

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE TOWNSHIP	ARLENE PROPERTIES LLC	146,000	07/01/2010	WD	03-ARM'S LENGTH	2010-2463WD	PROPERTY TRANSFER	100.0
MISSAUKEE SANITARY DRAIN	LAKE TOWNSHIP	0	07/01/2010	WD	09-FAMILY	2010/675	DEED	100.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
2458 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		AG EXEMPTION REQUEST	04/25/2022	2022-99999	100%
Owner's Name/Address	P.R.E. 100% 05/01/2010 Qual. Ag.					
ARLENE PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	MAP #: 2025 Est TCV 1,961,305 TCV/TFA: 1135.0					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 14 T22N R8W E 1/2 OF NE 1/4 EXC N 10 RDS OF E 16 RDSOF SE 1/4 OF NE 1/4. 79 A.	X	Dirt Road		AGRICULTRU 66 - 120 Acres	79.00 Acres		3200	100		252,800	
Comments/Influences		Gravel Road		79.00 Total Acres Total Est. Land Value = 252,800							
AKA NORTHERN PINES NURSERY	X	Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description			Rate	Size % Good		Cash Value	
		Sidewalk		Commercial Local Cost Land Improvements							
		Water		Description			Rate	Size % Good	Arch	Mult	Cash Value
		Sewer		CONCRETE			0.40	7500	88	100	2,640
		Electric		Ad-Hoc Unit-In-Place Items							
		Gas		Description			Rate	Size % Good		Cash Value	
		Curb		/CI16/YARI/CONEP/TRAPREA			1,385.00	3	100	4,155	
		Street Lights		Total Estimated Land Improvements True Cash Value = 6,795							
		Standard Utilities									
		Underground Utils.									



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	126,400	854,300	980,700			980,700S
Rolling	2024	154,100	800,500	954,600			954,600S
Low	2023	138,300	813,400	951,700			895,525C
High	2022	132,300	0	132,300			80,215C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
JWV	11/10/2023	INSPECTED					
JWV	11/03/2022	INSPECTED					
JWV	09/06/2022	INSPECTED					

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

Building Type	Greenhouses Straight-Wal	Potato Storage		
Year Built	2022	2022		
Class/Construction	S	D,Pole		
Quality/Exterior	Average	Average		
# of Walls, Perimeter	4 Wall, 1950	4 Wall, 632		
Height	18	16		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	480 x 167 = 80160	160 x 156 = 24960		
Cost New	\$ 876,149	\$ 973,939		
Phy./Func./Econ. %Good	98/100/100 98.0	98/100/100 98.0		
Depreciated Cost	\$ 858,626	\$ 954,460		
+ Unit-In-Place Items	\$ 404,010	\$ 125,424		
Description, Size X Rate X %Good = Cost	/A18/FLOCA, 80,400 X 3.52 X 100 = 404,010	/A18/FLOCA, 24,960 X 3.52 X 100 = 125,424		
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.700	X 0.700		
% Good	98	98		
Est. True Cash Value	\$ 883,845	\$ 755,919		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1639764 / All Cards: 1639764				



Desc. of Bldg/Section: ADMIN BLDG  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 1,728  
 Gross Bldg Area: 1,728  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 1  
 Physical %Good: 96  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Good  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Electric, Cable or Baseboard 0%  
 Ave. SqFt/Story: 1728  
 Ave. Perimeter: 168  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat:

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Good

2022 Year Built Remodeled  
 8 Overall Bldg Height  
 Comments:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Good  
 Stories: 1 Story Height: 8 Perimeter: 168  
 Overall Building Height: 8

Base Rate for Upper Floors = 31.10  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 12.89 100%  
 Adjusted Square Foot Cost for Upper Floors = 43.99

Total Floor Area: 1,728 Base Cost New of Upper Floors = 76,015  
 Reproduction/Replacement Cost = 76,015  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 72,974

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CIMS/DOC/LOADCS	31.04	500	1.00	100	15,520

ECF (101 AGRICULTURE) 0.700 => TCV of Bldg: 1 = 61,946  
 Replacement Cost/Floor Area= 52.97 Est. TCV/Floor Area= 35.85

(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	
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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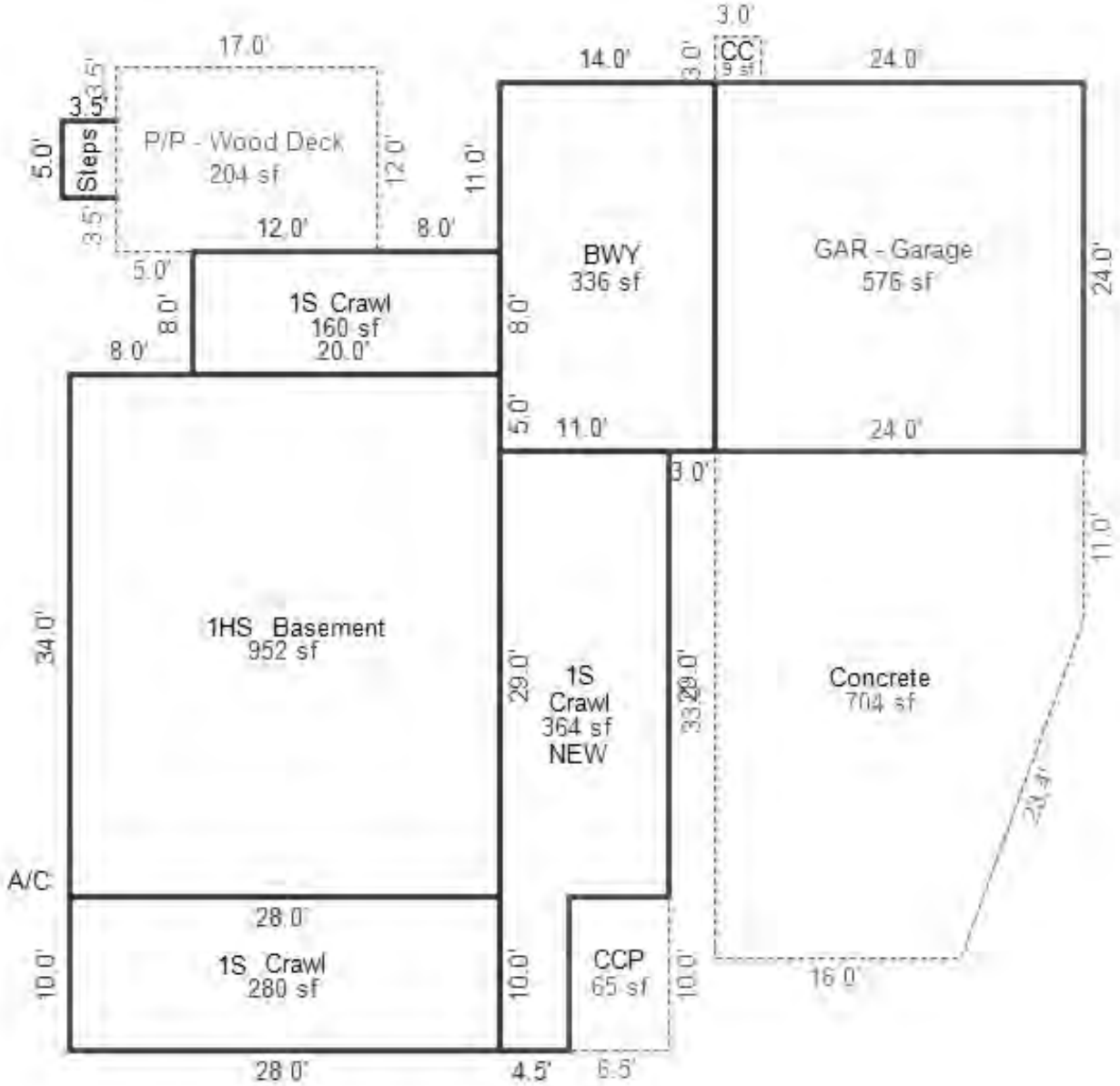
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	05/16/2012	WD	16-LC PAYOFF	2012-01870 WD	DEED	0.0													
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	12/01/2010	LC	21-NOT USED/OTHER	2010-5249LC	PROPERTY TRANSFER	0.0													
RENDON BRUCE R & DAIRE L	ARLENE PROPERTIES LLC &	577,000	05/15/2007	WD	19-MULTI PARCEL ARM'S LE	2007/1814	DEED	0.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
7351 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		02/02/2024		PE24-0016	100%												
Owner's Name/Address		P.R.E. 100% 12/01/2010		Addition		08/15/2023		2023-0514	100%												
DEZEEUW BRANDON & AMBER 7351 W JENNINGS RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 410,355 TCV/TFA: 183.85																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS															
SEC 14 T22N R8W BEG 440 FT W OF THE NE COR OF W/2 OF NE/4, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 5.5269 AC. M/L SPLIT ON 09/04/2008 INTO 009-014-002-10;		X		Public Improvements		* Factors *															
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
REMOVE LUMP SUM BLDGS FROM ROLL FOR 2010 (-2700 LOSS & LOSSES) Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ; Parent Parcel(s): 009-014-002-00; Child Parcel(s): 009-014-002-10;		X		Gravel Road		A 200' @ 90/FF		450.00		535.00		0.8165		1.0754		90		100		35,562	
		X		Paved Road		450 Actual Front Feet,		5.53		Total Acres		Total Est. Land Value =								35,562	
		X		Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value							
		X		Sidewalk		D/W/P: 4in Ren. Conc.		8.06		704		50		2,837							
		X		Water		D/W/P: Asphalt Paving		3.06		1200		50		1,836							
		X		Sewer		Total Estimated Land Improvements True Cash Value =								4,673							
		X		Electric		Topography of Site															
		X		Gas		Level															
		X		Curb		Rolling															
		X		Street Lights		Low															
		X		Standard Utilities		High															
		X		Underground Utils.		Landscaped															
		X				Swamp															
		X				Wooded															
		X				Pond															
		X				Waterfront															
		X				Ravine															
		X				Wetland															
		X				Flood Plain															
		X				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X				Who		When		What		2025		17,800		187,400		205,200		114,613C	
		X				TPC 09/24/2024		INSPECTED		2024		8,300		164,900		173,200				108,161C	
		X				TPC 10/11/2023		INSPECTED		2023		8,300		139,500		147,800				83,840C	
		X				TPC 04/30/2021		INSPECTED		2022		9,100		122,300		131,400				79,848C	



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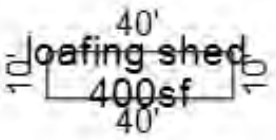
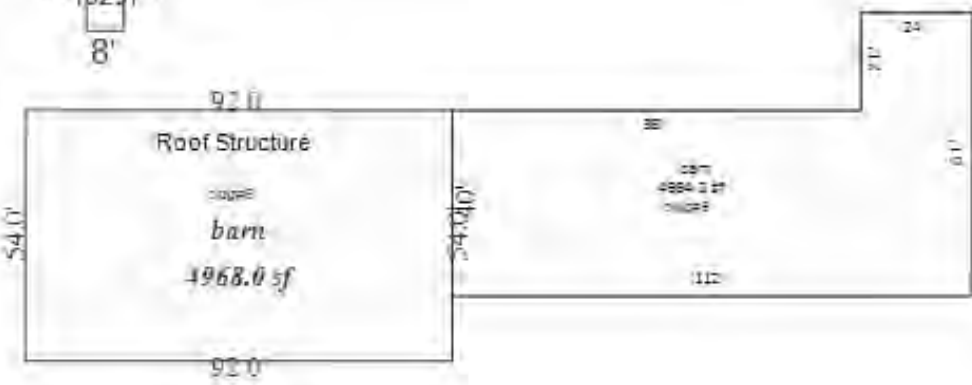




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Building Type	Barn - General Purpose	Utility Lean-Tos	Corn Crib Building	Barn - Free-Stall	Farm Utility Buildings
Year Built	1968	1995	1960	2014	1981
Class/Construction	D,Pole	D,Frame	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Average	Average	Average
# of Walls, Perimeter	4 Wall, 156	Lean-To, 124	4 Wall, 64	4 Wall, 144	4 Wall, 346
Height	8	8	10	10	12
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	48 x 30 = 1440	48 x 14 = 672	24 x 8 = 192	56 x 48 = 2688	(L or Odd Shaped) 4984
Cost New	\$ 29,592	\$ 6,030	\$ 6,816	\$ 49,137	\$ 75,258
Phy./Func./Econ. %Good	40/100/100 40.0	40/100/100 40.0	40/100/100 40.0	80/100/100 80.0	40/100/100 40.0
Depreciated Cost	\$ 11,837	\$ 2,412	\$ 2,726	\$ 39,310	\$ 30,103
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.930	X 0.930	X 0.930	X 0.930	X 0.930
% Good	40	40	40	80	40
Est. True Cash Value	\$ 11,008	\$ 2,243	\$ 2,536	\$ 36,558	\$ 27,996
Comments:		ATTACHED TO BLDG #1		DRY COW BARN 2014, AT THE	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 80341 / All Cards: 94929					


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Building Type	Feeder Barns (Cattle She	Loafing Sheds	Loafing Sheds		
Year Built	2011				
Class/Construction	D,Pole	D,Frame	D,Frame		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
# of Walls, Perimeter	No-Wall, 292	Lean-To, 100	Lean-To, 68		
Height	12	12	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	92 x 54 = 4968	40 x 10 = 400	24 x 10 = 240		
Cost New	\$ 15,500	\$ 5,012	\$ 3,203		
Phy./Func./Econ. %Good	80/100/100 80.0	40/100/100 40.0	40/100/100 40.0		
Depreciated Cost	\$ 12,400	\$ 2,005	\$ 1,281		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.930	X 0.930	X 0.930		
% Good	80	40	40		
Est. True Cash Value	\$ 11,532	\$ 1,864	\$ 1,192		
Comments:	ATTACHED TO 4984SQFT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14588 / All Cards: 94929					

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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			
7351 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/20/1994 Qual. Ag.									
Owner's Name/Address		MAP #:		2025 Est TCV 238,304									
ARLENE PROPERTIES LLC & DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Taxpayer's Name/Address		Public Improvements			* Factors *								
ARLENE PROPERTIES LLC & 9689 W WALKER RD Manton MI 49663		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X			AGRICULTRU 66 - 120 Acres	74.47 Acres	3200	100					238,304
SEC 14 T22N R8W W/2 OF NE/4 EXC BEG 440 FT W OF THE NE COR, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 74.4731 Ac. M/L Split on 09/04/2008 from 009-014-002-00;					74.47 Total Acres Total Est. Land Value = 238,304								
		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	119,200	0	119,200		48,794C			
		TPC 12/27/2017 INSPECTED			2024	145,200	0	145,200		47,327C			
		TPC 06/14/2015 INSPECTED			2023	130,300	0	130,300		45,074C			
					2022	124,700	0	124,700		42,928C			

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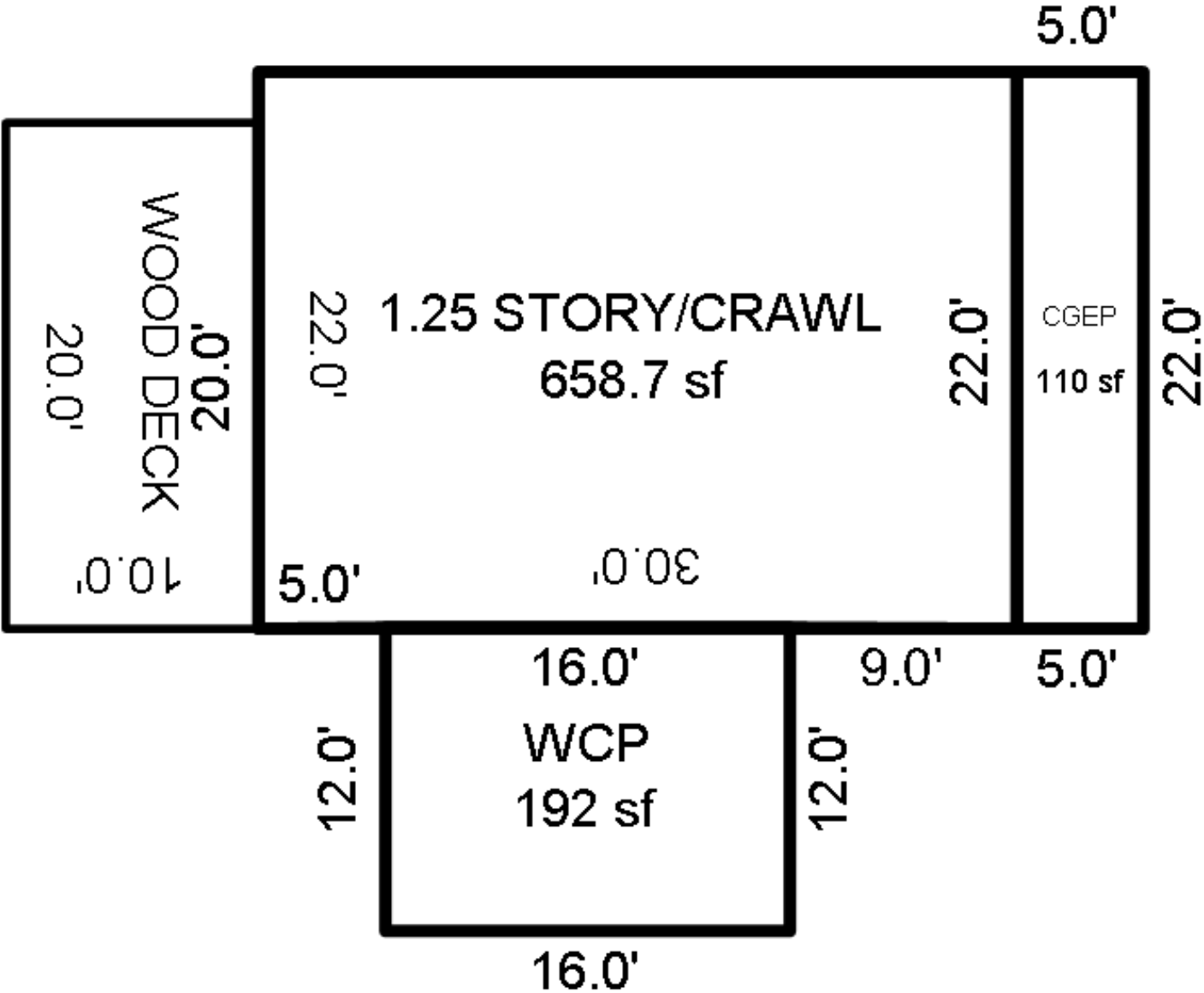
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
2280 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/20/1994									
VANCONANT BARBARA J 2280 S GREEN RD LAKE CITY MI 49651		MAP #:									
		2025 Est TCV 79,381 TCV/TFA: 96.22									
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
				A 200' @ 90/FF	165.00	264.00	1.0493	0.9013	90	100	14,044
				165 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =		14,044		
Comments/Influences											
REMODELED SCHOOLHOUSE											
		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	7,000	32,700	39,700		17,863C	
		TPC 05/06/2018 INSPECTED			2024	7,000	28,000	35,000		17,326C	
		TPC 12/27/2017 INSPECTED			2023	5,500	27,100	32,600		16,501C	
		TPC 06/14/2015 INSPECTED			2022	4,100	25,000	29,100		15,716C	

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RENDON BRUCE R & DAIRE L	ARLENE PROPERTIES LLC & D	577,000	05/15/2007	WD	20-MULTI PARCEL SALE REF	2007/1814	DEED	0.0

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% 07/21/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
ARLENE PROPERTIES LLC & DUTCHMAN DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663	2025 Est TCV 160,864					

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 30 - 65 ACRES	50.27	Acres	3200	100				160,864
50.27 Total Acres							Total Est. Land Value =	160,864

Tax Description  
 PA 116 1980 SEC 14 T22N R8W E 1/2 OF NW 1/4 EXC COMM AT NE COR W 518.31 FT S 00 DEG 27' 30" E 514.50 FT E 255.16 FT S 00 DEG 33' 10" E 310.50 FTE 264 FT N 825 FT TO POB & EXC FORMER RR R/W & EXC S 800 FT OF W 1100 FT THOF. 50.2691A.

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	80,400	0	80,400			22,767C
2024	98,000	0	98,000			22,083C
2023	88,000	0	88,000			21,032C
2022	84,200	0	84,200			20,031C

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MISSAUKEE COUNTY SANITARY	LAKE TOWNSHIP	0	01/20/2010	WD	33-TO BE DETERMINED	2010/676	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD X	School: LAKE CITY AREA SCHOOL DIST	Commercial	03/20/2020	2020-0091	100%	
Owner's Name/Address	P.R.E. 0%	MAP #:	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			
			Description	Frontage	Depth	Value
. SEC 14 T22N R8W S 800 FT OF W 1100 FT OF E 1/2 OF NW 1/420.202A.			COMMERCIAL 20A M/L	3700	20.20 Acres	74,740
Comments/Influences			20.20 Total Acres		Total Est. Land Value =	74,740

AERATION PONDS 8 X 18 SHED (VINYL SIDING)	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.	6.66	144 94	901
	Sewer	Wood Frame	21.55	144 90	2,793
	Electric	Ad-Hoc Unit-In-Place Items			
	Gas	Description	Rate	Size % Good	Cash Value
	Curb	/CI16/YARI/RESP/LARPL	1.00	95000 100	95,000
	Street Lights	/CI16/YARI/RESP/LARPL	1.00	95000 100	95,000
	Standard Utilities	/CI16/YARI/RESP/LARPL	1.00	95000 100	95,000
	Underground Utils.	Total Estimated Land Improvements True Cash Value = 288,694			

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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
JWV	06/02/2020	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	12/27/2017	INSPECTED	2023	0	0	0			0
			2022	0	0	0			0

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Desc. of Bldg/Section: CAL 58  
 Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole  
 Floor Area: 1,792  
 Gross Bldg Area: 1,792  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 10  
 Physical %Good: 66  
 Func. %Good : 100  
 Economic %Good: 100

2001 Year Built  
 Remodeled

Overall Bldg Height

Comments:  
 12X24 OFFICE AREA IN LOWER RT CORNER

Construction Cost					
High	Above Ave.	X	Ave.	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: 1792					
Ave. Perimeter: 176					
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: 12 Perimeter: 176

Base Rate for Upper Floors = 31.24

Adjusted Square Foot Cost for Upper Floors = 31.24

Total Floor Area: 1,792 Base Cost New of Upper Floors = 55,982

Reproduction/Replacement Cost = 55,982

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 36,948

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

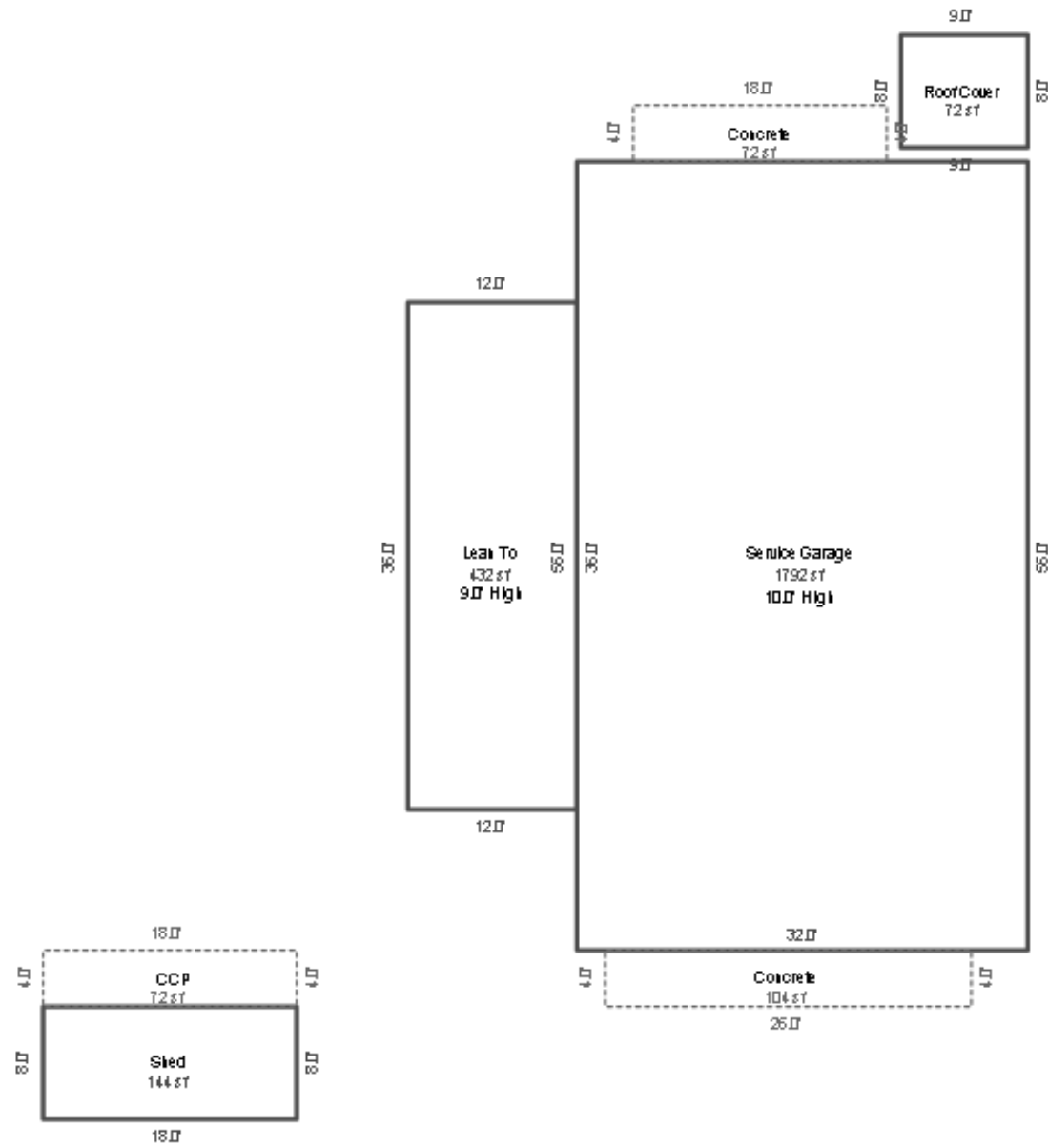
Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New = 0				
Architectural Multiplier: 0.00				
Reproduction/Replacement Cost = 0				
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0				
Total Depreciated Cost = 0				

