			108 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =	11,639

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
2013-00634 WD BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. . SEC 13 T22N R8W N 108 2/6 FT OF E 444 FT OF S 1/2 OF NE 1/4. 1.1042 A.	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water	D/W/P: 3.5 Concrete	6.07	524	0	0	
	X	Sewer	D/W/P: 4in Concrete	6.39	797	0	0	
	X	Electric	Wood Frame	19.79	480	20	1,900	
	X	Gas	Residential Local Cost Land Improvements					
	X	Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		LAND IMPROVE 2500	2,500.00	1	100	2,500		
		Total Estimated Land Improvements True Cash Value =						4,400

Comments/Influences

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	5,800	116,400	122,200			59,968C
2024	5,800	100,100	105,900			58,165C
2023	4,500	97,100	101,600			55,396C
2022	5,900	82,400	88,300			52,759C

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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.
HARRINGTON EDITH S	SIMERSON CHAD E	78,000	02/23/2021	WD	03-ARM'S LENGTH	2021-00632	PROPERTY TRANSFER	100.0
HARRINGTON WM C & EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	09-FAMILY	2017-02696	PROPERTY TRANSFER	0.0
HARRINGTON EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	09-FAMILY	2017-02697	DEED	0.0

Property Address: 6781 W JENNINGS RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 02/24/2021

Owner's Name/Address: SIMERSON CHAD E
 6781 W JENNINGS RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 107,064 TCV/TFA: 114.38

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
X	Dirt Road	165.00	365.00	1.0493	0.9774	90	100		15,229
X	Gravel Road	165 Actual	Front Feet	1.38	Total Acres	Total Est. Land Value =			15,229

Tax Description: . SEC 13 T22N R8W W 165 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4. 1.3826 A.

Comments/Influences



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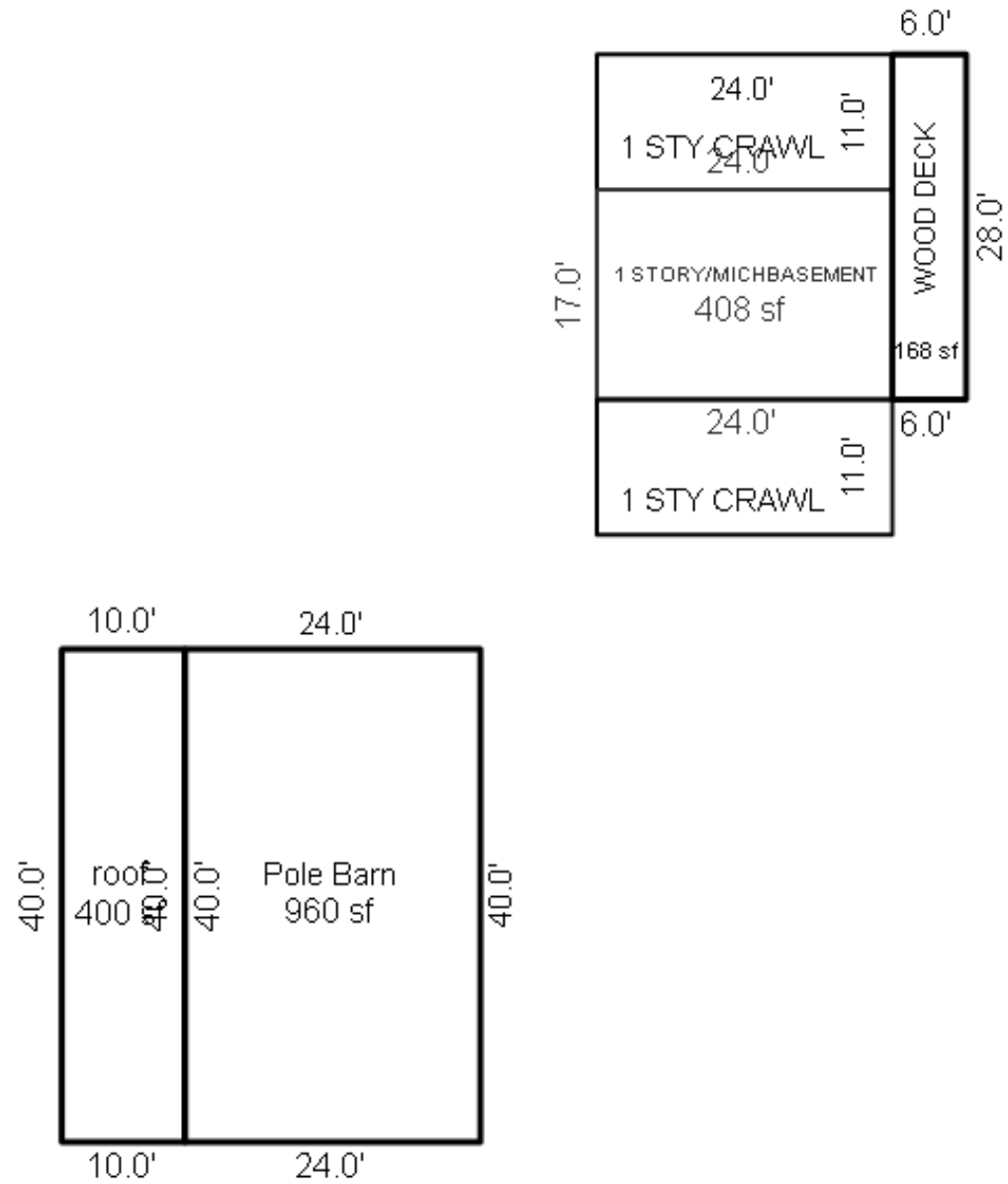
Who	When	What
TPC	07/27/2020	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	01/27/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,600	45,900	53,500			44,557C
2024	7,600	39,400	47,000			43,218C
2023	5,900	38,200	44,100			41,160C
2022	4,100	35,100	39,200			39,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 168	Type Roof Cover Onl Treated Wood	Year Built: 2002 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 45 Floor Area: 936 Total Base New : 151,795 Total Depr Cost: 83,486 Estimated T.C.V: 91,835	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Ex Ord X Min		Size of Closets Lg X Ord Small		Central Air Wood Furnace		(12) Electric 100 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls D Blt 1930			
Yr Built 1930	Remodeled 1977	Condition: Average		Room List 1 Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Foundation 408 1 Story Siding Crawl Space 264 1 Story Siding Crawl Space 264		Total: 110,076 60,541		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 2 Fixture Bath 1 2,121 1,167 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 100 Feet 1 5,428 2,985 Deck Treated Wood 168 3,483 1,916 w/Roof (Roof portion) 400 4,928 2,710 Garages Class: D Exterior: Pole (Unfinished) Base Cost 960 18,931 10,412 Built-Ins Appliance Allow. 1 1,615 888			
(2) Windows		(7) Excavation		Basement: 408 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		Totals: 151,795 83,486			
Many Avg. Large X Few X Small		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Totals: 151,795 83,486		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 91,835			
X Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle Metal		Chimney: Block									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JUDY	MILLER ALMAN JOHN	0	01/05/2023	QC	09-FAMILY	2023-00034	DEED	0.0
MILLER JOHN & JUDY	MILLER JUDY	0	05/20/2005	QC	21-NOT USED/OTHER	05-0/2266	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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MILLER ALMAN JOHN 6599 E 46 1/2 RD CADILLAC MI 49601	2025 Est TCV 39,510
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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 * 990.821' X 198'
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia 1 - 2.99 @\$9000	4.39 Acres				9000	100		39,510
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	4.39 Total Acres						Total Est. Land Value =	39,510
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Tax Description	X	Value
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. SEC 13 T22N R8W N 193 FT OF NW 1/4 OF NW 1/4 EXC W 330 FT THOF. 4.3864A.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	19,800	0	19,800			8,310C
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2024	15,400	0	15,400			8,061C
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2023	15,400	0	15,400			7,678C
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2022	10,600	0	10,600			7,313C
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*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENEMA JUDY ANN (MILLER)	MILLER CASEY JOHN	0	04/19/2017	WD	09-FAMILY	2017-01387	DEED	0.0
JENEMA JUDY A (MILLER)	MILLER CASEY JOHN	30,000	11/10/2011	LC	09-FAMILY	2012-00154	PROPERTY TRANSFER	100.0
LEGGETT CRAFT LLC	JENEMA JUDY A	1	09/01/2011	QC	21-NOT USED/OTHER	2011-02874	PROPERTY TRANSFER	100.0
MILLER JUDY A	LEGGETT CRAFT LLC	30,000	01/29/2010	LC	03-ARM'S LENGTH	2010-314WD	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6991 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	01/27/2012	2012-6991	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 181,924 TCV/TFA: 69.84

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
. SEC 13 T22N R8W N 193 FT OF W 230 FT OF NW 1/4 OF NW 1/4. 1.4621A.	X		<p>Public Improvements</p> <p>* Factors * 193' X 321.847'</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p>COMMERCIAL <2A M/L 1.43 Acres 18000 100 25,668</p> <p>1.43 Total Acres Total Est. Land Value = 25,668</p>

Comments/Influences	X	Land Improvement Cost Estimates
	X	<p>Description Rate Size % Good Cash Value</p> <p>D/W/P: 3.5 Concrete 5.70 261 50 744</p> <p>D/W/P: 4in Concrete 5.98 173 50 517</p> <p>Wood Frame 20.57 160 50 1,645</p> <p>Total Estimated Land Improvements True Cash Value = 2,906</p>

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

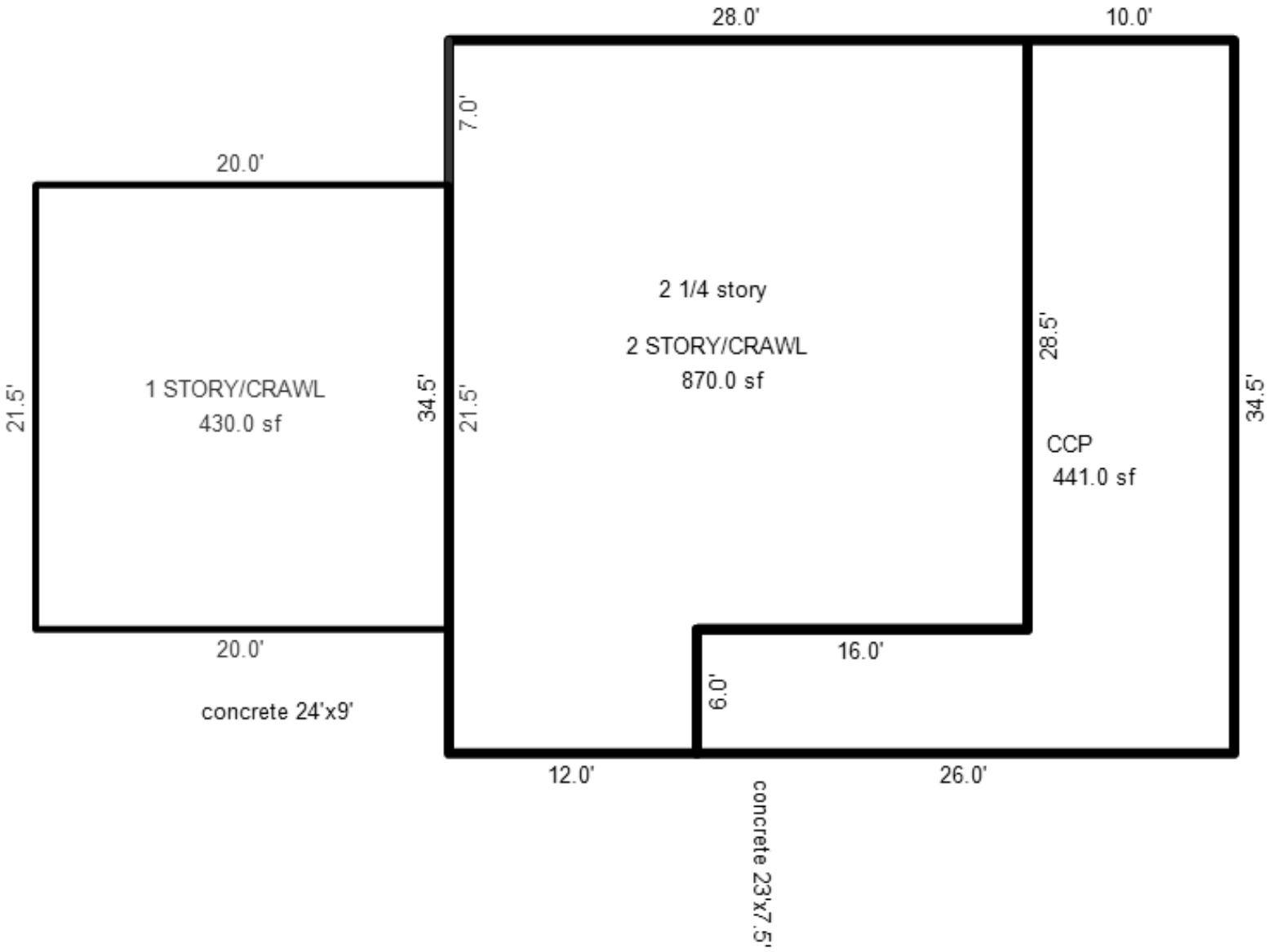


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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,800	78,200	91,000			18,809C
2024	15,500	64,700	80,200			18,244C
2023	12,400	58,200	70,600			17,376C
2022	9,000	52,400	61,400			16,549C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 441	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 Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			2			Class: D Effec. Age: 45 Floor Area: 2,605 Total Base New : 242,452 Total Depr Cost: 133,348 Estimated T.C.V: 153,350		E.C.F. X 1.150		Bsmnt Garage: Carport Area: Roof:										
Building Style: 2.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1300 SF Floor Area = 2605 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls D		Blt 1900											
Yr Built 1900	Remodeled 1991	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg	X	Ord		Small	100 Amps Service			2.5 Story		Siding		Crawl Space		870		212,115		116,663			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		Water/Sewer		Plumbing		Average Fixture(s)		1		1,010		555			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
(1) Exterior		(6) Ceilings		X	Plaster		Average Fixture(s)			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Plumbing		Average Fixture(s)		1		1,010		555				
(2) Windows		Many Avg.	X	Large Avg.		Small	1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)		441		8,802		4,841	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing		1000 Gal Septic		Water Well, 50 Feet		Porches		CCP (1 Story)							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JUDY	MILLER ALMAN JOHN	0	01/05/2023	QC	09-FAMILY	2023-00034	DEED	100.0
MILLER JOHN R	MILLER JUDY A	0	05/20/2005	QC	21-NOT USED/OTHER	05-0/2266	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address	P.R.E. 0% Qual. Ag.					
MILLER ALMAN JOHN 6599 E 46 1/2 RD CADILLAC MI 49601	MAP #: 2025 Est TCV 112,055					

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	30.29 Acres	3700	100				112,055
Residentia ROW @ ZERO		0.17 Acres	0	100				0
			30.45 Total Acres		Total Est. Land Value =			112,055

Tax Description
 . SEC 13 T22N R8W NW 1/4 OF NW 1/4 EXC N 193 FT THOF & EXCBEG 193 FT S OF NW COR TH S 645 FT, E 250 FT, N 645 FT, W 250 FT TO POB. 30.4497A.

Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	56,000	0	56,000			46,807C
TPC	04/30/2021	INSPECTED	2024	45,400	0	45,400			45,400S
TPC	12/27/2017	INSPECTED	2023	36,300	0	36,300			17,340C
TPC	05/08/2017	INSPECTED	2022	32,100	0	32,100			16,515C

*** 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 SUSAN M	ROGERS SUSAN M	0	08/14/2023	QC	09-FAMILY	2023-02267	PROPERTY TRANSFER	0.0
	ROGERS	115,000	10/01/2001	WD	03-ARM'S LENGTH	01-0:4270	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2061 S GREEN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/11/2002					
Owner's Name/Address	MAP #:					
ROGERS SUSAN M PO BOX 600 LAKE CITY MI 49651	2025 Est TCV 231,896 TCV/TFA: 119.41					

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 13 T22N R8W COMM 333 FT S OF NW COR SEC 13 S 175 FT E 250 FT N 175 FT W 250 FT TO POB. 1.0044 A.	X	Dirt Road		A 200' @ 90/FF	175.00	250.00	1.0339	0.8891	90	100	14,479
Comments/Influences		Gravel Road		175 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	14,479	

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water	D/W/P: 3.5 Concrete	6.07	615 71	2,650
	X	Sewer	D/W/P: Asphalt Paving	2.85	480 71	971
	X	Electric	Wood Frame	19.79	720 71	10,117
	X	Gas	Wood Frame	21.91	192 71	2,987
		Curb	Total Estimated Land Improvements True Cash Value =			16,725

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2025	7,200	108,700	115,900			66,779C
		TPC 12/27/2017 INSPECTED	2024	7,200	94,600	101,800			64,772C
		TPC 06/24/2015 INSPECTED	2023	5,600	91,300	96,900			61,688C
		TPC 03/19/2012 INSPECTED	2022	7,400	83,800	91,200			58,751C

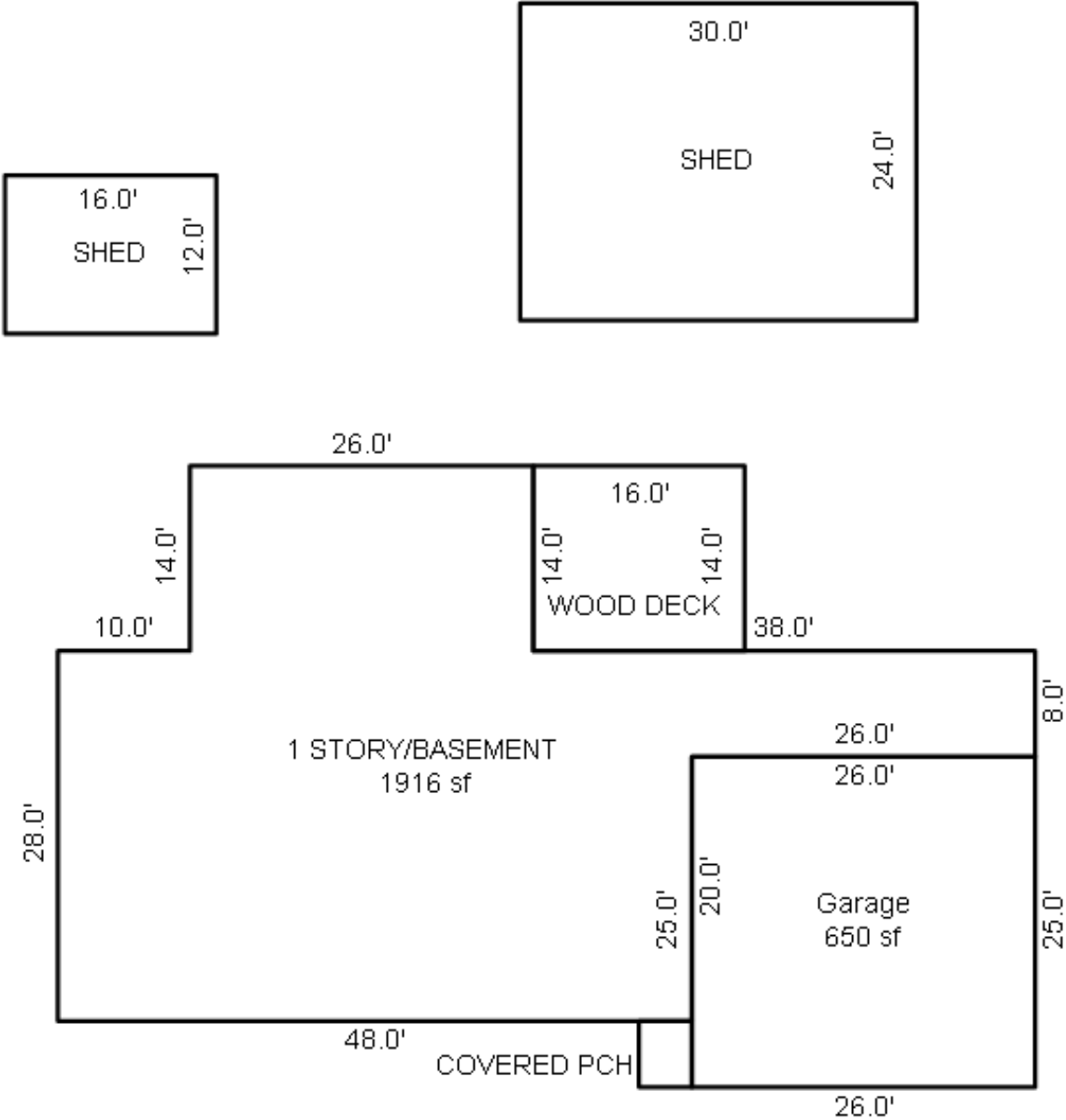


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 224	Type CCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 650 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 1,942 Total Base New : 280,689 Total Depr Cost: 182,447 Estimated T.C.V: 200,692		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1942 SF Floor Area = 1942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1972							
Yr Built 1972	Remodeled 1988	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		Foundation		Total:		232,594		151,186			
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story		Siding		Basement		1,942					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service		Exterior		Foundation		Total:		232,594		151,186			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex.		Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1942 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many		X		Ave.		Few							
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer		Other Additions/Adjustments		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Exterior Brick Veneer		Foundation Basement		Total:		232,594		151,186			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Plumbing		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
(3) Roof		(11) Heating/Cooling		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186		
X	Asphalt Shingle	(12) Electric		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
Chimney: Block		(13) Plumbing		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
		(14) Water/Sewer		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
		(15) Fireplaces		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
		(16) Porches/Decks		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
		(17) Garage		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
		Notes:		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
		ECF (4012 RURAL METES & BOUNDS) 1.100 => TC		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	
		CV: 200,692		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 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath		Exterior Brick Veneer		Foundation Basement		1,942		232,594		151,186	