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:				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	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	(40) Exterior Wall:			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness	Bsmnt Insul.												
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:																	
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HERENDEEN JERRY L & LAURA	HERENDEEN JERRY L & LAURA	0	06/16/2021	QC	09-FAMILY	2021-03895	DEED	0.0				
BARTLETT JUSTIN & KRISTA	HERENDEEN JERRY & LAURA	244,000	02/03/2020	WD	03-ARM'S LENGTH	2020-00311	PROPERTY TRANSFER	100.0				
VANBAR PROPERTY MANAGEMEN	BARTLETT JUSTIN & KRISTA	0	11/05/2012	WD	16-LC PAYOFF	2012-03588	DEED	0.0				
VAN BAR PROPERTY MANAGEME	BARTLETT JUSTIN & KRISTIN	132,159	04/18/2010	WD	09-FAMILY	2010-0819QC	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7555 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		08/29/2014		2014-0352	100%			
Owner's Name/Address		P.R.E. 100% 02/03/2020		MAP #:		2025 Est TCV 309,729 TCV/TFA: 143.00						
HERENDEEN JERRY L & LAURA L 7555 W JENNINGS RD Lake City MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF. 3.0303A. 00 SPLIT ON 10/04/2010 PARENT 014-005-00 CHILD 1.9697AC - 014-005-60 FORMERLY...SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A. SPLIT ON 10/03/2010 INTO 009-014-005-60; HISTORY-SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF. 3.0303A. 2010 PARCEL 009-014-005-00 SPLIT ON 10/04/2010		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	A 200' @ 90/FF		264.00	499.95	0.9329	1.0573	90	100	23,438
				264 Actual Front Feet, 3.03 Total Acres		Total Est. Land Value =				23,438		
Comments/Influences		Topography of Site		Land Improvement Cost Estimates								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description		Rate	Size	% Good	Cash Value			
				Fencing: Wd, Solid, 6 ft.		30.45	240	0	0			
				D/W/P: Asphalt Paving		3.06	950	0	0			
				Wood Frame		23.49	280	94	6,182			
				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 =						7,132		
		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	11,700	143,200	154,900	125,519C			
		TPC 05/15/2021	INSPECTED		2024	11,700	123,300	135,000	121,745C			
		TPC 12/27/2017	INSPECTED		2023	9,100	119,400	128,500	115,948C			
		TPC 06/14/2015	INSPECTED		2022	7,900	109,800	117,700	110,427C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC		0	03/03/2010	QC	32-SPLIT VACANT	2010-1202QC	PROPERTY TRANSFER	0.0

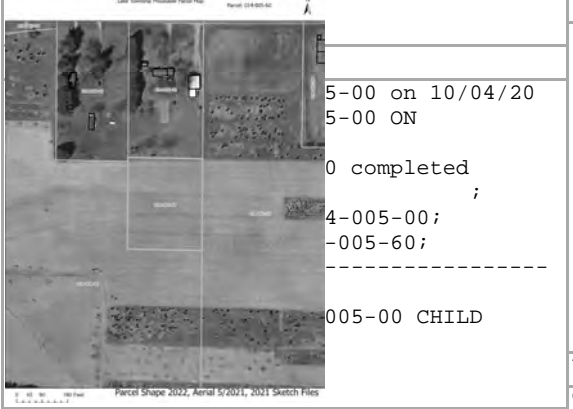
Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/31/2013 Qual. Ag.					
	MAP #:					
	2025 Est TCV 7,880					

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 IRRIGATED	4000/	1.97 Acres	4000	100				7,880
			1.97 Total Acres		Total Est. Land Value =			7,880

**Tax Description**  
 SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 SPLIT OF 009-014-005-00 ON 10/04/2010  
 2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60  
 SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A. SPLIT ON 10/03/2010 FROM 009-014-005-00; 2010 COUNTY SPLIT REQUEST  
 HISTORY-SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 Split of 009-014-005-00 on 10/04/2010

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	3,900	0	3,900			3,253C
2024	4,600	0	4,600			3,156C
2023	3,600	0	3,600			3,006C
2022	3,500	0	3,500			2,863C



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	4,600	0	4,600			3,156C
TPC	12/27/2017	INSPECTED	2023	3,600	0	3,600			3,006C
JWV	11/08/2016	INSPECTED	2022	3,500	0	3,500			2,863C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON RICHARD E & MARI	GREINER ROGER & CONNIE E	81,500	05/25/2007	WD	03-ARM'S LENGTH	2007/1970	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7611 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/25/2007					
Owner's Name/Address	MAP #:					
GREINER ROGER & CONNIE E 7611 JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 123,671 TCV/TFA: 110.03					

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 14 T22N R8W COMM 518.31 FT W OF NE COR OF E 1/2 OF NW 1/4 TH S 00 DEG 27' 30" E 514.50 FT E 255.16 FT N 514.50 FT W TO BEG. 3.0138A.	X			A 200' @ 90/FF	255.00	514.50	0.9411	1.0650	90	100	23,000
				255 Actual Front Feet, 3.01 Total Acres		Total Est. Land Value =				23,000	

Comments/Influences  
20807120 \$85,900 2007 20806275



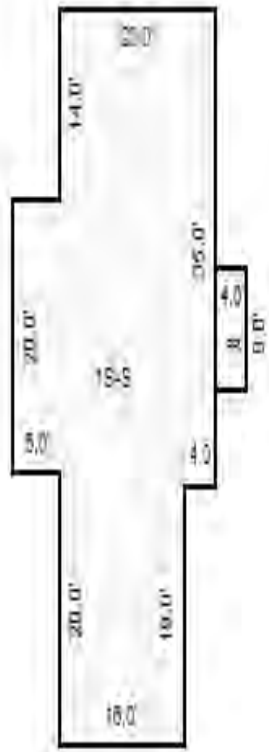
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	11,500	50,300	61,800			31,556C
			2024	11,500	43,200	54,700			30,608C
			2023	8,900	41,900	50,800			29,151C
			2022	7,700	38,400	46,100			27,763C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 36	Type CCP (1 Story)	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: 1100 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,124 Total Base New : 166,400 Total Depr Cost: 91,519 Estimated T.C.V: 100,671			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 = 1124 SF Floor Area = 1124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls CD			Blt 1920																																			
Yr Built 1920 194	Remodeled 2002	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size			Cost New			Depr. Cost																																
Condition: Average		Size of Closets		Lg	X	Ord		Small	100 Amps Service			Stories			Exterior			Foundation			Total:																														
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing			1 Story			Siding			Slab			Total:																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			X	Ave.		Few	Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath																												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Average Fixture(s)			1			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Wood/Shingle Aluminum/Vinyl Brick Stone/Siding Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1124 S.F. Height to Joists: 0.0			1			Average Fixture(s)			1			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
(2) Windows		Many		Large			Basement			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																				
X	Avg.	X		Avg.		Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1124 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																							
(3) Roof		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			Lump Sum Items:																		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			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:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																													
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																													

\*\*\* 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.			
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%		MAP #:							
MISSAUKEE COUNTY ROAD COMMISSION				2025 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *							
. SEC 14 T22N R8W FORMER RR R/W ACROSS E 1/2 OF NW 1/4... 1.5151 A. 7-30-08....Chgd legal per Dawn		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	83.00	795.10	1.2459	1.1874	90	100	11,051
		Paved Road		83 Actual Front Feet, 1.51 Total Acres		Total Est. Land Value =				11,051	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TPC 12/27/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TPC 06/14/2015	INSPECTED		2023	0	0	0		0	
					2022	0	0	0		0	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN FAMILY TRUST	KITCHEN RICHARD A & ELIZA	0	09/27/2024	LC	09-FAMILY	2024-02454	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7855 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KITCHEN RICHARD A & ELIZABETH A 7855 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 214,855 TCV/TFA: 118.84					

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 14 T22N R8W THAT PART OF E 1/2 OF W 1/2 OF NW 1/4 LYING N OF A LINE BEG AT A PT 50 FT S OF S LINE OF FORMER RR R/W ON W LINE OF E 1/2 OF W 1/2 OF NW 1/4, TH E'LY PARALLEL WITH THE S LINE OF FORMER RR R/W TO THE E LINE OF W 1/2 OF NW 1/4. 3.25A M/L. SPLITON 05/13/2024 FROM 009-014-008-00;	X		Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
	X		Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
	X		Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									

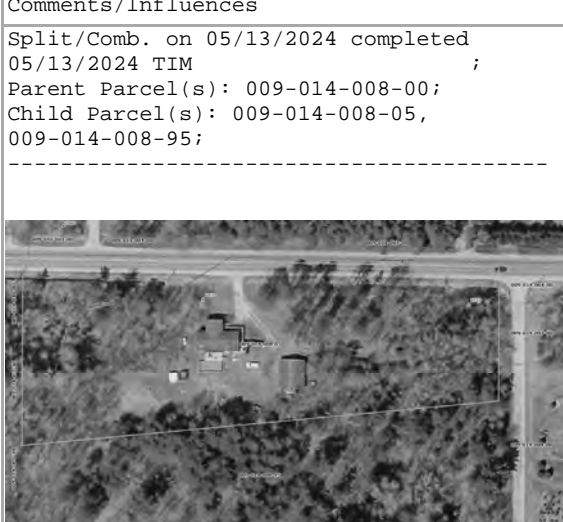
Comments/Influences

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

Parent Parcel(s): 009-014-008-00;

Child Parcel(s): 009-014-008-05, 009-014-008-95;

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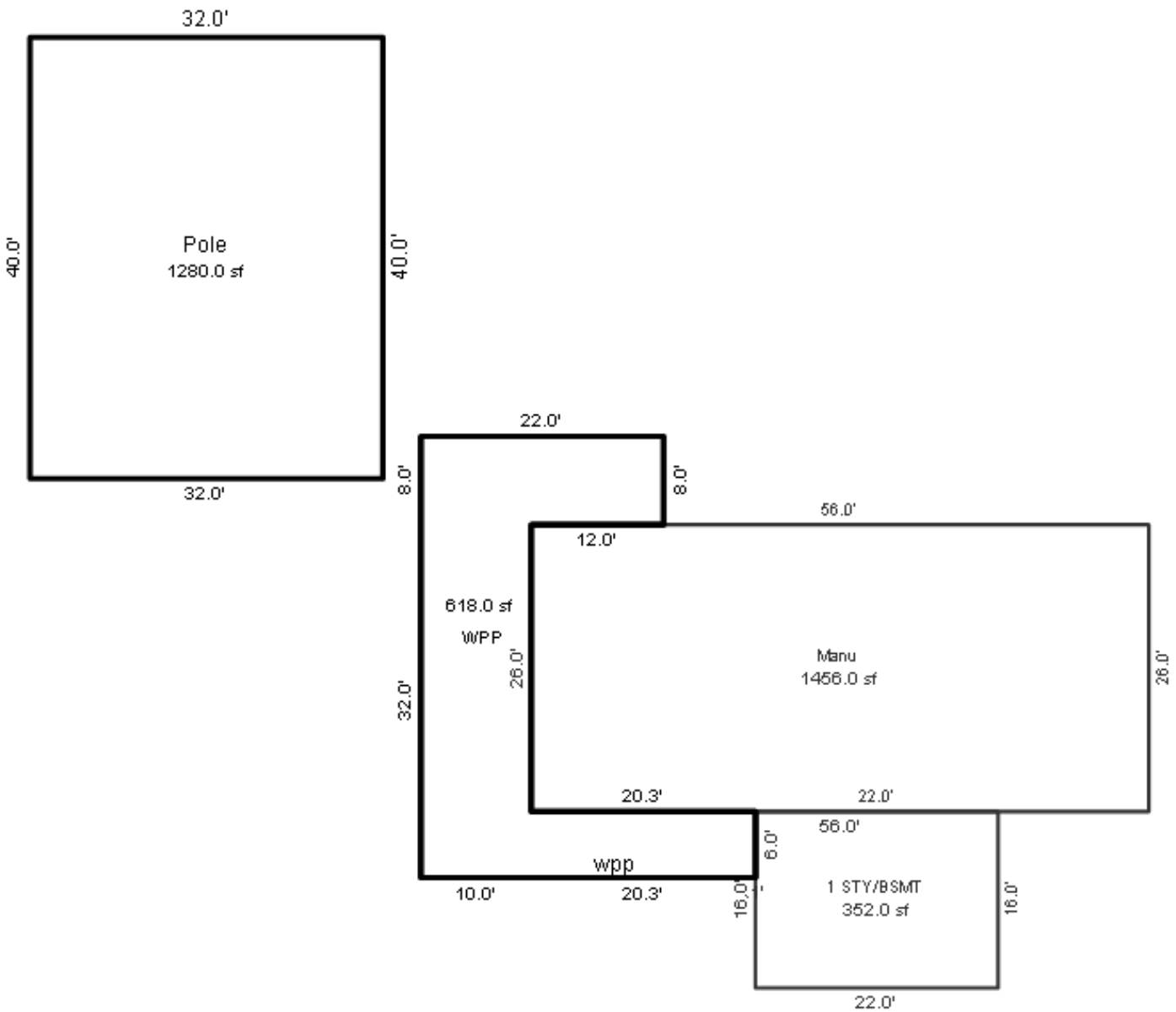
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,800	97,600	107,400			51,144C
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

\*\*\* 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 618	Type WPP	Year Built: 2002 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 20 Floor Area: 1,808 Total Base New : 305,242 Total Depr Cost: 244,194 Estimated T.C.V: 195,355		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C			Blt 1998			
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	Ground Area = 1808 SF Floor Area = 1808 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	Plumbing			1 Story Siding Basement 1,456						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Average Fixture(s) 1 1,455 1,164						
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Plumbing			3 Fixture Bath 1 4,580 3,664						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Water/Sewer			Water/Sewer 1000 Gal Septic 1 4,795 3,836						
(2) Windows		Other:		Many X Ave. Few			Porches			Water Well, 100 Feet 1 5,725 4,580						
X	Insulation	(7) Excavation		(13) Plumbing			Built-Ins			WPP 618 10,178 8,142						
X	Many Avg. X Few	Basement: 1456 S.F. Crawl: 352 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			Garages			Appliance Allow. 1 2,727 2,182						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing			Class: C Exterior: Pole (Unfinished) Base Cost			1280 30,438 24,350						
X	Many Avg. X Few	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Water/Sewer			Totals:			618 10,178 8,142						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: SKYLINE			1 2,727 2,182						
X	Gable Hip Flat	X Gambrel Mansard Shed		Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			195,355						
X	Asphalt Shingle	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN RICHARD A & ELIZA	KITCHEN RICHARD & ADELINE	0	09/27/2024	LC	09-FAMILY	2024-02454	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7855 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
KITCHEN RICHARD & ADELINE FAMILY TR 2213 S DICKERSON RD LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 43,500					

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

Tax Description  
 SEC 14 T22N R8W THAT PART OF N 693.23 FT OF E 1/2 OF W 1/2 OF NW 1/4 LYING S OF A LINE BEG AT A PT 50 FT S OF S LINE OF FORMER RR R/W ON W LINE OF E 1/2 OF W 1/2 OF NW 1/4, TH E'LY PARALLEL WITH THE S LINE OF FORMER RR R/W TO THE E LINE OF W 1/2 OF NW 1/4. 7.25A M/L.  
 SPLIT ON 05/13/2024 FROM 009-014-008-00;

Comments/Influences  
 Split/Comb. on 05/13/2024 completed 05/13/2024 TIM ;  
 Parent Parcel(s): 009-014-008-00;  
 Child Parcel(s): 009-014-008-05, 009-014-008-95;



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,800	0	21,800			5,705C
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.
BRISENO CARRI M	BRISENO TIMOTHY J	1	01/15/2020	QC	06-COURT JUDGEMENT	2020-00363	DEED	0.0
KITCHEN RICHARD B & ADELI	KITCHEN FAMILY TRUST	0	04/21/2011	LC	29-SELLERS INTEREST IN A	2011-01408	DEED	0.0
KITCHEN RICHARD & ADELINE	BRISENO TIMOTHY & CARRI (	115,000	10/03/2008	LC	21-NOT USED/OTHER	2008/3412	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2291 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/01/2008					
Owner's Name/Address	MAP #:					
BRISENO TIMOTHY J 2291 DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 354,694 TCV/TFA: 201.87					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason
. SEC 14 T22N R8W W/2 OF SW/4 OF NW/4. 20 Ac. M/L. Split on 08/20/2008 into 009-014-009-20	X	Dirt Road		Residentia 18 -29 @\$3700	20.00 Acres	3700	100	74,000
Comments/Influences		Gravel Road		20.00 Total Acres Total Est. Land Value =				74,000
2 SMALL PIG SHEDS..N/V Split/Comb. on 08/20/2008 completed 08/20/2008 RAY ; Parent Parcel(s): 009-014-009-00; Child Parcel(s): 009-014-009-20, ;	X	Paved Road		Land Improvement Cost Estimates				
-----		Storm Sewer		Description	Rate	Size	% Good	Cash Value
		Sidewalk		D/W/P: 4in Ren. Conc.	8.06	500	0	0
		Water		D/W/P: Asphalt Paving	3.06	2128	0	0
		Sewer		D/W/P: 3.5 Concrete	6.49	90	0	0
		Electric		Wood Frame	22.25	600	50	6,675
		Gas		Residential Local Cost Land Improvements				
		Curb		Description	Rate	Size	% Good	Cash Value
		Street Lights		LAND IMPROVE 1000	1,000.00	1	0	0
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				6,675
		Underground Utils.						

Topography of Site

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



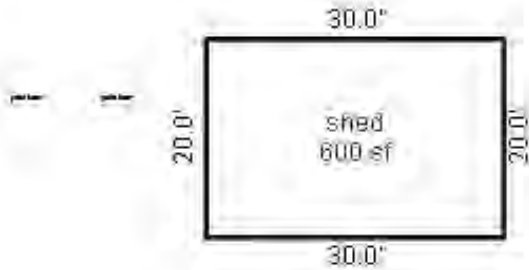
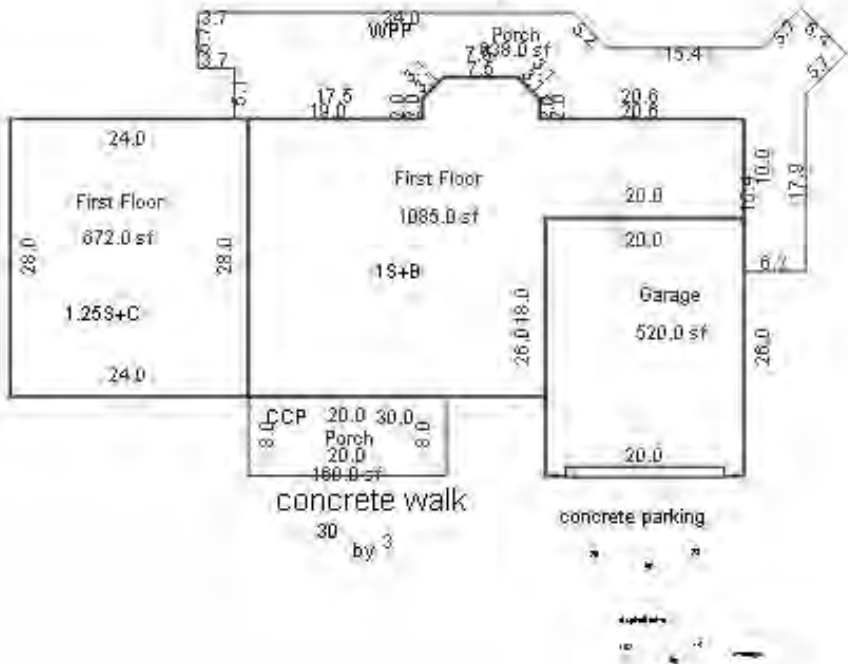
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	37,000	140,300	177,300			103,255C
TPC 05/06/2018	INSPECTED		2024	30,000	122,400	152,400			100,151C
TPC 12/27/2017	INSPECTED		2023	26,000	118,400	144,400			95,382C
TPC 06/14/2015	INSPECTED		2022	20,000	107,800	127,800			90,840C

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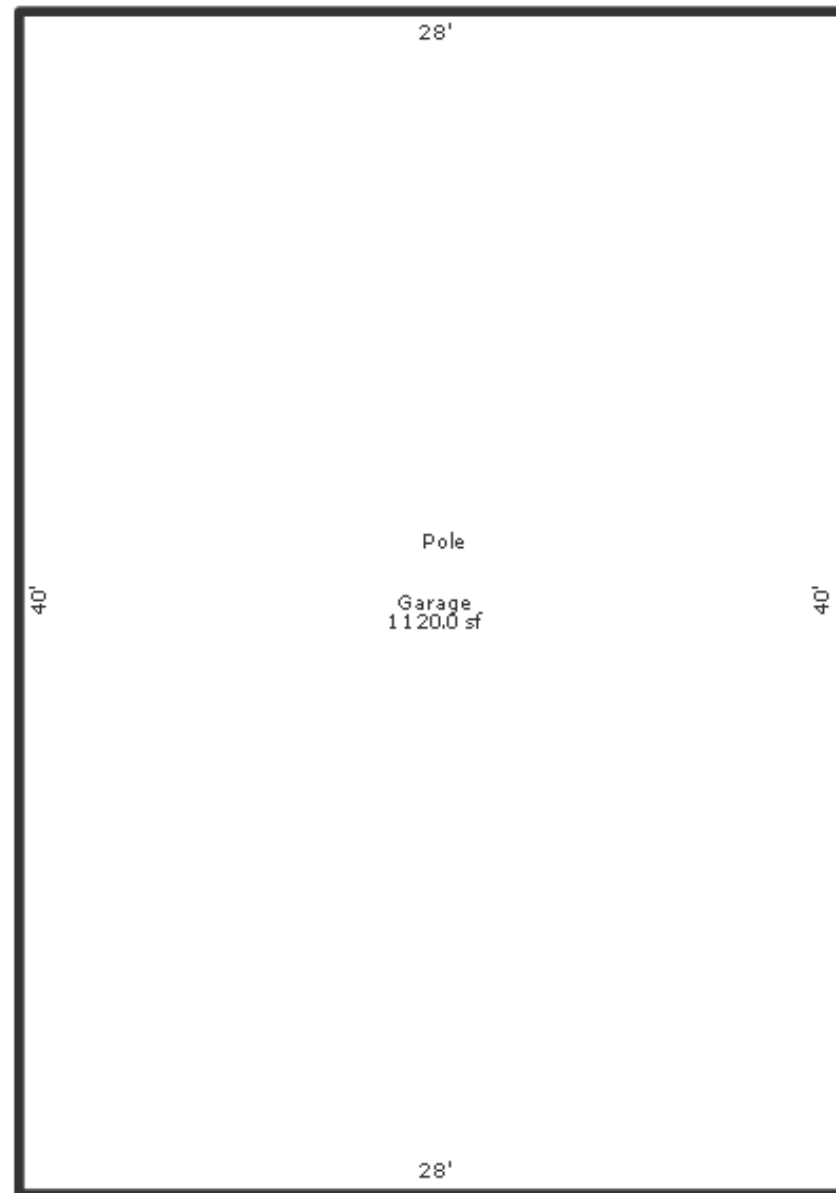
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 638	Type CCP (1 Story) Treated Wood	Year Built: 1991 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: 520 % 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		Room List			
Building Style: 1S			Ex	X	Ord		Min	Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:				
Yr Built 1991	Remodeled 0	Lg			X	Ord		Small	200 Amps Service			Total Base New : 285,999		Storage Area: 0			
Condition: Average		No./Qual. of Fixtures			No. of Elec. Outlets			(12) Electric			Total Depr Cost: 228,798			No Conc. Floor: 0			
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Other:			Estimated T.C.V: 251,678			Roof:			
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1991			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall			Ex.			X	Ord.		Min	Ground Area = 1757 SF			Floor Area = 1757 SF.		
(2) Windows		(7) Excavation			Many			X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1085 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding			Foundation Basement Crawl Space			Size 1,085 672	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			1			Average Fixture(s)			Other Additions/Adjustments			Plumbing			
X	Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			2			3 Fixture Bath			Plumbing			Average Fixture(s)			
(3) Roof		(9) Basement Finish			1			Solar Water Heat			Water/Sewer			3 Fixture Bath			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			No Plumbing			Porches			1000 Gal Septic			
X	Asphalt Shingle	(10) Floor Support			1			Extra Toilet			Deck			Water Well, 100 Feet			
Chimney:		Joists: Unsupported Len: Cntr.Sup:			1			Extra Sink			Garages			Water Well, 100 Feet			
		(14) Water/Sewer			1			Separate Shower			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			
		Public Water			1			Ceramic Tile Floor			Base Cost			520			
		Public Sewer			1			Ceramic Tile Wains			Common Wall: 2 Wall			1			
		Water Well			1			Ceramic Tub Alcove			Door Opener			1			
		2000 Gal Septic			1			Vent Fan			Deck			539			
		Lump Sum Items:			1			Vent Fan			Treated Wood			2,727			
					1						Garages			2,182			
					1						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			228,798			
					1						Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 251,678			
					1						Totals:			285,999			
					1									188,523			
					1									1,455			
					1									4,580			
					1									4,795			
					1									5,725			
					1									4,258			
					1									8,728			
					1									6,982			
					1									22,833			
					1									-5,295			
					1									431			
					1									2,727			
					1									2,182			
					1									228,798			

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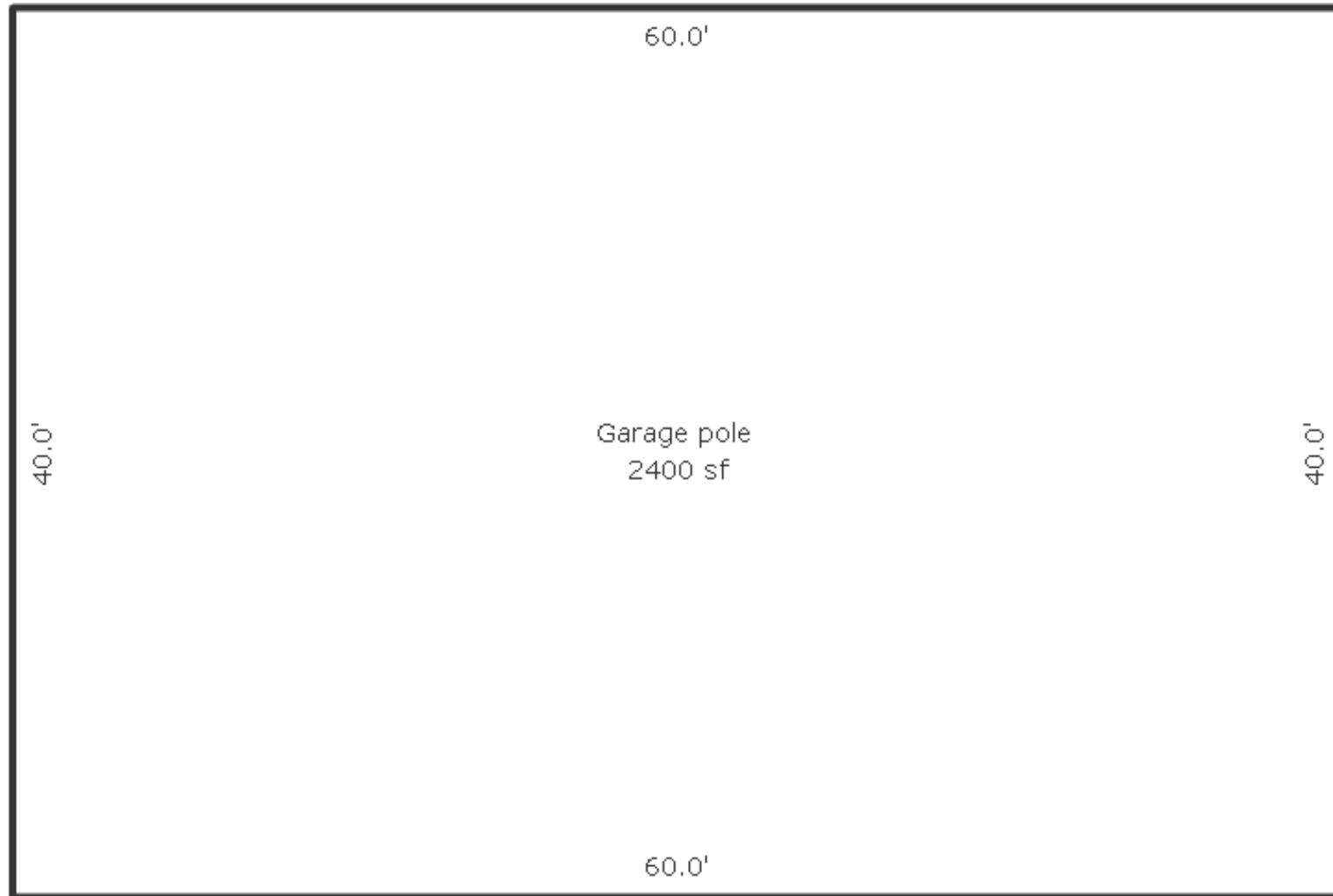


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Building Type	Farm Utility Buildings	Farm Utility Buildings		
Year Built	1992	2009		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 136	4 Wall, 200		
Height	10	12		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	28 x 40 = 1120	60 x 40 = 2400		
Cost New	\$ 10,853	\$ 21,888		
Phy./Func./Econ. %Good	60/100/100 60.0	80/100/100 80.0		
Depreciated Cost	\$ 6,512	\$ 17,510		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	60	80		
Est. True Cash Value	\$ 6,056	\$ 16,285		
Comments:	CONCRETE FLOOR	DIRT FLOOR		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22341 / All Cards: 22341				



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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN RICHARD B & ADELI	KITCHEN RICHARD & ADELINE	0	12/18/2019	QC	09-FAMILY	2019-03929	PROPERTY TRANSFER	0.0
KITCHEN RICHARD & ADELINE	KITCHEN RICHARD & ADELINE	100	04/21/2011	QC	09-FAMILY	2011-01409	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
2213 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST			06/10/2009	20090246	Complete
	P.R.E. 100% 08/20/2008		Garage	09/13/2007	20070660	Complete
Owner's Name/Address	MAP #:		MH	07/12/2007	20070442	Complete
KITCHEN RICHARD & ADELINE FAMILY TRUST 2213 DICKERSON ROAD LAKE CITY MI 49651	2025 Est TCV 376,490 TCV/TFA: 165.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
		Public Improvements		Description	Frontage	Depth	* Factors *	Value
FORMERLY . SEC 14 T22N R8W (8*2001) W 1/2 OF NW 1/4 LYING S OF FORMER RR R/W, EXC BEG AT INTERSECTION OF FORMER RR R/W & W LINE SEC 14 TH S 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W W'LY ALONG RR R/W 270 FT TO POB & EXC BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB & EXC W/2 OF SW/4 OF NW/4.& EXC THAT PART OF THE E1/4 OF W1/4 OF NW1/4 LYING S OF S LINE OF FOMER RR/RW & N OF W LINE BEG 693.23' S OF NW COR OF NW 1/4 TH E TO E LINE OF W1/2 OF NW 1/4 42.5523 AC.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		AGRICULTRU 30 - 65 ACRES	25.56 Acres	3200 100	81,792	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		AGRICULTRU SURPLUS 2300/	16.99 Acres	2300 100	39,082	
				42.55 Total Acres Total Est. Land Value =			120,874	
				Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
				D/W/P: 4in Ren. Conc.	7.24	520 0	0	
				D/W/P: Crushed Rock	2.15	28 0	0	
				Fencing: Wire Mesh, #9	3.68	472 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



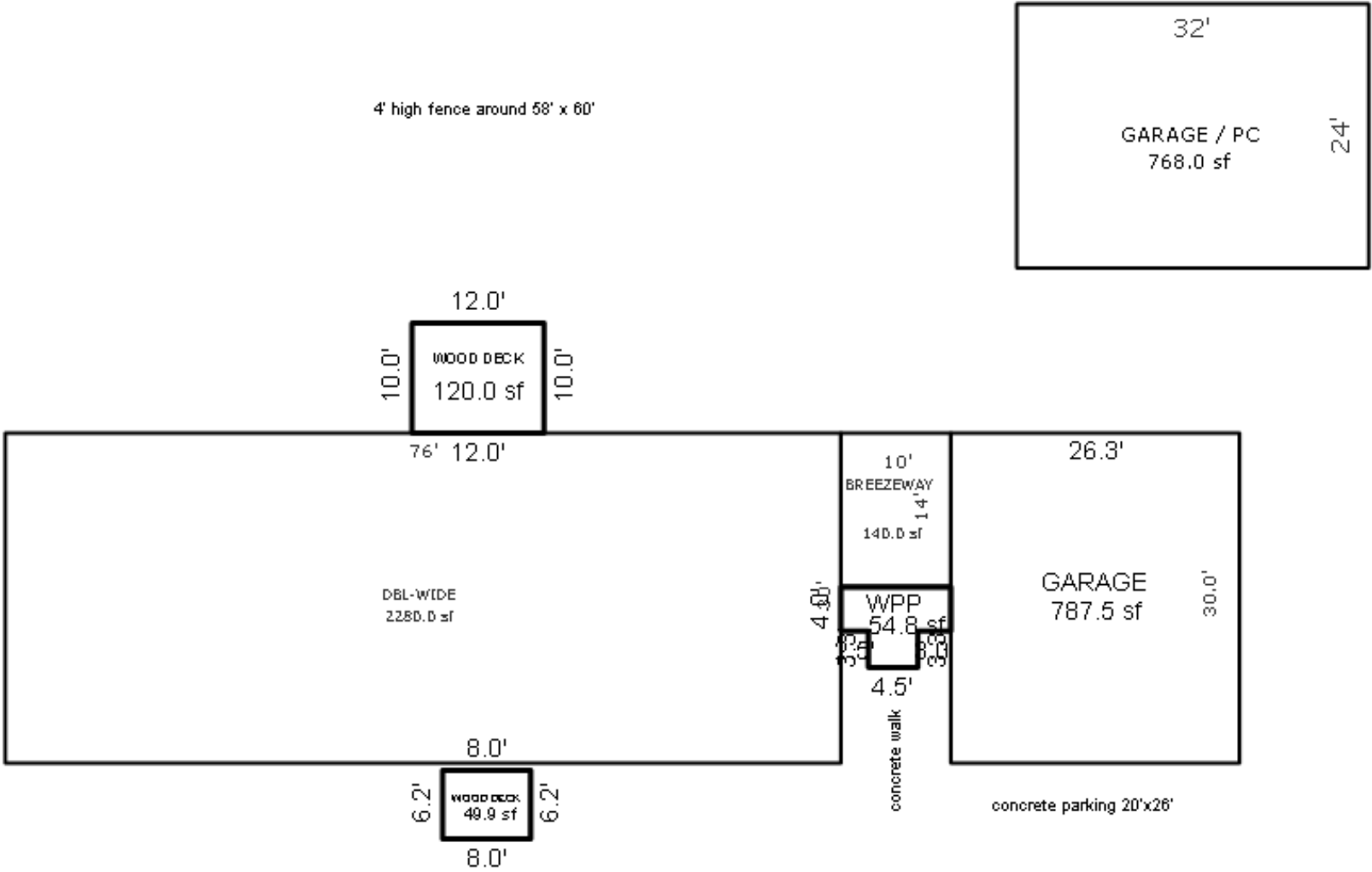
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												
	X												
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	60,400	127,800	188,200			107,741C
2024	73,600	120,700	194,300			104,502C
2023	60,900	101,400	162,300			99,526C
2022	58,500	97,100	155,600			94,787C

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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				
2175 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Carport		10/03/2019	2019-0554	100%				
Owner's Name/Address		P.R.E. 100% 02/03/2004										
BRISENO BABETTA R 2175 S DICKERSON ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 145,968 TCV/TFA: 107.96								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 14 T22N R8W (0*2001) BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB. 1.4345A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF 231.00 270.00 0.9646 0.9064 90 100 18,178								
		Paved Road		231 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 18,178								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.06	1000	0	0				
		Sewer		Fencing: Wire Mesh, #11	3.21	3848	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,500								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	9,100	63,900	73,000			41,477C		
		Low		2024	9,100	64,800	73,900			40,230C		
		High		2023	7,100	56,300	63,400			38,315C		
		Landscaped		2022	5,800	49,400	55,200			36,491C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	10/23/2019	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	06/14/2015	INSPECTED								

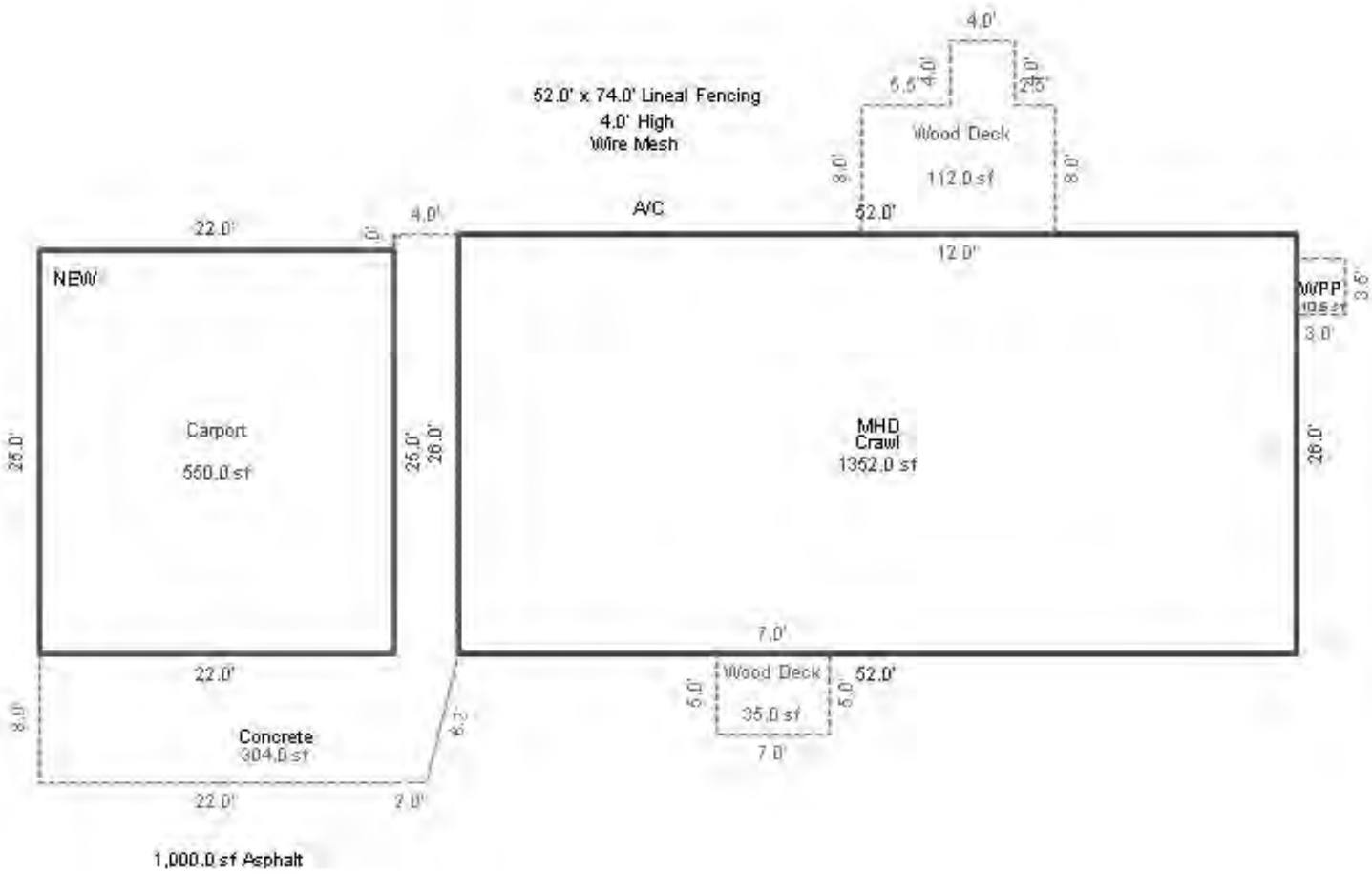


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 10 35	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 1,352 Total Base New : 208,824 Total Depr Cost: 156,613 Estimated T.C.V: 125,290			E.C.F. X 0.800		Bsmnt Garage: Carport Area: 550 Roof: Aluminum	
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C		Blt 1999	
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Ground Area = 1352 SF Floor Area = 1352 SF.						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many			Building Areas						
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			X			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		1			Ex. X Ord. Min			1 Story Siding Crawl Space 1,352						
(2) Windows		(7) Excavation		2			No. of Elec. Outlets			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			X			Water/Sewer						
(3) Roof		(9) Basement Finish		2			Many			Deck						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Treated Wood Treated Wood Treated Wood							
X	Asphalt Shingle	(10) Floor Support		1			X			Built-Ins						
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			X			Appliance Allow.						
		(14) Water/Sewer		1			X			Carports						
		Joists: Unsupported Len: Cntr.Sup:		1			X			Aluminum						
				1			X			Notes: 1999 SKYLINE #45330269LAB ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 125,290						
				1			X			Totals: 208,824 156,613						

\*\*\* 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.
PETERSON ARLIE O & GEORGI	MOLITOR DANIEL C & PAMELA	103,000	08/01/2006	WD	03-ARM'S LENGTH	06-0/2822	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2065 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 08/01/2006				
Owner's Name/Address	MAP #:		2025 Est TCV 205,731 TCV/TFA: 122.46			
MOLITOR DANIEL C & PAMELA 2065 S DICKERSON ROAD LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *							
. SEC 14 T22N R8W BEG AT INTERSECTION W SEC LINE AND S LINE FORMER RR R/W TH S 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W, W'LY ALONG RR R/W 270 FT TO POB.1.2397A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	242.87	270.00	0.9526	0.9064	90	100	18,873

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
20805280 \$104,900	X	Gas	D/W/P: Asphalt Paving	2.65	1200	50	1,590
		Curb	Total Estimated Land Improvements True Cash Value = 1,590				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2025	9,400	93,500	102,900			45,174C
		High	2024	9,400	90,700	100,100			43,816C



Who	When	What	2025	2024	2023	2022

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 144	Type Treated Wood Brzwy, FW	Year Built: 1994 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	(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: D Effec. Age: 25 Floor Area: 1,680 Total Base New : 224,571 Total Depr Cost: 168,425 Estimated T.C.V: 185,268			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/o Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls D		Blt 1994		
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Total:				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total:				
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,680			162,486		121,863		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments			Plumbing				
(1) Exterior		(6) Ceilings		No. of Fixtures			(14) Water/Sewer			Average Fixture(s)			1		1,010	757	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. X Ord. Min			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 3,199			2,399	
(2) Windows		(8) Basement		Many X Ave. Few			Lump Sum Items:			Water/Sewer			1000 Gal Septic		1	4,203	3,152
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			1 5,428		4,071	
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)			(15) Fireplaces			Deck			Treated Wood		160	3,373	2,530
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 19,083 14,312 Common Wall: 1 Wall 1 -2,277 -1,708 Class: D Exterior: Pole (Unfinished) Base Cost 960 18,931 14,198			Garages			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 19,083 14,312 Common Wall: 1 Wall 1 -2,277 -1,708		Class: D Exterior: Pole (Unfinished) Base Cost 960 18,931 14,198		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow.			Built-Ins			1 1,615		1,211	
X	Asphalt Shingle	(11) Heating/Cooling		Lump Sum Items:			Breezeways			Frame Wall			144		7,520	5,640	
Chimney:		(12) Electric		Notes:			Totals:			224,571			168,425				
		(13) Plumbing		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			185,268										

\*\*\* 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.
MUSSELMAN WENDY & PREHN J	EUBANK WILLIAM & GINA	129,842	09/15/2017	LC	03-ARM'S LENGTH	2017-03775	DEED	100.0
MUSSELMAN WENDY ETAL	MUSSELMAN WENDY	0	12/29/2016	QC	09-FAMILY	2016-04232	DEED	0.0
FORD WILLIAM C III & BARB	MUSSELMAN WENDY ETAL*	112,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2457	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7931 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/15/2019					
Owner's Name/Address	MAP #:					
EUBANK WILLIAM & GINA 7931 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 232,212 TCV/TFA: 151.57					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
				* Factors *								
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		. SEC 14 T22N R8W NW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF RR. 2.75 A.		Dirt Road	Gravel Road	A 200' @ 90/FF	668.00	179.33	0.7397	0.8183	90	100
		Paved Road	Storm Sewer	668 Actual Front Feet, 2.75 Total Acres				Total Est. Land Value =		36,390		

Land Improvement Cost Estimates	X	Description	Rate	Size	% Good	Cash Value
		Water	D/W/P: 4in Concrete	6.87	1016	0
Sewer	D/W/P: Asphalt Paving	3.06	1900	0	0	
Electric	D/W/P: Patio Blocks	15.39	96	0	0	
Gas	Wood Frame	22.25	480	50	5,340	
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 =					10,340	

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	18,200	84,700	102,900			78,683C
														2023	14,200	82,000	96,200			74,937C
														2022	16,700	75,600	92,300			71,369C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN WENDY & PREHN J	EUBANK WILLIAM & GINA	129,842	09/15/2017	LC	03-ARM'S LENGTH	2017-03775	DEED	100.0
MUSSELMAN WENDY ETAL	MUSSELMAN WENDY	0	12/29/2016	QC	09-FAMILY	2016-04232	DEED	0.0
FORD WILLIAM C III & BARB	MUSSELMAN WENDY ETAL*	0	06/26/2009	WD	20-MULTI PARCEL SALE REF	2009/2457	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					
	P.R.E. 100% 02/15/2019					

Owner's Name/Address	MAP #:
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EUBANK WILLIAM & GINA 7931 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 11,078
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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	A 200' @ 90/FF	83.00	802.97	1.2459	1.1903	90 100	11,078	
	83 Actual Front Feet, 1.53 Total Acres						Total Est. Land Value =	11,078

Tax Description  
 . SEC 14 T22N R8W FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4 OF NW 1/4 EXC BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. 1.4188A.

Comments/Influences  
 ROW APPROX 80X660

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,500	0	5,500			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

\*\*\* 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
2051 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/01/2006	20060130	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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CONTINENTAL TELEPHONE CO 112 W ELM SYCAMORE IL 60178	2025 Est TCV 0 TCV/TFA: 0.00		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
--	------------------------------	--	--	--	--	--

Taxpayer's Name/Address	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	
CONTINENTAL TELEPHONE CO 112 W ELM SYCAMORE IL 60178	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	COMMERCIAL <2A M/L	0.09 Acres	18000	100		1,674	
		0.09 Total Acres Total Est. Land Value =					1,674	

Tax Description  
. SEC 14 T22N R8W BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT, TH S 84 DEG 10' W 83.43 FT TH N 50.26 FT TO POB, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. .0963A.

Comments/Influences



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	04/30/2021	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	12/27/2017	INSPECTED	2023	0	0	0			0
TPC	06/14/2015	INSPECTED	2022	0	0	0			0

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

Desc. of Bldg/Section:  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: C  
 Floor Area: 288  
 Gross Bldg Area: 288  
 Stories Above Grd: 1  
 Average Sty Hght : 9  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 12  
 Physical %Good: 61  
 Func. %Good : 100  
 Economic %Good: 100

1982 Year Built  
 2006 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, Gas with Fan 0%  
 Ave. SqFt/Story: 288  
 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:

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average  
 Stories: 1 Story Height: 9 Perimeter: 0

Base Rate for Upper Floors = 56.82

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.07 100%  
 Adjusted Square Foot Cost for Upper Floors = 75.89

Total Floor Area: 288 Base Cost New of Upper Floors = 21,856

Reproduction/Replacement Cost = 21,856  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
 Total Depreciated Cost = 13,332

ECF (201A GENERAL COMMERCIAL ) 1.440 => TCV of Bldg: 1 = 19,198  
 Replacement Cost/Floor Area= 75.89 Est. TCV/Floor Area= 66.66

(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	
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.
KITCHEN THOMAS A & LORETT	KITCHEN THOMAS A & LORETT	0	05/30/2024	QC	15-LADY BIRD	2024-01396	PROPERTY TRANSFER	0.0
KITCHEN BENJAMIN C & HELE	KITCHEN BENJAMIN C & HELE	150,000	10/15/2019	WD	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
KITCHEN CLYDE R ESTATE	KITCHEN BENJAMIN C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01440	PROPERTY TRANSFER	0.0
KITCHEN CLYDE R	KITCHEN MICHAEL C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01438	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
2689 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
KITCHEN BENJAMIN C & HELEN KITCHEN THOMS ALLEN & LORETTA M 7770 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 232,150 TCV/TFA: 238.84					

X Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES	36.25	Acres	3200	100				116,000
AGRICULTRU UNTILLABLE	2.75	Acres	3000	100				8,250
AGRICULTRU ROW	1.00	Acres	0	100				0
40.00 Total Acres			Total Est. Land Value =					124,250

X		Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description							
Wood Frame				22.15	320	50	3,544
Total Estimated Land Improvements		True Cash Value =					3,544

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	62,100	54,000	116,100			36,873C
2024	74,800	46,700	121,500			35,765C
2023	66,100	45,900	112,000			34,062C
2022	62,900	40,300	103,200			32,440C

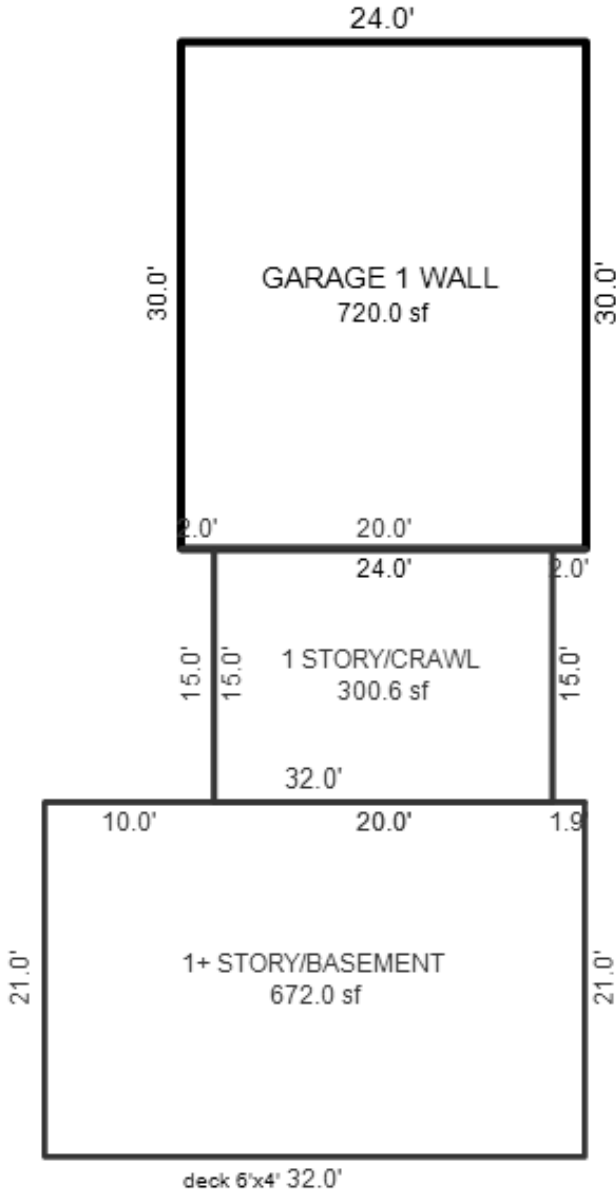
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24	Type Treated Wood	Year Built: 1920 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: 720 % 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 Ord X Min		Lg Ord X Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(12) Electric 100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
Building Style: 1.25S		Yr Built Remodeled 1920 1960		Condition: Fair		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small Few		X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Hip Flat X Asphalt Shingle		Chimney: Block		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 972 SF Floor Area = 972 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Basement 672 1 Story Siding Crawl Space 300 Total: 130,384 71,711 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 667 Water/Sewer 1000 Gal Septic 1 4,485 2,467 Water Well, 50 Feet 1 2,548 1,401 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,690 14,129 Common Wall: 1 Wall 1 -2,476 -1,362 Built-Ins Appliance Allow. 1 1,906 1,048 Deck Treated Wood 24 1,058 582 Totals: 164,807 90,643 Notes: ECF (101 AGRICULTURE) 1.100 => TCV: 99,707										

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



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

Building Type	Farm Utility Buildings			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 154			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	47 x 30 = 1410			
Cost New	\$ 13,282			
Phy./Func./Econ. %Good	50/100/100 50.0			
Depreciated Cost	\$ 6,641			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.700			
% Good	50			
Est. True Cash Value	\$ 4,649			
Comments:	NEAREST HOUSE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4649 / All Cards: 4649				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN MICHAEL C	KITCHEN KODI W	1	06/05/2019	QC	09-FAMILY	2019-01751	PROPERTY TRANSFER	0.0
KITCHEN CLYDE R ESTATE	KITCHEN MICHAEL C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01438	PROPERTY TRANSFER	0.0

Property Address: 7506 W KELLY RD  
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 08/24/2015 Qual. Ag.