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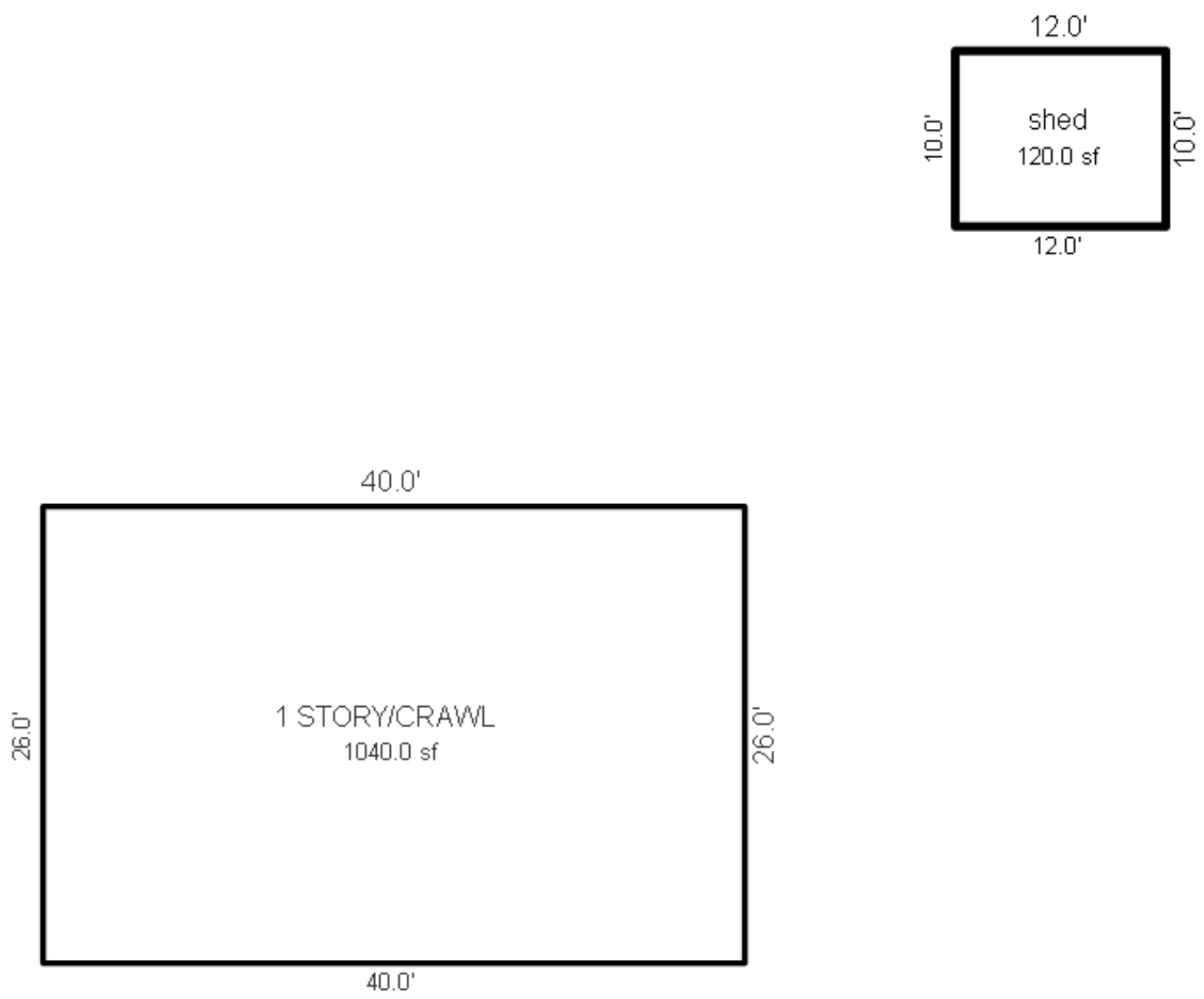


*** Information herein deemed reliable but not guaranteed***

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		
2071 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
BOUZA LARRY A 8302 CRESTVIEW DR CADILLAC MI 49601		MAP #:		2025 Est TCV 106,159 TCV/TFA: 102.08						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 13 T22N R8W BEG 508 FT S OF NW COR TH S 110 FT E 250 FT N 110 FT W 250 FT TO POB. .6313 A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		A 200' @ 90/FF 110.00 250.00 1.1612 0.8891 90 100 10,222						
		Paved Road		110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 10,222						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete 6.49 96 71 442						
		Sewer		Wood Frame 27.60 120 71 2,352						
		Electric		Total Estimated Land Improvements True Cash Value = 2,794						
		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	5,100	48,000	53,100			37,478C
		Low		2024	5,100	41,400	46,500			36,352C
		High		2023	4,000	40,000	44,000			34,621C
		Landscaped		2022	4,700	36,700	41,400			32,973C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	10/15/2018	INS						
		TPC	12/27/2017	INSPECTED						
		TPC	06/14/2015	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X										
Building Style: 1S		X	Drywall	Plaster		Wood T&G								
Yr Built 1974		Remodeled 0		Ex	X	Ord	Min							
Condition: Average		Trim & Decoration												
Room List		Doors	Solid	X	H.C.									
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		150		Amps Service								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
Insulation		X	Drywall											
(2) Windows		(7) Excavation		Ex.		X	Ord.	Min						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Many		X	Ave.	Few						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing										
(3) Roof		(9) Basement Finish		1		Average Fixture(s)								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		3 Fixture Bath								
X	Asphalt Shingle	(10) Floor Support		1		2 Fixture Bath								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1		Softener, Auto								
				1		Softener, Manual								
				1		Solar Water Heat								
				1		No Plumbing								
				1		Extra Toilet								
				1		Extra Sink								
				1		Separate Shower								
				1		Ceramic Tile Floor								
				1		Ceramic Tile Wains								
				1		Ceramic Tub Alcove								
				1		Vent Fan								
				1		Average Fixture(s)								
				1		3 Fixture Bath								
				1		Softener, Auto								
				1		Softener, Manual								
				1		Solar Water Heat								
				1		No Plumbing								
				1		Extra Toilet								
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				1		Vent Fan								
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				1		Extra Sink								
				1		Separate Shower								
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				1		Ceramic Tub Alcove								
				1		Vent Fan								
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				1		Solar Water Heat								
				1		No Plumbing								
				1		Extra Toilet								
				1		Extra Sink								
				1		Separate Shower								
				1		Ceramic Tile Floor								
				1		Ceramic Tile Wains								
				1		Ceramic Tub Alcove								
				1		Vent Fan								
				1		Average Fixture(s)								
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				1		Softener, Auto								
				1		Softener, Manual								
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				1		Separate Shower								
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				1		Ceramic Tub Alcove								
				1		Vent Fan								
				1		Average Fixture(s)								
				1		3 Fixture Bath								
				1		Softener, Auto								
				1		Softener, Manual								
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				1		Average Fixture(s)								
				1		3 Fixture Bath								
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				1		Softener, Manual								
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				1		Softener, Manual								
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				1		No Plumbing								
				1		Extra Toilet								
				1		Extra Sink								
				1		Separate Shower								
				1		Ceramic Tile Floor								
				1		Ceramic Tile Wains								
				1		Ceramic Tub Alcove								
				1		Vent Fan								
				1		Average Fixture(s)								
				1		3 Fixture Bath								
				1		Softener, Auto								
				1		Softener, Manual								
				1		Solar Water Heat								
				1		No Plumbing								
				1		Extra Toilet								
				1		Extra Sink								
				1		Separate Shower								
				1		Ceramic Tile Floor								
				1		Ceramic Tile Wains								
				1		Ceramic Tub Alcove								
				1		Vent Fan								
				1		Average Fixture(s)								
				1		3 Fixture Bath								
				1		Softener, Auto								
				1		Softener, Manual								
				1		Solar Water Heat								
				1		No Plumbing								
				1		Extra Toilet								
				1		Extra Sink								
				1		Separate Shower								
				1		Ceramic Tile Floor								
				1		Ceramic Tile Wains								
				1		Ceramic Tub Alcove								
				1		Vent Fan								
				1		Average Fixture(s)								
				1		3 Fixture Bath								
				1		Softener, Auto								
				1		Softener, Manual								
				1		Solar Water Heat								
				1		No Plumbing								
				1</										



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUZA LARRY A & BONNIE	MASKE MICHAEL P & LYNNE M	197,450	06/28/2024	WD	03-ARM'S LENGTH	2024-01604	PROPERTY TRANSFER	100.0
		26,500	05/01/1995	WD	33-TO BE DETERMINED	293:887	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2081 S GREEN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MASKE MICHAEL P & LYNNE M	P.R.E. 100% 07/15/2024					
2081 S GREEN RD	MAP #:					
LAKE CITY MI 49651	2025 Est TCV 134,109 TCV/TFA: 128.95					

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 13 T22N R8W BEG 618 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.	X	Dirt Road			A 200' @ 90/FF	110.00	250.00	1.1612	0.8891	90 100	10,222
		Gravel Road			110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 10,222						
		Paved Road			Land Improvement Cost Estimates						
		Storm Sewer			Description	Rate	Size	% Good	Cash Value		
		Sidewalk			Wood Frame	27.60	120	71	2,352		
		Water			Total Estimated Land Improvements True Cash Value = 2,352						
		Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



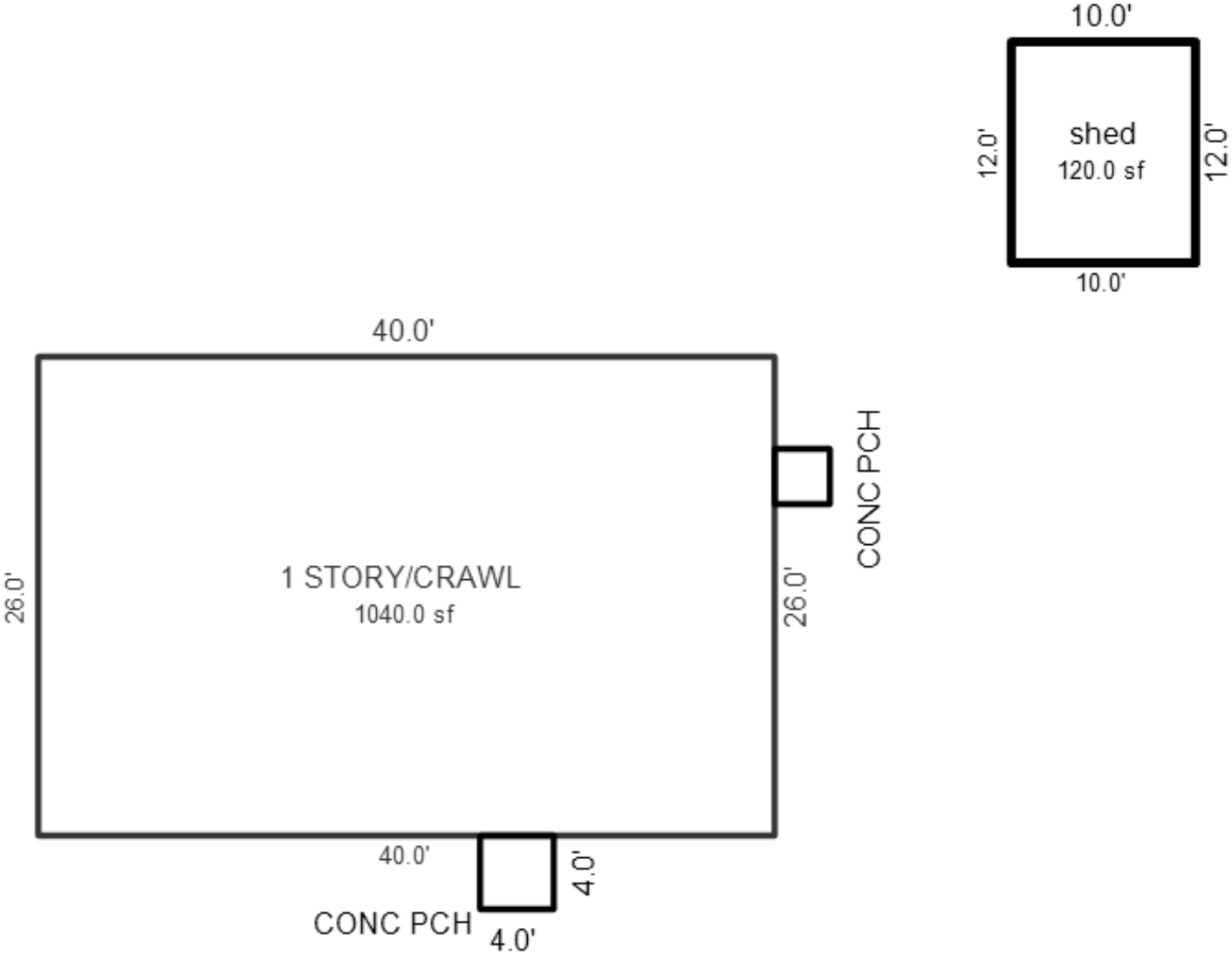
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,100	62,000	67,100			67,100S
Rolling	2024	5,100	47,500	52,600		52,600A	37,473C
Low	2023	4,000	46,000	50,000			35,689C
High	2022	4,700	42,200	46,900			33,990C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	06/17/2024	INSPECTED					
TPC	04/30/2021	INSPECTED					
TPC	10/15/2018	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	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 9	Type CPP CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +5 Effec. Age: 30 Floor Area: 1,040 Total Base New : 157,834 Total Depr Cost: 110,486 Estimated T.C.V: 121,535		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1975				
Yr Built 1975	Remodeled 2024	Ex	Ord	X	Min	No./Qual. of Fixtures X Ex. Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		0 Amps Service		(13) Plumbing		1 Story Siding Crawl Space		Total: 142,443 99,713				
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		Other Additions/Adjustments		Average Fixture(s) 1 1,455 1,018				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few		Plumbing		Water/Sewer 1000 Gal Septic Water Well, 100 Feet				
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Built-Ins		Appliance Allow. 1 2,727 1,909				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Porches		CPP 16 441 309 CPP 9 248 174				
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Totals:		157,834 110,486				
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish				Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 121,535				
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:										
(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													

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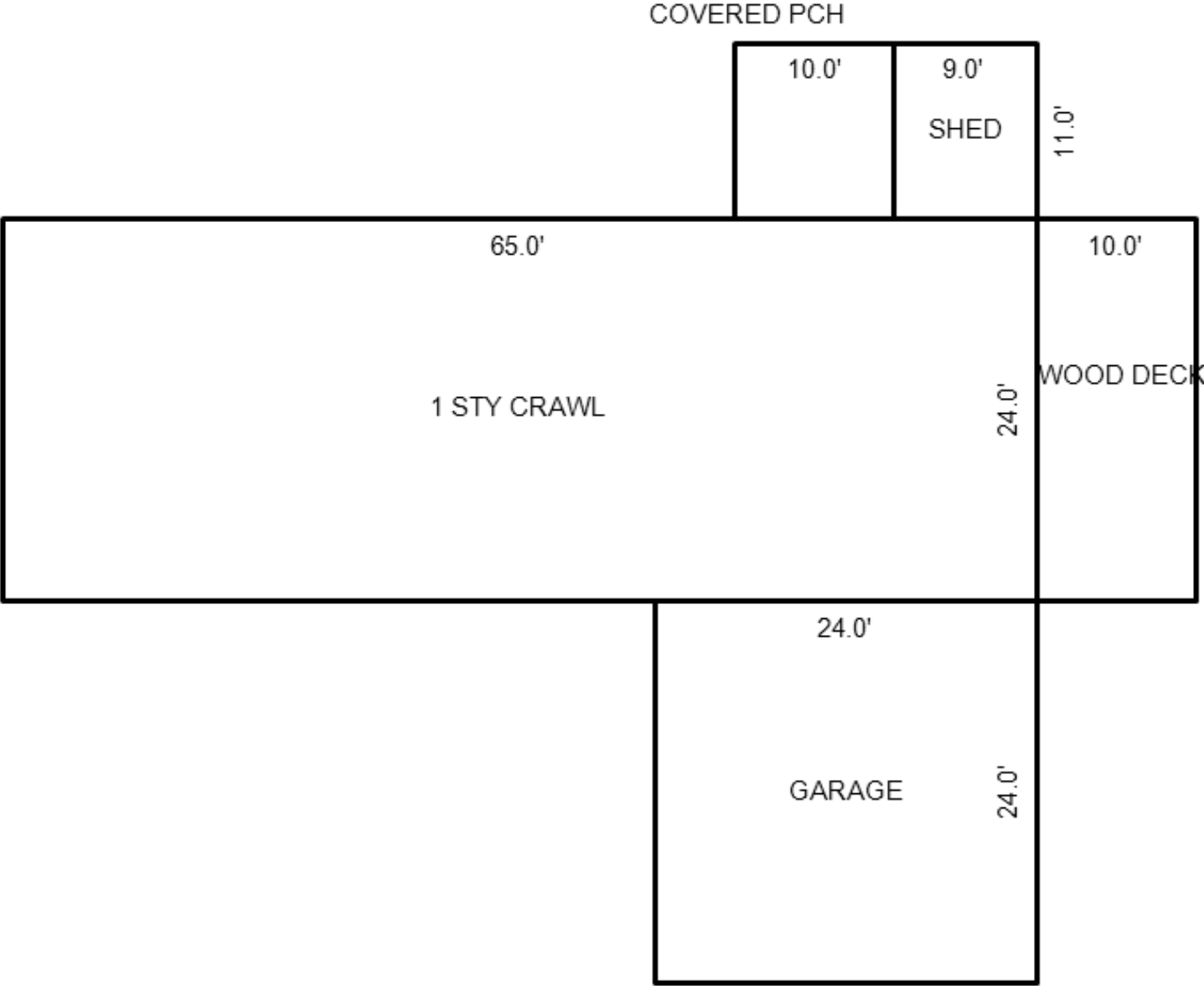
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HELSEL DANIEL	THEOBALD JAMES & JAMIE	70,000	11/18/2015	LC	16-LC PAYOFF	2015-03806	PROPERTY TRANSFER	100.0				
DEUTSCHE BANK TRUST COMPA	HELSEL DANIEL	27,000	06/29/2015	CD	11-FROM LENDING INSTITUT	2015-02714	DEED	100.0				
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPA	0	09/25/2014	AFF	01-ABANDONMENT	2014-03319	PROPERTY TRANSFER	0.0				
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPA	94,785	08/08/2014	SD	10-FORECLOSURE	2014-02816	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
2101 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 06/21/2016								
Owner's Name/Address		MAP #:		2025 Est TCV 177,136 TCV/TFA: 113.55								
THEOBALD JAMES & JAMIE 2101 S GREEN 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 13 T22N R8W BEG 728 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/FF		110.00	250.00	1.1612	0.8891	90	100	10,222
		Paved Road		110 Actual Front Feet, 0.63 Total Acres		Total Est. Land Value =						10,222
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	28.60	99	50	1,415				
		Sewer		Total Estimated Land Improvements True Cash Value =				1,415				
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	5,100	83,500	88,600			38,007C		
		Low										
		X High		2024	5,100	71,700	76,800			36,865C		
		Landscaped										
		Swamp										
		X Wooded		2023	4,000	64,400	68,400			35,110C		
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		2022	4,700	55,500	60,200			33,439C		



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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				
2021 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
BROOKS GREGORY A & KIMBERLY A 2021 S GREEN RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 160,875 TCV/TFA: 121.88								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 13 T22N R8W BEG 193 FT S OF NW COR TH E 250 FT S 140 FT, W 250 FT, N 140 FT TO POB. .8035 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	140.00	250.00	1.0933	0.8891	90	100		12,248
		Paved Road		140 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 12,248								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.07	288	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value = 950								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2025	6,100	74,300	80,400			50,479C		
		Rolling		2024	6,100	63,800	69,900			48,962C		
		Low		2023	4,800	61,800	66,600			46,631C		
		High		2022	6,000	56,800	62,800			44,411C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	05/10/2016	INSPECTED								
		TPC	06/24/2015	INSPECTED								

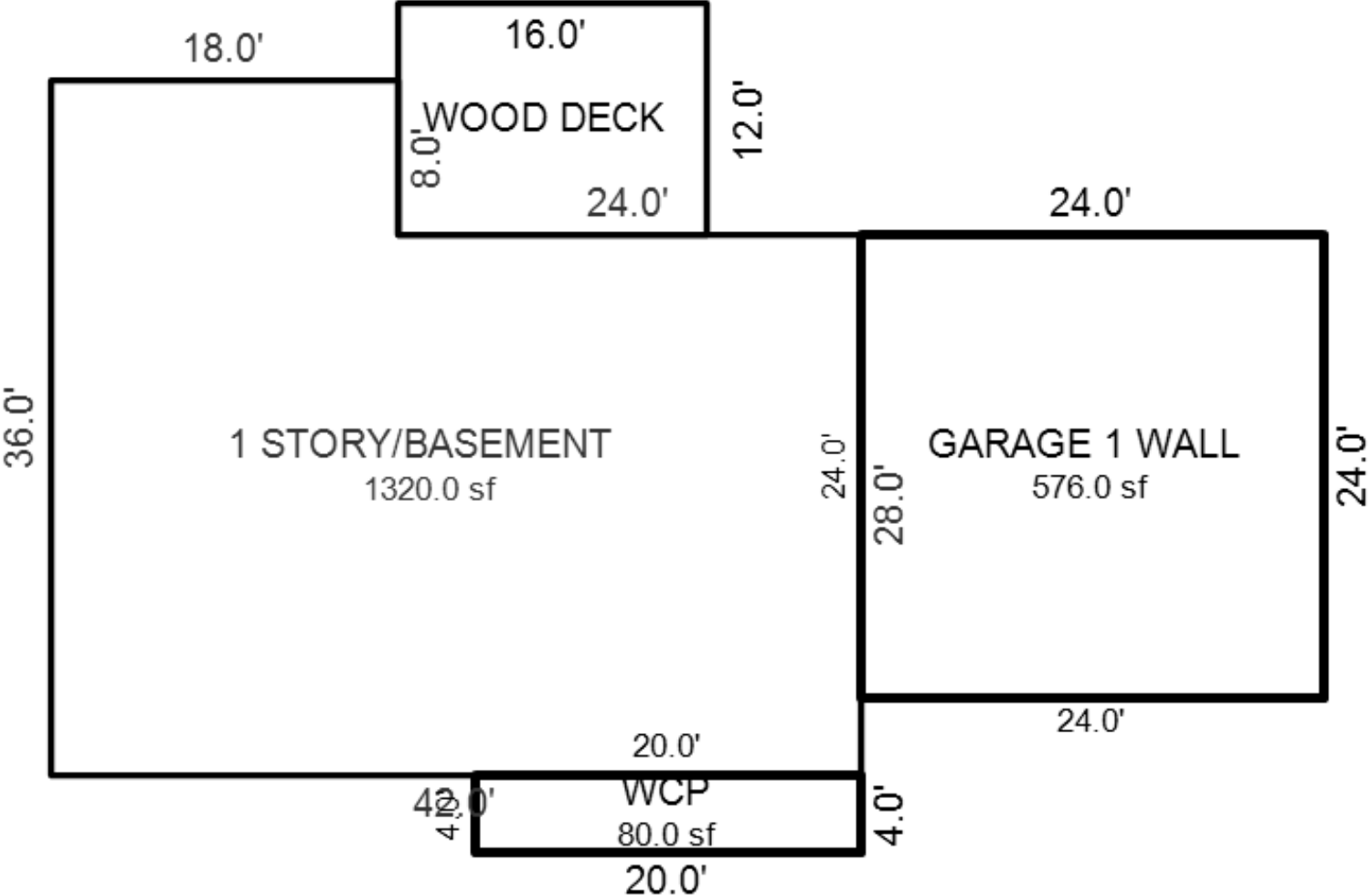


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 192	Type CCP (1 Story) Treated Wood	Year Built: 1981 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 35 Floor Area: 1,320 Total Base New : 206,543 Total Depr Cost: 134,252 Estimated T.C.V: 147,677		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Yr Built 1981		Remodeled 0		Condition: Average		Room List		Size of Closets		Doors		Solid X H.C.		Central Air Wood Furnace	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		No./Qual. of Fixtures		X Ex.		Ord.		Min	
(1) Exterior		(6) Ceilings		X Drywall		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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,320 Total: 167,968 109,178	
(2) Windows		(7) Excavation		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 100 Feet 1 5,560 3,614 Porches CCP (1 Story) 80 2,085 1,355 Deck Treated Wood 192 3,880 2,522 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 14,250 Common Wall: 1 Wall 1 -2,476 -1,609 Built-Ins Appliance Allow. 1 1,906 1,239 Totals: 206,543 134,252	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 147,677							
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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
2301 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		10/17/2019	2019-0595	100%				
Owner's Name/Address		P.R.E. 100% 07/20/1994		Addition		10/13/2006	20060331	Complete				
DE WITT KRIS L 2301 S GREEN RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 275,015 TCV/TFA: 109.92								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 13 T22N R8W N 224 FT OF W 200 FT OF S 1/2 OF NW 1/4. & N224 FT OF NW/4 OF SW/4 OF NW/4 EXC W 200 FT THOF 3.3894 Ac. M/L.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
05-16-07 Combined 013-027-45 with this pcl for 2008.		Gravel Road		A 200' @ 90/FF	224.00	659.23	0.9721	1.1330	90	100		22,204
		Paved Road		224 Actual Front Feet, 3.39 Total Acres Total Est. Land Value = 22,204								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.49	518	0	0				
		Sewer		D/W/P: 4in Concrete	6.87	154	0	0				
		Electric		Wood Frame	31.84	80	50	1,273				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 3,773								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	11,100	126,400	137,500			80,467C		
		Low		2024	11,100	108,700	119,800			78,048C		
		High		2023	8,600	105,400	114,000			74,332C		
		Landscaped		2022	9,500	97,000	106,500			70,793C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	04/30/2021	INSPECTED								
		TPC	10/25/2019	INSPECTED								
		TPC	12/27/2017	INSPECTED								