Owner's Name/Address: KITCHEN KODI W  
 12266 PUFFER RD  
 FIFE LAKE MI 49633  
 MAP #: 2025 Est TCV 148,576

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								
	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 *								
			55.00 Total Acres Total Est. Land Value = 148,576								

Tax Description: NE 1/4 OF THE SW 1/4 ND ALSO HE E 15 A OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14T22NR8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN 55A M/L  
 3/7/2015 EXEMPT SPLIT 2015-01438 FROM 014-012-00

Comments/Influences: 3/7/2015 2015-01438 QC EXEMPT SPLIT FROM 09-014-012-00 55A M/L

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

Who: TPC 04/09/2024 INSPECTED  
 When: TPC 04/30/2021 INSPECTED  
 What: TPC 05/13/2019 INSPECTED



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	74,300	0	74,300			36,431C
2024	97,100	0	97,100			35,336C
2023	81,900	0	81,900			33,654C
2022	76,500	0	76,500			32,052C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN THOMAS A & LORETT	COBB MICHAEL JR & KATE	1	09/25/2015	WD	09-FAMILY	2015-03270	PROPERTY TRANSFER	0.0
KITCHEN CLYDE R ESTATE	KITCHEN THOMAS A	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01436	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7618 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/21/2017	2017-0469	100%
	P.R.E. 100% 06/16/2016		New House	10/12/2015	2015-0511	100%

Owner's Name/Address	MAP #:	2025 Est TC	TCV 440,401	TCV/TFA: 251.08
COBB MICHAEL JR & KATE 7618 W KELLY RD LAKE CITY MI 49651				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 14 T22N R8W (2*2015) E 990 FT OF SE 1/4 OF SW 1/4 EXC E 495 FT THOF. 15A. SPLIT/COMBINED ON 05/08/2015 FROM 009-014-012-00;	X			<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17</td> <td>@\$5000</td> <td>15.00</td> <td>Acres</td> <td>5000</td> <td>100</td> <td></td> <td></td> <td>75,000</td> </tr> <tr> <td colspan="8">15.00 Total Acres Total Est. Land Value =</td> <td>75,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$5000	15.00	Acres	5000	100			75,000	15.00 Total Acres Total Est. Land Value =								75,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
Residentia 8 - 17	@\$5000	15.00	Acres	5000	100			75,000																							
15.00 Total Acres Total Est. Land Value =								75,000																							

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>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OUTDOOR FURNACE</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					OUTDOOR FURNACE	2,500.00	1	95	2,375	Total Estimated Land Improvements True Cash Value =				2,375
Description	Rate	Size	% Good	Cash Value																			
Residential Local Cost Land Improvements																							
OUTDOOR FURNACE	2,500.00	1	95	2,375																			
Total Estimated Land Improvements True Cash Value =				2,375																			

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

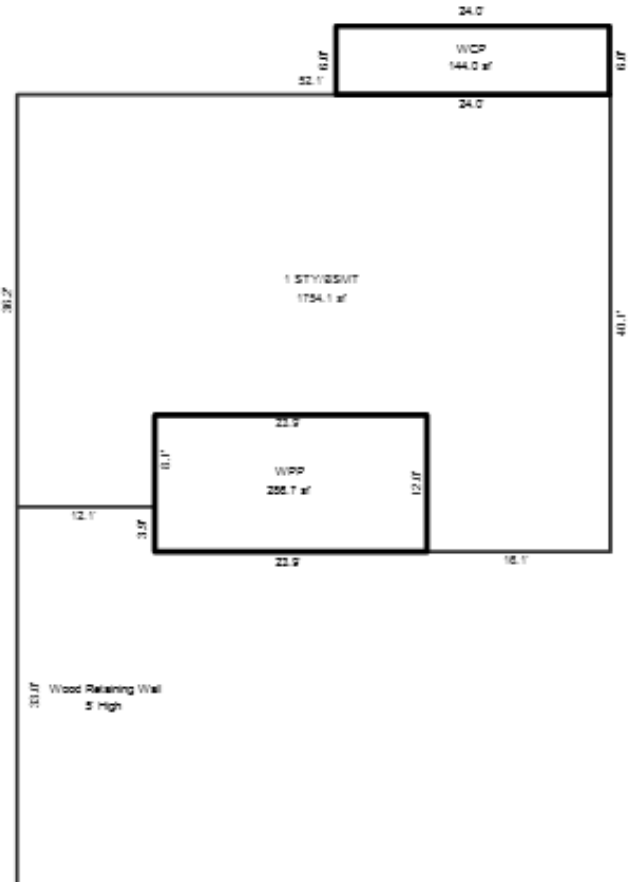
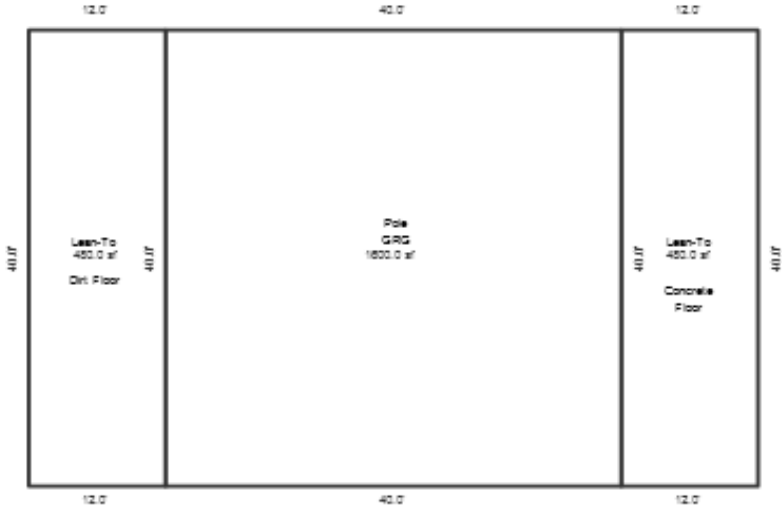
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,500	182,700	220,200			139,148C
2024	22,500	156,900	179,400			134,965C
2023	21,000	155,300	176,300			128,539C
2022	15,000	142,900	157,900			122,419C

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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 144 286 480 480	Type WCP (1 Story) WPP Roof Cover Onl 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: 1 Mech. Doors: 0 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
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 1S (11) Heating System: Forced Heat & Cool, Wood Furnace Add-On Ground Area = 1754 SF Floor Area = 1754 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92					
Building Style: 1S		Ex	Ord	Min	X			Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 2016	Remodeled 0	Size of Closets			X			Many Ave. Few			1 Story Siding Basement 1,754			Total: 270,915 249,233				
Condition: Average		Lg	Ord	Small	X			(13) Plumbing			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,523 2,321				
Room List		Doors	Solid	H.C.	X			Average Fixture(s)			Plumbing			Average Fixture(s) 1 1,455 1,339				
Basement	1st Floor	(5) Floors			X			3 Fixture Bath			Water/Sewer			3 Fixture Bath 1 4,580 4,214				
2nd Floor	3 Bedrooms	Kitchen: Other: Other:			X			2 Fixture Bath			Porches			Ceramic Tile Floor 144 6,281 5,779				
(1) Exterior		(6) Ceilings			X			Softener, Auto			WPP 286 4,988 4,589			Garages				
Wood/Shingle	Aluminum/Vinyl	No. of Elec. Outlets			X			Softener, Manual			Class: C Exterior: Pole (Unfinished)			Door Opener 1 539 496				
Brick	Insulation	Many Ave. Few			X			Solar Water Heat			Base Cost 1600 38,048 35,004			Built-Ins				
(2) Windows		(7) Excavation			X			No Plumbing			Appliance Allow. 1 2,727 2,509			Deck				
Many Avg. Few	Large Avg. Small	Basement: 1754 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			Extra Toilet			w/Roof (Roof portion) 480 7,248 6,668			w/Roof (Roof portion) 480 7,248 6,668				
Wood Sash	Metal Sash	(8) Basement			X			Extra Sink			Totals: 358,730 330,024			Notes:				
Vinyl Sash	Double Hung	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Separate Shower			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 363,026							
Horiz. Slide	Casement	(9) Basement Finish			X			Ceramic Tile Floor										
Double Glass	Patio Doors	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Ceramic Tile Wains										
Storms & Screens		(10) Floor Support			X			Ceramic Tub Alcove Vent Fan										
(3) Roof		Joists: Unsupported Len: Cntr.Sup:			X			Lump Sum Items:										
Gable	Gambrel				X													
Hip	Mansard				X													
Flat	Shed				X													
Asphalt Shingle					X													
Chimney:					X													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN THOMAS A & KORETT	KITCHEN THOMAS A & KORETT	0	05/30/2024	OTH	21-NOT USED/OTHER	2024-01393	DEED	0.0
KITCHEN THOMAS A & KORETT	KITCHEN THOMAS A & KORETT	0	05/30/2024	QC	15-LADY BIRD	2024-01392	PROPERTY TRANSFER	0.0
KITCHEN THOMAS A	KITCHEN THOMAS A & KORETT	0	04/02/2024	QC	09-FAMILY	2024-00678	PROPERTY TRANSFER	0.0
KITCHEN THOMAS A	KITCHEN THOMAS A	0	04/02/2024	OTH	21-NOT USED/OTHER	2024-01391	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/23/2024 Qual. Ag.					
Owner's Name/Address	MAP #:					
KITCHEN THOMAS A & KORETTA 7770 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 46,400					

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 8 - 17 Acres	14.50	Acres	3200	100		46,400
			AGRICULTRU ROW	0.50	Acres	0	100		0
			15.00 Total Acres			Total Est. Land Value =			46,400

Tax Description  
 SEC 14 T22N RBW (1\*2025) N 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF. 15A SPLIT ON 04/23/2024 FROM 009-014-012-65;  
 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.

2015-01437 AGAFF ON PARENT PARCEL Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ;  
 Parent Parcel(s): 009-014-012-65;  
 Child Parcel(s): 009-014-012-70, 009-014-012-75;



- 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	23,200	0	23,200			9,934C
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.
KITCHEN THOMAS A & KORETT	KITCHEN THOMAS A & KORETT	0	05/30/2024	OTH	21-NOT USED/OTHER	2024-01393	OTHER	0.0
KITCHEN THOMAS A & KORETT	KITCHEN THOMAS A & KORETT	0	05/30/2024	QC	15-LADY BIRD	2024-01394	PROPERTY TRANSFER	0.0
KITCHEN THOMAS A	KITCHEN THOMAS A	0	04/02/2024	OTH	21-NOT USED/OTHER	2024-01395	DEED	0.0

Property Address: W KELLY RD  
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 11/12/2024 Qual. Ag.

Owner's Name/Address: KITCHEN THOMAS A & KORETTA  
 7770 W KELLY RD  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 45,600

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
Public Improvements			Description	Frontage	Depth	* Factors *	660'X990' 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.				
			AGRICULTRU 8 - 17 Acres	14.25 Acres		3200 100	45,600
			AGRICULTRU ROW	0.75 Acres		0 100	0
			15.00 Total Acres			Total Est. Land Value =	45,600

Tax Description: SEC 14 T22N RBW (0\*2025) S 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF. 15A. SPLIT ON 04/23/2024 FROM 009-014-012-65;  
 Comments/Influences: 2015-01437 AGAFF ON PARENT PARCEL Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ; Parent Parcel(s): 009-014-012-65; Child Parcel(s): 009-014-012-70, 009-014-012-75;



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Who	When	What
		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	22,800
	2024	0
	2023	0
	2022	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.
KITCHEN THOMAS A & LORETT	KITCHEN THOMAS A & LORETT	0	05/30/2024	QC	15-LADY BIRD	2024-01398	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/21/1994				
Owner's Name/Address		MAP #:				
KITCHEN THOMAS A & LORETTA M 7770 W KELLY ROAD LAKE CITY MI 49651		2025 Est TCV 37,000				

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
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			Residentia PARTOF>20@\$3700 10.00 Acres			3700 100		37,000
			10.00 Total Acres				Total Est. Land Value =	37,000

Tax Description  
. SEC 14 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	18,500	0	18,500			7,788C
2024	15,000	0	15,000			7,554C
2023	13,000	0	13,000			7,195C
2022	9,000	0	9,000			6,853C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN THOMAS A & LORETT	KITCHEN THOMAS A & LORETT	0	05/30/2024	OTH	15-LADY BIRD	2024-01399	PROPERTY TRANSFER	0.0

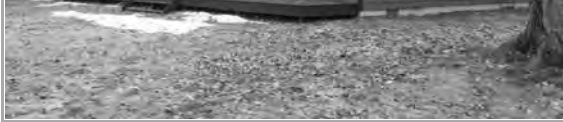
Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7770 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		FOUNDATION	10/22/2020	2020-0622	100%

Owner's Name/Address	MAP #:
KITCHEN THOMAS A & LORETTA M 7770 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 236,416 TCV/TFA: 173.33

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road			Residentia 8 - 17 @\$5000						50,000
Gravel Road			10.00 Acres						50,000
Paved Road			10.00 Total Acres						Total Est. Land Value = 50,000
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
. SEC 14 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 10A.	Wood Frame	28.31	80 50	1,132
Comments/Influences	Total Estimated Land Improvements True Cash Value = 1,132			

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	25,000	93,200	118,200			75,971C
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



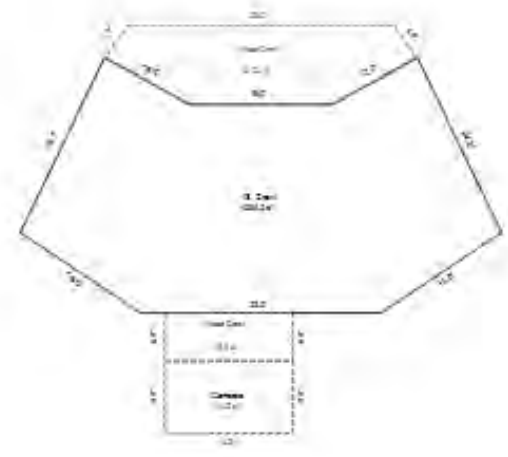
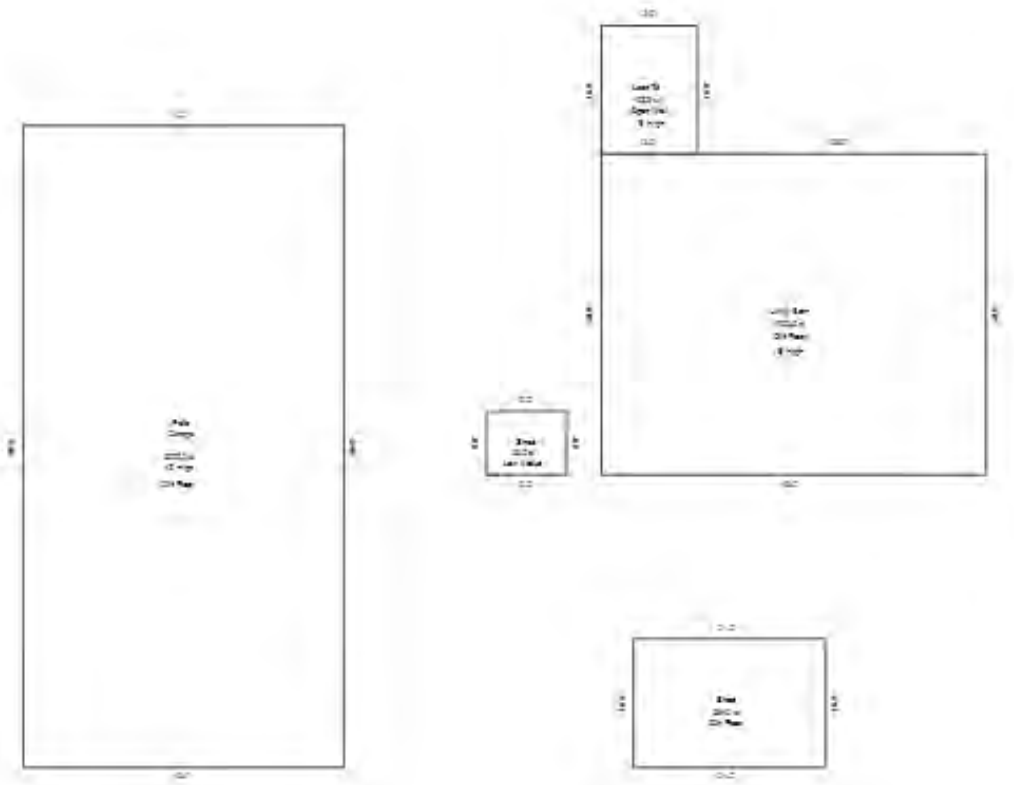
Who	When	What	2025	2024	2023	2022
JWV	04/14/2021	INSPECTED		15,000	86,100	101,100
JWV	10/22/2020	INSPECTED		14,000	83,500	97,500
TPC	04/01/2019	INSPECTED		10,000	76,700	86,700

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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 310 96	Type Treated Wood Treated Wood	Year Built: 2016 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: 3200 % Good: 0 Storage Area: 0 No Conc. Floor: 3200			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
	Building Style: 1S				Ex	X	Ord	Min								
	Yr Built 1987	Remodeled 0														
	Condition: Average															
	Room List	Doors														
	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													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation														
	(3) Roof	Basement: 0 S.F. Crawl: 1364 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Gable Hip Flat	X	Gambrel Mansard Shed													
X	Asphalt Shingle	(8) Basement														
	Chimney:	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	(10) Floor Support	(9) Basement Finish														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		Joists: Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(12) Electric														
		100 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.												
		No. of Elec. Outlets														
		Many	X	Ave.												
		(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														
		1000 Gal Septic Water Well, 100 Feet														
		Deck														
		Treated Wood Treated Wood														
		Garages														
		Class: CD Exterior: Pole (Unfinished) Base Cost No Concrete Floor														
		384 384														
		Class: D Exterior: Pole (Unfinished) Base Cost No Concrete Floor														
		3200 3200														
		Class: CD Exterior: Pole (Unfinished) Base Cost No Concrete Floor														
		2112 2112														
		Built-Ins														
		Appliance Allow.														
		1														
		<<<<< 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.
DUTCHMAN PROPERTIES LLC	NORTHERN PIES NURSERY INC	0	04/16/2012	OTH	33-TO BE DETERMINED	2012-01612 & 0	PROPERTY TRANSFER	0.0
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0

Property Address: S GREEN RD  
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 07/21/1994 Qual. Ag.

Owner's Name/Address: DUTCHMAN PROPERTIES LLC  
 9689 W WALKER ROAD  
 MANTON MI 49663  
 MAP #: 2025 Est TCV 224,900

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		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.								
			80.00 Total Acres Total Est. Land Value =					224,900			

Tax Description: . SEC 14 T22N R8W N 1/2 OF SE 1/4. 80 A.

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	112,500	0	112,500			38,556C
2024	137,000	0	137,000			37,397C
2023	113,500	0	113,500			35,617C
2022	105,200	0	105,200			33,921C

Who: TPC 04/30/2021 INSPECTED  
 When: TPC 05/13/2019 INSPECTED  
 What: TPC 12/27/2017 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.
DUTCHMAN PROPERTIES LLC	PEARSON JOHN L & MARIA J	1	10/31/2016	QC	09-FAMILY	2016-03809	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					
	P.R.E. 100% 07/21/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
PEARSON JOHN L & MARIA J 10919 WEST KELLY RD LAKE CITY MI 49651	2025 Est TCV 117,200					

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 14 T22N R8W SW 1/4 OF SE 1/4. 40 A.	X			AGRICULTRU 30 - 65 ACRES	28.00	Acres	3200	100		89,600
Comments/Influences	X			AGRICULTRU SURPLUS 2300/	12.00	Acres	2300	100		27,600
				40.00 Total Acres			Total Est. Land Value =			117,200

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	58,600	0	58,600			32,948C
X Rolling							
X Low							
X High							
X Landscaped							
X Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	58,600	0	58,600			32,948C
			2024	71,400	0	71,400			31,958C
			2023	38,000	0	38,000			30,437C
			2022	37,000	0	37,000			28,988C

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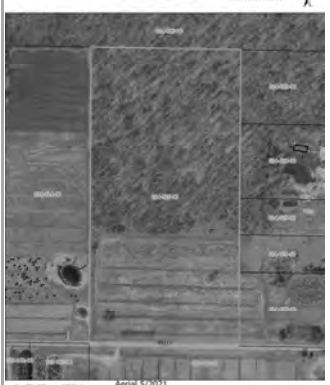
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTERS CHARLES J & KATHE	DUTCHMAN PROPERTIES LLC	62,000	01/20/2006	LC	03-ARM'S LENGTH	06-0/196	DEED	0.0

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% 01/12/2006 Qual. Ag.					
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663	MAP #:					
	2025 Est TCV 53,200					

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 14 T22N R8W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.	X			Dirt Road						
				Gravel Road						
Comments/Influences	X			Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
	X			Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
				* Factors *						
				AGRICULTRU 8 - 17 Acres	8.00 Acres		3200	100		25,600
				AGRICULTRU SURPLUS 2300/	12.00 Acres		2300	100		27,600
				20.00 Total Acres			Total Est. Land Value =			53,200

Topography of Site

- X Level
- X 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	26,600	0	26,600			12,104C
		TPC 04/30/2021 INSPECTED	2024	32,400	0	32,400			11,741C
		TPC 05/13/2019 INSPECTED	2023	25,400	0	25,400			11,182C
		TPC 12/27/2017 INSPECTED	2022	19,300	0	19,300			10,650C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARLENE PROPERTIES LLC	HUNT THOMAS W	0	09/15/2010	WD	31-SPLIT IMPROVED	2010-4261WD &	PROPERTY TRANSFER	0.0
PEER JOHN W & PITZ AMY L	HOUSEHOLD FINANCE CORP	50,778	12/19/2009	SD	21-NOT USED/OTHER	2008/3292	DEED	100.0
HOUSEHOLD FINANCE CORP	ARLENE PROPERTIES LLC	24,000	12/09/2009	OTH	21-NOT USED/OTHER	2010/35	DEED	100.0
PEER JOHN W & AMY L (DIVO	PEER JOHN W & PITZ AMY (T	0	05/30/2008	QC	21-NOT USED/OTHER	2008/2449	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

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

Owner's Name/Address	MAP #:
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ARLENE PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663	2025 Est TCV 11,491
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value


			AGRICULTRU 3 -7 Acres	3.59 Acres	3200	100	11,491
			AGRICULTRU ROW	0.43 Acres	0	100	0
			4.02 Total Acres Total Est. Land Value =				11,491

**Tax Description**  
 S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250FT OF S170FT THEREOF SEC 14 T22N R8W 4.0243  
 SPLIT ON 12/23/2010 INTO 009-014-017-90; SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4. 5A.  
 HISOTRY-SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT OF S 170 FT THOF. 4.0243A. 2010 PARCEL 009-014-017-00 SPLIT ON 12/23/2010

- 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.

**Comments/Influences**

009-014-017-00 completed LAYER REQUEST; 4-017-00; -017-90; ----- 06-79 CE. WEST 690 FT. THEREOF, OF THE OUTH OF HWY. M-55 FT. THEREOF. SEC OR - 06-70 XES. EAST 300 FT. OF SW X OF THE NE X



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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	5,700	0	5,700			4,360C
2024	7,000	0	7,000			4,229C
2023	6,300	0	6,300			4,028C
2022	4,100	0	4,100			3,837C

\*\*\* 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 ASHLEE	PIOTROWSKI MARK	106,000	11/05/2019	WD	03-ARM'S LENGTH	2019-03593	PROPERTY TRANSFER	100.0
HUNT THOMAS W & ANN M	MILLER ASHLEE	92,400	12/28/2018	WD	03-ARM'S LENGTH	2019-00035	PROPERTY TRANSFER	100.0
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	12/20/2016	QC	18-LIFE ESTATE	2016-04185	PROPERTY TRANSFER	0.0
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	11/29/2016	QC	09-FAMILY	2016-03899	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2980 S GREEN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/05/2019					

Owner's Name/Address	MAP #:
PIOTROWSKI MARK 2980 S GREEN RD LAKE CITY MI 49651	2025 Est TCV 118,724 TCV/TFA: 137.57

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	250.00	170.00	0.9457	0.8074	90	100	17,181	
			250 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	17,181

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size % Good	Cash Value			
E 250FT OF S 170FT OF SE /14 OF SE 1/4 SEC 14 T22N R8W	X	Dirt Road							
SPLIT ON 12/23/2010 FROM 009-014-017-00;		Gravel Road							
FROM SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.		Paved Road							
HISTORY-SEC 14 T22N R8W E 250 FT OF S 170 FT OF SE 1/4 OF SE 1/4. .9757A. 2010	X	Storm Sewer							
Split of 009-014-017-00 on 12/23/2010		Sidewalk							
		Water							
		Sewer							
	X	Electric	LAND IMPROVE 1000	1,000.00	1 95	950			
		Gas				Total Estimated Land Improvements True Cash Value =		950	
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences  
20809635 \$89,900 2008



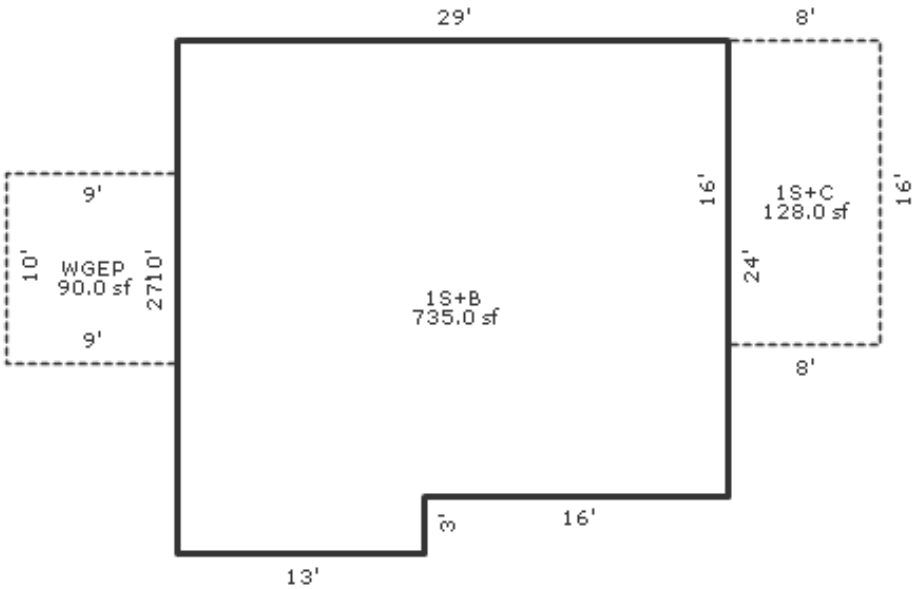
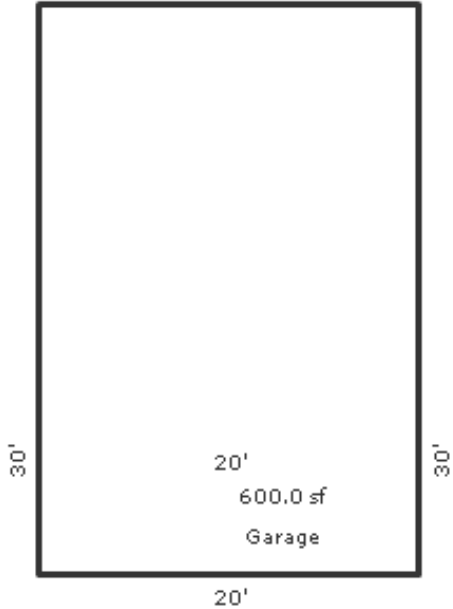
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	8,600	50,800	59,400			46,433C
	Rolling		2024	8,600	44,000	52,600			45,037C
	Low		2023	6,700	42,600	49,300			42,893C
	High		2022	6,300	38,900	45,200			40,851C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type WGEP (1 Story)	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: 0 Area: 600 % Good: 25 Storage Area: 0 No Conc. Floor: 600			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 863 Total Base New : 139,183 Total Depr Cost: 85,889 Estimated T.C.V: 94,478		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Total Base New : 139,183 Total Depr Cost: 85,889 Estimated T.C.V: 94,478		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1921			
1921	REM	2011				Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 863 SF Floor Area = 863 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
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.	Many X Ave. Few			1 Story Siding Mich Bsmnt. 735							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 128		Total: 109,453		75,645				
(1) Exterior		(6) Ceilings			(13) Plumbing			Other Additions/Adjustments		Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Plaster			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 1 1,212 788						
(2) Windows		(7) Excavation			(14) Water/Sewer			Water/Sewer		1000 Gal Septic 1 4,485 2,915						
X	Many Avg. Few	Large Avg. Small	Basement: 735 S.F. Crawl: 128 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		WGEP (1 Story) 90 8,131 5,285					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:			Garages		Class: CD Exterior: Pole (Unfinished) Base Cost 600 15,060 3,765 * No Concrete Floor 600 -3,612 -903						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Built-Ins		Appliance Allow. 1 1,906 1,239						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 139,183 85,889							
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 94,478						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 140			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	30 x 40 = 1200			
Cost New	\$ 37,572			
Phy./Func./Econ. %Good	35/50/100 17.5			
Depreciated Cost	\$ 6,575			
+ 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	\$ 6,115			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6115 / All Cards: 6115				