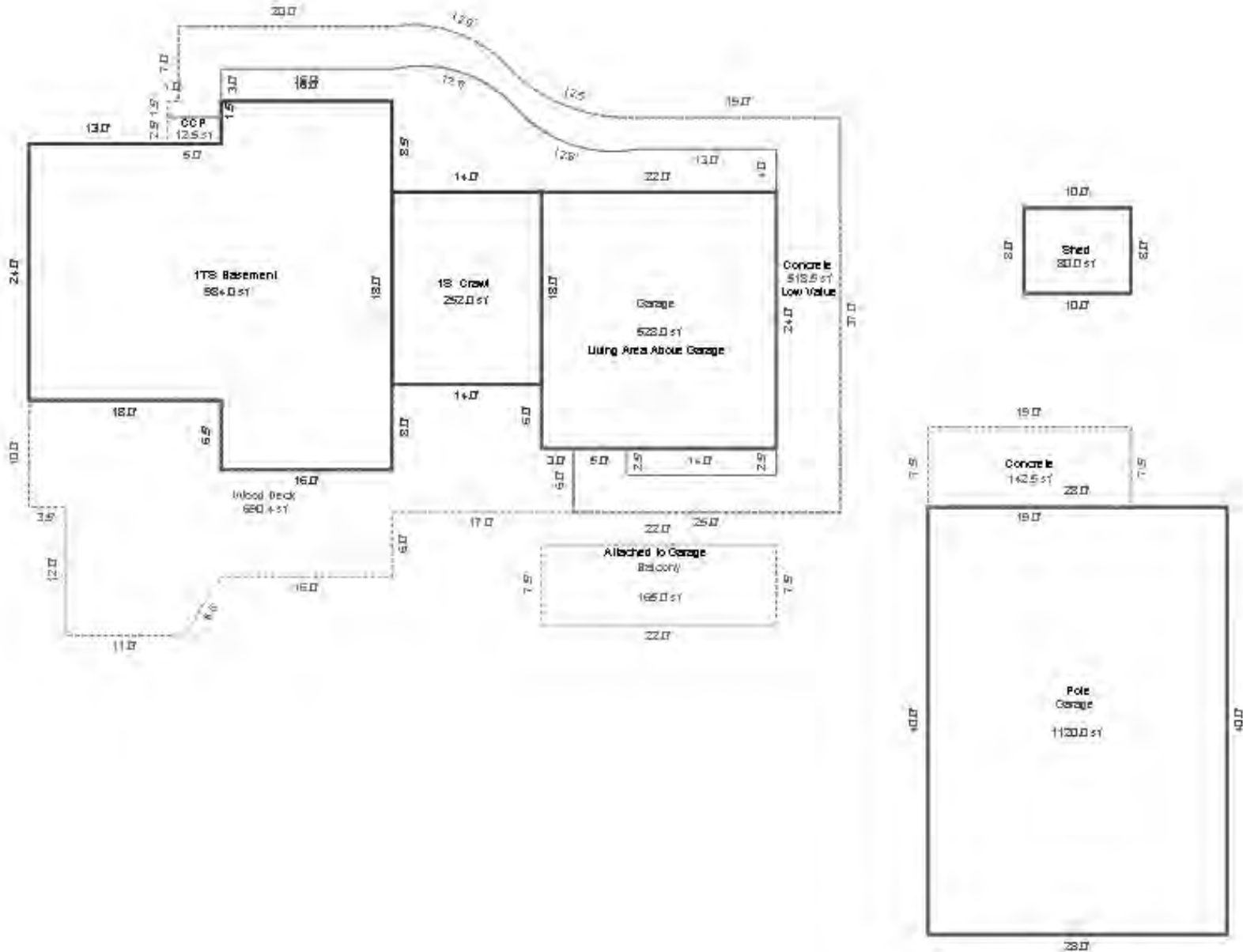


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 690 165	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Doors		Solid X H.C.																																
	Building Style: 1.75S		Ex	X	Ord		Min																																							
	Yr Built 1960		Remodeled 1991																																											
	Condition: Average		Lg	X	Ord		Small																																							
	Room List		Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		100 Amps Service																																				
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall																																											
	(2) Windows	(7) Excavation		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat																																
X	Many Avg. X Few		Large Avg. Small	Basement: 984 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0																																										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Extra Toilet		1 Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove																																
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone																																											
X	Double Glass Patio Doors Storms & Screens		Treated Wood Concrete Floor																																											
	(3) Roof	(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1 1000 Gal Septic		1 2000 Gal Septic																																
X	Gable Hip Flat		Gambrel Mansard Shed																																											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																										
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																																												
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1236 SF Floor Area = 2502 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Mich Bsmnt.</td> <td>984</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>252</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>528</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>273,540</td> <td>182,963</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Mich Bsmnt.	984			1 Story	Siding	Crawl Space	252			1 Story	Siding	Overhang	528			Total:				273,540	182,963	E.C.F. X 1.100		Cls C Blt 1960	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																									
1.75 Story	Siding	Mich Bsmnt.	984																																											
1 Story	Siding	Crawl Space	252																																											
1 Story	Siding	Overhang	528																																											
Total:				273,540	182,963																																									
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 50 Feet 1 2,648 1,721 Deck Treated Wood 690 9,198 5,979 Balcony Wood Balcony 165 6,628 4,308 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,063 14,991 Common Wall: 1/2 Wall 1 -1,324 -861 Door Opener 1 539 350 Class: CD Exterior: Pole (Unfinished) Base Cost 1120 23,845 15,499 Built-Ins Appliance Allow. 1 2,727 1,773 Porches <<<<< 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.
KELLER RAYMOND M & LORALY	SMITH ROBERT & DANA &	450,000	04/01/2021	MLC	19-MULTI PARCEL ARM'S LE	2021-01144	DEED	100.0
MISSAUKEE COUNTY TREASURE	KELLER RAYMOND M	15,500	09/11/2012	QC	21-NOT USED/OTHER	2012-03006	DEED	100.0
SCHLEUBER PENNY L	MISSAUKEE COUNTY TREASURE	0	05/08/2012	AFF	06-COURT JUDGEMENT	2012-01714 AFF	DEED	0.0

Property Address: 2321 S GREEN RD
 Class: COMMERCIAL-IMPROV Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: SMITH ROBERT & DANA & LC SALES & LEASING LLC
 2345 S GREEN RD
 LAKE CITY MI 49651
 2025 Est TCV 52,916 TCV/TFA: 18.66

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
	Public Improvements		* Factors * 143.88'X660'				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			COMMERCIAL 4-6A	6000	2.18 Acres	6000 100	13,080
			2.18 Total Acres Total Est. Land Value =				13,080

Tax Description: SEC 13 T22N R8W (4*2006) NW 1/4 OF SW 1/4 OF NW 1/4 EXC N 224 FT THOF & EXC S 292.44 FT THOF. 2.1798 A m/l
 Split on 09/14/2006 into 009-013-027-45;
 Comments/Influences: 9-14-06 Last name changed from Auger to Schleuber per Co. split info.
 Split/Comb. on 09/14/2006 completed
 09/14/2006 RAY (Exempt..adj owner)
 ;
 Parent Parcel(s): 009-013-027-00;
 Child Parcel(s): 009-013-027-45;

X	Description	Rate	Size	% Good	Cash Value
	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric				
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				
	Total Estimated Land Improvements True Cash Value = 4,895				

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	6,500	20,000	26,500			18,180C
2024	16,400	13,100	29,500			17,634C
2023	7,600	14,200	21,800			16,795C
2022	4,500	9,400	13,900			13,900S



Who	When	What	2025	2024	2023	2022
TPC	04/28/2022	INSPECTED	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				

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

Desc. of Bldg/Section: BLOCK GRG FRONT OF LOT
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D
 Floor Area: 1,036
 Gross Bldg Area: 2,836
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 25
 Physical %Good: 36
 Func. %Good : 100
 Economic %Good: 100

1976 Year Built
 Remodeled

Overall Bldg Height

Comments:
 2022 EQ EXTERIOR
 OBSERVATION CHANGE IN
 USE NOT LIMITED TO
 STORAGE. DRAFTED LETTER
 TO TAXPAYER. - TIM

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Good					
Heat#1: Forced Air Furnace 100					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1036					
Ave. Perimeter: 148					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Good					

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Good
 Stories: 1 Story Height: 10 Perimeter: 148

Base Rate for Upper Floors = 49.11

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.62 100%
 Adjusted Square Foot Cost for Upper Floors = 56.73

Total Floor Area: 1,036 Base Cost New of Upper Floors = 58,772

Reproduction/Replacement Cost = 58,772
 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 21,158

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

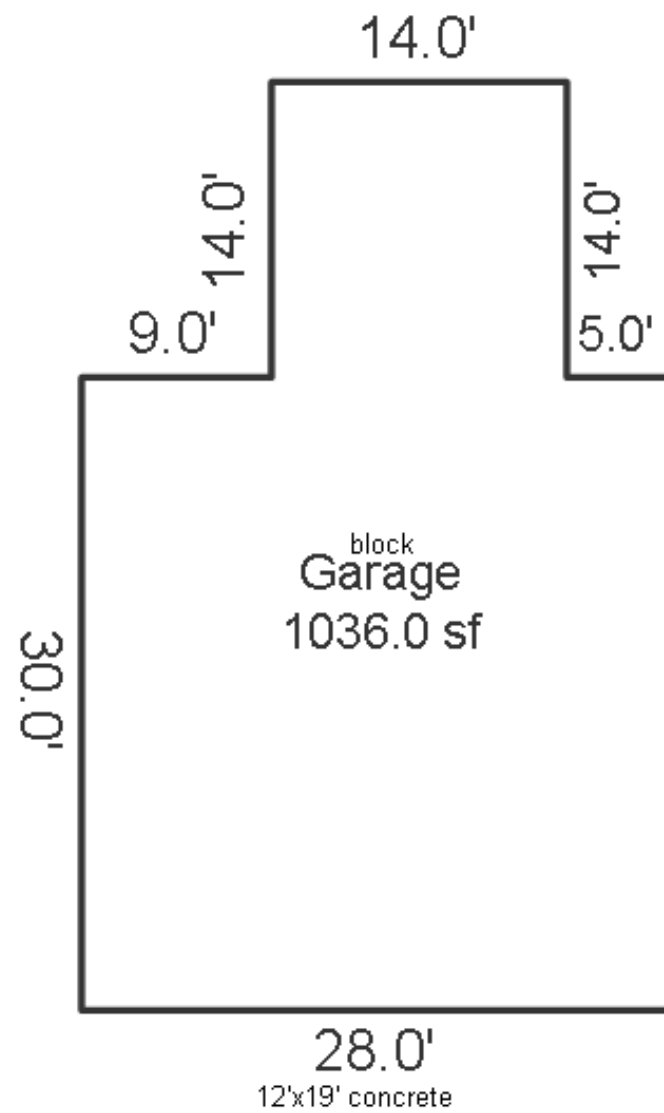
Item Description	Cost Col.	# or Rate	Height SqFt	Height Adj.	Height Adj.	Cost
(7) Interior: Frame, Apartments, 1 Room Average	1 Up	29.68	1036	1.000	1.000	30,748
(8) Plumbing: Typical, Apartments, 1 Room, 1 Bath	1 Up	9.07	1036	1.000	1.000	9,397

Total Cost of Upper Stories = 40,145

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

(1) Excavation/Site Prep:	(7) Interior: 1036 SqFt, Frame, Apartments, 1 Room Av	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Thickness
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Bsmnt Insul.
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	1036 SqFt, Typical, Apartments, 1 Room,	(14) Roof Cover:	
(6) Ceiling:	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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



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

Desc. of Bldg/Section:
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 1,800
 Gross Bldg Area: 2,836
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 35
 Physical %Good: 49
 Func. %Good : 100
 Economic %Good: 100

1950 Year Built
 Remodeled

Overall Bldg Height

Comments:
 HISTORIC CONSTRUCTION

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1800					
Ave. Perimeter: 180					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 16.22

Adjusted Square Foot Cost for Upper Floors = 16.22

Total Floor Area: 1,800 Base Cost New of Upper Floors = 29,196

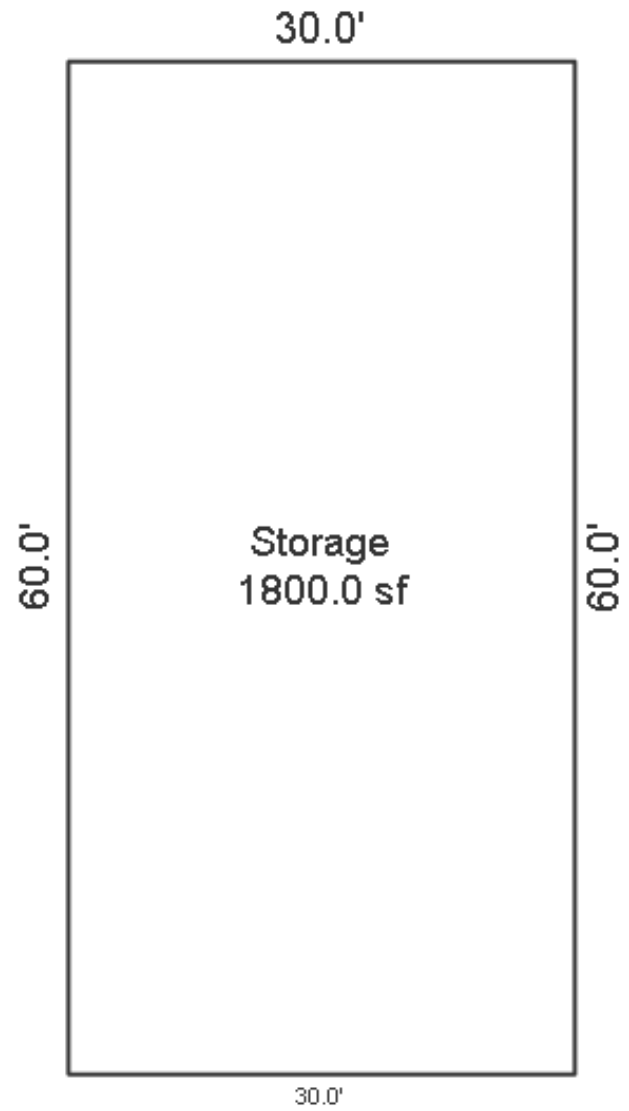
Reproduction/Replacement Cost = 29,196

Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 14,306

ECF (201C COMMERCIAL GROUP C) 0.700 => TCV of Bldg: 2 = 10,014
 Replacement Cost/Floor Area= 16.22 Est. TCV/Floor Area= 5.56

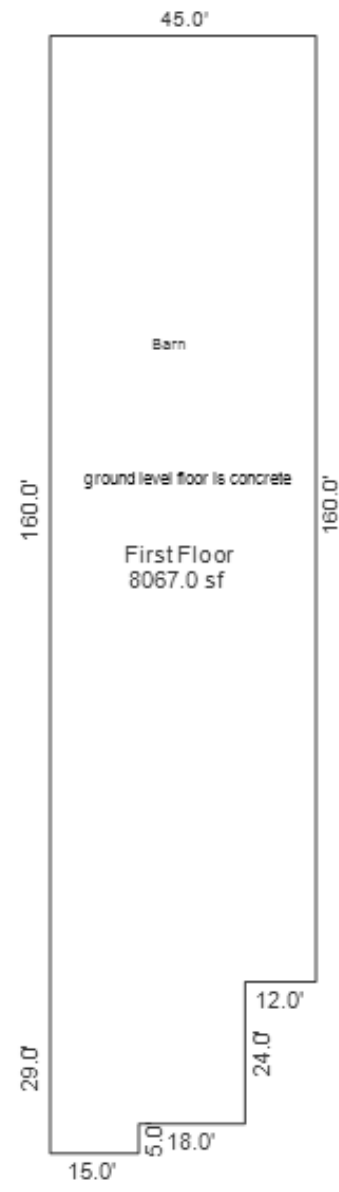
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:									
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:									
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	(40) Exterior Wall:								
(3) Frame:				3-Piece Baths	2-Piece Baths	Shower Stalls	Toilets	Wash Bowls	Water Heaters	Wash Fountains	Water Softeners	Flex Conduit					Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				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***

Building Type	Barn - General Purpose			
Year Built	1930			
Class/Construction	D,Frame			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 410			
Height	20			
Heating System	Space Heaters, Fan			
Length/Width/Area	160 x 45 = 7200			
Cost New	\$ 294,120			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 132,354			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.700			
% Good	45			
Est. True Cash Value	\$ 92,648			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 92648 / All Cards: 92648				

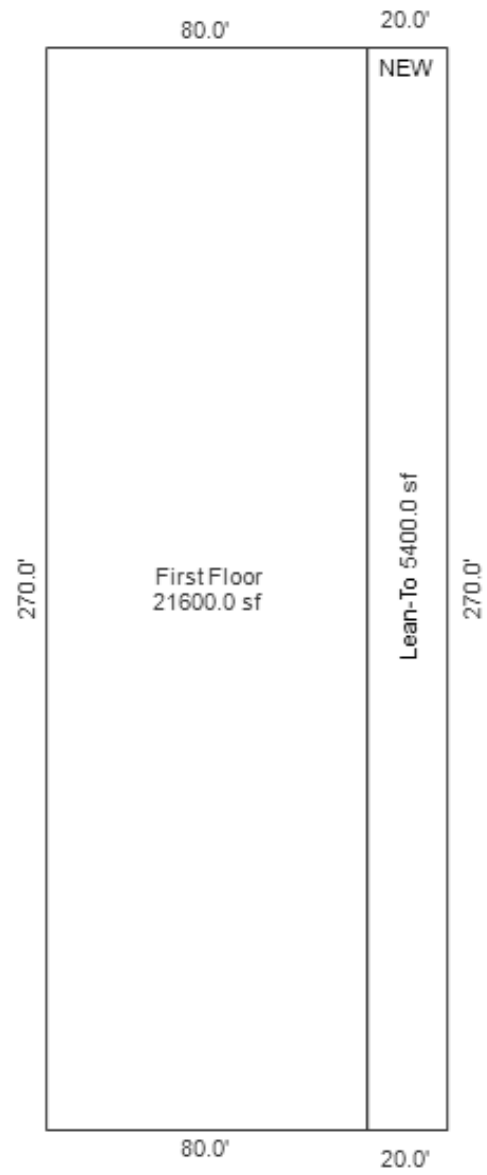


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 168 Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings		<<<<< Calculator Cost Computations >>>>>																																											
Class: D,Pole Floor Area: 21,600 Gross Bldg Area: 28,317 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 1000 Base Rate for Upper Floors = 27.38 Adjusted Square Foot Cost for Upper Floors = 27.38																																											
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 21,600 Base Cost New of Upper Floors = 591,408 Reproduction/Replacement Cost = 591,408 Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 396,243																																											
1987 Year Built 2017 Remodeled		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																																											
Overall Bldg Height		<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="7">(13) Roof Structure:</td> </tr> <tr> <td>Wood Joists, Wood or Composition Deck</td> <td>2 Up</td> <td>6.35</td> <td>256</td> <td>1.000</td> <td>1.000</td> <td>1,626</td> </tr> <tr> <td colspan="7">(14) Roof Cover:</td> </tr> <tr> <td>Alum./Steel Corrugated or Crimped</td> <td>1 Up</td> <td>2.37</td> <td>256</td> <td>1.000</td> <td>1.000</td> <td>607</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost of Upper Stories =</td> <td>2,232</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	(13) Roof Structure:							Wood Joists, Wood or Composition Deck	2 Up	6.35	256	1.000	1.000	1,626	(14) Roof Cover:							Alum./Steel Corrugated or Crimped	1 Up	2.37	256	1.000	1.000	607	Total Cost of Upper Stories =						2,232
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																																							
(13) Roof Structure:																																													
Wood Joists, Wood or Composition Deck	2 Up	6.35	256	1.000	1.000	1,626																																							
(14) Roof Cover:																																													
Alum./Steel Corrugated or Crimped	1 Up	2.37	256	1.000	1.000	607																																							
Total Cost of Upper Stories =						2,232																																							
Comments: POLE CONSTRUCTION DIRT FLOOR. BOAT RACKS = WOOD CONSTRUCTION 2006 ADDITION 80X120' 2007 BOAT STORAGE (2'ND PB ADD'N) 80'X90'		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	
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 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(40) Exterior Wall:
(4) Floor Structure: X Wood Joists and Sheathing	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Thickness Bsmnt Insul.
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler	(13) Roof Structure: Slope=0 256 SqFt, Wood Joists, Wood or Com	
		(14) Roof Cover: 256 SqFt, Alum./Steel Corrugated o	

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



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

Desc. of Bldg/Section: AT GREEN RD - WITH OFFICE
 Calculator Occupancy: Warehouses - Storage

Class: D,Pole
 Floor Area: 2,417
 Gross Bldg Area: 28,317
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 10
 Physical %Good: 78
 Func. %Good : 100
 Economic %Good: 100

2010 Year Built Remodeled

Overall Bldg Height

Comments:
 BOAT STORAGE AND REPAIR BUILDING

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 2417
 Ave. Perimeter: 300
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 300

Base Rate for Upper Floors = 56.71

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.46 100%
 Adjusted Square Foot Cost for Upper Floors = 63.17

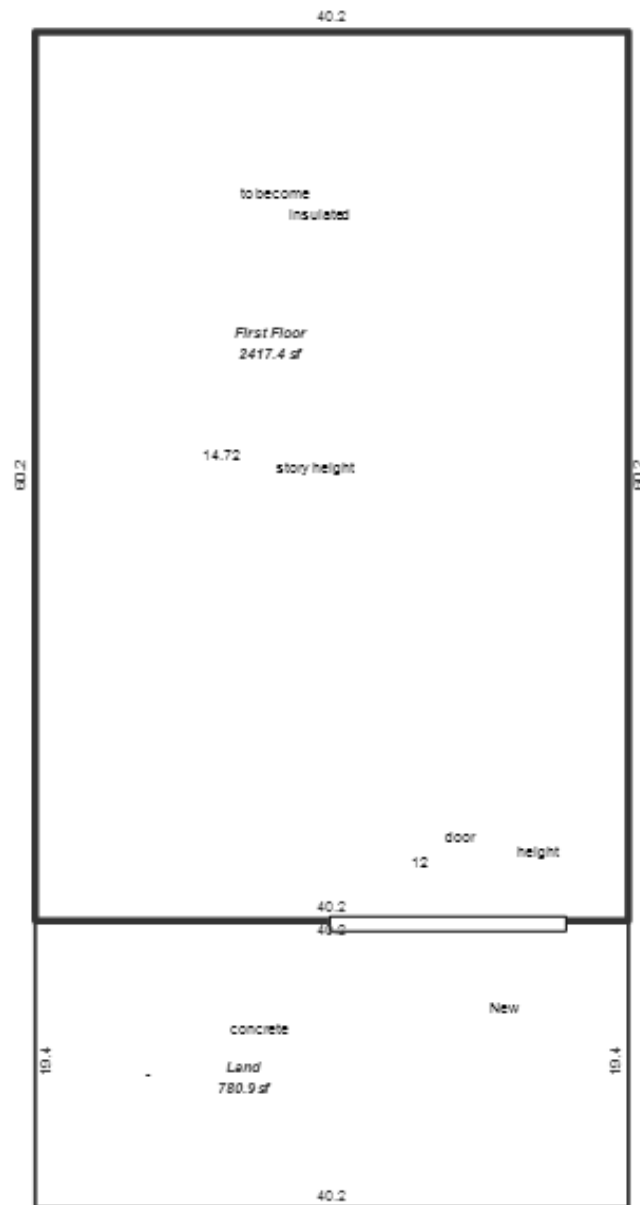
Total Floor Area: 2,417 Base Cost New of Upper Floors = 152,682

Reproduction/Replacement Cost = 152,682
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 119,092

ECF (201C COMMERCIAL GROUP C) 0.700 => TCV of Bldg: 2 = 83,364
 Replacement Cost/Floor Area= 63.17 Est. TCV/Floor Area= 34.49

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Desc. of Bldg/Section: SOUTH OF DRIVE AT RD
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
 Floor Area: 4,300
 Gross Bldg Area: 28,317
 Stories Above Grd: 1
 Average Sty Hght : 17
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 10
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 4300
 Ave. Perimeter: 300
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

2011 Year Built Remodeled
 14 Overall Bldg Height

Comments:
 11/4/11 NO CONCRETE FLOOR -TIM

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 17 Perimeter: 300
 Overall Building Height: 14

Base Rate for Upper Floors = 27.55
 Adjusted Square Foot Cost for Upper Floors = 27.55

Total Floor Area: 4,300 Base Cost New of Upper Floors = 118,465
 Reproduction/Replacement Cost = 118,465
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 97,141

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

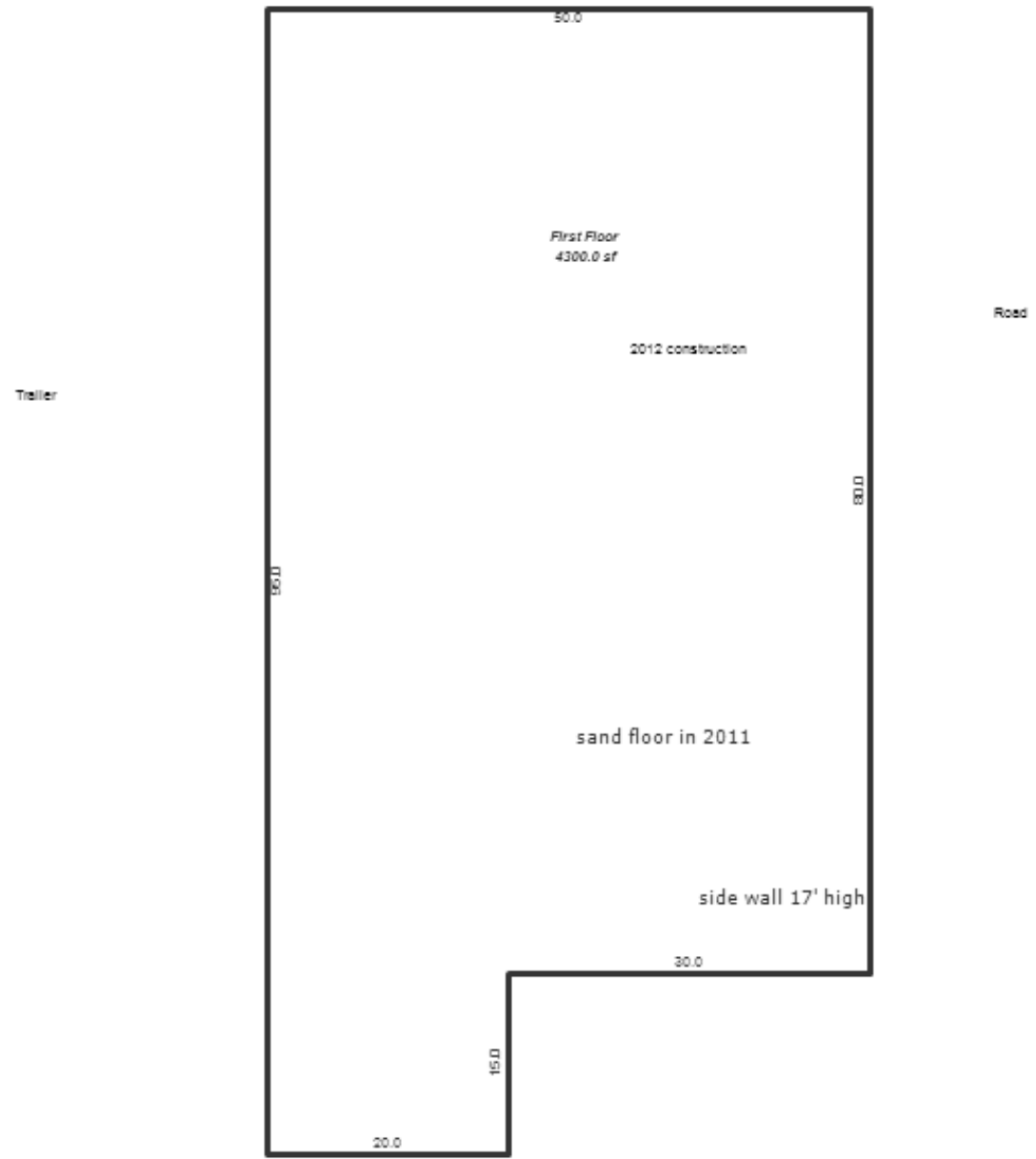
Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0									
Reproduction/Replacement Cost = 0									
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Total Depreciated Cost = 0									

Architectural Multiplier: 0.00

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

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical				
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Bsmnt Insul.			
				Gas Oil											
				Coal Stoker											
(6) Ceiling:				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: W ROBERTS 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: MISSAUKEE COUNTY ROAD COMMISSION
 2025 Est TCV 0

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

Tax Description: . SEC 13 T22N R8W A STRIP OF LAND LYING 33 FT EACH SIDE OF W 4542.88 OF E & W 1/4 LINE & LYING 66 FT EACH SIDE OF E 132 FT OF W 4674.88 FT OF E & W 1/4 LINE. 7.2832 A.
 Comments/Influences:



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

Topography of Site

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF	>20	\$3700	7.28 Acres	3700	100			26,947
7.28 Total Acres Total Est. Land Value =								26,947

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

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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		
6275 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/20/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 268,877 TCV/TFA: 172.36								
MURRAY JUDY TRUSTEE 6275 W ROBERTS 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 13 T22N R8W PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 30.04 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia INFERIOR@		1400	30.04 Acres	1400	100			42,056
		Paved Road		30.04 Total Acres		Total Est. Land Value =						42,056
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete		6.07	480	0	0			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description		Rate	Size	% Good	Cash Value			
		Gas		LAND IMPROVE 1000		1,000.00	1	95	950			
		Curb		Total Estimated Land Improvements True Cash Value =								950
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		X Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	21,000	113,400	134,400			83,345C	
		TPC 12/27/2017 INSPECTED			2024	21,000	97,400	118,400			80,839C	
		TPC 09/16/2016 INSPECTED			2023	21,000	94,400	115,400			76,990C	
					2022	18,000	86,800	104,800			73,324C	

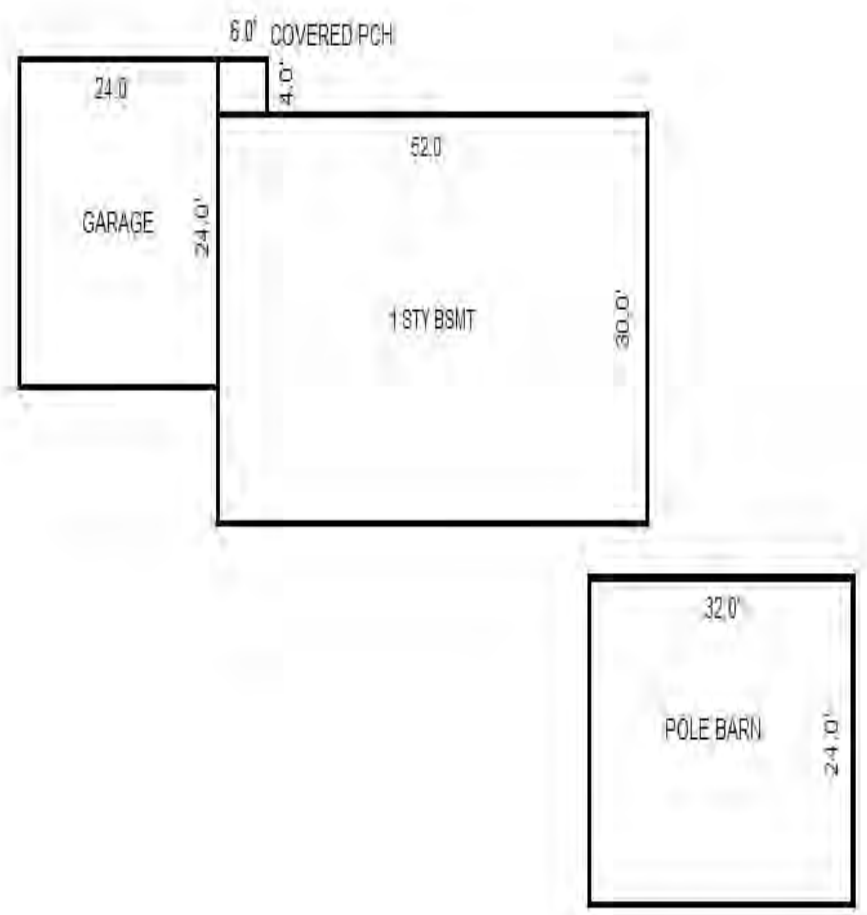


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							24	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: CD Effec. Age: 18 Floor Area: 1,560 Total Base New : 250,411 Total Depr Cost: 205,337 Estimated T.C.V: 225,871			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls CD Blt 1991					
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			1 Story Siding Basement 1,560			Total: 198,198 162,522					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation		Basement: 1560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 994 Water/Sewer 1000 Gal Septic 1 4,485 3,678 Water Well, 100 Feet 1 5,560 4,559			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 17,977 Common Wall: 1 Wall 1 -2,476 -2,030 Door Opener 1 478 392 Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,010 14,768					
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Basement Finish			(14) Water/Sewer			Built-Ins			Appliance Allow. 1 1,906 1,563				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CCP (1 Story) 24 1,115 914			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 225,871							
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Totals: 250,411 205,337								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																

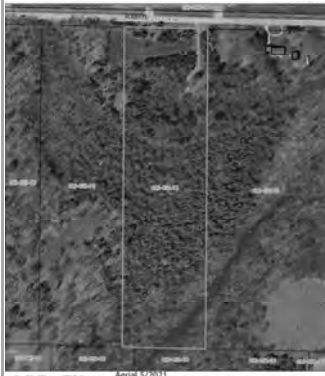
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Sketch by Ayesha (1/7)

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	03-ARM'S LENGTH	2019-03258	PROPERTY TRANSFER	100.0				
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY	2018-03334	DEED	0.0				
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0				
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6431 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/22/2021								
Owner's Name/Address		MAP #:		2025 Est TCV 35,220								
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 13 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.		X		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X		Dirt Road		332.00	1281.70	0.88	10	90	100	35,220
		X		Gravel Road		332 Actual Front Feet, 9.77 Total Acres		Total Est. Land Value =		35,220		
		X		Paved Road								
		X		Storm Sewer								
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
		X		Curb								
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
		X		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	17,600	0	17,600			10,474C				
		2024	17,600	0	17,600			10,160C				
		2023	13,700	2,800	16,500			9,677C				
		2022	8,300	2,500	10,800			9,217C				
Who		When	What									
TPC 04/30/2021		INSPECTED										
TPC 12/27/2017		INSPECTED										
TPC 11/04/2016		INSPECTED										



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03258	PROPERTY TRANSFER	100.0
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY	2018-03334	DEED	0.0
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/22/2021

Owner's Name/Address: MCLEOD CRAIG & TONYA
 6635 W ROBERS RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 35,222

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	332.00	1282.00	0.8810	1.3380	90	100	35,222
X	Gravel Road	332 Actual	Front Feet,	9.77	Total Acres	Total Est. Land Value =		35,222

Tax Description: . SEC 13 T22N R8W PCL F OF THE SURVEY
 RECORDED IN LIBER S-1 AT PP 75-82. 10.03 A.

Comments/Influences



- X Topography of Site
- X Level
- Rolling
- Low
- X 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	17,600	0	17,600			7,746C
2024	17,600	0	17,600			7,514C
2023	13,700	0	13,700			7,157C
2022	8,300	0	8,300			6,817C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03258	PROPERTY TRANSFER	100.0
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY	2018-03334	DEED	0.0
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/22/2021					
Owner's Name/Address	MAP #:					
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651	2025 Est TCV 35,069					

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		A 200' @ 90/FF 330.001282.90 0.8823 1.3382 90 100 35,069							
	X		330 Actual Front Feet, 9.72 Total Acres Total Est. Land Value = 35,069							

Tax Description
 . SEC 13 T22N R8W PCL G OF THE SURVEY
 RECORDED IN LIBER S-1 AT PP 75-82. 10.04
 A.

Comments/Influences



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,500	0	17,500			12,562C
2024	17,500	0	17,500			12,185C
2023	13,600	0	13,600			11,605C
2022	14,000	0	14,000			11,053C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	MILLER CASEY JOHN(NO MARI	135,000	08/15/2005	LC	03-ARM'S LENGTH	05-0/3217	DEED	100.0
MILLER LEOLA ESTATE	DUTCHMAN PROPERTIES LLC	135,000	08/12/2005	WD	21-NOT USED/OTHER	05-0/3194	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6870 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/15/2005					
Owner's Name/Address	MAP #:					
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 295,480 TCV/TFA: 244.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 13 T22N R8W (3*2004) SW 1/4 OF SW 1/4 EXC BEG AT SW COR, E 448 FT, N 462 FT, E 118 FT, N 462 FT, E 754 FT, N 396 FT, W TO W SEC LINE, S TO POB. 17.25 A M/L	X		Dirt Road			
			Gravel Road			
	X		Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
	X		Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utilis.			

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
REMOVE OLD PC FOR 08. 2004 Split to 034-50, 034-70, 034-90 for 2005.	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =			2,500

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	43,100	104,600	147,700			72,079C
TPC 04/30/2021	INSPECTED		2024	25,900	89,900	115,800			69,912C
TPC 04/02/2019	INSPECTED		2023	24,200	87,100	111,300			66,583C
TPC 12/27/2017	INSPECTED		2022	17,300	78,500	95,800			63,413C

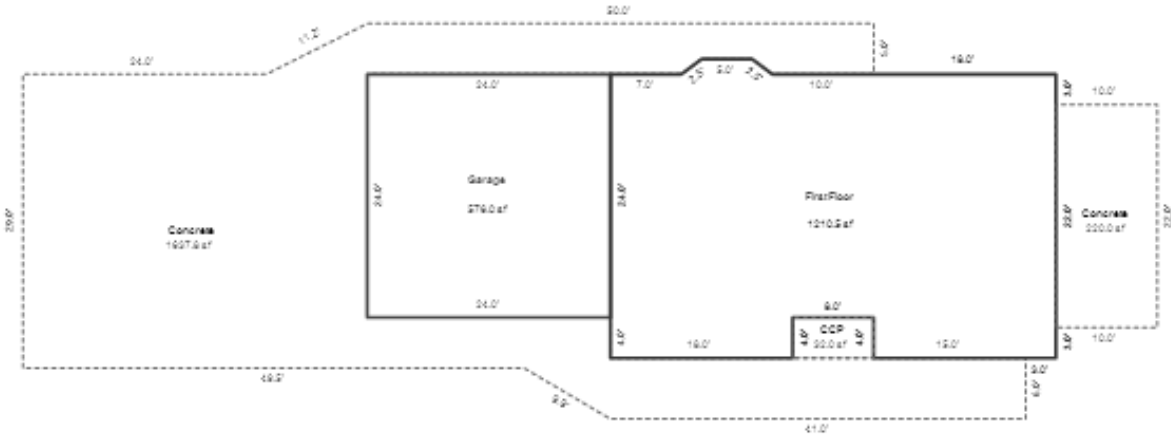
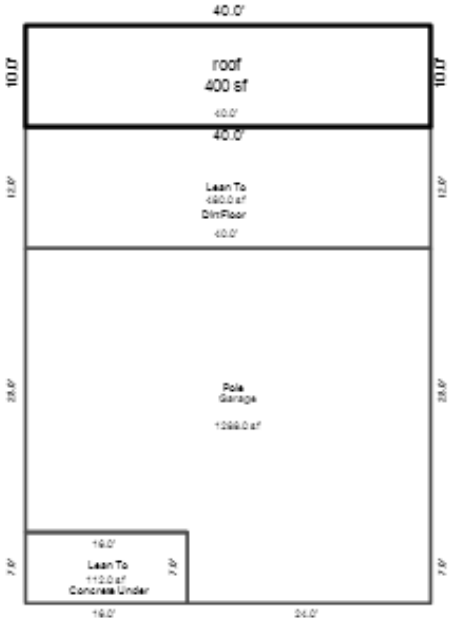
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	32 208 880 112	CCP (1 Story) Treated Wood Roof Cover Onl Roof Cover Onl	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S								Cls C 5 Blt 1981	
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Total Base New : 288,902			E.C.F. X 1.100		Bsmnt Garage:	
Condition: Average		Size of Closets		150 Amps Service			Ground Area = 1210 SF Floor Area = 1210 SF.			Total Depr Cost: 187,936					Carport Area:	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Estimated T.C.V: 206,730					Roof:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,210						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1210 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Insulation	X	Drywall	(8) Basement			1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer 45 1,684 1,095 Basement, Outside Entrance, Above Grade 1 1,844 1,199						
(2) Windows		(9) Basement Finish		Lump Sum Items:			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Many Avg. X Large Avg. Small	(10) Floor Support		Public Water Public Sewer Water Well			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash	(14) Water/Sewer		1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Porches/Decks		1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(3) Roof		(16) Porches/Decks		1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Gable Hip Flat	(17) Garage		1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Chimney: Metal		Lump Sum Items:		1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



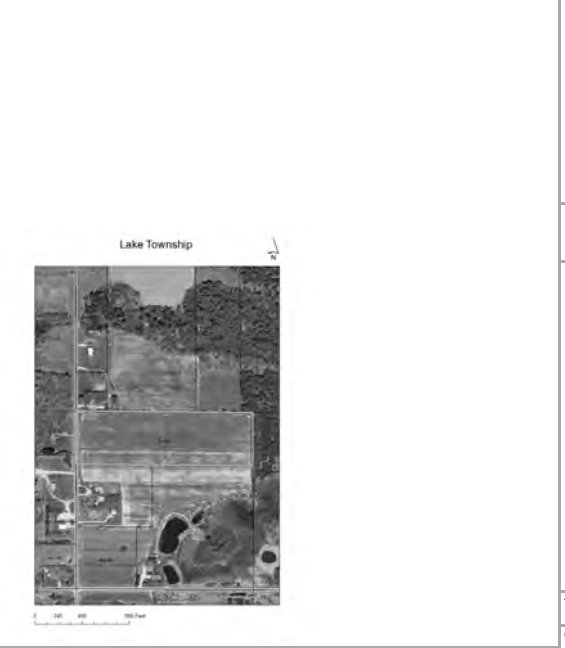
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER LEOLA	CUNNINGHAM ARIC DALE	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3137	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CUNNINGHAM ARIC DALE 2320 APALOOSA RD HENDERSON NV 89002	MAP #:					
	2025 Est TCV 60,000					

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	12.00	Acres	5000	100			60,000
12.00 Total Acres							Total Est. Land Value =	60,000

Tax Description
SEC 13 T22N R8W (0*2004)
N 396 FT OF SW/4 OF SW/4 12 A M/L



- 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	30,000	0	30,000			13,640C
2024	18,000	0	18,000			13,230C
2023	16,800	0	16,800			12,600C
2022	12,000	0	12,000			12,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	1	04/16/2016	QC	09-FAMILY	2016-01560	DEED	0.0
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3138	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2881 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	05/26/2015	2015-0181	100%
Owner's Name/Address	P.R.E. 0%		New House	10/04/2005	20050344	Complete
AAA CMS TRUST SMITH ANNE E TRUSTEE 2320 APPALOSSA RD HENDERSON NV 89002	MAP #:		Other	07/30/2004	20040288	Complete
	2025 Est TCV 146,504 TCV/TFA: 218.01					

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
SEC 13 T22N R8W (0*2004) W 566 FT OF SW/4 OF SW/4 EXC N 396 FT THOF & EXC S 462 FT THOF. 6 A M/L	X			A 200' @ 90/FF	463.00	564.49	0.8107	1.0899	90	100	36,820
				463 Actual Front Feet, 6.00 Total Acres				Total Est. Land Value =			36,820