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		
2830 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/21/1994								
HILL STACEY R 2830 S GREEN RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 192,679 TCV/TFA: 133.80						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 14 T22N R8W S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 200' @ 90/FF	330.00	660.00	0.8823 1.1334	90 100	29,700	
		Paved Road		330 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =	29,700
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: Asphalt Paving	2.85	1800	0	0		
		Sewer		Fencing: Wire Mesh, #11	3.17	400	0	0		
		Electric		Residential Local Cost Land Improvements						
		Gas		Description	Rate	Size	% Good	Cash Value		
		Curb		LAND IMPROVE 1000	1,000.00	1	100	1,000		
		Street Lights		Total Estimated Land Improvements True Cash Value =					1,000	
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Rolling		2025	14,900	81,400	96,300			34,290C
		X Low		2024	14,900	69,900	84,800			33,259C
		X High		2023	11,600	62,900	74,500			31,676C
		X Landscaped		2022	8,300	54,200	62,500			30,168C
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		Who	When	What						
		TPC	12/27/2017	INSPECTED						
		TPC	01/27/2012	INSPECTED						

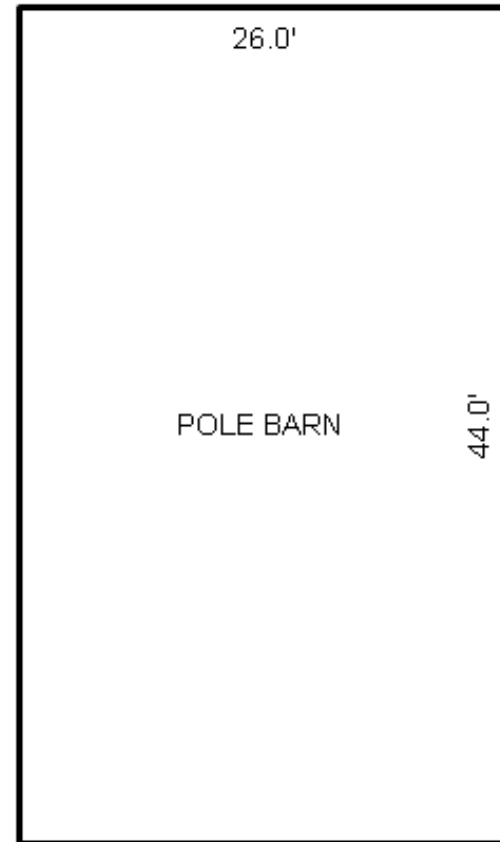
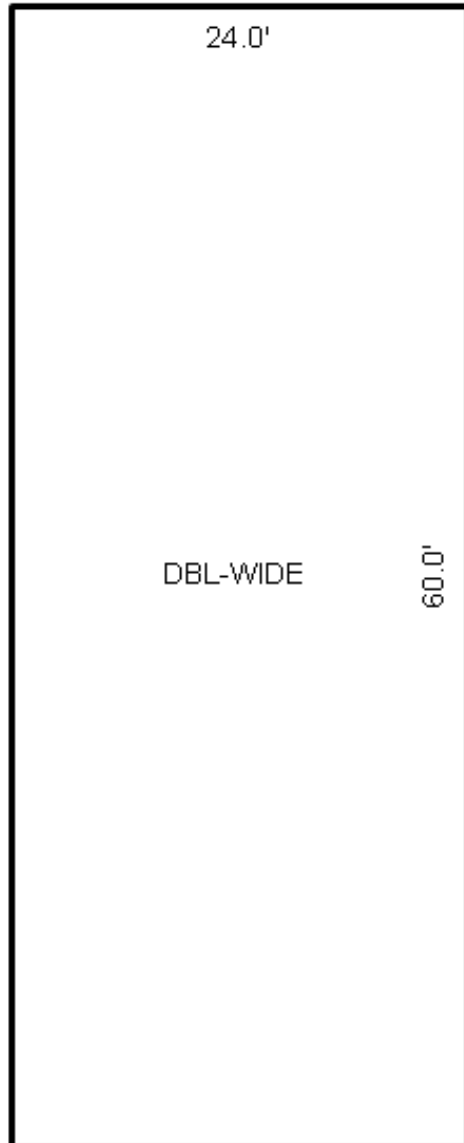


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Type	Year Built: 1976 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: 1144 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 1,440 Total Base New : 196,341 Total Depr Cost: 147,254 Estimated T.C.V: 161,979								
Building Style: BOCA/STATE			Drywall Paneled		Plaster Wood T&G			E.C.F. X 1.100								
Trim & Decoration			Ex X Ord				Min									
Yr Built 1992	Remodeled 0	Size of Closets				Lg	X	Ord		Small						
Condition: Average		Doors			Solid	X	H.C.									
Room List		(5) Floors			(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service											
(1) Exterior		No./Qual. of Fixtures			X Ex.				Ord.		Min					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets				Many	X	Ave.		Few			
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1440 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			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,440 Total: 159,275 119,455						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer											
Chimney: Metal		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
(3) Roof		(10) Floor Support			Lump Sum Items:											
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Notes:														ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 161,979		
Totals:														1144	24,356	18,267
Totals:														196,341	147,254	

\*\*\* 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		
2800 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/21/1994								
PEDLAR JACK W 2800 S GREEN ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 200,760 TCV/TFA: 119.50						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 14 T22N R8W N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.		Public Improvements		* Factors *						
Comments/Influences		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X		A 200' @ 90/FF	330.00	662.00	0.8823 1.1342	90 100	29,722	
		X		330 Actual Front Feet, 5.01 Total Acres					Total Est. Land Value =	29,722
		X		Land Improvement Cost Estimates						
		X		Description	Rate	Size	% Good	Cash Value		
		X		D/W/P: 3.5 Concrete	6.07	1122	0	0		
		X		Wood Frame	24.54	120	94	2,768		
		X		Residential Local Cost Land Improvements						
		X		Description	Rate	Size	% Good	Cash Value		
		X		LAND IMPROVE 1000	1,000.00	2	95	1,900		
		X		Total Estimated Land Improvements True Cash Value =					4,668	
Topography of Site		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		X		2025	14,900	85,500	100,400			61,421C
Rolling		X		2024	14,900	73,700	88,600			59,575C
Low		X		2023	11,600	71,300	82,900			56,739C
High		X		2022	8,300	65,600	73,900			54,038C
Landscaped		X		Who When What						
Swamp		X		TPC 12/27/2017 INSPECTED						
Wooded		X		TPC 11/20/2013 INSPECTED						
Pond		X		TPC 01/27/2012 INSPECTED						
Waterfront		X								
Ravine		X								
Wetland		X								
Flood Plain		X								

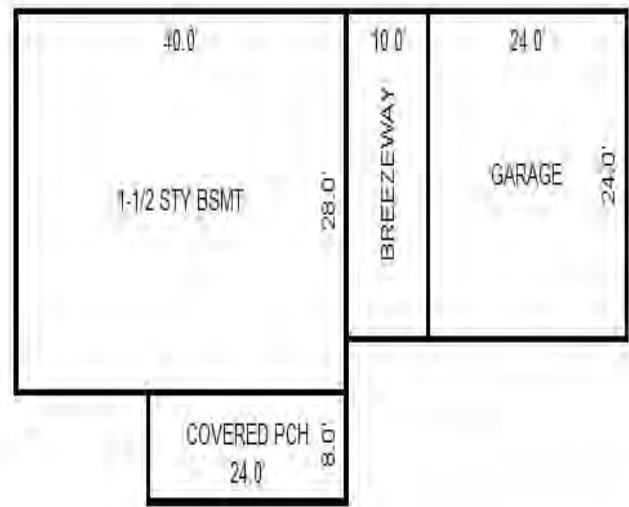


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 240	Type WCP (1 Story) Brzwy, FW	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																														
X	Wood Frame	(4) Interior		X																																																																							
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G																																																																						
Yr Built 1976		Remodeled 0		Ex	X	Ord	Min																																																																				
Condition: Average		Size of Closets		Lg	X	Ord	Small																																																																				
Room List		Doors	Solid	X	H.C.																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																							
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																																																							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																							
Insulation		X	Drywall	Ex.	X	Ord.	Min																																																																				
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																							
X	Many Avg.	X	Large Avg.	Many	X	Ave.	Few																																																																				
X	Few Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																							
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																									
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 1120 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,120</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>181,978</td> <td>118,285</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,212</td> <td>788</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,485</td> <td>2,915</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>2,548</td> <td>1,656</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>6,924</td> <td>4,501</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>21,923</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,476</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> </tr> <tr> <td>Breezeways</td> <td></td> <td></td> </tr> <tr> <td>Frame Wall</td> <td>240</td> <td>14,184</td> </tr> <tr> <td>Totals:</td> <td>232,684</td> <td>151,245</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 166,370										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,120			Total:				181,978	118,285	Average Fixture(s)	Cost	Depr. Cost	1	1,212	788	Water/Sewer			1000 Gal Septic	4,485	2,915	Water Well, 50 Feet	2,548	1,656	Porches			WCP (1 Story)	6,924	4,501	Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	576	21,923	Common Wall: 1 Wall	1	-2,476	Built-Ins			Appliance Allow.	1	1,906	Breezeways			Frame Wall	240	14,184	Totals:	232,684	151,245
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																						
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Sketched 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.
HILL STACEY R	MISSAUKEE COUNTY TREASURE	0	02/26/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2870 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HILL STACEY R 2830 S GREEN RD LAKE CITY MI 49651	2025 Est TCV 79,838 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 14 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.	X		A 200' @ 90/FF	165.00	660.00	1.0493	1.1334	90	100	17,660
Comments/Influences			165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 17,660							

Comments/Influences	X	Public Improvements	
FORMERLY STACY HILL REPAIR SHOP	X	Dirt Road	
	X	Gravel Road	
		Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
		Sewer	
	X	Electric	
		Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

Topography of Site	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

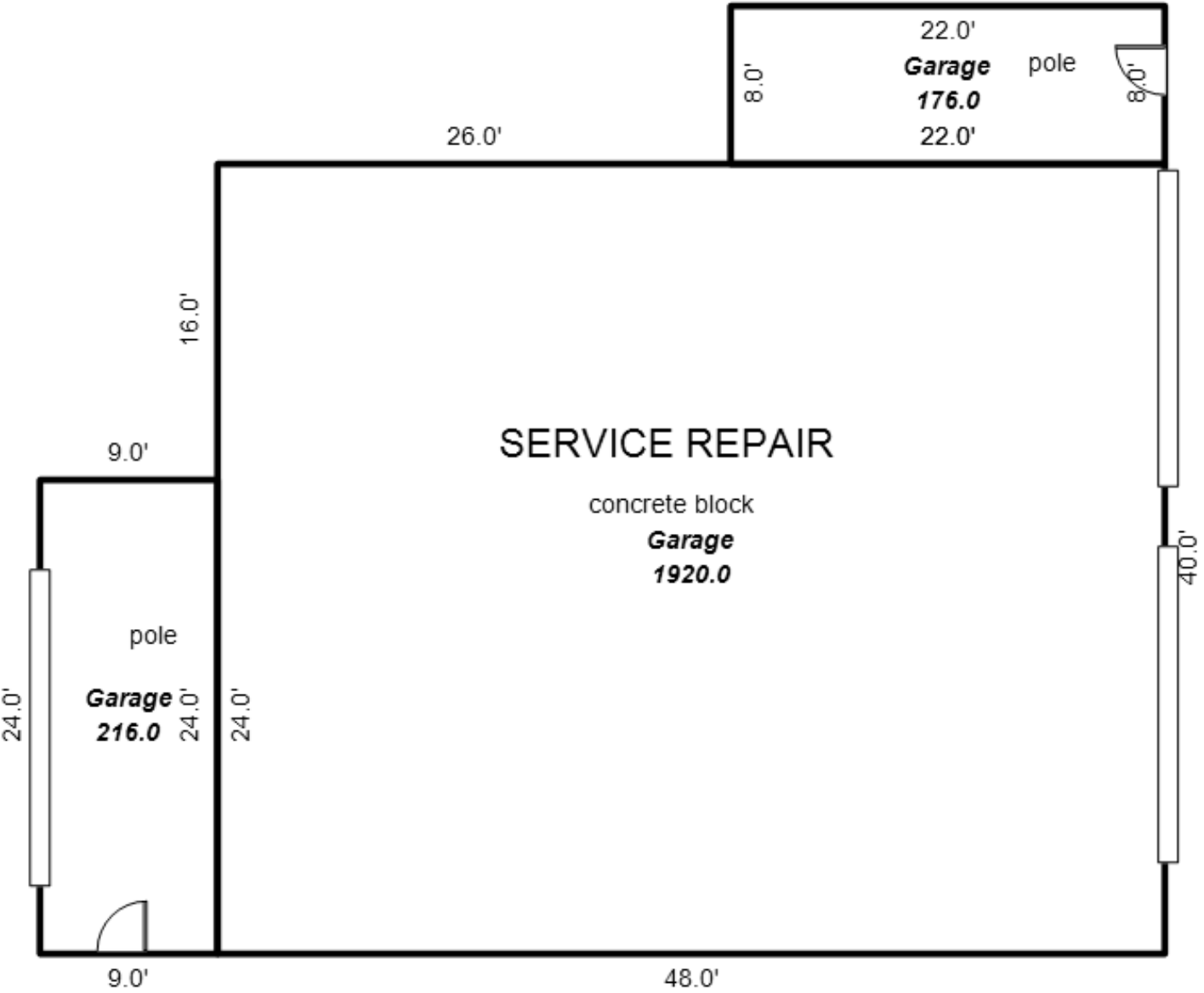
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	8,800	31,100	39,900			28,453C
			2024	8,800	26,700	35,500			27,598C
			2023	6,900	25,800	32,700			26,284C
			2022	4,100	23,800	27,900			25,033C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 1981 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: 1920 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior	
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame														
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 1981			
	Yr Built 1981	Remodeled 0	Ex	Ord	Min	(12) Electric		No. of Elec. Outlets		Total Base New : 80,750		E.C.F. X 1.100			
	Condition: Average	Size of Closets		X No Heating/Cooling		0 Amps Service		No. of Elec. Outlets		Total Depr Cost: 56,525		Estimated T.C.V: 62,178			
	Room List	Doors	Solid	H.C.	No. of Elec. Outlets		No. of Elec. Outlets		Building Areas		Stories		Exterior		
	Basement	(5) Floors		(13) Plumbing		Average Fixture(s)		Plumbing		3 Fixture Bath		1		-4,580	
	1st Floor	Kitchen:		Many		3 Fixture Bath		Garages		2 Fixture Bath		-3,206			
	2nd Floor	Other:		Ave.		Softener, Auto		Class: C Exterior: Block Foundation: 42 Inch (Unfinished)		Solar Water Heat		Base Cost		1920 70,771 49,540	
	Bedrooms	Other:		Few		Softener, Manual		Class: C Exterior: Pole (Unfinished)		No Plumbing		Base Cost		176 6,537 4,576	
	(1) Exterior	(6) Ceilings		Vent Fan		Extra Toilet		Class: C Exterior: Pole (Unfinished)		Extra Sink		Base Cost		216 8,022 5,615	
	Wood/Shingle	(7) Excavation		Separate Shower		Extra Toilet		Totals:		Ceramic Tile Floor		80,750		56,525	
	Aluminum/Vinyl	Basement: 0 S.F.		Ceramic Tile Floor		Extra Sink		Notes:		Ceramic Tile Wains		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		62,178	
	Brick	Crawl: 0 S.F.		Ceramic Tub Alcove		Separate Shower				Vent Fan					
	Insulation	Slab: 0 S.F.		Vent Fan		Ceramic Tile Floor				Vent Fan					
	(2) Windows	Height to Joists: 0.0		Vent Fan		Ceramic Tile Wains				Vent Fan					
	Many	(8) Basement		Vent Fan		Ceramic Tub Alcove				Vent Fan					
	Avg.	Conc. Block		Vent Fan		Vent Fan				Vent Fan					
	Few	Poured Conc.		Vent Fan		Vent Fan				Vent Fan					
	Large	Stone		Vent Fan		Vent Fan				Vent Fan					
	Avg.	Treated Wood		Vent Fan		Vent Fan				Vent Fan					
	Small	Concrete Floor		Vent Fan		Vent Fan				Vent Fan					
	Wood Sash	(9) Basement Finish		Vent Fan		Vent Fan				Vent Fan					
	Metal Sash	Recreation SF		Vent Fan		Vent Fan				Vent Fan					
	Vinyl Sash	Living SF		Vent Fan		Vent Fan				Vent Fan					
	Double Hung	Walkout Doors (B)		Vent Fan		Vent Fan				Vent Fan					
	Horiz. Slide	No Floor SF		Vent Fan		Vent Fan				Vent Fan					
	Casement	Walkout Doors (A)		Vent Fan		Vent Fan				Vent Fan					
	Double Glass	(10) Floor Support		Vent Fan		Vent Fan				Vent Fan					
	Patio Doors	Joists:		Vent Fan		Vent Fan				Vent Fan					
	Storms & Screens	Unsupported Len:		Vent Fan		Vent Fan				Vent Fan					
	(3) Roof	Cntr.Sup:		Vent Fan		Vent Fan				Vent Fan					
	Gable	Lump Sum Items:		Vent Fan		Vent Fan				Vent Fan					
	Hip	Public Water		Vent Fan		Vent Fan				Vent Fan					
	Flat	Public Sewer		Vent Fan		Vent Fan				Vent Fan					
	Gambrel	Water Well		Vent Fan		Vent Fan				Vent Fan					
	Mansard	1000 Gal Septic		Vent Fan		Vent Fan				Vent Fan					
	Shed	2000 Gal Septic		Vent Fan		Vent Fan				Vent Fan					
	Asphalt Shingle	Lump Sum Items:		Vent Fan		Vent Fan				Vent Fan					
	Chimney:	Public Water		Vent Fan		Vent Fan				Vent Fan					
		Public Sewer		Vent Fan		Vent Fan				Vent Fan					
		Water Well		Vent Fan		Vent Fan				Vent Fan					
		1000 Gal Septic		Vent Fan		Vent Fan				Vent Fan					
		2000 Gal Septic		Vent Fan		Vent Fan				Vent Fan					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCVICAR-BRIGGS BONNIE	MCVICAR MATTHEW	1	07/31/2023	QC	09-FAMILY	2023-02048	DEED	0.0
MCVICAR MICHELLE	MCVICAR MATTHEW	1	01/21/2016	QC	09-FAMILY	2016-00202	DEED	0.0
MC VICAR MARK	MCVICAR MICHELLE & BRIGGS	1	09/05/2014	QC	21-NOT USED/OTHER	2014-03029	PROPERTY TRANSFER	0.0
BAKER JANICE KAE (WIFE OF	MC VICAR MARK (MM)	0	12/12/2008	QC	21-NOT USED/OTHER	2009/3543	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2882 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
-----------------	------------------------------------	--	--	--	--	--

Owner's Name/Address	P.R.E. 0%					
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MCVICAR MATTHEW 2882 S GREEN RD LAKE CITY MI 49651	MAP #:					
--	--------	--	--	--	--	--

	2025 Est TCV 54,884 TCV/TFA: 0.00					
--	-----------------------------------	--	--	--	--	--

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
A 200' @ 90/FF	165.00	660.00	1.0493	1.1334	90	100	17,660
165 Actual Front Feet, 2.50 Total Acres						Total Est. Land Value =	17,660

Tax Description	X	Dirt Road	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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. SEC 14 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.		Gravel Road													
---	--	-------------	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments/Influences		Paved Road													
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FORMERLY AUTO BODY PAINT AND REPAIR		Storm Sewer													
-------------------------------------	--	-------------	--	--	--	--	--	--	--	--	--	--	--	--	--

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

		Water													
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		Sewer													
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		Electric													
--	--	----------	--	--	--	--	--	--	--	--	--	--	--	--	--

		Gas													
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		Curb													
--	--	------	--	--	--	--	--	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Flood Plain													
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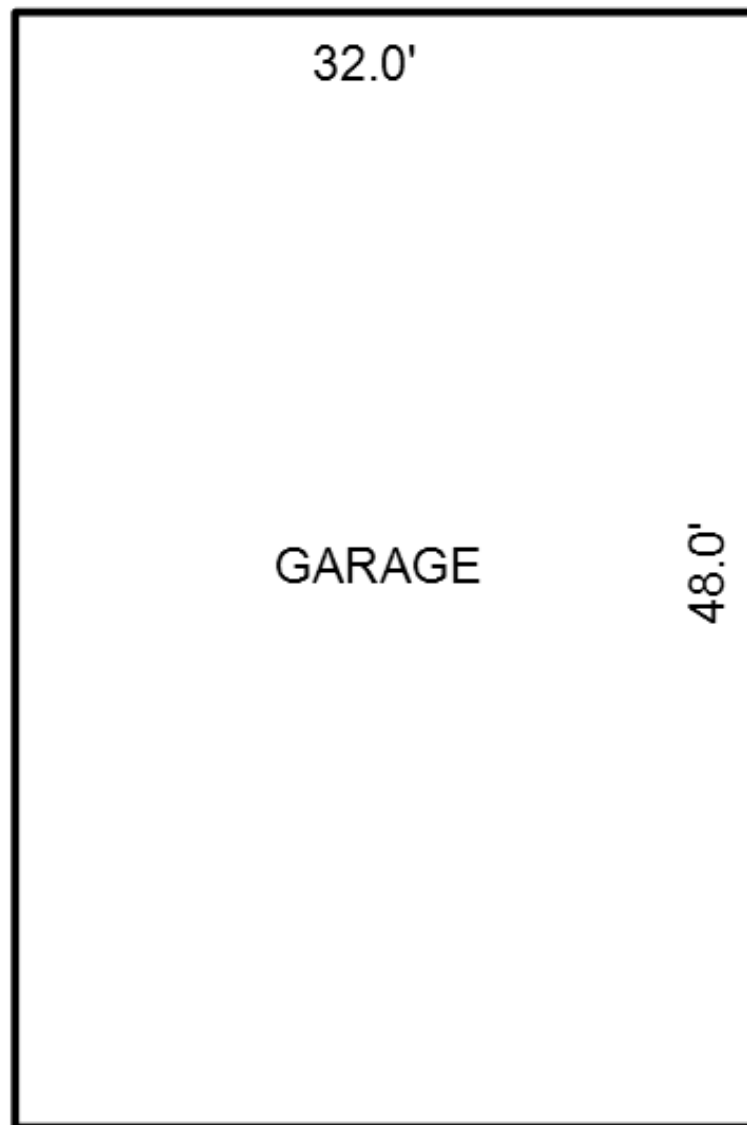


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BORSUM DEBRA	BORSUM DEBRA & BORSUM EMI	0	04/21/2021	QC	09-FAMILY	2021-02011 & -	PROPERTY TRANSFER	0.0					
BORSUM DENNIS M	BORSUM DEBRA	0	07/23/2019	QC	09-FAMILY	2019-02261	DEED	0.0					
BORSUM DENNIS M	BORSUM DEBRA	0	07/07/2019	AFF	07-DEATH CERTIFICATE	2019-02260	DEED	0.0					
BORSUM ERVIN & BETTY J TR	BORSUM DENNIS M & DEBRA	0	10/28/2010	QC	09-FAMILY	2010-4859QC	PROPERTY TRANSFER	0.0					
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status			
DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 08/01/1994 Qual. Ag.									
Owner's Name/Address		MAP #:		2025 Est TCV 33,368									
BORSUM DEBRA & BORSUM EMILY 2540 S DICKERSON RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Tax Description		Public Improvements		* Factors *									
SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 EXC BEG 700 FT W OF SE COR TH N295FT, W 295FT, S 295FT, E295FT TO POB. 13.022A. SPLIT ON 5/28/2020 PART TO 009-015-002-90 FORMERLY . SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 15A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	AGRICULTRU SURPLUS		2300/	8.00	Acres	2300	100		18,405	
		X	Paved Road	AGRICULTRU UNTILLED		2800	5.00	Acres	2800	100		14,000	
		X	Storm Sewer	13.00 Total Acres					Total Est.		Land Value =	32,405	
		X	Sidewalk	Land Improvement Cost Estimates									
		X	Water	Description		Rate	Size	% Good	Cash Value				
		X	Sewer	Wood Frame		19.27	200	25	963				
		X	Electric	Total Estimated Land Improvements True Cash Value =						963			
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utilis.										
Split/Comb. on 05/08/2020 completed		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
5-002-00;		X	Level	2025	16,200	500	16,700			5,527C			
-002-90;		X	Rolling	2024	18,500	400	18,900			5,361C			
		X	Low	2023	12,400	400	12,800			5,106C			
		X	High	2022	12,500	400	12,900			4,863C			
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	16,200	500	16,700			5,527C		
		TPC	05/13/2019	INSPECTED	2024	18,500	400	18,900			5,361C		
		TPC	05/06/2018	INSPECTED	2023	12,400	400	12,800			5,106C		
		TPC	12/27/2017	INSPECTED	2022	12,500	400	12,900			4,863C		



\*\*\* 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 DENNIS M	BORSUM DEBRA	0	07/23/2019	QC	09-FAMILY	2019-02261	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2540 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/27/2007	20070592	Complete

Owner's Name/Address	MAP #:
BORSUM DEBRA 2540 S DICKERSON ROAD LAKE CITY MI 49651	2025 Est TCV 341,011 TCV/TFA: 426.26

X Improved	X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		* Factors *						
Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
X		Dirt Road	30	65	\$3700	60.00 Acres	3700 100	222,000
X		Gravel Road	60.00 Total Acres		Total Est. Land Value =		222,000	

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
. SEC 15 T22N R8W (9*TRACT*2020) NE 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 OF SE 1/4. 60A.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
ADD OLD BARN FOR 2009.	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	6.52	144 94	883
	X	Sewer	Total Estimated Land Improvements True Cash Value =		883
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			



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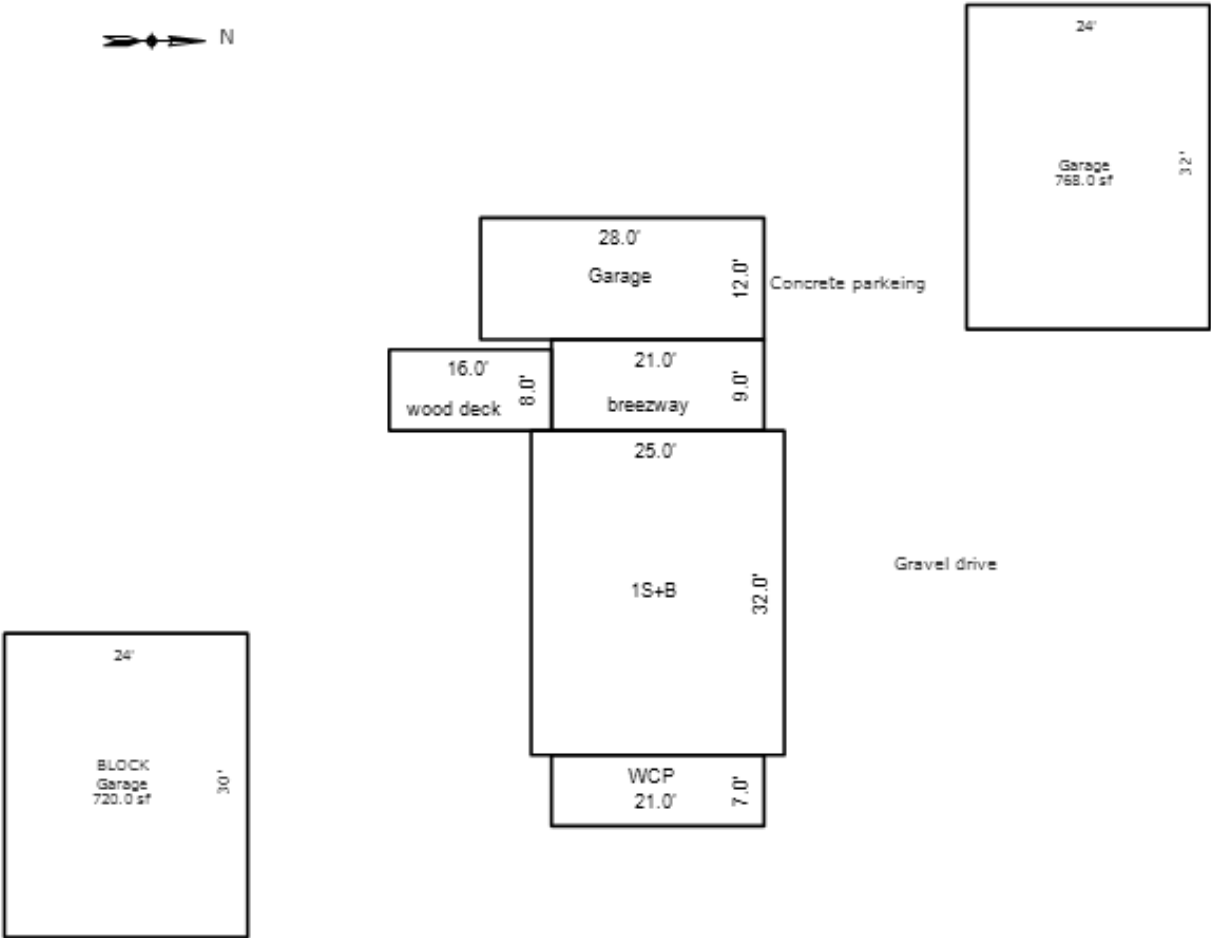
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2025	111,000	59,500	170,500			69,137C
X	Rolling		2024	90,000	51,100	141,100			67,059C
X	Low		2023	72,000	49,500	121,500			63,866C
X	High		2022	54,000	45,500	99,500			60,825C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 40 Floor Area: 800 Total Base New : 179,154 Total Depr Cost: 107,389 Estimated T.C.V: 118,128			147	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D			Blt 1930			
Yr Built 1930	Remodeled 1985	Ex	X	Ord		Min	150 Amps Service			Total Base New : 179,154 Total Depr Cost: 107,389 Estimated T.C.V: 118,128			E.C.F. X 1.100	Roof:		
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas			Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories			Cost New			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			60,985			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Total:			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1			1,010			
(2) Windows		(8) Basement		Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			4,203			
X	Many Avg.	X	Large Avg.	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			2,522			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Basement			Plumbing			Solar Water Heat			1,477			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Solar Water Heat			2,462			
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			3,103			
X	Gable Hip Flat	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			1,748			
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			7,042			
Chimney: Metal		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			13,219			
		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			9,483			
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			1,615			
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Solar Water Heat			9,870			
<p>Unit-in-Place Cost Items                      &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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

barn with roof damage



\*\*\* 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 DEBRA	BORSUM EMILY	1	04/21/2021	QC	09-FAMILY	2021-02011 & -	PROPERTY TRANSFER	0.0
BORSUM DEBRA	BORSUM EMILY	0	05/03/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2424 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	09/17/2020	2020-0518	100%

Owner's Name/Address	MAP #:
BORSUM EMILY 2424 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 439,816 TCV/TFA: 183.87

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
	Public Improvements		* Factors * 295'X295'			
			Description	Frontage	Depth	Value
			Residentia 1 - 2.99 @\$9000	2.00 Acres	9000 100	17,982
			2.00 Total Acres			Total Est. Land Value = 17,982

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 15 T22N R8W BEG 700 FT W OF SE COR OF THE NE 1/4 OF SEC 15 T22N R8W TH N295FT, W 295FT, S 295FT, E295FT TO POB. 1.9978A.	Dirt Road					
SPLIT ON 05/08/2020 FROM 009-015-002-00;	Gravel Road					
Comments/Influences	Paved Road					
2020 LAND DIVISION ACCESS "EXISTING EASEMENT NORTH SIDE 200 YARDS TO WOODLINE"	Storm Sewer					
Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;	Sidewalk					
Parent Parcel(s): 009-015-002-00;	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					
	Total Estimated Land Improvements True Cash Value =					12,179

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	9,000	210,900	219,900			180,640C
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
X Pond	2024	7,000	181,900	188,900			175,209C
Waterfront							
Ravine							
X Wetland	2023	7,000	181,000	188,000			175,158C
Flood Plain							
	2022	5,000	135,600	140,600			135,008C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DON & BETTY FAMIL	MOLITOR DON & BETTY	1	06/26/2024	QC	15-LADY BIRD	2024-01556	PROPERTY TRANSFER	0.0
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2400 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	03/13/2006	20060031	Complete

Owner's Name/Address	MAP #:
MOLITOR DON & BETTY 2400 S DICKERSON LAKE CITY MI 49651	2025 Est TCV 296,442 TCV/TFA: 157.35

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 15 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 25 A.	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 18 -29 @\$3700 25.00 Acres 3700 100 92,500 25.00 Total Acres Total Est. Land Value = 92,500

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
SOME OTHER OUT BLDGS,,NO VALUE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.85 3000 0 0 Residential Local Cost Land Improvements

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Street Lights Standard Utilities Underground Utils.	X	Rolling	2025	46,300	101,900	148,200			87,980C

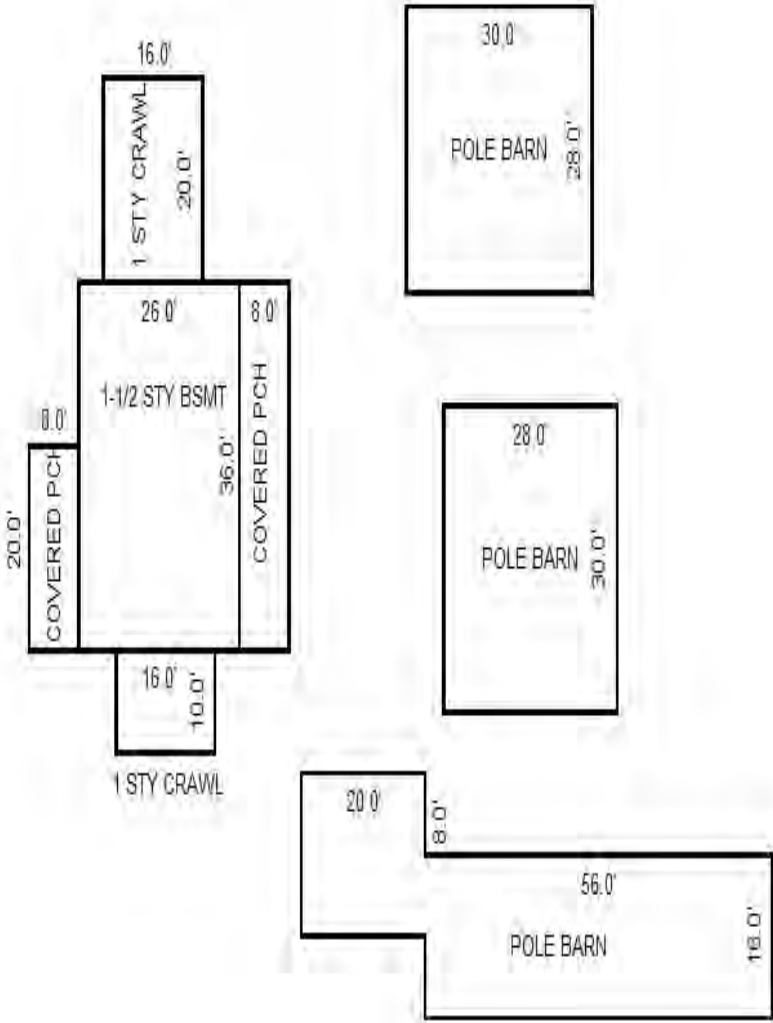


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	37,500	87,600	125,100			85,335C
TPC 11/08/2010	INSPECTED		2023	32,500	85,000	117,500			81,272C
			2022	25,000	78,200	103,200			77,402C

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Sketch by Apea IVTV

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

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

	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MISSAUKEE COUNTY ROAD COMMISSION		2025 Est TCV 0				
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1199 N MOREY RD	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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LAKE CITY MI 49651	Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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			0.00	Total Acres		Total Est. Land Value =		0
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Taxpayer's Name/Address	Dirt Road							
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MISSAUKEE CO ROAD COMMISSION	Gravel Road							
------------------------------	-------------	--	--	--	--	--	--	--

1199 N MOREY RD	Paved Road							
-----------------	------------	--	--	--	--	--	--	--

LAKE CITY MI 49651	Storm Sewer							
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	Sidewalk							
--	----------	--	--	--	--	--	--	--

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

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

	Electric							
--	----------	--	--	--	--	--	--	--

	Gas							
--	-----	--	--	--	--	--	--	--

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

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

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

	Underground Utils.							
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	Topography of Site							
--	--------------------	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

	Wetland							
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	Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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		TPC 12/27/2017 INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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			2023	0	0	0	0
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			2022	0	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		65,000	04/01/2003	WD	33-TO BE DETERMINED	03-0:1789	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2155 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	11/13/2006	20060446	Complete
Owner's Name/Address	P.R.E. 0%		MANUFACTURED	11/13/2006	20060445	Complete
ATEN EDWARD 7640 W WALKER ROAD MANTON MI 49663	MAP #:					
	2025 Est TCV 126,037 TCV/TFA: 60.02					

	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			A 200' @ 90/FF	435.53	550.46	0.8232 1.0831	90 100	34,948
			412 Actual Front Feet, 5.65 Total Acres		Total Est. Land Value =		34,948	

Tax Description  
 SEC 15 T22N R8W (0\*1998) BEG 1581.5 FT N OF W 1/4 COR TH N 412.29FT, S 86 DEG 54'50"E 240.84 FT, N 96.94 FT, S 86 DEG 54'50"E 264.89 FT, S 482 FT W 505 FT TO POB. 5.21A.

Comments/Influences  
 98 SPLIT TO 007-10,20,30,35,40,45,& 50 FOR 99



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

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,500	45,500	63,000			45,591C
2024	9,000	46,200	55,200			44,221C
2023	9,000	50,400	59,400			42,116C
2022	7,500	41,600	49,100			40,111C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Class: Good Effec. Age: 20 Floor Area: Total Base New : 104,328 Total Depr Cost: 57,380 Estimated T.C.V: 45,904			E.C.F. X 0.800		Cls Good Blt 1999	
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		(12) Electric			No./Qual. of Fixtures			Ground Area = 1120 SF Floor Area = 1120 SF.						
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall													
(2) Windows		(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			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
X	Many Avg. X Few		Large Avg. Small	(8) Basement			1 Average Fixture(s) 2 3 Fixture Bath			Main Home Siding Comp.Shingle 1120			Total: 81,400 44,770			
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			3 Skirting, Metal or Vinyl, Vertical 188			Plumbing			1 1,219 670 1 3,866 2,126			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1 5,556 3,056 1 6,156 3,386			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			1 3,918 2,155			
Notes: 1999 MH (2161 S BLODGETT) ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY: 45,904																

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



Sketch by Apex Medina 01/09/2025

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																						
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																																																																															
Building Style: HUD		Trim & Decoration		Size of Closets																																																																																																		
Yr Built 1990 EST	Remodeled 0		Ex	X	Ord		Min																																																																																															
Condition: Average		Lg		X	Ord		Small																																																																																															
Room List		Doors		Solid	X	H.C.																																																																																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric																																																																																															
(1) Exterior				No./Qual. of Fixtures			0 Amps Service																																																																																															
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Drywall			Ex. X Ord. Min																																																																																															
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many X Ave. Few																																																																																															
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing																																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic																																																																																															
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Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																				
Cost Est. for Res. Bldg: 2 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>980</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>57,237</td> <td>42,356</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Skirting, Metal or Vinyl, Vertical</td> <td>168</td> <td>1,882</td> <td>1,393</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>950</td> <td>703</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>1</td> <td>3,010</td> <td>2,227</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td>3,548</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>4,236</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>2,018</td> </tr> <tr> <td colspan="4">Totals:</td> <td>76,326</td> <td>56,481</td> </tr> </tbody> </table>													Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	980			Total:				57,237	42,356	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			168	1,882	1,393	Plumbing						Average Fixture(s)			1	950	703	3 Fixture Bath			1	3,010	2,227	Water/Sewer						1000 Gal Septic			1	4,795	3,548	Water Well, 100 Feet			1	5,725	4,236	Built-Ins						Appliance Allow.			1	2,727	2,018	Totals:				76,326	56,481	E.C.F. X 0.800		Cls Average		Blt 1990	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																	
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Notes: 2155 S BLODGETT													ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY:		45,185																																																																																							

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OTTEWELL DONAD & YVONNE	BRONSON PEGGY	148,500	06/05/2014	WD	03-ARM'S LENGTH	2014-02010	PROPERTY TRANSFER	100.0
DIRKSE RICHARD L & KAY S	OTTEWELL DONAD & YVONNE	146,000	04/19/2013	WD	03-ARM'S LENGTH	2013-01433 WD	PROPERTY TRANSFER	100.0
		28,000	07/01/2000	WD	33-TO BE DETERMINED	338:1268	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8757 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/15/2014					

Owner's Name/Address	MAP #:	2025 Est TCV 317,203 TCV/TFA: 287.32
BRONSON PEGGY 8757 W JENNINGS RD LAKE CITY MI 49651		
X Improved		Vacant
Public Improvements		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 8.57 Acres 5000 100 42,850
		8.57 Total Acres Total Est. Land Value = 42,850

Tax Description	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
2013-01433 WD The East 66 feet of theW 1/2 of NW 1/4 of Section 15, T22N,R8W., lying North of the South right of way line of the foRMerCadillac & Lake City Railroad right of way and South of Jennings Road, EXCEPT all that parcel described in Liber 261, page 848, Missaukee County Records. AND Parcel A-2, as shown in Book of Surveys S-3, page 489 to 492 inclusive, Missaukee County Records. (Being a part of W 1/2 of NW 1/4 of Section 15, T22N, R8W.) Including a 66 foot wide easement for ingress, egress and utilities lying adjacent to and 66 feet Northerly of a line described as: Commencing at the W 1/4 coRner of Section 15, T22N,R8W., Thence North 1581.5 feet	X			Dirt Road			
				Gravel Road			
				Paved Road			
				Storm Sewer			
				Sidewalk			
				Water	8.06	720 0	0
				Sewer	6.49	248 0	0
		X		Electric	6.49	192 0	0
				Gas	22.25	576 50	6,408
				Curb			

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

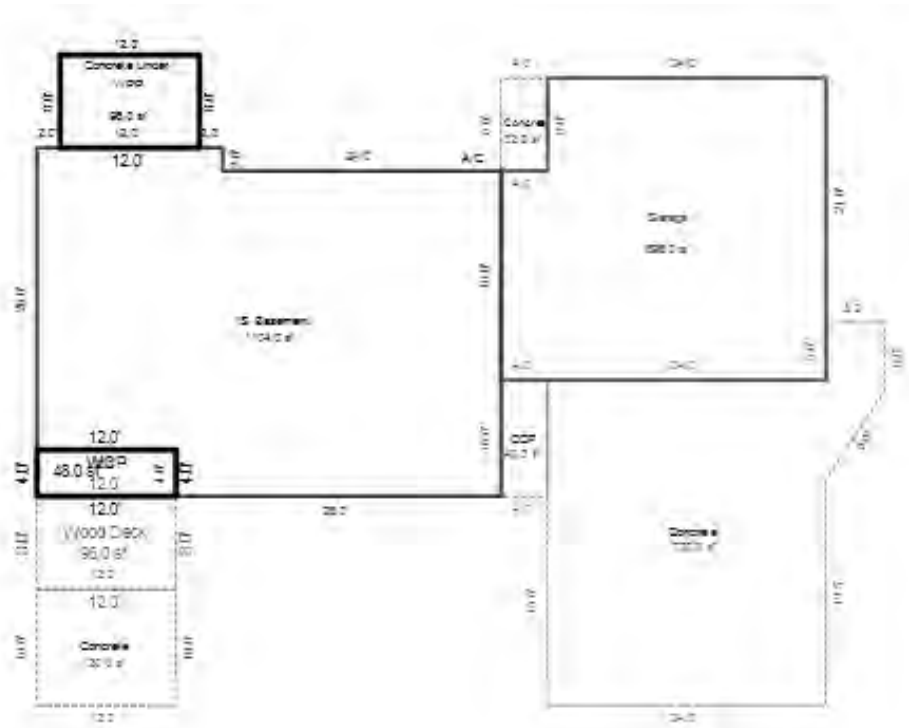
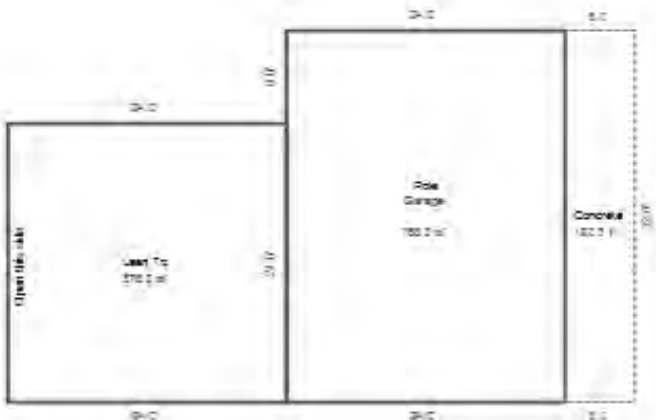
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	21,400	137,200	158,600			96,657C
2024	12,900	118,400	131,300			93,751C
2023	12,000	114,800	126,800			89,287C
2022	8,600	105,600	114,200			85,036C

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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: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 696 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G						48	WCP (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: C +5 Effec. Age: 15 Floor Area: 1,104 Total Base New : 289,918 Total Depr Cost: 239,268 Estimated T.C.V: 263,195									
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Central Air Wood Furnace			No./Qual. of Fixtures			E.C.F. X 1.100			Bsmnt Garage:			
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 289,918 Total Depr Cost: 239,268 Estimated T.C.V: 263,195			Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 2002			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many	X	Ave.		Few	1 Story Siding Basement 1,104			Total: 175,989 149,579				
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Recreation Room 1072 20,432 10,216 Basement, Outside Entrance, Below Grade 1 2,523 2,145						
X	Many Avg. X Few	Large Avg. Small	Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Plumbing			Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 2 9,159 7,785 Separate Shower 1 1,340 1,139					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 1 4,795 4,076 Water Well, 100 Feet 1 5,725 4,866						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Porches			WCP (1 Story) 48 2,971 2,525 CCP (1 Story) 40 1,243 1,057 WPP 96 2,805 2,384						
X	Gable Hip Flat	Gambrel Mansard Shed	1072	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Decks			Treated Wood 96 2,469 2,099 Balcony Wood Balcony 96 3,856 3,278					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 696 33,777 28,710 Common Wall: 1 Wall 1 -2,647 -2,250						
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 696 33,777 28,710 Common Wall: 1 Wall 1 -2,647 -2,250			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Walk to 2

\*\*\* 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 WESLEY D & MELISSA	ALLPRO RENT LLC	0	01/31/2017	QC	09-FAMILY	2017-00298	DEED	100.0
		12,500	11/01/2001	WD	33-TO BE DETERMINED	320:1326	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2235 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	05/21/2015	2015-0172	100%

Owner's Name/Address	MAP #:
ALLPRO RENT LLC 2425 S BLODGETT ROAD LAKE CITY MI 49651	2025 Est TCV 251,051 TCV/TFA: 110.89

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	210.00	505.00	0.9879	1.0600	90	100	19,791	
210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	19,791

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.06	624 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
DUPLEX Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;

Topography of Site
X Level

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,900	115,600	125,500			103,167C
2024	9,900	120,500	130,400			100,065C
2023	7,700	112,000	119,700			95,300C
2022	6,300	100,900	107,200			90,762C

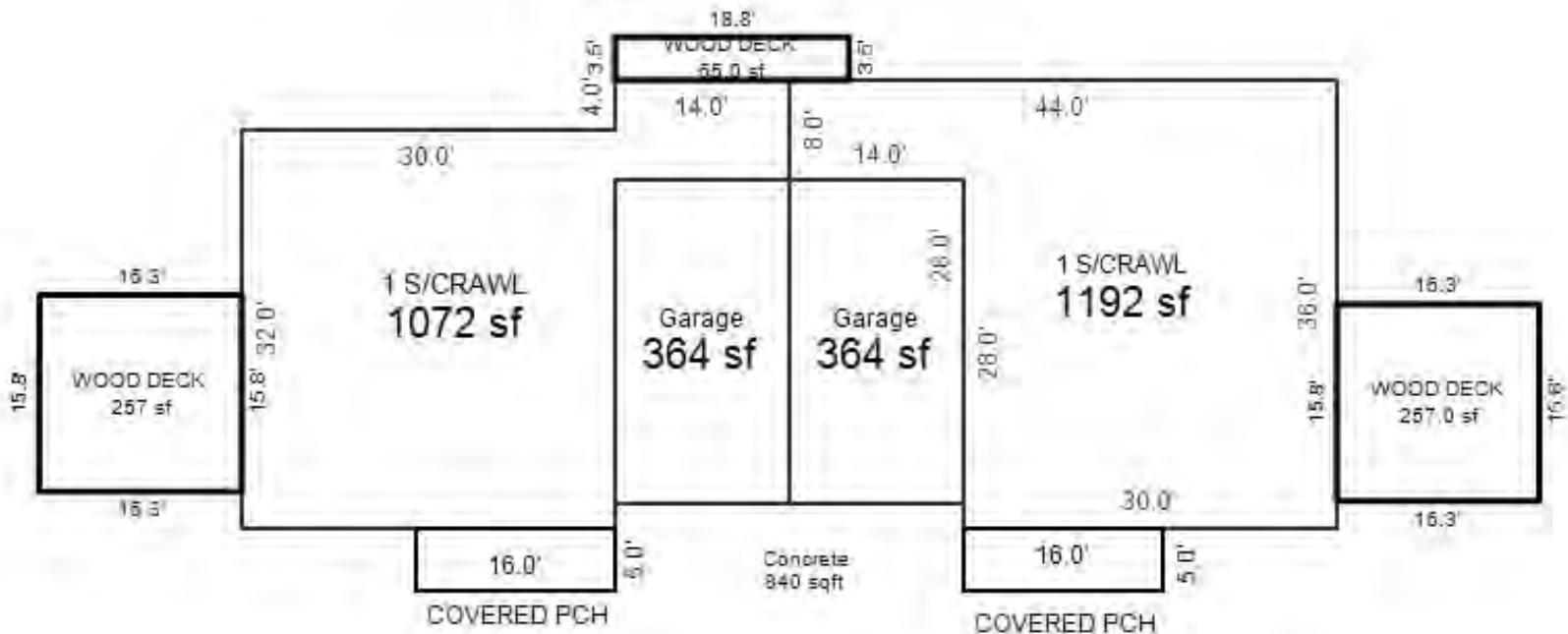
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 257	Type WCP (1 Story) Treated Wood	Year Built: 2002 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: 364 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 1,132 Total Base New : 365,572 Total Depr Cost: 329,014 Estimated T.C.V: 230,310		E.C.F. X 0.700		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 Duplex 1S		Cls C Blt 2002		
Yr Built 2002	Remodeled 2015	Ex	X	Ord	Min	(12) Electric			200		Exterior Units: 2 Interior Units: 0		Roof: Asph.Shingle		
Condition: Average		Size of Closets		No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts		Ground Area = 1132 SF Floor Area = 1132 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		
Room List		Doors	X	Ord	Small	Central Air Wood Furnace			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,132		267,540 120,393		
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		Kitchen: Other: Other:			200 Amps Service		Other Additions/Adjustments		Average Fixture(s) 2 2,909 2,618		3 Fixture Bath 1 4,580 4,122		
(1) Exterior		(6) Ceilings		No. of Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 2 2,909 2,618		3 Fixture Bath 1 4,580 4,122		
Wood/Shingle Aluminum/Vinyl Brick		X		Drywall		(13) Plumbing			Water/Sewer		1000 Gal Septic 1 4,795 4,315		Water Well, 100 Feet 1 5,725 5,152		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1132 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches		WCP (1 Story) 80 4,018 3,616		Deck	
Many Avg. X Avg. Few Small		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood 257 4,811 4,330		Garages		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		(9) Basement Finish			Lump Sum Items:			Base Cost 364 21,480 19,332		Common Wall: 2 Wall 1 -5,295 -4,765		Door Opener 1 539 485	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: DUPLEX			Appliance Allow. 2 5,454 4,909		Totals: 365,572 329,014		ECF (4012 RURAL METES & BOUNDS) 0.700 => TCV: 230,310	
X	Gable Hip Flat	Gambrel Mansard Shed		1 1			1000 Gal Septic 2000 Gal Septic			Totals: 365,572 329,014		ECF (4012 RURAL METES & BOUNDS) 0.700 => TCV: 230,310			
X	Asphalt Shingle														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLPRO RENT LLC	BROWNS TREE FARM LLC	10	02/23/2021	QC	09-FAMILY	2021-00834	PROPERTY TRANSFER	0.0

Property Address: 2235 S BLODGETT RD  
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 01/27/2021 Qual. Ag.