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
702-655-5528 04 Split from 034-00 for 05..house & grg moved on..totally gutted,,being remodeled.	X		D/W/P: 3.5 Concrete	6.07	80 0	0
			Total Estimated Land Improvements True Cash Value = 0			

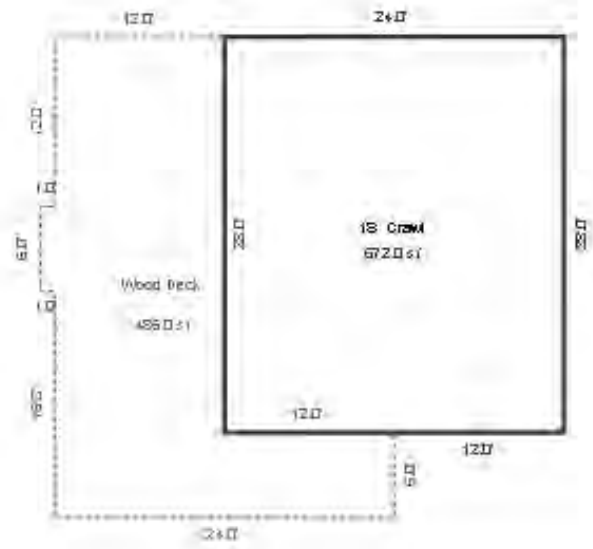
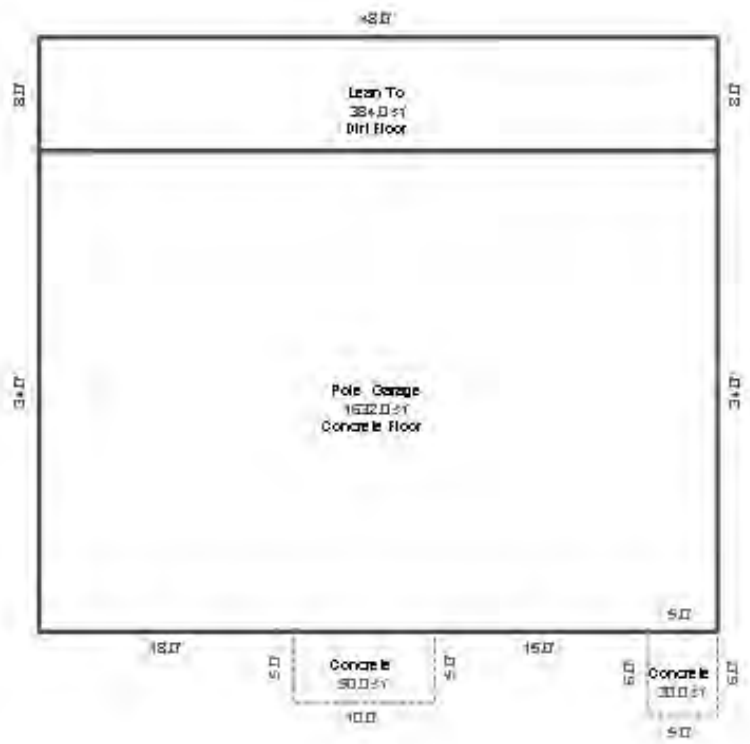
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Rolling	2025	18,400	54,900	73,300			39,335C
		Low	2024	18,400	47,000	65,400			38,153C
		High	2023	14,300	45,600	59,900			36,337C
		Landscaped	2022	11,600	41,900	53,500			34,607C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 486 384	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1632 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		Condition: Average			
Building Style: 1S		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.	
Yr Built	Remodeled	Size of Closets		Room List		(5) Floors		(12) Electric		E.C.F.		Bsmnt Garage:				
0	2005	Lump Sum Items:		Basement 1st Floor 2nd Floor 3 Bedrooms		0 Amps Service		No./Qual. of Fixtures		Total Base New : 142,452		Carport Area:				
(1) Exterior		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Total Depr Cost: 99,713		Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick	Basement Finish		(7) Excavation		Many		X	Ave.	Few	Total: 82,160		Depr. Cost: 57,511			
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)		1		Other Additions/Adjustments		Plumbing				
X	Many Avg.	X	Large Avg.	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		3 Fixture Bath 2 Fixture Bath Softener, Auto 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)		Water/Sewer				
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1000 Gal Septic		Deck		Water Well, 100 Feet				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		1		2000 Gal Septic		Treated Wood		w/Roof (Roof portion)				
(3) Roof		Lump Sum Items:		Public Water Public Sewer Water Well		1		1000 Gal Septic		Built-Ins		Appliance Allow.				
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well		1		2000 Gal Septic		Garages		Class: CD Exterior: Pole (Unfinished)				
X	Asphalt Shingle	Chimney:		Lump Sum Items:		1		2000 Gal Septic		Base Cost		1632		34,745		
*** Information herein deemed reliable but not guaranteed***										Notes: RELOCATED HOME		Totals: 142,452		99,713		
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		109,684				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AAA CMS TRUST	MILLER CASEY JOHN	1	11/26/2018	QC	09-FAMILY	2018-03900	DEED	100.0
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	0	04/08/2016	QC	09-FAMILY	2106-0161	DEED	0.0
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3139	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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2909 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/21/2017 Qual. Ag.					

Owner's Name/Address	MAP #:
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 14,205

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture																																																						
SEC 13 T22N R8W (0*2004) S 462 FT OF W 448 FT OF SW/4 OF SW/4. 4.75 A M/L		X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 0</td> <td>462.00</td> <td>448.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>AGRICULTRU 8 - 17 Acres</td> <td></td> <td>4.44 Acres</td> <td>3200</td> <td>100</td> <td></td> <td></td> <td></td> <td>14,205</td> </tr> <tr> <td>AGRICULTRU ROW</td> <td></td> <td>0.31 Acres</td> <td>0</td> <td>100</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td colspan="9">* denotes lines that do not contribute to the total acreage calculation.</td> </tr> <tr> <td colspan="8">462 Actual Front Feet, 4.75 Total Acres</td> <td>Total Est. Land Value = 14,205</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 0	462.00	448.00	1.0000	0.0000	0	100*		0	AGRICULTRU 8 - 17 Acres		4.44 Acres	3200	100				14,205	AGRICULTRU ROW		0.31 Acres	0	100				0	* denotes lines that do not contribute to the total acreage calculation.									462 Actual Front Feet, 4.75 Total Acres								Total Est. Land Value = 14,205
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GROUP A 0	462.00	448.00	1.0000	0.0000	0	100*		0																																																		
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* denotes lines that do not contribute to the total acreage calculation.																																																										
462 Actual Front Feet, 4.75 Total Acres								Total Est. Land Value = 14,205																																																		

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,100	0	7,100			7,100S
2024	8,700	0	8,700			8,048C
2023	7,800	0	7,800			7,665C
2022	7,300	0	7,300			7,300S

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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.
VANDERWEIDE STEPHEN J & D	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/20/1994 Qual. Ag.					
DUTCHMAN PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	MAP #: 2025 Est TCV 25,632					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 13 T22N R8W PART OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PG 75-82 EXC THE S 2 AC THOF. 8.01A SPLIT ON 1/7/2021 2 A PART TO 009-013-035-90 FORMERLY . SEC 13 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.	X			AGRICULTRU 8 - 17 Acres	8.01 Acres	3200	100	25,632
				8.01 Total Acres			Total Est. Land Value =	25,632

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	12,800	0	12,800			8,532C
TPC	04/30/2021	INSPECTED	2024	15,600	0	15,600			8,276C
TPC	05/06/2018	INSPECTED	2023	14,000	0	14,000			7,882C
TPC	12/27/2017	INSPECTED	2022	13,200	0	13,200			7,507C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	MCLEOD CRAIG & TONYA	1	04/22/2021	WD	21-NOT USED/OTHER	2021-01536	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROBERTS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/22/2021					
	MAP #:					
	2025 Est TCV 7,400					

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								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			Residentia PARTOF>10@\$3700 2.00 Acres 3700 100 7,400					
			2.00 Total Acres Total Est. Land Value = 7,400					

Tax Description
 . SEC 13 T22N R8W THE S 2 ACRES OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.
 SPLIT ON 01/07/2021 2 A FROM 009-013-035-00;

Comments/Influences
 Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;
 Parent Parcel(s): 009-013-035-00;
 Child Parcel(s): 009-013-035-90;



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,700	0	3,700			2,056C
2024	2,800	0	2,800			1,995C
2023	1,900	0	1,900			1,900S
2022	1,900	0	1,900			1,900S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRACHEL CHRISTOPHER S	MCLEOD CRAIG & TONYA	22,000	06/05/2012	WD	03-ARM'S LENGTH	2012-02053	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6635 W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/14/2012	2012-0385	100%
	P.R.E. 100% 09/25/2013		Garage	06/05/2012	2012-0220	100%

Owner's Name/Address	MAP #:
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651	2025 Est TCV 585,648 TCV/TFA: 126.35

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	
			A 200' @ 90/FF	330.00	1284.00	0.8823	1.3385	90 100	35,076	
			330 Actual Front Feet, 9.73 Total Acres						Total Est. Land Value =	35,076

Tax Description	. SEC 13 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.
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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.						



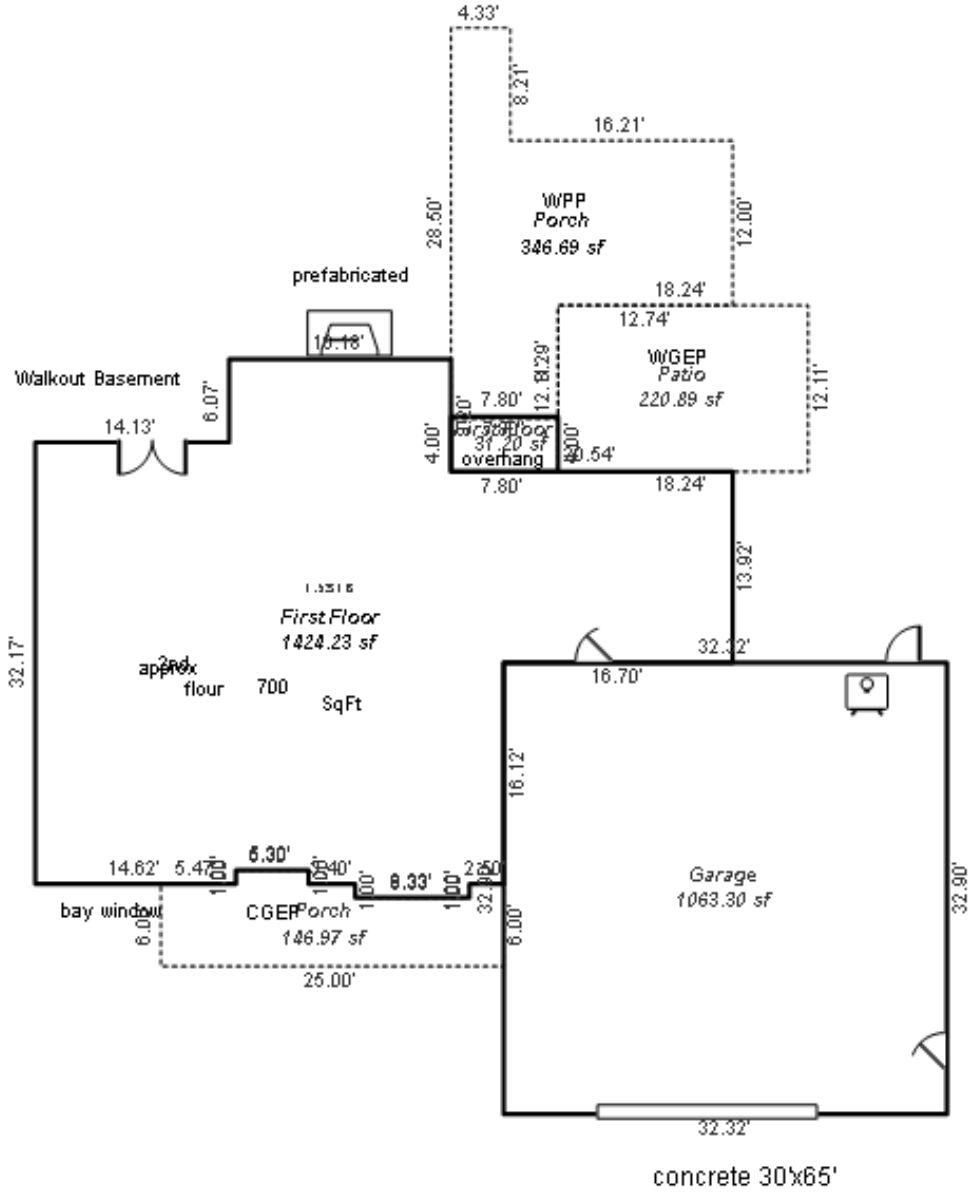
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	17,500	275,300	292,800			179,351C
	Rolling		2024	17,500	242,200	259,700			173,959C
	Low		2023	13,600	235,100	248,700			165,676C
	High		2022	14,000	203,600	217,600			145,406C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	04/30/2021	INSPECTED							
TPC	05/06/2018	INSPECTED							
TPC	12/27/2017	INSPECTED							

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

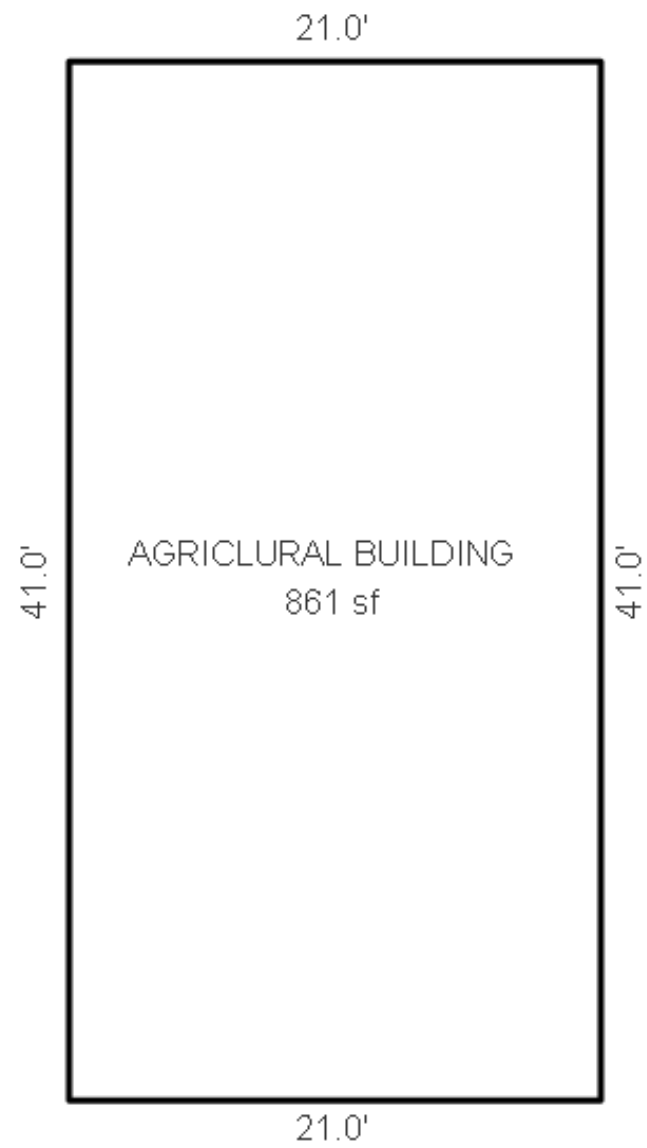
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 146 220 346	Type WCP (1 Story) WGEP (1 Story) WPP	Year Built: 2013 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1063 % Good: 0 Storage Area: 0 No Conc. Floor: 0	1	E.C.F. X 1.100			
	Mobile Home													0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1	Class: BC Effec. Age: 10 Floor Area: 2,151 Total Base New : 474,171 Total Depr Cost: 426,755 Estimated T.C.V: 469,431	Bsmnt Garage: Carport Area: Roof:
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls BC		Blt 2013				
Duplex	Drywall Paneled		Plaster Wood T&G			0 Amps Service		No./Qual. of Fixtures		Ground Area = 1424 SF		Floor Area = 2151 SF.				
A-Frame	Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets		Ex. Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas				
Wood Frame	Ex	Ord	Min	Size of Closets			Many Ave. Few		(13) Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost			
Building Style: 1.25S	Lg	Ord	Small	Doors Solid H.C.			1 Average Fixture(s) 2 3 Fixture Bath		(14) Water/Sewer		1.5 Story Siding Basement		1,424 30			
Yr Built 2013	Remodeled 0	Condition: Average			(5) Floors			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		0.5 Story Siding Overhang		Total: 319,435		287,492		
Room List	Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			Other Additions/Adjustments		Recreation Room 1000		26,940		24,246			
Basement	(7) Excavation			Basement: 1424 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing		Basement, Outside Entrance, Below Grade 1		3,542		3,188			
1st Floor	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)		Plumbing		Average 1		2,142		1,928	
2nd Floor	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			3 Fixture Bath		Water/Sewer		3 Fixture Bath 1		6,735		6,061	
Bedrooms	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Extra Sink		Porches		2000 Gal Septic 1		10,910		9,819	
(1) Exterior	Insulation			Lump Sum Items:			Separate Shower		Water Well, 100 Feet 1		6,156		5,540			
Wood/Shingle	(2) Windows			Public Water			Ceramic Tile Floor		Garages		WCP (1 Story) 146		8,172		7,355	
Aluminum/Vinyl	Many Avg. Few			Public Sewer			Ceramic Tile Wains		Class: BC Exterior: Siding Foundation: 18 Inch (Finished)		WGEP (1 Story) 220		19,831		17,848	
Brick	Large Avg. Small			Water Well			Ceramic Tub Alcove		Common Wall: 1 Wall 1		WPP 346		7,384		6,646	
Insulation	(3) Roof			1000 Gal Septic			Vent Fan		Door Opener 1		Garages		53,692		48,323	
(2) Windows	Gable Hip Flat			2000 Gal Septic					Base Cost 1063		Built-Ins		Appliance Allow. 1		3,918	
Many Avg. Few	Gambrel Mansard Shed								Fireplaces		Garages		Recreation Room 1000		26,940	
Wood Sash	Asphalt Shingle								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Basement, Outside Entrance, Below Grade 1		3,542		3,188	
Metal Sash	Chimney:										Plumbing		Average 1		2,142	
Vinyl Sash											Average Fixture(s)		3 Fixture Bath		2 3 Fixture Bath	
Double Hung											3 Fixture Bath		1		6,735	
Horiz. Slide Casement											Water/Sewer		2000 Gal Septic 1		10,910	
Double Glass											Ceramic Tile Floor 1		6,156		5,540	
Patio Doors											Porches		WCP (1 Story) 146		8,172	
Storms & Screens											WGEP (1 Story) 220		19,831		17,848	
(3) Roof											WPP 346		7,384		6,646	
Gable											Garages		Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			
Hip											Common Wall: 1 Wall 1		-2,613		-2,352	
Flat											Door Opener 1		673		606	
Gambrel											Base Cost 1063		53,692		48,323	
Mansard											Built-Ins		Appliance Allow. 1		3,918	
Shed											Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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



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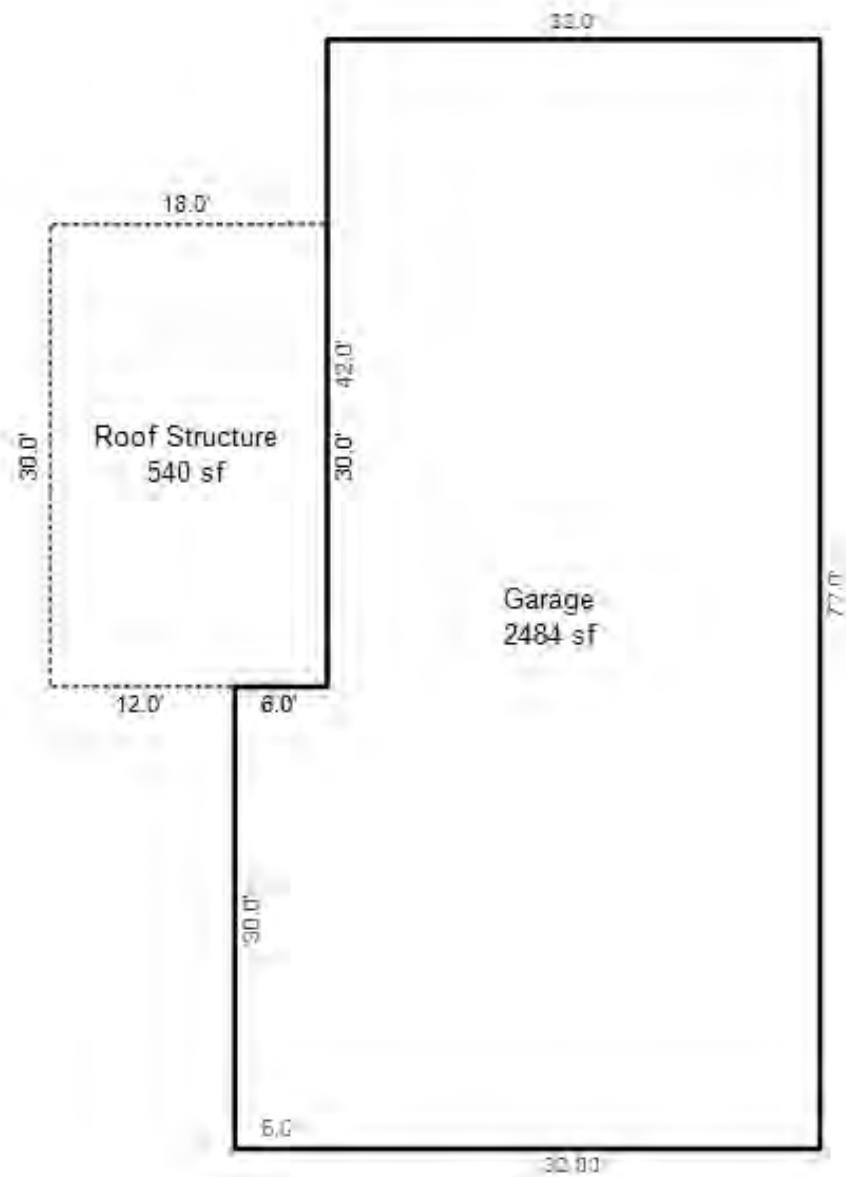
Building Type	Loafing Sheds			
Year Built	2016			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 124			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	41 x 21 = 861			
Cost New	\$ 7,654			
Phy./Func./Econ. %Good	90/100/100 90.0			
Depreciated Cost	\$ 6,889			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	90			
Est. True Cash Value	\$ 6,406			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6406 / All Cards: 6406				



Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		Calculator Cost Computations								
Class: D,Pole		Construction Cost		<<<<< Class: D,Pole Quality: Average >>>>> Stories: 1 Story Height: 10 Perimeter: 220 Overall Building Height: 10						
Floor Area: 2,484		High	Above Ave.	Ave.	X	Low				
Gross Bldg Area: 2,484		** ** Calculator Cost Data ** **								
Stories Above Grd: 1		Quality: Average								
Average Sty Hght : 10		Heat#1: Wall or Floor Furnace 50%								
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%								
Depr. Table : 4%		Ave. SqFt/Story: 2484								
Effective Age : 5		Ave. Perimeter: 220								
Physical %Good: 82		Has Elevators:								
Func. %Good : 100		*** Basement Info ***								
Economic %Good: 100		Area:								
2013 Year Built		Perimeter:								
Remodeled		Type:								
10 Overall Bldg Height		Heat: Hot Water, Radiant Floor								
Comments:		* Mezzanine Info *								
		Area #1:								
		Type #1:								
		Area #2:								
		Type #2:								
		* Sprinkler Info *								
		Area:								
		Type: Average								
		Base Rate for Upper Floors = 25.40 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.00 50% Adjusted Square Foot Cost for Upper Floors = 26.90 Total Floor Area: 2,484 Base Cost New of Upper Floors = 66,820 Reproduction/Replacement Cost = 66,820 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 54,792 Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI4/ROOC/ALUSCOTPPA 4.47 540 1.00 100 2,414 /CI1/FRAC/WOOPF/1214A 35.23 6 1.00 100 211 /CI4/ROOC/ALUSCOTPPL 3.17 1160 1.00 100 3,677 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 56,818 Replacement Cost/Floor Area= 29.44 Est. TCV/Floor Area= 22.87								

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical				
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Bsmnt Insul.			
				Gas Oil											
				Coal Stoker											
(6) Ceiling:				Hand Fired Boiler											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
FEISTER MICHAEL L & LABBE	FEISTER MICHAEL L JR	0	05/22/2022	QC	09-FAMILY	2022-01780	DEED	0.0									
DAVIS TRAVIS & ANGIE	FEISTER MICHAEL L & LABBE	250,000	11/18/2020	WD	03-ARM'S LENGTH	2020-03468	PROPERTY TRANSFER	100.0									
PRECZEWSKI EDWARD & KIMBE	DAVIS TRAVIS & ANGIE	229,900	06/05/2019	WD	03-ARM'S LENGTH	2019-01772	PROPERTY TRANSFER	100.0									
GAYLORD JEFFREY M & KRIST	PRECZEWSKI EDWARD & KIMBE	147,000	08/16/2013	WD	03-ARM'S LENGTH	2013-02813 WD	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
6655 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/20/2014		2014-0201	100%								
Owner's Name/Address		P.R.E. 100% 11/18/2020		MAP #:		2025 Est TCV 330,597 TCV/TFA: 245.98											
FEISTER MICHAEL L JR 6655 ROBERTS RD LAKE CITY MI 49651		X Improved		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 13 T22N R8W PCLS J & K OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 20.05A. Comments/Influences		X Dirt Road		A 200' @ 90/FF 662.501286.00 0.7412 1.3390 90 100 59,181													
21104008 MLS \$176KL LST 1/2012		X Gravel Road		663 Actual Front Feet, 19.56 Total Acres Total Est. Land Value = 59,181													
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		X Storm Sewer		D/W/P: 4in Concrete 6.87 500 0 0													
		X Sidewalk		Fencing: Wire Mesh, #9 3.74 200 0 0													
		X Water		Wood Frame 27.60 120 50 1,656													
		X Sewer		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value											
		X Electric		LAND IMPROVE 1000 1,000.00 2 95 1,900													
		X Gas		Total Estimated Land Improvements True Cash Value = 3,556													
		X Curb															
		X Street Lights															
		X Standard Utilities															
		X Underground Utils.															
Topography of Site		X Level															
		X Rolling															
		X Low															
		X High															
		X Landscaped															
		X Swamp															
		X Wooded															
		X Pond															
		X Waterfront															
		X Ravine															
		X Wetland															
		X Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2025		29,600		135,700		165,300		136,908C	
		TPC 06/03/2019		INSPECTED				2024		29,600		116,700		146,300		132,792C	
		TPC 12/27/2017		INSPECTED				2023		23,000		113,000		136,000		126,469C	
		TPC 12/23/2014		INSPECTED				2022		28,200		103,900		132,100		120,447C	



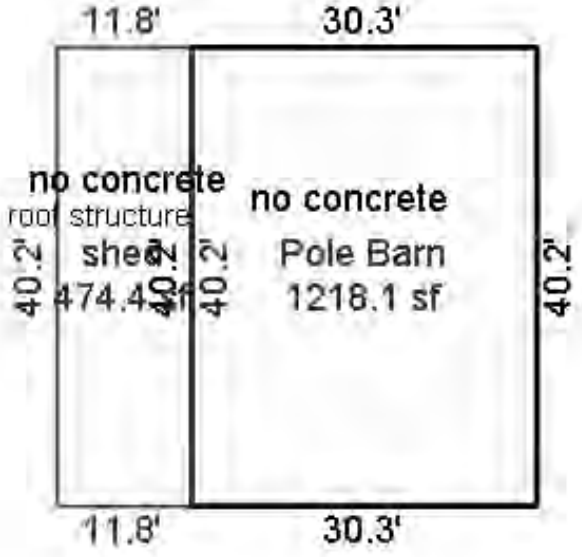
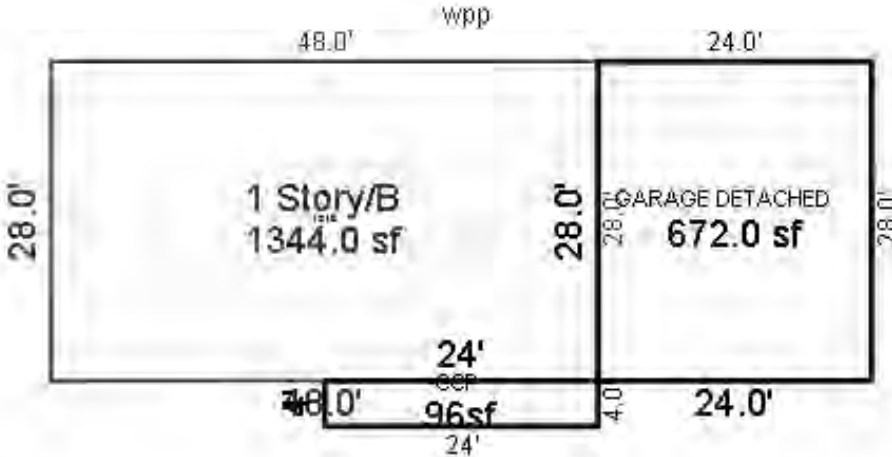
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							96 120 474	CCP (1 Story) WPP Roof Cover Onl					
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 1,344 Total Base New : 304,387 Total Depr Cost: 243,509 Estimated T.C.V: 267,860			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1993	Remodeled 2018	Ex	X	Ord		Min	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 Heat & Cool, Wood Furnace Add-On Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C Blt 1993		
Condition: Average		Size of Closets		X			120 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Basement 1,344			Total: 201,086 160,869					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Recreation Room 530 10,102 8,082 Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 2 Fixture Bath 1 3,064 2,451 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 50 Feet 1 2,648 2,118 Porches CCP (1 Story) 96 2,670 2,136 WPP 120 3,248 2,598 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 32,921 26,337 Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 1 539 431 Class: C Exterior: Pole (Unfinished) Door Opener 2 1,078 862 Base Cost 1218 28,964 23,171 Built-Ins Appliance Allow. 1 2,727 2,182								
(1) Exterior		(6) Ceilings		X			(13) Plumbing			Garages			Class: C Exterior: Pole (Unfinished)					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 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			Base Cost					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Porches			Class: C Exterior: Pole (Unfinished)					
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story) 96 2,670 2,136 WPP 120 3,248 2,598			Door Opener 1 539 431					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Garages			Class: C Exterior: Pole (Unfinished)					
(3) Roof		530		Joists: Unsupported Len: Cntr.Sup:						Garages			Class: C Exterior: Pole (Unfinished)					
X	Gable Hip Flat	Gambrel Mansard Shed								Garages			Class: C Exterior: Pole (Unfinished)					
X	Asphalt Shingle									Garages			Class: C Exterior: Pole (Unfinished)					
Chimney: Metal										Garages			Class: C Exterior: Pole (Unfinished)					

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

shed



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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				
6795 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/20/1994										
KEELEAN MARILYN M 6795 W ROBERTS ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 210,416 TCV/TFA: 156.56								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
KEELEAN MARILYN M 6795 W ROBERTS ROAD LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 13 T22N R8W PCL L OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04 A.		Gravel Road		A 200' @ 90/FF		330.00	1287.00	0.8823	1.3393	90	100	35,097
Comments/Influences		Paved Road		330 Actual Front Feet, 9.75 Total Acres		Total Est. Land Value =				35,097		
Topography of Site		Storm Sewer		Land Improvement Cost Estimates								
X Rolling		Sidewalk		Description	Rate	Size	% Good	Cash Value				
X Low		Water		Fencing: Wd, Picket, 30-40	13.57	650	50	4,410				
X High		Sewer		D/W/P: Asphalt Paving	3.06	2000	0	0				
X Landscaped		Electric		Residential Local Cost Land Improvements								
X Swamp		Gas		Description	Rate	Size	% Good	Cash Value				
X Wooded		Curb		LAND IMPROVE 2500		2,500.00	1	95	2,375			
X Pond		Street Lights		Total Estimated Land Improvements True Cash Value = 6,785								
X Waterfront		Standard Utilities										
X Ravine		Underground Utils.										
X Wetland				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Flood Plain				2025	17,500	87,700	105,200			54,773C		
Year				2024	17,500	83,600	101,100			53,127C		
Who		When		What		2023	13,600	72,800	86,400	50,598C		
TPC 12/27/2017 INSPECTED		TPC 03/19/2012 INSPECTED				2022	14,000	67,400	81,400	48,189C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 576 48 320 81	Type WGEP (1 Story) CGEP (1 Story) Treated Wood Treated Wood Brzwy, KW	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,344 Total Base New : 263,334 Total Depr Cost: 210,667 Estimated T.C.V: 168,534			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets			Size of Closets		Condition: Average		
Yr Built 1992	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C		Blt 1992		
Room List		Doors	Solid	X	H.C.	150 Amps Service			(11) Heating System: Forced Air w/ Ducts			Floor Area = 1344 SF		Floor Area = 1344 SF.		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Ground Area = 1344 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			No. of Elec. Outlets			Building Areas			1 Story Siding Crawl Space		Total: 171,018 136,815	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)	
(2) Windows		(7) Excavation		Many X Ave. Few			1 Average Fixture(s)			Plumbing			Average Fixture(s)		3 Fixture Bath	
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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic		1 4,795 3,836	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic			Porches			WGEP (1 Story)		64 7,068 5,654	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2000 Gal Septic			Deck			CGEP (1 Story)		576 30,724 24,579	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost	
X	Gable Hip Flat		Gambrel Mansard Shed	1 Water Well			1 1000 Gal Septic			Built-Ins			Appliance Allow.		1 2,727 2,182	
X	Asphalt Shingle	Chimney: Metal		Notes:			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			Breezeways Knee Wall			81 6,010 4,808		Totals: 263,334 210,667	

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Sketched by Apex Iy™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN J & D	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/20/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
DUTCHMAN PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	2025 Est TCV 54,388					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AGRICULTRU 18 - 29 Acres	14.59	Acres	3200	100		46,688
			AGRICULTRU INFERIOR	5.50	Acres	1400	100		7,700
			20.09 Total Acres			Total Est. Land Value =			54,388

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
DUTCHMAN PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	X							
Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	
. SEC 13 T22N R8W PCLS M & N OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 20.09 A.	X							

Comments/Influences



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	27,200	0	27,200			15,799C
X Rolling	2024	32,600	0	32,600			15,324C
X Low	2023	29,400	0	29,400			14,595C
X High	2022	33,100	0	33,100			13,900C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURY RICHARD C	MAURY RICHARD C	10	12/17/2024	WD	15-LADY BIRD	2024-03249	DEED	0.0
MAURY RICHARD C	MAURY RICHARD C	0	10/15/2021	QC	09-FAMILY	2021-03603	DEED	0.0
MAURY BARBARA J (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	21-NOT USED/OTHER	2007/3875	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MAURY RICHARD C 117 NORA DR Lake City MI 49651	MAP #:					
	2025 Est TCV 81,236 TCV/TFA: 0.00					

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 13 T22N R8W N 220 FT OF PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 1.1768 A.	X		Dirt Road						
			Gravel Road						
Comments/Influences			* Factors *						
			A 200' @ 90/FF 233.00 187.00 0.9625 0.8269 90 100 16,690						
			233 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 16,690						

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: Asphalt Paving	2.85	3224 50	4,594
			Total Estimated Land Improvements True Cash Value = 4,594			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Low			2024	8,300	27,300	35,600			24,772C
High			2023	6,500	26,200	32,700			23,593C
Landscaped			2022	5,800	24,100	29,900			22,470C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



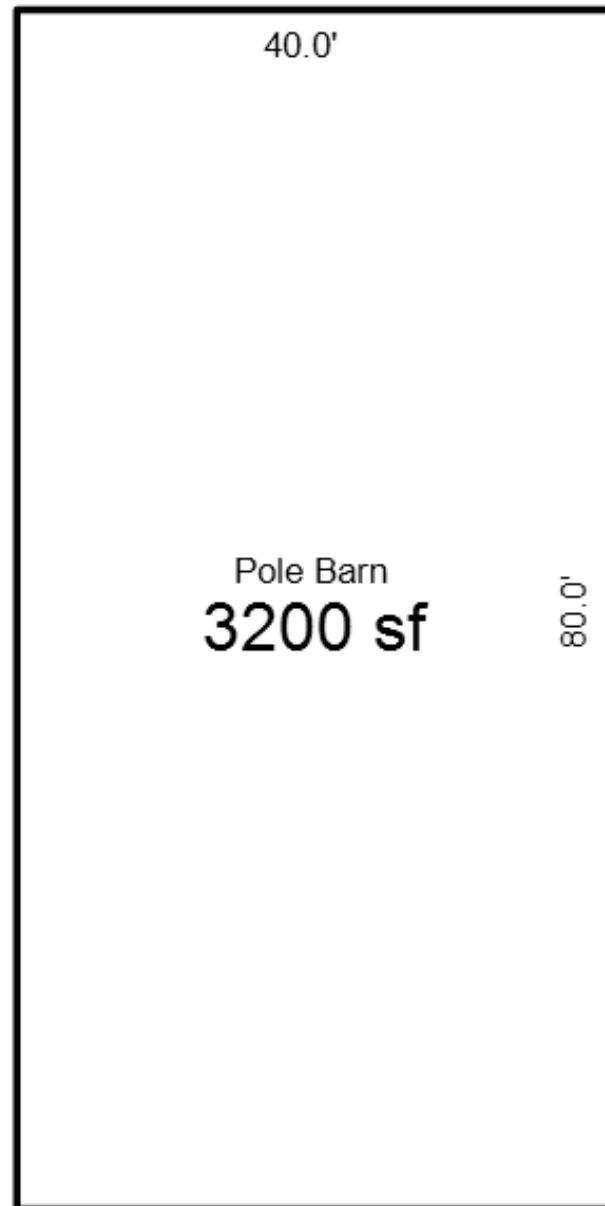
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	8,300	32,300	40,600			25,539C
TPC	06/14/2015	INSPECTED	2024	8,300	27,300	35,600			24,772C
TPC	03/19/2012	INSPECTED	2023	6,500	26,200	32,700			23,593C
			2022	5,800	24,100	29,900			22,470C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		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: 1992 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: 3200 % 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																																
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																
	Yr Built 1992	Remodeled 0	Trim & Decoration		(12) Electric																																
	Condition: Average	Ex	Ord	Min		0 Amps Service																															
	Room List	Lg	Ord	Small		No./Qual. of Fixtures																															
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.		Ex. Ord. X Min																															
	(1) Exterior	(5) Floors			No. of Elec. Outlets																																
	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:			Many Ave. X Few																																
	Insulation	(6) Ceilings			(13) Plumbing																																
	(2) Windows	(7) Excavation			Average Fixture(s)																																
	Many Avg. 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																																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:																																
	Asphalt Shingle	(10) Floor Support			Chimney: Unsupported Len: Cntr.Sup:																																
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 0 SF Floor Area = 0 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Class: CD</td> <td>Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>3200</td> <td>68,128</td> <td>54,502</td> </tr> <tr> <td></td> <td>Totals:</td> <td></td> <td></td> <td>68,128</td> <td>54,502</td> </tr> </tbody> </table> <p>Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 59,952</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Class: CD	Exterior: Pole (Unfinished)						Base Cost		3200	68,128	54,502		Totals:			68,128	54,502
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
Class: CD	Exterior: Pole (Unfinished)																																				
	Base Cost		3200	68,128	54,502																																
	Totals:			68,128	54,502																																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RESSLER JAMES L & LINDA L	RESSLER JAMES L TRUST	0	04/07/2017	QC	09-FAMILY	2017-01003	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2641 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/03/2019	2019-0661	100%
	P.R.E. 100% 01/28/2019					

Owner's Name/Address	MAP #:
RESSLER JAMES L TRUST 2641 S GREEN RD LAKE CITY MI 49651	2025 Est TCV 176,778 TCV/TFA: 148.80

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 13 T22N R8W THE N 1035 FT OF PARCEL O OF SURVEY REC IN LIBER S-1, PP 72-82 INCL EXC N 220 FT THEREOF. 4.3594 A M/L.	X		Dirt Road	815.11	233.00	1.0000	0.0000	90	100*		0
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			* denotes lines that do not contribute to the total acreage calculation.								
			815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value = 26,160								

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
04 COMBO W/043-25 FOR 05	X	D/W/P: 3.5 Concrete	6.07	312 0	0
		D/W/P: 4in Ren. Conc.	7.24	409 0	0
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value = 2,500			

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2025	13,100	75,300	88,400			63,959C
Rolling	X	2024	9,000	64,800	73,800			62,036C
Low	X	2023	9,000	62,800	71,800			59,082C
High	X	2022	7,500	57,800	65,300			56,269C
Landscaped	X							
Swamp	X							
Wooded	X							
Pond	X							
Waterfront	X							
Ravine	X							
Wetland	X							
Flood Plain	X							



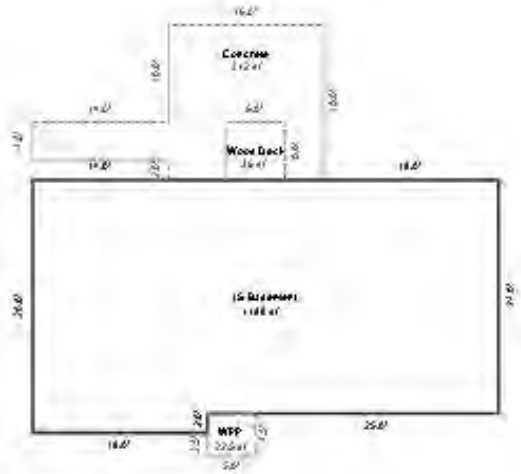
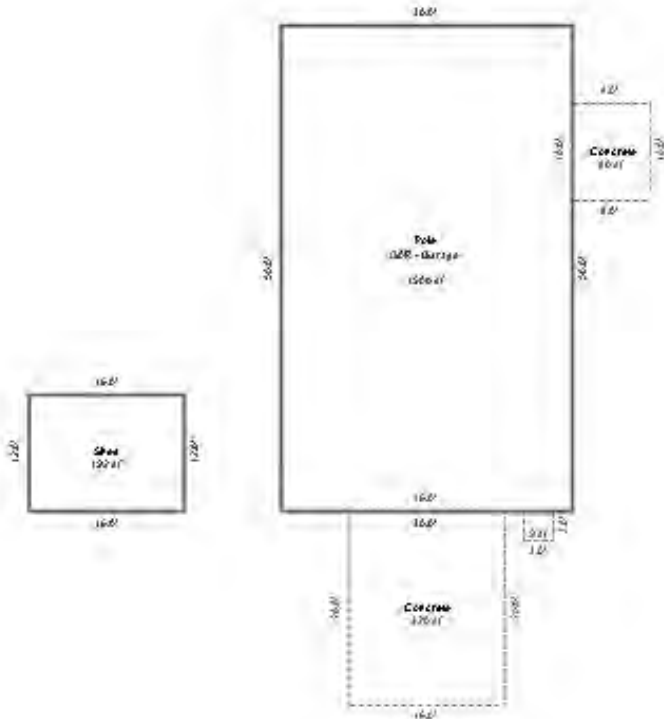
Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED	13,100	9,000	9,000	7,500
JWV	08/20/2020	INSPECTED	75,300	64,800	62,800	57,800
TPC	12/27/2017	INSPECTED	88,400	73,800	71,800	65,300

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			22	WPP			
Building Style: 1S				Ex	X	Ord		Min				36	Treated Wood			
Yr Built 1979	Remodeled 0			Size of Closets												
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior				100			Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD Blt 1979	
		X	Drywall	No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts						
(2) Windows		(7) Excavation		1			Average Fixture(s)			Ground Area = 1188 SF Floor Area = 1188 SF.						
X	Many Avg. X Few	Large Avg. Small		Basement: 1188 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	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			Building Areas						
(3) Roof		(9) Basement Finish		1			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Gable Hip Flat	Gambrel Mansard Shed		1			3 Fixture Bath			1 Story Siding Basement 1,188						
X	Asphalt Shingle	(10) Floor Support		1			2 Fixture Bath			Total: 153,703 92,222						
Chimney: Metal				1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
				1			2 Fixture Bath			Plumbing						
				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			Average Fixture(s)						
				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			2 Fixture Bath						
				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			Water/Sewer						
				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			1000 Gal Septic						
				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			Water Well, 100 Feet						
				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			Deck						
				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			Treated Wood						
				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			Garages						
				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			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
				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			Base Cost						
				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			720						
				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			Class: CD Exterior: Pole (Unfinished)						
				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			Door Opener						
				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			Base Cost						
				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			1500						
				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			Built-Ins						
				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			Appliance Allow.						
				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			1						
				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			Porches						
				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			WPP						
				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			22						
				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			Totals:						
				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			224,422						
				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			1,084						
				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			650						
				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			148,118						
				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			Notes:						
				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			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.			
		38,000	11/01/1999	WD	33-TO BE DETERMINED	332:613	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
2741 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
VANDERWEIDE STEPHEN J & DEBRA 9689 W WALKER ROAD MANTON MI 49663		2025 Est TCV 99,869 TCV/TFA: 92.39									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
VANDERWEIDE STEPHEN J & DEBRA 9689 W WALKER ROAD MANTON MI 49663		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 13 T22N R8W PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82 EXC N 1035 FT THEREOF. 1.5351 A.		Gravel Road		A 200' @ 90/FF	233.00	287.00	0.9625	0.9204	90	100	18,577
Comments/Influences		Paved Road		233 Actual Front Feet, 1.53 Total Acres					Total Est. Land Value =		18,577
Topography of Site		Storm Sewer		Land Improvement Cost Estimates							
X Level		Sidewalk		Description		Rate	Size	% Good	Cash Value		
Rolling		Water		D/W/P: 3.5 Concrete		5.70	48	71	195		
Low		Sewer		Wood Frame		22.53	100	50	1,126		
High		Electric		Total Estimated Land Improvements True Cash Value =					1,321		
Landscaped		Gas									
Swamp		Curb									
Wooded		Street Lights									
Pond		Standard Utilities									
Waterfront		Underground Utils.									
Ravine		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Wetland		X Level		2025	9,300	40,600	49,900			29,905C	
Flood Plain		Rolling		2024	9,300	35,000	44,300			29,006C	
		Low		2023	7,200	33,900	41,100			27,625C	
		High		2022	5,800	31,100	36,900			26,310C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		When		What					
		TPC 05/06/2018		INSPECTED							
		TPC 12/27/2017		INSPECTED							
		TPC 11/05/2013		INSPECTED							