Owner's Name/Address: BROWNS TREE FARM LLC  
 2425 S BLODGETT RD  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 35,236

Improved  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 8.86 Acres 3200 100 28,336  
 AGRICULTRU SURPLUS 2300/ 3.00 Acres 2300 100 6,900  
 11.86 Total Acres Total Est. Land Value = 35,236

Tax Description: BEG 1371.5 FT N & 505 FT E OF W 1/4 COR TH N 210 FT, E 820.12 FT, S 0 DEG 01'45"W 630 FT, W819.8FT, N 420 FT TO POB SEC 15 T22N R8W 11.8554 A SPLIT ON 01/27/2021 FROM 009-015-007-20  
 Comments/Influences: Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ; Parent Parcel(s): 009-015-007-20; Child Parcel(s): 009-015-007-22;

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,600	0	17,600			12,245C
2024	21,500	0	21,500			11,877C
2023	18,300	0	18,300			11,312C
2022	17,400	0	17,400			10,774C

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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.
WISMER TODD	WISMER ANN	1	08/25/2011	OTH	06-COURT JUDGEMENT	2011-03053 DIV	PROPERTY TRANSFER	0.0
		4,750	07/01/1998	WD	33-TO BE DETERMINED	320:1117	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 Owner's Name/Address: WISMER ANN  
 8453 E COLE RD  
 DURAND MI 48429-9427  
 MAP #: 2025 Est TCV 19,791

2025 Est TCV 19,791

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 210.00 505.00 0.9879 1.0600 90 100 19,791  
 210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value = 19,791

Tax Description: SEC 15 T22N R8W (0\*1998) BEG 1161.5 FT N OF W 1/4 COR TH N 210 FT E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences: 98 SPLIT FOR 007-00 FOR 99

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,900	0	9,900			5,760C
2024	9,900	0	9,900			5,587C
2023	7,700	0	7,700			5,321C
2022	6,300	0	6,300			5,068C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINE PHYLLIS	KLINE PHYLLIS & KLINE JAM	0	06/13/2022	QC	09-FAMILY	2022-01938	DEED	0.0
		4,750	07/01/1998	WD	33-TO BE DETERMINED	03-0:2816	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2265 S BLODGETT RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1998					
Owner's Name/Address	MAP #:					
	2025 Est TCV 236,837 TCV/TFA: 175.18					

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	
				Dirt Road	210.00	505.00	0.9879	1.0600	90	100	19,791	
				Gravel Road	210 Actual Front Feet, 2.44 Total Acres						Total Est. Land Value =	19,791
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								

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

Comments/Influences	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	Rolling							
				2025	9,900	108,500	118,400			51,443C
				2024	9,900	93,100	103,000			49,897C
				2023	7,700	83,800	91,500			47,521C
				2022	6,300	72,200	78,500			45,259C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64	Type Brzwy, FW	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 10 Floor Area: 1,352 Total Base New : 218,282 Total Depr Cost: 196,451 Estimated T.C.V: 216,096		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1998					
Yr Built 1998	Remodeled 0	X	Ex	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/o Ducts		Ground Area = 1352 SF		Floor Area = 1352 SF.					
Condition: Average		Lg		X	Ord	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		Stories		Exterior			
Room List		Doors			Solid	X	H.C.	(13) Plumbing		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		1 Story		Siding		Crawl Space		1,352		Total: 149,546 134,590	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212 1,091	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many		X	Ave.	3 Fixture Bath		Average Fixture(s)		3 Fixture Bath		1		3,805 3,424	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic		1		4,485 4,036	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water Well, 100 Feet		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		768 24,015 21,613	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer		1		Water Well		Class: C Exterior: Pole (Unfinished)		Base Cost		960		23,971 21,574	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		Built-Ins		Appliance Allow.		1		1,906		1,715	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well		1		Breezeways		Frame Wall		64		3,782		3,404	
X	Gable Hip Flat	Gambrel Mansard Shed	1		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TC		216,096		Totals: 218,282 196,451		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		2000 Gal Septic											

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



Sketch by Agnes (PT)

\*\*\* 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 TIMOTHY M & ANDREA	LAMONT MARY	27,500	08/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02464	PROPERTY TRANSFER	100.0
CHASE MICHAEL P & DENISE	MARTIN TIMOTHY M & ANDREA	18,500	05/15/2020	WD	03-ARM'S LENGTH	2020-01425	PROPERTY TRANSFER	100.0
		17,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2960	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2337 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Equipment	07/02/2024	PM24-0091	100%
	P.R.E. 100% 11/01/2024		Construction (new)	05/31/2024	PM24-0075	100%
Owner's Name/Address	MAP #:		Construction (new)	05/16/2024	PE24-0073	100%
LAMONT MARY 2337 S BLODGETT RD LAKE CITY MI 49651	2025 Est TCV 233,011 TCV/TFA: 180.91		BOCA PREMANF STATE APPROVE	03/28/2024	PB24-0011	100%

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X			A 200' @ 90/FF	201.00	505.00	0.9988	1.0600	90	100	19,152	
			201 Actual Front Feet, 2.33 Total Acres							Total Est. Land Value =	19,152

Tax Description  
SEC 15 T22N R8W (0\*1998) PCL E OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-3 PG 489 DESC AS: BEG 741.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences  
98 SPLIT FFOR 99



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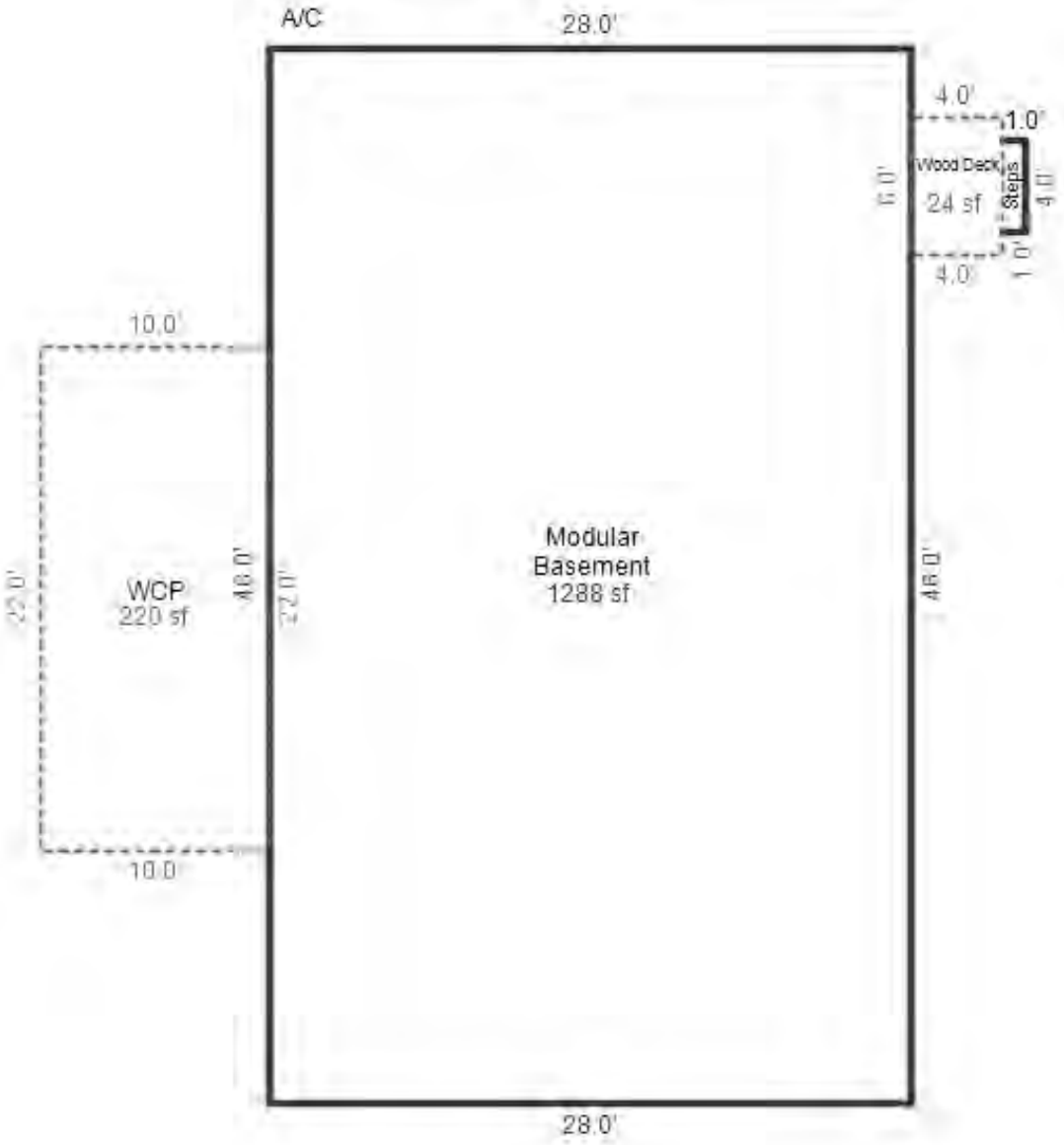
Topography of Site		
X	Level	
	Rolling	
	Low	
	High	
	Landscaped	
	Swamp	
	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	
Who	When	What
TPC 08/06/2024	INSPECTED	
TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	9,600	106,900	116,500			114,910C
2024	9,600	0	9,600		9,600A	7,770C
2023	7,400	0	7,400			7,400S
2022	6,000	0	6,000			5,165C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 220	Type WCP (1 Story) 24 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			Central Air Wood Furnace			Class: CD Effec. Age: 1 Floor Area: 1,288 Total Base New : 196,381 Total Depr Cost: 194,417 Estimated T.C.V: 213,859		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1288 SF Floor Area = 1288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas		Cls CD		Blt 2024				
Yr Built 2024	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost										
Condition: Average		Lg	Ord	Small	0 Amps Service			1 Story Siding Basement 1,288			Total: 168,715		167,028					
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Other Additions/Adjustments										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Plumbing								
(1) Exterior		(6) Ceilings		Average Fixture(s)			Average Fixture(s)			3 Fixture Bath								
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		2			2 Fixture Bath			Softener, Auto								
(2) Windows		(8) Basement		Softener, Manual			Solar Water Heat			Water/Sewer								
Many Avg. Few	Large Avg. Small	Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Plumbing			1000 Gal Septic			1			4,485		4,440			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Extra Toilet			Extra Sink			Porches								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower			Ceramic Tile Floor			WCP (1 Story)			220		7,522		7,447	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Ceramic Tile Wains			Ceramic Tub Alcove			Built-Ins			1		1,906		1,887	
X	Asphalt Shingle	(10) Floor Support		Vent Fan			Ceramic Tub Alcove			Appliance Allow.			1		2,118		2,097	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Vent Fan			Fireplaces			1		2,118		2,097	
				1			1			Wood Stove			24		1,058		1,047	
				1			1			Deck			24		1,058		1,047	
				1			1			Treated Wood			24		1,058		1,047	
				1			1			Notes:			Totals:		196,381		194,417	
				1			1			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:					213,859			
				1			1											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN TIMOTHY M & ANDREA	LAMONT MARY	27,500	08/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02468	PROPERTY TRANSFER	100.0
CHASE MICHAEL P & DENISE	MARTIN TIMOTHY M & ANDREA	18,500	05/15/2020	WD	19-MULTI PARCEL ARM'S LE	2020-01425	PROPERTY TRANSFER	100.0

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

S BLODGETT RD School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 11/01/2024

Owner's Name/Address: LAMONT MARY 2337 S BLODGETT RD LAKE CITY MI 49651 MAP #: 2025 Est TCV 19,791

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		A 200' @ 90/FF	210.00	505.00	0.9879	1.0600	90	100		19,791
210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value = 19,791											

Tax Description: SEC 15 T22N R8W (0\*1998) BEG 531.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences: 98 SPLIT FOR 99

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

Topography of Site

- X Level
- 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	9,900	0	9,900			8,335C
2024	9,900	0	9,900		9,900A	8,085C
2023	7,700	0	7,700			7,700S
2022	6,300	0	6,300			5,474C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN EARL M & BONNIE L	BROWN WESLEY D	1	11/12/2019	WD	09-FAMILY	2019-03512	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/04/2019 Qual. Ag.					
Owner's Name/Address	MAP #:					
BROWN WESLEY D 2425 S BLODGETT RD Lake City MI 49651	2025 Est TCV 26,816					

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 8 - 17 Acres	8.38 Acres		3200	100				26,816
8.38 Total Acres Total Est. Land Value =								26,816

Tax Description  
 SEC 15 T22N R8W (0\*1998) BEG 321.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, N 420 FT, E 411.20 FT, S 630 FT, W 916.20 FT TO POB. 8.3817A.  
 Split on 05/16/2007 into 009-015-007-65;  
 Comments/Influences

Christmas trees  
 Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;  
 Parent Parcel(s): 009-015-007-50;  
 Child Parcel(s): 009-015-007-65;

- 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
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	12/07/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,400	0	13,400			13,400S
2024	16,300	0	16,300			15,214C
2023	14,700	0	14,700			14,490C
2022	13,800	0	13,800			13,800S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN EARL M & BONNIE L	BROWN WESLEY D	1	11/12/2019	WD	09-FAMILY	2019-03512	DEED	0.0
BROWN WESLEY D		0	12/03/2009	OTH	21-NOT USED/OTHER	2009/4295	DEED	0.0
BROWN EARL M & BONNIE (HW	BROWN WESLEY D (MM)	10	01/05/2007	QC	21-NOT USED/OTHER	2007/38	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2425 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		POOL	06/01/2023	2023-0291	100%
	P.R.E. 100% 09/25/2007		Pole Barn	09/22/2015	2015-0461	100%
Owner's Name/Address	MAP #:		New House	04/11/2007	20070142	100%
BROWN WESLEY D 2425 S BLODGETT RD Lake City MI 49651	2025 Est TCV 983,676 TCV/TFA: 243.85					

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 15 T22N R8W BEG 321.65 FT N & 916.2 FT E OF W/4 COR, TH N 630 FT, E 408.60 FT W 408.28 FT TO POB.	X			A 200' @ 90/FF	408.00	630.00	0.8367 1.1203	90 100	34,420
SPLIT ON 05/16/2007 FROM 009-015-007-50;				408 Actual Front Feet, 5.90 Total Acres				Total Est. Land Value =	34,420

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
1-231-839-6223	X	Dirt Road	Fencing: Vnyl,Picket,36-48	29.79	48 50	715	
ALLPRO TECHNOLOGY BUSINESS OCCUPIES SPACE IN THE HOUSE.	X	Gravel Road	D/W/P: Crushed Rock	2.45	500 50	612	
Split/Comb. on 05/16/2007 completed	X	Paved Road	D/W/P: Patio Blocks	18.60	400 50	3,720	
05/16/2007 RAY ;	X	Storm Sewer	D/W/P: 4in Ren. Conc.	10.12	35 50	177	
Parent Parcel(s): 009-015-007-50;	X	Sidewalk	D/W/P: 4in Ren. Conc.	10.12	1352 50	6,841	
Child Parcel(s): 009-015-007-65;	X	Water	Pool: Concrete	110.87	555 100	61,533	
	X	Sewer	Metal Prefab	21.20	300 50	3,180	
	X	Electric	Metal Prefab	22.11	200 50	2,211	
	X	Gas	Residential Local Cost Land Improvements				
	X	Curb	Description	Rate	Size % Good	Cash Value	
	X	Street Lights	OUTDOOR FURNACE	2,500.00	1 95	2,375	
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value =				81,364
	X	Underground Utils.					



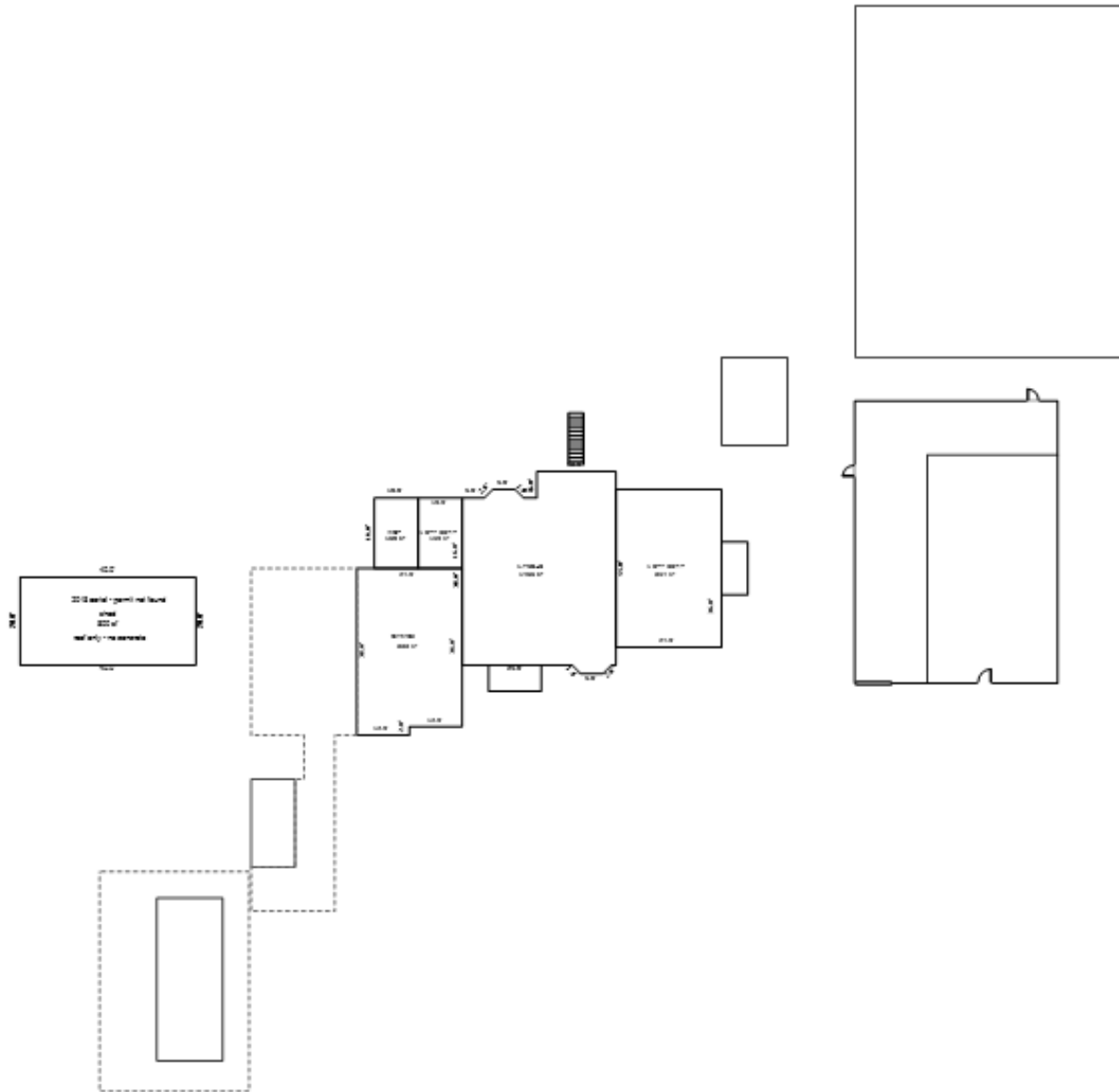
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	17,200	474,600	491,800			279,897C
X Rolling	2024	17,200	413,400	430,600			271,482C
X Low	2023	13,400	377,500	390,900			223,126C
X High	2022	10,200	347,300	357,500			212,501C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 888 % 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			1	Class: BC Effec. Age: 17 Floor Area: 4,034 Total Base New : 950,595 Total Depr Cost: 788,993 Estimated T.C.V: 867,892			E.C.F. X 1.100			Bsmnt Garage:		
Building Style: 1.75S		Trim & Decoration		X Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls BC			Blt 2007		
Yr Built 2007	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			No./Qual. of Fixtures			Ground Area = 2490 SF			Floor Area = 4034 SF.			
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83			Building Areas			Total: 630,952			523,690		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments			Recreation Room			26,832		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding			Basement Basement Basement Overhang			1,466 160 864 444		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing			Average Fixture(s)			3 Fixture Bath		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				X	Many	Ave.	Few	Ceramic Tile Floor 3 Fixture Bath 2 Fixture Bath			2 2,142 1,778 2 13,470 11,180 1 4,512 3,745				
(2) Windows		(7) Excavation		Basement: 2490 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 2000 Gal Septic			Water/Sewer			1000 Gal Septic Water Well, 200 Feet			1 5,556 4,611 1 11,550 9,586		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Porches			CCP (1 Story)			72 2,636 2,188		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Garages			WCP (1 Story)			160 8,766 7,276					
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Water Well			WGEP (1 Story)			72 9,199 7,635					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic			WPP			60 2,856 2,370						
X	Asphalt Shingle	Chimney:		2000 Gal Septic			CCP (1 Story)			72 2,636 2,188			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



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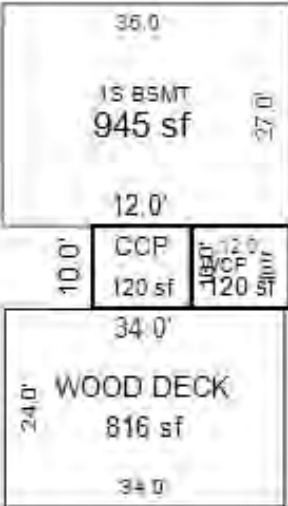
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SWANSON SCOTT SR	SWANSON SCOTT & BRANDY	0	12/17/2024	QC	09-FAMILY	2024-03216	DEED	0.0		
SWANSON GORDON J & JUDY &	SWANSON SCOTT	0	10/09/2024	QC	09-FAMILY	2024-02547	DEED	0.0		
CHASE HOME FINANCE	SWANSON GORDON J & JUDY L	55,000	04/06/2010	WD	03-ARM'S LENGTH	2010_1207WD	DEED	100.0		
EBELS ANDY S & AMY K	CHASE HOME FINANCE	0	01/16/2010	SD	21-NOT USED/OTHER	2009/277	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
8909 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
SWANSON SCOTT & BRANDY 8909 W JENNINGS RD LAKE CITY MI 49651		MAP #:								
		2025 Est TCV 158,213 TCV/TFA: 167.42								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *						
. SEC 15 T22N R8W THAT PART OF W 1/2 OF NW 1/4 LYING S OF JENNINGS RD & N OF N LINE FORMER RR R/W EXC W 250 FT THOF & EXC BEG AT NE COR LYING S OF JENNINGS RD W'LY ALONG HWY 535 FT S TO RR R/W E TO E LINE OF W 1/2 OF NW 1/4 N TO POB EXC JENNINGS RD LIBER 261 PG 854. APP 5A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		X	Electric	A 200' @ 90/FF	279.60	778.97	0.9197	1.1813	90 100	27,338
20805763 \$124,900 21000339		X	Gas	280 Actual Front Feet, 5.00 Total Acres		Total Est. Land Value =		27,338		
		X	Curb	Land Improvement Cost Estimates						
		X	Street Lights	Description	Rate	Size	% Good	Cash Value		
		X	Standard Utilities	D/W/P: Asphalt Paving	2.85	2200	0	0		
		X	Underground Utils.	Residential Local Cost Land Improvements						
		X	Topography of Site	Description	Rate	Size	% Good	Cash Value		
		X	Level	LAND IMPROVE 2500	2,500.00	1	100	2,500		
		X	Rolling	Total Estimated Land Improvements True Cash Value =					2,500	
		X	Low	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	High	2025	13,700	65,400	79,100			46,297C
		X	Landscaped	2024	13,700	58,500	72,200			44,905C
		X	Swamp	2023	10,600	56,900	67,500			42,767C
		X	Wooded	2022	7,000	52,300	59,300			40,731C
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		X	Who	When	What					
		X	TPC 05/30/2022	INSPECTED						
		X	TPC 04/30/2021	INSPECTED						
		X	TPC 12/27/2017	INSPECTED						



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Building Type	Barn - General Purpose			
Year Built	1950			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 200			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	40 x 60 = 2400			
Cost New	\$ 48,888			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 4,278			
+ 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	\$ 3,978			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3978 / All Cards: 3978				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status			
2447 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/29/2024 Qual. Ag.									
Owner's Name/Address		MAP #:		2025 Est TCV 59,959 TCV/TFA: 13.05									
BROWN WESLEY D 2425 S BLODGETT RD LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description		Public Improvements		* Factors *									
SEC 15 T22N RSW (3*2025) BEG AT W 1/4 POST, TH N 321.5 FT, E 505 FT, S 475 FT, W 505 FT, N 153.5 FT TO POB. 5.5068A. SPLIT ON 04/29/2024 FROM 009-015-007-80;		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences			Gravel Road	AGRICULTRU 3		-7 Acres	5.51 Acres	3200	100			17,622	
Growing Christmas trees. MH is migrant housing approved by the State annually per Mrs. Brown 4-17-07. Chg 24x60 Roof Structure to PB for 08. Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;		X	Paved Road			5.51 Total Acres	Total Est. Land Value =					17,622	
Parent Parcel(s): 009-015-007-80; 009-015-007-85,			Storm Sewer										
Lake Township Planning Board Map Parcel 05/20/2022			Sidewalk										
Parcel Shape 2022, Aerial 5/20/22, 2021 Sketch Files			Water										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			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				
		Who	When	What	2025	8,800	21,200	30,000		30,000S			
		TPC 05/20/2022	INSPECTED		2024	0	0	0		0			
		TPC 04/30/2021	INSPECTED		2023	0	0	0		0			
					2022	0	0	0		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: 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: 35 Floor Area: Total Base New : 56,423 Total Depr Cost: 19,748 Estimated T.C.V: 11,849			E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:							
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets															
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace															
Room List		Doors		Solid	X	H.C.	(12) Electric															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service															
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 0						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many X Ave. Few			(13) Plumbing			Ground Area = 756 SF Floor Area = 756 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
(2) Windows		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Building Areas			Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			Other Additions/Adjustments			Main Home		Ribbed	Metal	756	45,303	15,857	
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			Average Fixture(s) 1			Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic		1,678		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1			Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic		1,678		
(3) Roof		(10) Floor Support			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1			Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic		1,678		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic		1,678	
X	Asphalt Shingle Metal	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1			Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic		1,678		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Average Fixture(s) 1			Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic		1,678		