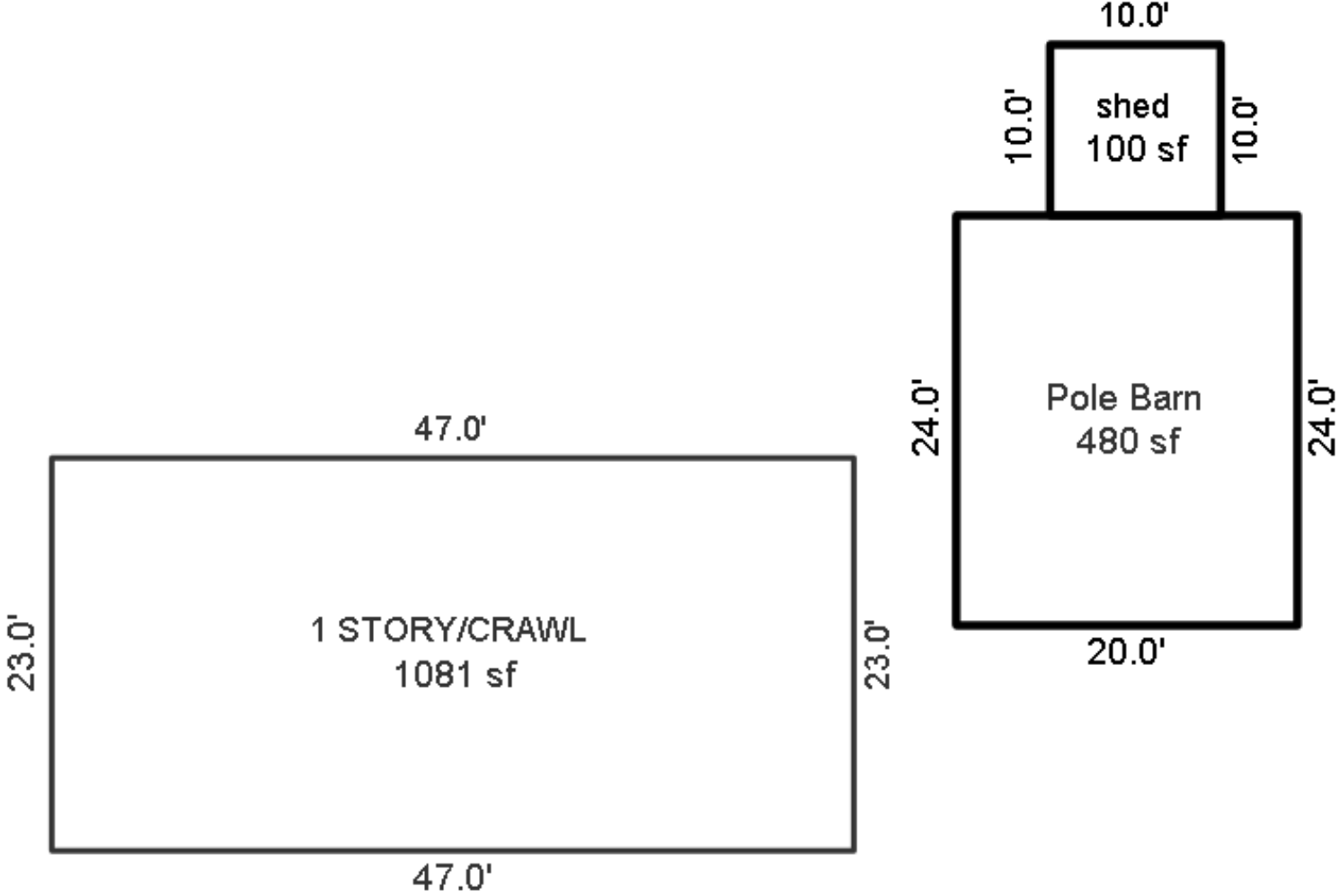


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480																		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,081 Total Base New : 132,182 Total Depr Cost: 72,701 Estimated T.C.V: 79,971			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1081 SF Floor Area = 1081 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1975																			
Yr Built 1975	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost										
Condition: Average		Size of Closets		0 Amps Service			No./Qual. of Fixtures			1 Story			Siding		Crawl Space		1,081		Total:		114,444		62,945								
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Average Fixture(s)			Plumbing			Other Additions/Adjustments			Plumbing			Water/Sewer			Garages								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1			Average Fixture(s)			1			1,010			555									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Ex.			Ord.			Min			Water Well, 50 Feet			Garages			Class: D Exterior: Pole (Unfinished)									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1081 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Ave.			Few			1			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.			Totals:			132,182		72,701	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			1			Average Fixture(s)			1			1,010			555									
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1081 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1			Average Fixture(s)			1			1,010			555									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)			1			1,010			555									
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1			Average Fixture(s)			1			1,010			555									
X	Gable Hip Flat	Gambrel Mansard Shed		1000 Gal Septic 2000 Gal Septic			Notes:			1			Average Fixture(s)			1			1,010			555									
X	Asphalt Shingle	Chimney:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			79,971			1			Average Fixture(s)			1			1,010			555									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENAVIDES BROCK	BENAVIDES BROCK & KELLI J	0	07/28/2015	QC	09-FAMILY	2015-02862	DEED	0.0
KOOP JERRY JR & PATTI JO	BENAVIDES BROCK	225,000	07/08/2015	WD	03-ARM'S LENGTH	2015-02346	PROPERTY TRANSFER	100.0
		128,500	06/01/1995	WD	33-TO BE DETERMINED	294:617	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6666 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/12/2023	2023-0343	100%
	P.R.E. 100% 07/28/2015		Garage	02/02/2005	20040334	Complete

Owner's Name/Address	MAP #:
BENAVIDES BROCK & KELLI JO 6666 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 300,784 TCV/TFA: 174.37

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

Tax Description	X	Dirt Road	A 200' @ 90/FF	500.00	1320.00	1.0000	0.0000	90	100*	0
		Gravel Road	Residentia PARTOF>20@	\$3700	13.27	Acres	3700	100		49,110
		Paved Road	Residentia INFERIOR@	\$1400	1.50	Acres	1400	100		2,100
		Storm Sewer	Residentia ROW @	ZERO	0.38	Acres	0	100		0

X	Electric	* denotes lines that do not contribute to the total acreage calculation.									
		500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value = 51,210									
		Land Improvement Cost Estimates									
		Description	Rate	Size	% Good	Cash Value					

X	Gas	D/W/P: 4in Ren. Conc.	8.06	1116	50	4,497				
		Total Estimated Land Improvements True Cash Value =					4,497			

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	25,600	124,800	150,400			107,888C
	Rolling							
X	Low	2024	21,000	107,300	128,300			104,645C
	High							
X	Landscaped	2023	18,300	109,700	128,000			99,662C
	Swamp							
X	Wooded	2022	14,200	100,900	115,100			94,917C
	Pond							
X	Waterfront							
	Ravine							
X	Wetland							
	Flood Plain							

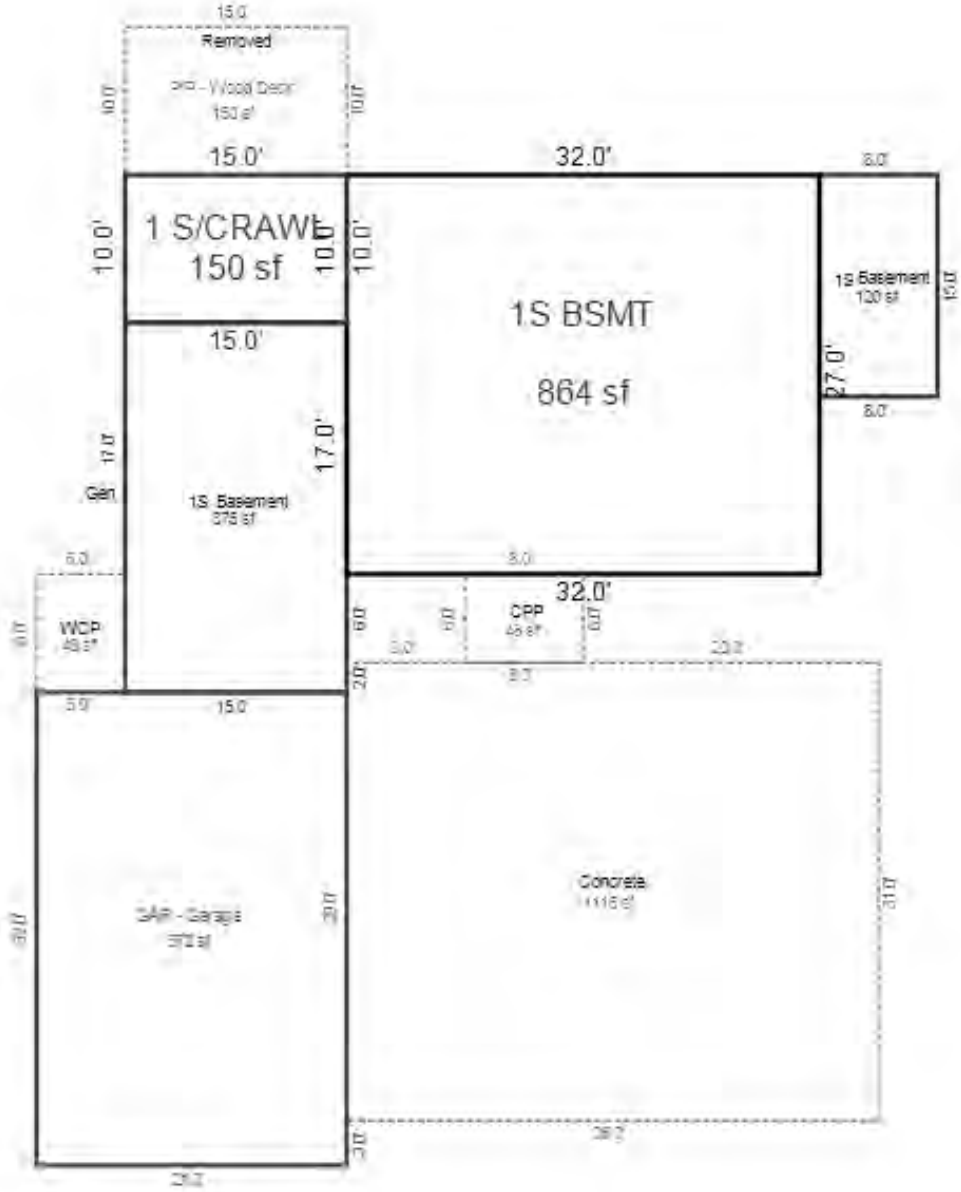


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C +5 Effec. Age: 25 Floor Area: 1,725 Total Base New : 297,068 Total Depr Cost: 222,797 Estimated T.C.V: 245,077			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1.25S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1983						
Yr Built 1983	Remodeled 2005	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1509 SF Floor Area = 1725 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X	H.C.	(12) Electric			1.25 Story Siding Basement 864							
	Basement 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		0 Amps Service			1 Story Siding Basement 375			1 Story Siding Basement 120						
(1) Exterior		Kitchen: Other:		No./Qual. of Fixtures			1 Story Siding Crawl Space 150			Total: 239,072 179,302						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			Other Additions/Adjustments			Plumbing						
(2) Windows		(7) Excavation		Many X Ave. Few			Average Fixture(s)			1 1,455 1,091						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1359 S.F. Crawl: 150 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			3 Fixture Bath 4,580 3,435						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 4,795 3,596 Water Well, 100 Feet 5,725 4,294						
X	Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Porches			WCP (1 Story) 48 2,971 2,228 CPP 48 1,158 868						
(3) Roof		(10) Floor Support		(14) Water/Sewer			Deck			Treated Wood 150 3,377 2,533						
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			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 20,452 Common Wall: 1/2 Wall 1 -1,324 -993						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,727 2,045						
Chimney: Block							Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENAVIDES BROCK	BENAVIDES BROCK & KELLI J	0	07/28/2015	QC	09-FAMILY	2015-02862	DEED	0.0
KOOP JERRY JR & PATTI JO	BENAVIDES BROCK	0	07/08/2015	WD	20-MULTI PARCEL SALE REF	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/08/2015					
	MAP #:					
	2025 Est TCV 61,577 TCV/TFA: 0.00					

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		
PARCEL Q: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 13, WHICH POINT BEING S89°29'48"W 403.55 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE S89°29'48"W ALONG THE SAID SOUTH LINE OF SECTION 13 417.72 FEET; THENCE NORTH 01°06'19"W 1318.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N89°38'20"E ALONG THE SAID	X		Dirt Road	417.70	1317.00	1.0000	0.0000	90	100*	0
	X		Gravel Road							
	X		Paved Road	3.00	Acres	1400	100			4,200
	X		Storm Sewer	0.32	Acres	0	100			0
	X		Sidewalk							

Public Improvements		* Factors *				
Description	Rate	Size	% Good	Cash Value		
Water Sewer						
Electric Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
Land Improvement Cost Estimates D/W/P: Asphalt Paving					5,814	
Total Estimated Land Improvements True Cash Value =					5,814	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	19,300	11,500	30,800			23,462C
X	Rolling	2024	16,100	10,200	26,300			22,757C
X	Low	2023	14,200	9,200	23,400			21,674C
X	High	2022	12,900	8,600	21,500			20,642C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



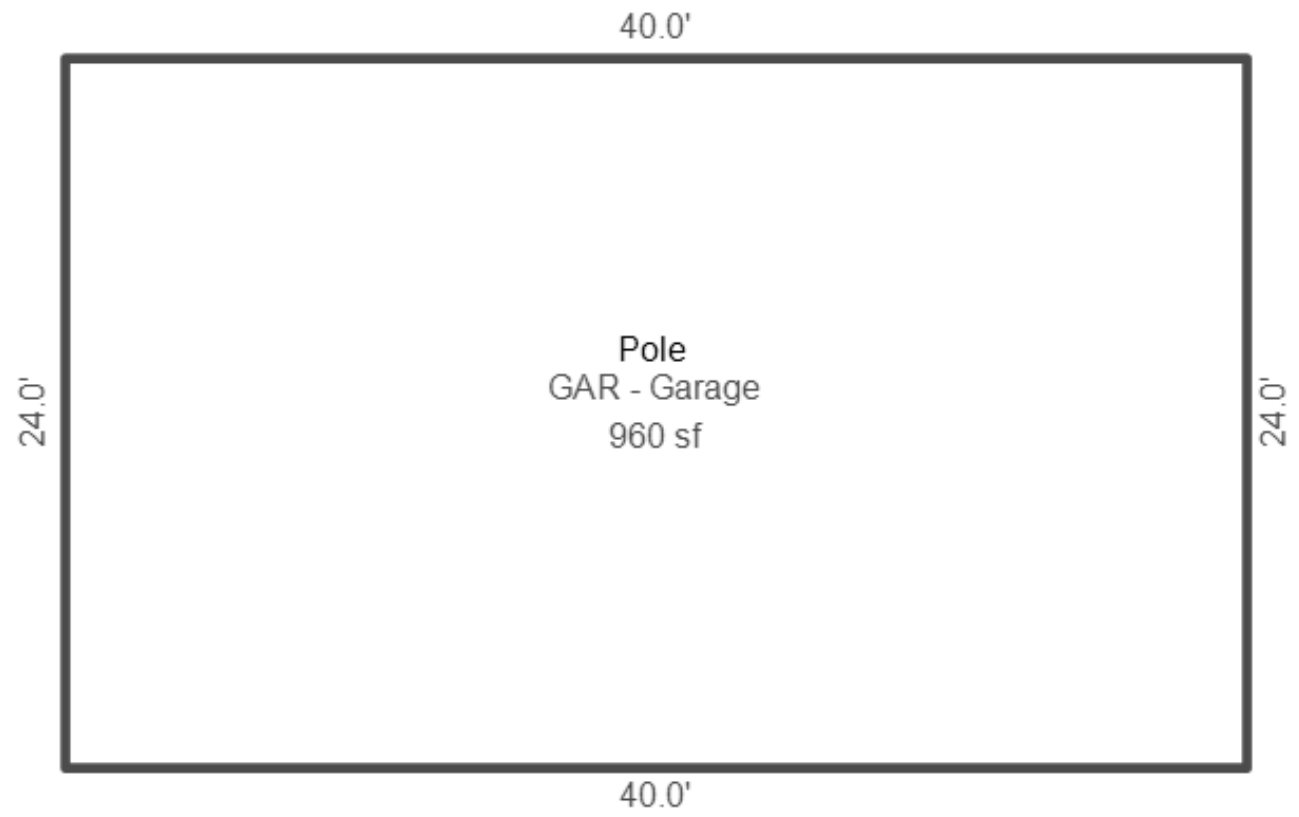
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Who	When	What	2025	2024	2023	2022
JWV	10/30/2023	INSPECTED				
TPC	04/30/2021	INSPECTED				
TPC	05/06/2018	INSPECTED				

*** 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: 1983 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C +5 Effec. Age: 20 Floor Area: 0 Total Base New : 19,391 Total Depr Cost: 15,513 Estimated T.C.V: 17,064
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 5 Blt 1983		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built Remodeled 1983 GAR 0		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Lg Ord Small		Other:			3 Fixture Bath		Other Additions/Adjustments		Plumbing		1 -4,580 -3,664		
Room List		Doors Solid H.C.		(6) Ceilings			Softener, Auto 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)				
Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)		Base Cost		960 23,971 19,177			
(1) Exterior		Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		Totals: 19,391 15,513			
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		17,064			
Insulation		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
(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)										
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



Asphalt
3,800.0 sf

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROLZ TERRY S & TONYA L	BAAS ERIC M & SALLY J	373,000	11/20/2018	WD	03-ARM'S LENGTH	2018-03809	PROPERTY TRANSFER	100.0
		18,000	11/01/1996	WD	33-TO BE DETERMINED	308:228	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6506 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Roof Structure	09/28/2005	20050338	Complete

Owner's Name/Address	MAP #:
BAAS ERIC M & SALLY J 6506 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 495,802 TCV/TFA: 199.76

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

Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 13 T22N R8W PCLS R & S OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 21.03A.		Dirt Road	Residentia 18 -29 @\$3700	7.00	Acres	3700	100				25,900
Comments/Influences		Gravel Road	Residentia INFERIOR@\$1400	14.03	Acres	1400	100				19,642
		Paved Road	21.03 Total Acres							Total Est. Land Value =	45,542

X	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
									D/W/P: 4in Ren. Conc.		8.06	1984	0	0
									D/W/P: 4in Concrete		6.87	580	0	0
									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 =					5,000

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



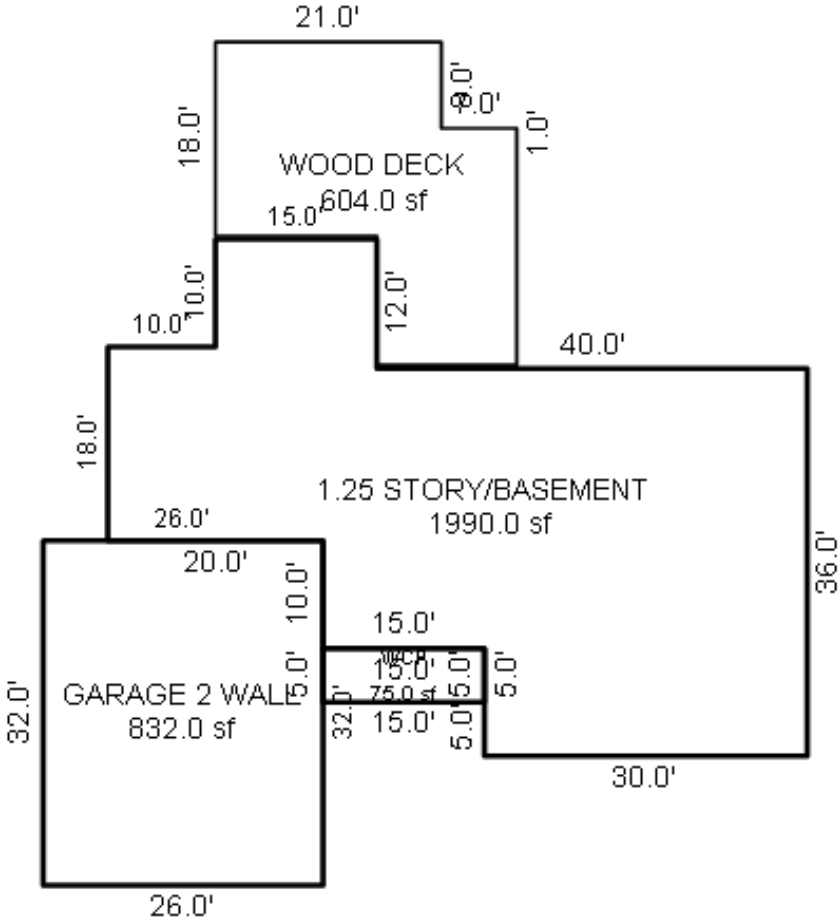
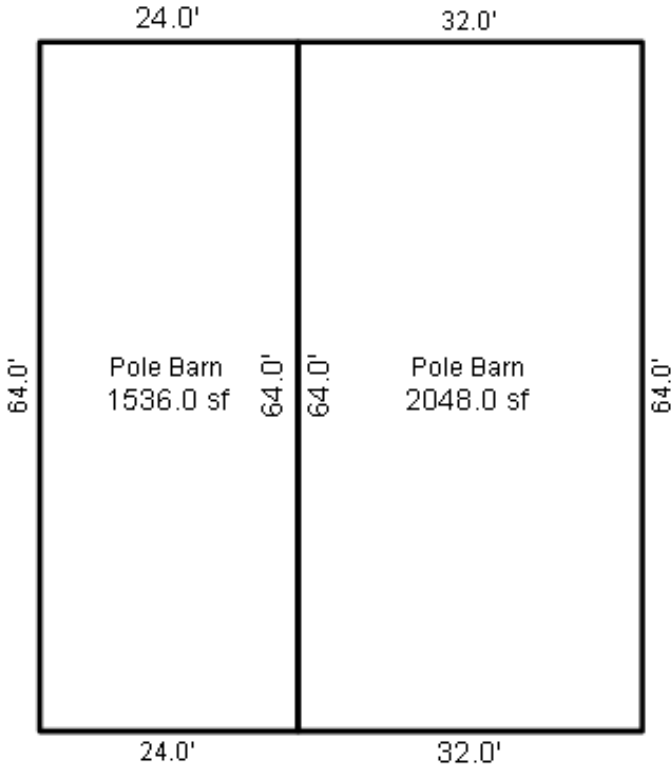
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	22,800	225,100	247,900			199,333C
2024	20,300	193,500	213,800			193,340C
2023	18,900	187,500	206,400			184,134C
2022	18,900	172,600	191,500			175,366C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 105 674	Type CCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 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: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 2,482 Total Base New : 476,231 Total Depr Cost: 404,782 Estimated T.C.V: 445,260			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 476,231							
Condition: Average		Lg	X	Ord		Small	No. Heating/Cooling			Total Depr Cost: 404,782							
Room List		Doors		Solid	X	H.C.	No. Heating/Cooling			Total Estimated T.C.V: 445,260							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2001							
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Ground Area = 1986 SF Floor Area = 2482 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
		X	Drywall	Ex.	X	Ord.	Min	1.25 Story Siding Basement 1,986			Total:		329,625 280,167				
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Basement, Outside Entrance, Above Grade			1		1,844 1,567		
X	Many Avg. X Few	Large Avg. Small	Basement: 1986 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath			1 1,455 1,237		1 4,580 3,893	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer			Water/Sewer			1000 Gal Septic Water Well, 100 Feet			1 4,795 4,076 1 5,725 4,866	
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Porches			Ceramic Tile Floor CCP (1 Story)			105 2,895 2,461				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			Treated Wood			674 9,052 7,694				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			768 29,875 25,394			
X	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Pole (Unfinished)			Base Cost			2048 48,701 41,396				
<<<<< 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.
RICHARDSON KEITH A & NICO	BODE MARIA	210,000	02/29/2024	WD	03-ARM'S LENGTH	2024-00426	PROPERTY TRANSFER	100.0
BAKER ROBERT & NANCY	RICHARDSON KEITH A & NICO	130,000	03/23/2018	WD	03-ARM'S LENGTH	2018-00860	PROPERTY TRANSFER	100.0
COOK HAROLD E (DEC) & JOA	BAKER ROBERT & NANCY	100,000	09/21/2011	WD	03-ARM'S LENGTH	2011-02984	PROPERTY TRANSFER	100.0
COOK HAROLD E		0	04/13/2010	AFF	07-DEATH CERTIFICATE	2011-02983	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2740 S MOREY RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/24/2024					
Owner's Name/Address	MAP #:					
BODE MARIA 2740 S MOREY RD LAKE CITY MI 49651	2025 Est TCV 203,880 TCV/TFA: 139.17					

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	235.00	300.00	0.9605	0.9306	90	100	18,905	
			235 Actual Front Feet, 1.62 Total Acres							Total Est. Land Value =	18,905

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
Comments/Influences			Description	Rate	Size % Good	Cash Value	
. SEC 13 T22N R8W BEG AT SE COR OF N 1/2 OF SE 1/4 TH W 300 FT; N 235 FT; E 300 FT; S 235 FT; TO PT OF BEG. 1.61 A.	X	Dirt Road	D/W/P: 3.5 Concrete	6.07	500 0	0	
		Gravel Road	D/W/P: Asphalt Paving	2.85	600 0	0	
	X	Paved Road	Wood Frame	19.79	540 45	4,809	
		Storm Sewer	Residential Local Cost Land Improvements				
		Sidewalk	Description	Rate	Size % Good	Cash Value	
		Water	LAND IMPROVE 2500	2,500.00	1 95	2,375	
		Sewer	Total Estimated Land Improvements True Cash Value =				7,184
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	9,500	92,400	101,900			101,900S
		Low	2024	9,500	79,800	89,300			73,546C
		High	2023	7,400	77,300	84,700			70,044C
		Landscaped	2022	5,900	71,100	77,000			66,709C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

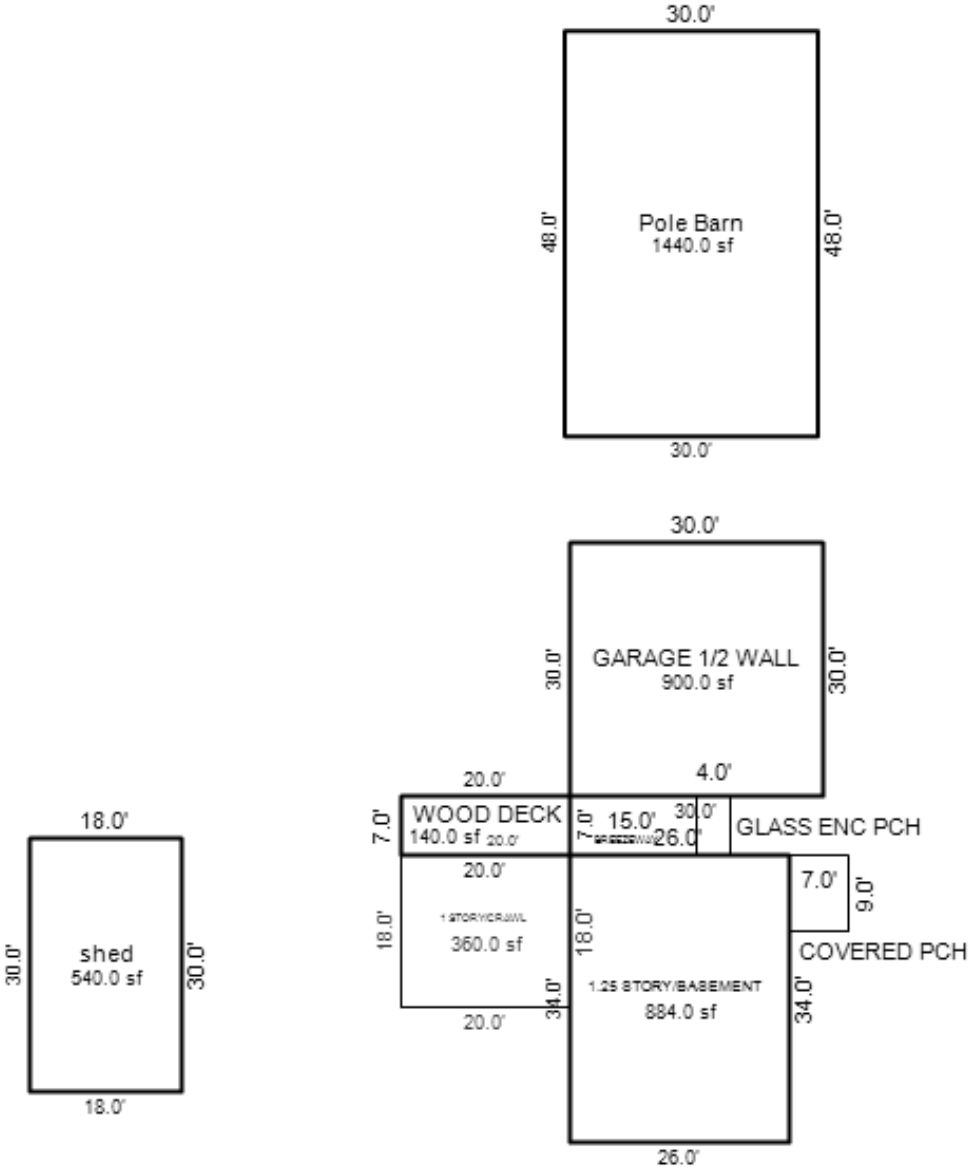


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 28 63 140 105	Type CGEP (1 Story) CCP (1 Story) Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 900 % 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		(5) Floors		Kitchen: Other: Other:																					
Building Style: 1.25S				Ex	X	Ord		Min						Lg	X	Ord		Small																					
Yr Built 1955		Remodeled 1972		Condition: Average			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms																													
(1) Exterior				(6) Ceilings			X Drywall			(7) Excavation			Basement: 884 S.F. Crawl: 360 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			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:											
(2) Windows		Many Avg. X Large Avg. Small																																					
X	Wood Sash Metal Sash Vinyl Sash																																						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors																																						
X	Storms & Screens																																						
(3) Roof		X Gable X Gambrel Hip Mansard Flat Shed																																					
Asphalt Shingle																																							
Chimney: Metal																																							
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1244 SF Floor Area = 1465 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas																Cls CD		Blt 1955																					
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>884</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>360</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>170,560</td> <td>102,336</td> </tr> </tbody> </table>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	884			1 Story	Siding	Crawl Space	360			Total:				170,560	102,336
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.25 Story	Siding	Basement	884																																				
1 Story	Siding	Crawl Space	360																																				
Total:				170,560	102,336																																		
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 Water/Sewer 1000 Gal Septic 1 4,485 2,691 Water Well, 100 Feet 1 5,560 3,336 Porches Ceramic Tile Floor CGEP (1 Story) 28 2,944 1,766 CCP (1 Story) 63 1,681 1,009 Deck Treated Wood 140 3,161 1,897 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 900 30,249 18,149 Common Wall: 1/2 Wall 1 -1,235 -741 Door Opener 1 478 287 Class: CD Exterior: Pole (Unfinished) Door Opener 2 956 574 Base Cost 1440 30,658 18,395 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.
CORPE CLINTON & BARBARA	CORPE BARBARA A	0	06/10/2020	QC	09-FAMILY	2020-02137	PROPERTY TRANSFER	0.0
CORPE BARBARA A	CORPE CLINTON & BARBARA H	0	08/07/2014	QC	21-NOT USED/OTHER	2014-02709	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6400 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Roof Structure	10/27/2016	2016-0564	100%
	P.R.E. 100% 07/20/1994		Addition	03/22/2016	2016-0075	100%
Owner's Name/Address	MAP #:		Garage	09/26/2013	2013-0474	100%
CORPE BARBARA A 6400 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 349,681 TCV/TFA: 140.77		Addition	06/16/2006	20060158	100%

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *							
Comments/Influences	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Gravel Road		A 200' @ 90/FF	330.00	1321.32	0.88	23	1.3481	90	100	35,328
		Paved Road		330 Actual Front Feet, 10.01 Total Acres Total Est. Land Value = 35,328								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.06	2000	50	8,060				
		Sewer		D/W/P: 4in Ren. Conc.	8.06	360	50	1,451				
		Electric		Total Estimated Land Improvements True Cash Value = 9,511								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

. SEC 13 T22N R8W PCL T OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.

Topography of Site



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	17,700	157,100	174,800			96,504C
	TPC 05/30/2022	INSPECTED	2024	17,700	134,100	151,800		151,800A	93,603C
	TPC 04/30/2021	INSPECTED	2023	13,700	130,000	143,700	0M		0
	TPC 12/27/2017	INSPECTED	2022	14,000	119,700	133,700	0M		0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			240	WCP (1 Story)	Bsmnt Garage:				
Building Style: 1.5S		Yr Built 1978 198		Remodeled 2016		Ex		X	Ord		Min	360	Treated Wood	Carpport Area:				
Condition: Average		Size of Closets		Lg		X	Ord		Small	Class: C Effec. Age: 30 Floor Area: 2,484 Total Base New : 395,900 Total Depr Cost: 277,129 Estimated T.C.V: 304,842			E.C.F. X 1.100		Roof:			
Room List		Doors		Solid		X	H.C.	(5) Floors			Total Base New : 395,900 Total Depr Cost: 277,129 Estimated T.C.V: 304,842			E.C.F. X 1.100		Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 2036 SF Floor Area = 2484 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C Blt 1978		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Foundation 896 1 Story Siding Crawl Space 600 1 Story Siding Basement 540			Total: 301,258 210,880					
(2) Windows		(7) Excavation		Basement: 1436 S.F. Crawl: 600 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 2 Fixture Bath 1 3,064 2,145 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 50 Feet 1 2,648 1,854			Porches WCP (1 Story) 240 8,801 6,161 WPP 20 1,044 731 Deck Treated Wood 360 6,005 4,203 Treated Wood 80 2,232 1,562 w/Roof (Roof portion) 512 7,721 5,405		
X	Many Avg. X Avg. Few Small	Basement: 1436 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,198 12,739 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 25,613 17,929 Common Wall: 1 Wall 1 -2,647 -1,853			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,198 12,739 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 25,613 17,929 Common Wall: 1 Wall 1 -2,647 -1,853			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
X	Asphalt Shingle	Chimney: Metal		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								

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

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

Property Address: 6366 W KELLY RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/20/1994

Owner's Name/Address: HUNT THEODORE C & WENDY S
 6366 W KELLY ROAD
 LAKE CITY MI 49651-9065
 MAP #: 2025 Est TCV 257,732 TCV/TFA: 137.68

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	1321.32	0.88	23	1.3481	90 100	35,328
330 Actual Front Feet, 10.01 Total Acres						Total Est. Land Value =	35,328

X Land Improvement Cost Estimates

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

X Topography of Site

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2025	17,700	111,200	128,900			69,430C
Low	2024	17,700	95,400	113,100			67,343C
High	2023	13,700	92,500	106,200			64,137C
Landscaped	2022	14,000	84,500	98,500			61,083C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							

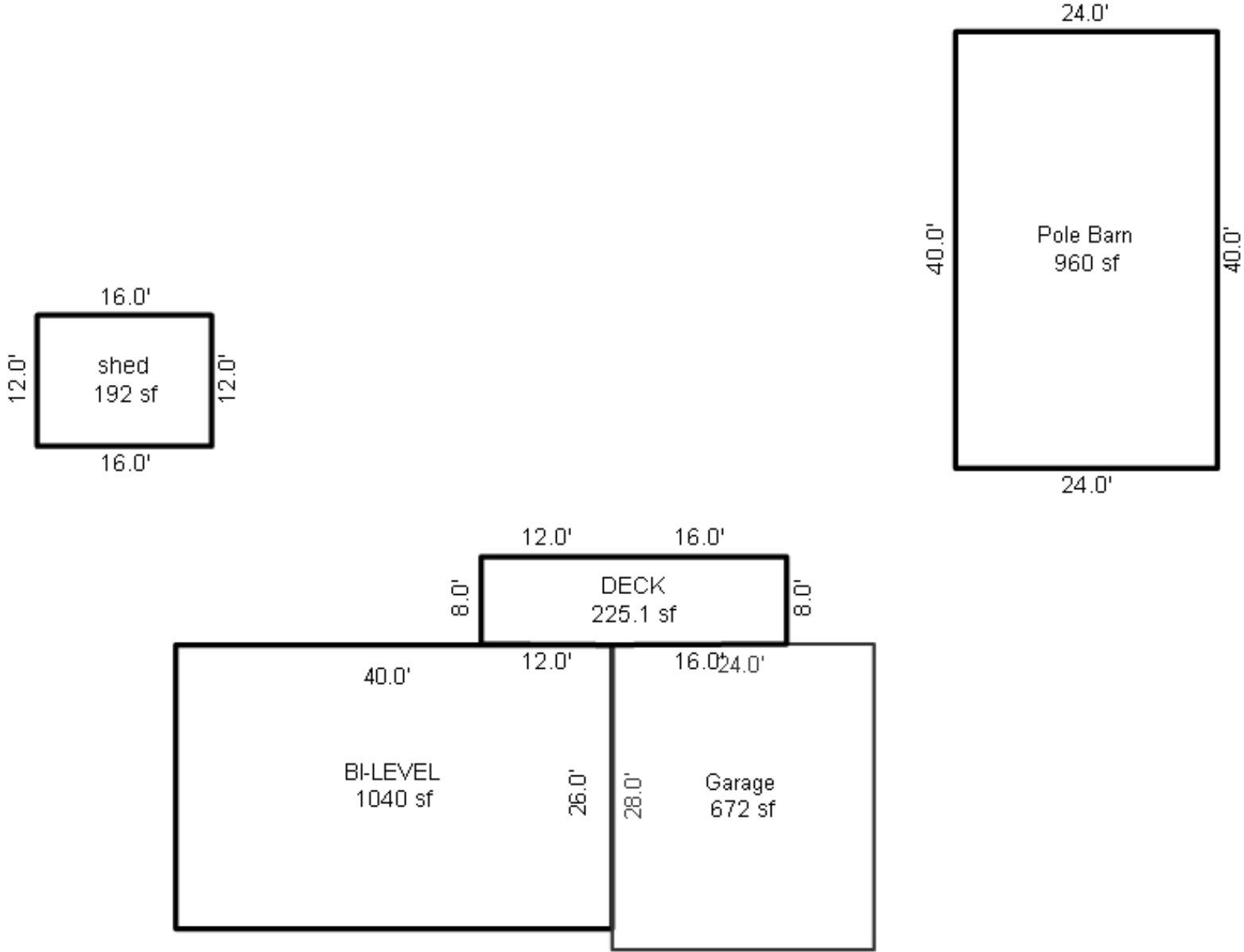


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 225	Type WPP Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C -5 Effec. Age: 20 Floor Area: 1,872 Total Base New : 251,623 Total Depr Cost: 201,322 Estimated T.C.V: 221,454		E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
Building Style: BI		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BI			Cls C -5 Blt 1990						
Yr Built 1990	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts							
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1040 SF Floor Area = 1872 SF.									
Room List		Lg	X	Ord	Small	Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Basement	1st Floor	(5) Floors		Average Fixture(s)			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
2nd Floor	Bedrooms	Kitchen: Other: Other:		3 Fixture Bath			Bi-Level Siding			1,040						
(1) Exterior		(6) Ceilings		2 Fixture Bath			Other Additions/Adjustments			Total: 183,739		147,015				
Wood/Shingle	Aluminum/Vinyl	X Drywall		Softener, Auto			Plumbing			Average Fixture(s)		1 1,455 1,164				
Brick	Insulation	X		Softener, Manual			Water/Sewer			Water Well		1 4,795 3,836				
(2) Windows		(7) Excavation		No Plumbing			Porches			Water Well, 50 Feet		1 2,648 2,118				
Many	X	Basement: 0 S.F.		Extra Toilet			Deck			WPP		120 3,248 2,598				
Avg.	X	Crawl: 0 S.F.		Extra Sink			Garages			Treated Wood		225 4,417 3,534				
Few		Slab: 0 S.F.		Separate Shower			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
Wood Sash	Metal Sash	Height to Joists: 0.0		Ceramic Tile Floor			Base Cost			672 27,270 21,816						
Vinyl Sash	Vinyl Sash	(8) Basement		Ceramic Tile Wains			Common Wall: 1 Wall			1 -2,647 -2,118						
Double Hung	Double Hung	Conc. Block		Ceramic Tub Alcove			Class: C Exterior: Pole (Unfinished)									
Horiz. Slide	Horiz. Slide	Poured Conc.		Vent Fan			Base Cost			960 23,971 19,177						
Casement	Casement	Stone		(14) Water/Sewer			Built-Ins									
Double Glass	Double Glass	Treated Wood		1 Public Water			Appliance Allow.			1 2,727 2,182						
Patio Doors	Patio Doors	Concrete Floor		1 Public Sewer			Notes:			Totals: 251,623		201,322				
X Storms & Screens	X Storms & Screens	(9) Basement Finish		1 Water Well			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:					221,454				
(3) Roof		(10) Floor Support		1 1000 Gal Septic												
X Gable	Gambrel	Recreation SF		1 2000 Gal Septic												
Hip	Mansard	Living SF		Lump Sum Items:												
Flat	Shed	Walkout Doors (B)														
X Asphalt Shingle	X Asphalt Shingle	No Floor SF														
Chimney: Metal		Walkout Doors (A)														
		Concrete Floor														
		(9) Basement Finish														
		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.							
		14,000	11/01/1999	WD	33-TO BE DETERMINED	332:1124	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST													
Owner's Name/Address		P.R.E. 0%		MAP #:											
HUNT THEODORE C & WENDY S 6366 W KELLY RD LAKE CITY MI 49651		2025 Est TCV 50,100													
Tax Description		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
. SEC 13 T22N R8W PCL V OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.		Public Improvements		* Factors *		366 X 1192.544									
Comments/Influences		Dirt Road		Description		Frontage		Depth		Value					
		Gravel Road		Residentia 8 - 17 @\$5000		10.02 Acres		5000 100		50,100					
		Paved Road		10.02 Total Acres		Total Est. Land Value =				50,100					
		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		25,100		0		25,100					13,971C
		TPC 05/30/2022		INSPECTED		2024		15,000		0	15,000				13,551C
		TPC 04/30/2021		INSPECTED		2023		14,000		0	14,000				12,906C
		TPC 12/27/2017		INSPECTED		2022		15,600		0	15,600				12,292C



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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.
ROOT DEREK	MILLER JOHN R	4,000	04/30/2020	QC	03-ARM'S LENGTH	2020-01770	DEED	100.0
SHEPLER JORDAN & CANDICE	ROOT DEREK	5,000	12/18/2018	WD	03-ARM'S LENGTH	2018-04096	PROPERTY TRANSFER	100.0
POLLINGTON LYLE & LICE LO	SHEPLER JORDAN & CANDICE	6,000	04/20/2016	WD	03-ARM'S LENGTH	2016-01461	PROPERTY TRANSFER	100.0
WALSH PATRICK TRUSTEE	POLLINGTON LYLE	7,000	09/12/2013	QC	21-NOT USED/OTHER	2013-03416 QC	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
6150 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	04/04/2005	20050043	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MILLER JOHN R 3390 S GREEN RD LAKE CITY MI 49651	2025 Est TCV 16,368

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			A 200' @ 90/FF	222.00	200.00	0.9742	0.8409	90	100	16,368
			222 Actual Front Feet, 1.02 Total Acres						Total Est. Land Value =	16,368

Tax Description	X	Value
. SEC 13 T22N R8W S 200 FT OF E 222 FT OF SW 1/4 OF SE 1/4. 1.0193 A.		
Comments/Influences		

Topography of Site	X	Value
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	8,200	0	8,200			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

Who	When	What
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.
LEHMANN GARY L & DANA F	LEHMANN FAMILY PROTECTION	1	05/31/2019	QC	09-FAMILY	2019-02448	PROPERTY TRANSFER	0.0
LEHMANN DANA F	LEHMANN GARY L & DANA F	0	06/25/2010	QC	09-FAMILY	2010-2351QC	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/20/1994 Qual. Ag.					
LEHMANN FAMILY PROTECTION TRUST 7921 EAST PARIS SE CALEDONIA MI 49316	MAP #: 2025 Est TCV 114,904					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Comments/Influences	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 13 T22N R8W SE 1/4 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.								
				40.00 Total Acres Total Est. Land Value = 114,904								



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	57,500	0	57,500			39,678C
2024	69,700	0	69,700			38,485C
2023	62,100	0	62,100			36,653C
2022	59,400	0	59,400			34,908C

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