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14.0'

HUD National Std  
756 sf

Desc. of Bldg/Section:  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole  
 Floor Area: 2,400  
 Gross Bldg Area: 3,840  
 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

Year Built Remodeled

Overall Bldg Height

Comments:

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: 2400  
 Ave. Perimeter: 196  
 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: 196

Base Rate for Upper Floors = 26.86

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.43 100%  
 Adjusted Square Foot Cost for Upper Floors = 30.29

Total Floor Area: 2,400 Base Cost New of Upper Floors = 72,696

Reproduction/Replacement Cost = 72,696  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
 Total Depreciated Cost = 26,171

ECF (101 AGRICULTURE) 0.700 => TCV of Bldg: 1 = 18,319  
 Replacement Cost/Floor Area= 30.29 Est. TCV/Floor Area= 7.63

(1) Excavation/Site Prep:

(2) Foundation:

X	Poured Conc	Brick/Stone	Block
---	-------------	-------------	-------

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None
-----------------	-----------------	----------

Total Fixtures  
 3-Piece Baths  
 2-Piece Baths  
 Shower Stalls  
 Toilets

Urinals  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

Gas Oil	Coal Stoker	Hand Fired Boiler
---------	-------------	-------------------

(11) Electric and Lighting:

Outlets:	Fixtures:
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

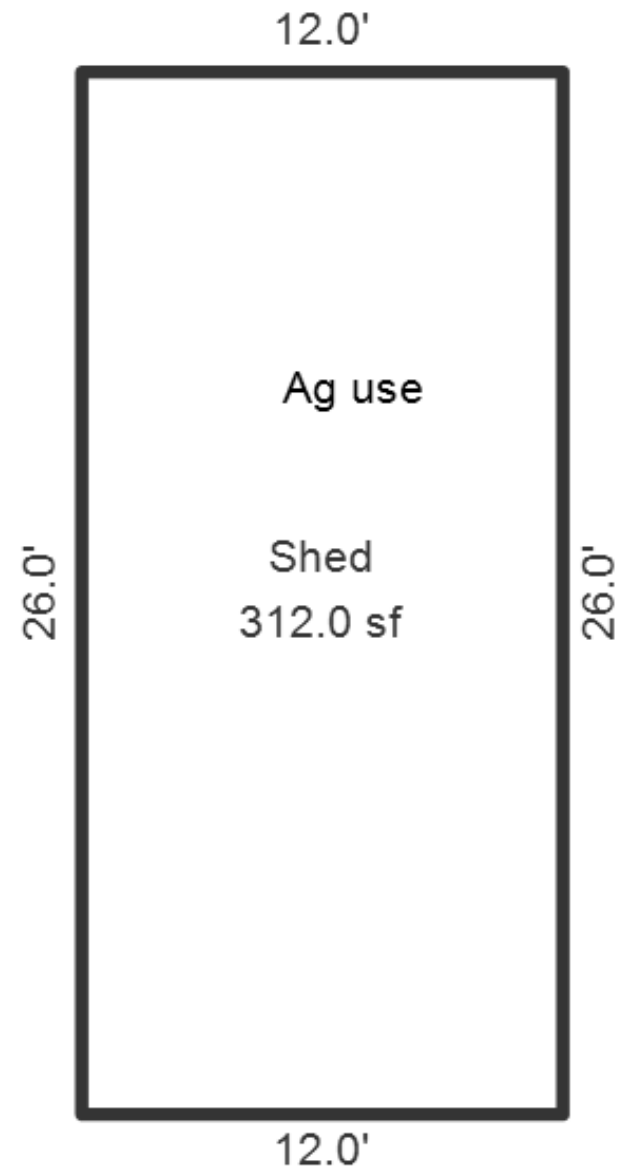
(39) Miscellaneous:

(40) Exterior Wall:

Thickness	Bsmnt Insul.
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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.
BROWN WESLEY D	LEWIS MARK	1	05/07/2024	WD	32-SPLIT VACANT	2024-01122	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGET RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
LEWIS MARK 2621 S BLODGET RD LAKE CITY MI 49651	P.R.E. 100% 05/17/2024					
	MAP #:					
	2025 Est TCV 9,145					

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	75.00	505.30	1.2779	1.0602	90	100		9,145
75 Actual Front Feet, 0.87 Total Acres							Total Est. Land Value =	9,145

Tax Description  
 SEC 15 T22N RBW BEG 153.5 FT S OF W 1/4 POST, TH S 75 FT, E 505 FT, N 75 FT, W 505 FT TO POB .8695A.  
 SPLIT ON 04/17/2024 FROM 009-015-007-80;  
 Comments/Influences  
 Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;  
 Parent Parcel(s): 009-015-007-80;  
 Child Parcel(s): 009-015-007-85, 009-015-007-88;  
 -----

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,600	0	4,600			4,600S
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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2111 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ATEN EDWARD 7640 W WALKER ROAD MANTON MI 49663	MAP #:					
	2025 Est TCV 35,917 TCV/TFA: 34.67					

	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
	X		A 200' @ 90/FF	100.00	240.00	1.1892 0.8801 90 100	9,420
			100 Actual Front Feet, 0.55 Total Acres				Total Est. Land Value = 9,420

Tax Description	X	Dirt Road	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
. SEC 15 T22N R8W FORMER C & LC RR R/W LYING ACROSS NW 1/4OF NW 1/4 EXC E 1079.17 FT THOF. .5521A.		Gravel Road					
Comments/Influences	X	Paved Road	Wood Frame		20.57	160 35	1,152
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value = 1,152				
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

		Topography of Site							
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	4,700	13,300	18,000			11,158C
		Low	2024	5,000	13,800	18,800			10,823C
		High	2023	3,500	15,000	18,500			10,308C
		Landscaped	2022	3,000	12,400	15,400			9,818C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



Who	When	What	2025	4,700	13,300	18,000			11,158C
		TPC 04/30/2021 INSPECTED	2024	5,000	13,800	18,800			10,823C
		TPC 09/17/2018 INSPECTED	2023	3,500	15,000	18,500			10,308C
		TPC 12/27/2017 INSPECTED	2022	3,000	12,400	15,400			9,818C

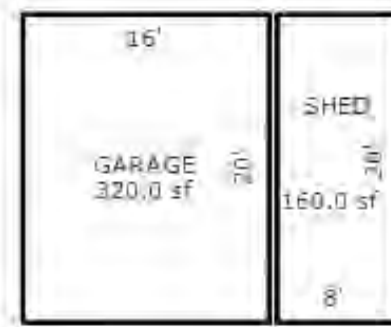
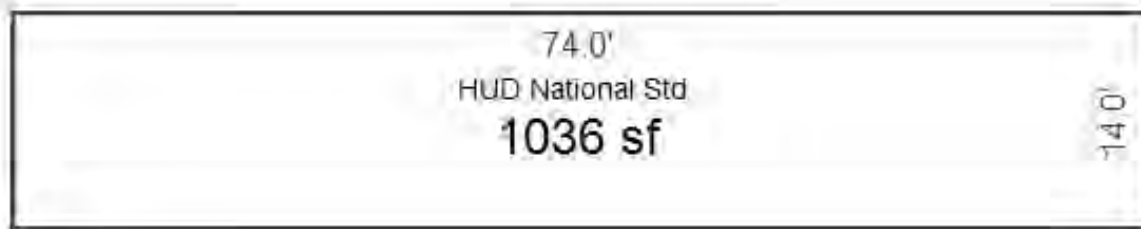
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																					
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1987	Car Capacity:	Class: C	Exterior: Siding																																																																																																				
	Mobile Home			Wood	Coal	Steam										Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga																																																																																									
	Town Home	0		X Forced Warm Air																																																																																																															
	Duplex	0		Wall Furnace																																																																																																															
	A-Frame			Warm & Cool Air																																																																																																															
X	Wood Frame	(4) Interior		Heat Pump																																																																																																															
		Drywall		Plaster																																																																																																															
	Building Style:	Paneled		Wood T&G																																																																																																															
	HUD	Trim & Decoration																																																																																																																	
	Yr Built	Ex	X	Ord		Min																																																																																																													
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	Condition:	Size of Closets																																																																																																																	
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	Room List	Doors		Solid	X	H.C.																																																																																																													
	Basement	(5) Floors		Central Air																																																																																																															
	1st Floor	Kitchen:		Wood Furnace																																																																																																															
	2nd Floor	Other:		(12) Electric																																																																																																															
	Bedrooms	Other:		150 Amps Service																																																																																																															
	(1) Exterior	No./Qual. of Fixtures		No. of Elec. Outlets																																																																																																															
	Wood/Shingle	Ex.	X	Ord.		Min																																																																																																													
	Aluminum/Vinyl	(6) Ceilings		Many			X	Ave.		Few																																																																																																									
	Brick																																																																																																																		
	Insulation	(7) Excavation		(13) Plumbing																																																																																																															
	(2) Windows	Basement: 0 S.F.		1 Average Fixture(s)																																																																																																															
	Many	Crawl: 0 S.F.		3 Fixture Bath																																																																																																															
	Avg.	Slab: 0 S.F.		2 Fixture Bath																																																																																																															
	Few	Height to Joists: 0.0		Softener, Auto																																																																																																															
	Large	(8) Basement		Softener, Manual																																																																																																															
	Avg.	Conc. Block		Solar Water Heat																																																																																																															
	Small	Poured Conc.		No Plumbing																																																																																																															
	Wood Sash	Stone		Extra Toilet																																																																																																															
	Metal Sash	Treated Wood		Extra Sink																																																																																																															
	Vinyl Sash	Concrete Floor		Separate Shower																																																																																																															
	Double Hung	(9) Basement Finish		Ceramic Tile Floor																																																																																																															
	Horiz. Slide			Ceramic Tile Wains																																																																																																															
	Casement			Ceramic Tub Alcove																																																																																																															
	Double Glass			Vent Fan																																																																																																															
	Patio Doors			(14) Water/Sewer																																																																																																															
	Storms & Screens			Public Water																																																																																																															
	(3) Roof			Public Sewer																																																																																																															
	Gable			Water Well																																																																																																															
	Hip			1000 Gal Septic																																																																																																															
	Gambrel			2000 Gal Septic																																																																																																															
	Mansard			Lump Sum Items:																																																																																																															
	Flat																																																																																																																		
	Shed																																																																																																																		
	Asphalt Shingle	(10) Floor Support																																																																																																																	
	Chimney: Metal	Joists:																																																																																																																	
		Unsupported Len:																																																																																																																	
		Cntr.Sup:																																																																																																																	
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1036 SF Floor Area = 1036 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1036</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>62,583</td> <td>21,904</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Skirting, Metal or Vinyl, Vertical</td> <td>180</td> <td>2,016</td> <td>706</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>950</td> <td>332</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td>1,678</td> </tr> <tr> <td colspan="3">Water Well, 50 Feet</td> <td>1</td> <td>2,648</td> <td>927</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td colspan="3">Base Cost</td> <td>320</td> <td>14,800</td> <td>5,180</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>954</td> </tr> <tr> <td colspan="4">Totals:</td> <td>90,519</td> <td>31,681</td> </tr> </tbody> </table>														Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1036			Total:				62,583	21,904	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			180	2,016	706	Plumbing						Average Fixture(s)			1	950	332	Water/Sewer						1000 Gal Septic			1	4,795	1,678	Water Well, 50 Feet			1	2,648	927	Garages						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost			320	14,800	5,180	Built-Ins						Appliance Allow.			1	2,727	954	Totals:				90,519	31,681	E.C.F. X 0.800		Cls Average		Blt 1988	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																														
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Totals:				90,519	31,681																																																																																																														
Notes: 1988 REDMAN ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 25,345																																																																																																																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
GUNNESON MATTHEW	PLAMP TERRY ALLEN	77,500	08/30/2019	LC	03-ARM'S LENGTH	2019-02742	PROPERTY TRANSFER	100.0							
CICCHELLI RYAN G	GUNNESON MATTHEW	1	07/30/2019	QC	09-FAMILY	2019-02354	DEED	100.0							
GUNNERSON MATTHEW	CICCHELLI RYAN G	77,000	08/01/2015	LC	16-LC PAYOFF	2015-04002	DEED	100.0							
KLINE JOAN	GUNNERSON MATTHEW	34,000	02/05/2015	WD	03-ARM'S LENGTH	2015-00502	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
8821 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/01/2011		2011-0475	100%						
Owner's Name/Address		P.R.E. 100% 10/05/2019		MAP #:		2025 Est TCV 116,214 TCV/TFA: 105.27									
PLAMP TERRY ALLEN 8821 W JENNINGS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
Tax Description		Public Improvements		* Factors *											
. SEC 15 T22N R8W BEG ON S R/W LINE OF JENNINGS RD 375 FT W OF E LINE OF W 1/2 OF NW 1/4 TH S TO S LINE OF FORMER RR R/W W 160 FT ON SAID S LINE N TO RD R/W E TO POB. .5576A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		A 200' @ 90/FF		160.00	137.00	1.0574	0.7650	90	100		11,648
		X		Paved Road		160 Actual Front Feet, 0.50 Total Acres		Total Est. Land Value =		11,648					
		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	533	0	0				
		X		Sewer		Wood Frame		34.58	64	50	1,106				
		X		Electric		Residential Local Cost Land Improvements									
		X		Gas		Description		Rate	Size	% Good	Cash Value				
		X		Curb		LAND IMPROVE 2500		2,500.00	1	100	2,500				
		X		Street Lights		Total Estimated Land Improvements True Cash Value = 3,606									
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X		Who	When	What	2025	5,800	52,300	58,100		43,574C			
		X		TPC	04/03/2019	INSPECTED	2024	6,000	49,800	55,800		42,264C			
		X		TPC	05/06/2018	INSPECTED	2023	5,500	43,400	48,900		40,252C			
		X		TPC	12/27/2017	INSPECTED	2022	4,500	38,100	42,600		38,336C			

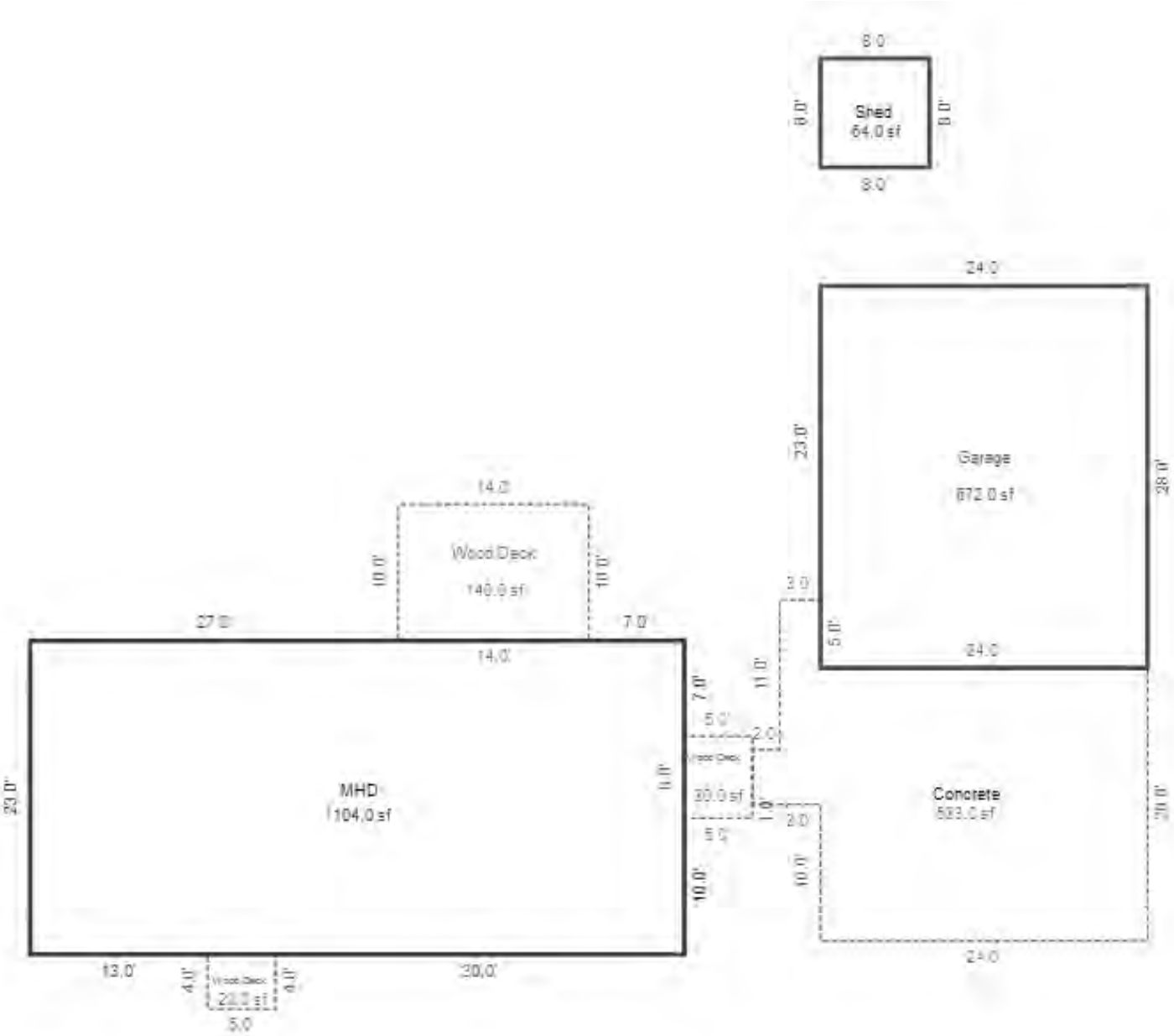


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 140 Treated Wood 20 Treated Wood 30 Treated Wood	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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min													
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	Central Air Wood Furnace		(12) Electric		100 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		100 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: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	
	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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(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/Shingle Aluminum/Vinyl Brick  Insulation		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 1,104 Total: 132,880 93,015				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation		(8) Basement		(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/Shingle Aluminum/Vinyl Brick  Insulation		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 1,104 Total: 132,880 93,015				
(2) Windows		(6) Ceilings		(7) Excavation		(8) Basement		(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 Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 1,104 Total: 132,880 93,015				
X	Many Avg. X Few	Large Avg. Small	(6) Ceilings		(7) Excavation		(8) Basement		(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 Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 1,104 Total: 132,880 93,015			
(3) Roof		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		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		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 1,104 Total: 132,880 93,015		
X	Asphalt Shingle	(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		Lump Sum Items:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 100,960		Notes:		Totals: 180,289 126,200				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGORY JAMES A	BARKLEY DUSTYN	25,000	02/15/2024	WD	03-ARM'S LENGTH	2024-00347	PROPERTY TRANSFER	100.0
LIPSCOMB WANDA	GREGORY JAMES A & WELCH S	30,000	10/02/2018	WD	16-LC PAYOFF	2018-03317	DEED	0.0
LIPSCOMB WANDA	GREGROY JAMES A & WELCH S	30,000	06/03/2016	LC	03-ARM'S LENGTH	2016-01988	PROPERTY TRANSFER	100.0
SHAEFFER DOROTHY & LIPSCO	LIPSCOMB WANDA	0	07/24/2012	AFF	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8801 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	01/29/2024	PE24-0013	100%
	P.R.E. 100% 02/23/2024					

Owner's Name/Address	MAP #:
BARKLEY DUSTYN 8801 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 27,571 TCV/TFA: 34.55

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	93.00	440.28	1.2110	1.0243	90	100	10,382	
			93 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	10,382

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
SEC 15 T22N R8W E 357.09 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N OF S LINE OF FORMER RR R/W & S OF JENNINGS RD EXC JENNINGS RD LIBER261 PG 848 EXC E'/Y 66 FT THOF. .9363A.(4*1999)	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Fencing: Wire Mesh, #9	3.61	96	0	0		
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value = 0						



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

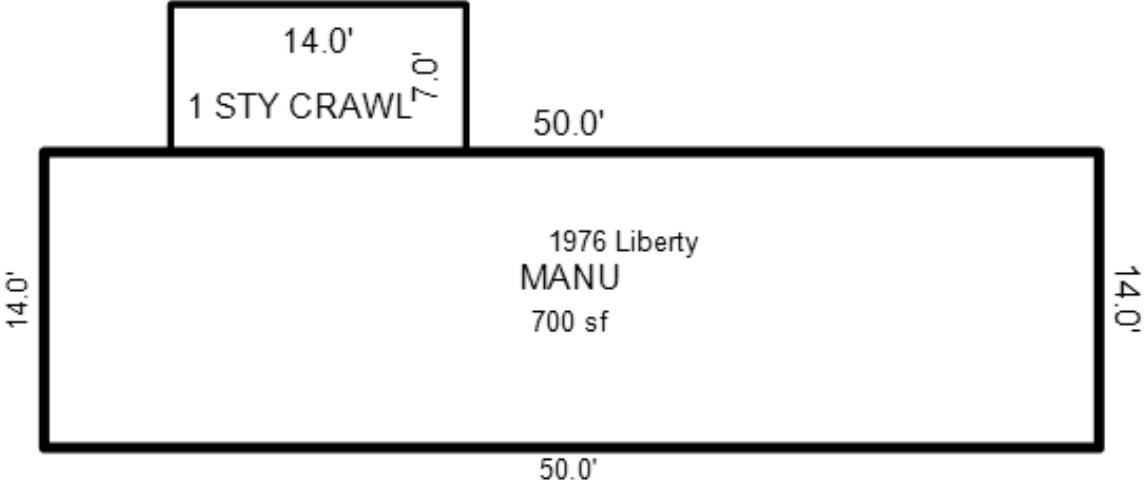
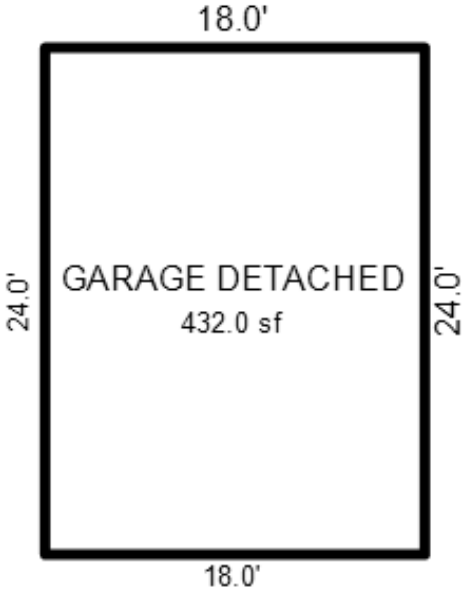
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,200	8,600	13,800			13,800S
2024	5,200	9,400	14,600			14,588C
2023	4,000	10,300	14,300			13,894C
2022	2,300	12,400	14,700	14,700M		13,233C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																				
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																																
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																													
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																																																																																													
Room List		Doors		Solid	X	H.C.	(12) Electric																																																																																																													
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service																																																																																																													
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min																																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few																																																																																																									
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 98 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																																												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer																																																																																																															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																															
X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:																																																																																																															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																																																		
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 798 SF Floor Area = 798 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas											Cls Low		Blt 1979																																																																																																							
<table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>700</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>98</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>40,497</td> <td>14,174</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>148</td> <td>1,573</td> <td>551</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>737</td> <td>258</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,203</td> <td>1,471</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,462</td> <td>862</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="4">Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>432</td> <td>10,299</td> <td>3,605</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,615</td> <td>565</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>61,386</td> <td>21,486</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	700			Addition	Siding	Crawl	98			Total:				40,497	14,174	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			148	1,573	551	Plumbing						Average Fixture(s)			1	737	258	Water/Sewer						1000 Gal Septic			1	4,203	1,471	Water Well, 50 Feet			1	2,462	862	Garages						Class: D Exterior: Pole (Unfinished)						Base Cost			432	10,299	3,605	Built-Ins						Appliance Allow.			1	1,615	565	Totals:				61,386	21,486	E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																															
Main Home	Ribbed	Metal	700																																																																																																																	
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Totals:				61,386	21,486																																																																																																															
Notes: 1979 LIBERTY											ECF (4012 RURAL METES & BOUNDS) 0.800 =>		TCV: 17,189																																																																																																							

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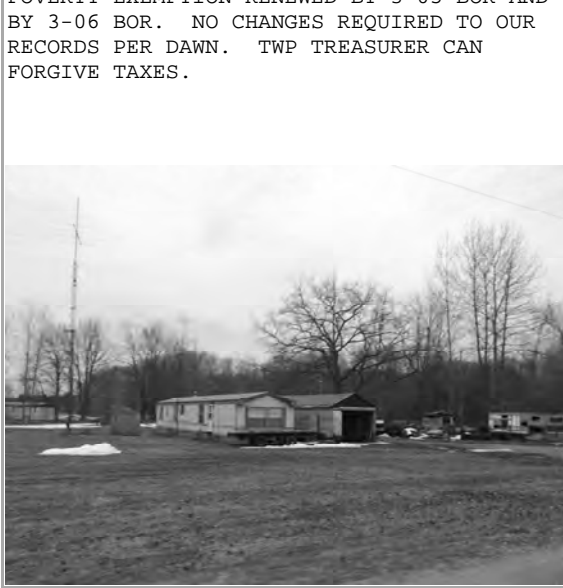


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDS JOHN JR ESTATE	RICHARDS SHANE C	0	11/06/2024	QC	06-COURT JUDGEMENT	2024-02802	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8951 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
RICHARDS SHANE C 8951 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 40,311 TCV/TFA: 42.98					

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 15 T22N R8W BEG AT NW COR OF W 1/2 OF NW 1/4 S OF HWY E'LY & PAR WITH HWY 250 FT S TO RR R/W W'LY ALONG RR TO SEC LINE N TO BEG. 1.6 A.	X			A 200' @ 90/FF	250.00	278.78	0.9457	0.9137	90	100	19,443
				250 Actual Front Feet, 1.60 Total Acres		Total Est. Land Value =				19,443	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
POVERTY EXEMPTION RENEWED BY 3-05 BOR AND BY 3-06 BOR. NO CHANGES REQUIRED TO OUR RECORDS PER DAWN. TWP TREASURER CAN FORGIVE TAXES.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	34.58	64 50	1,106
			Total Estimated Land Improvements True Cash Value =		1,106	

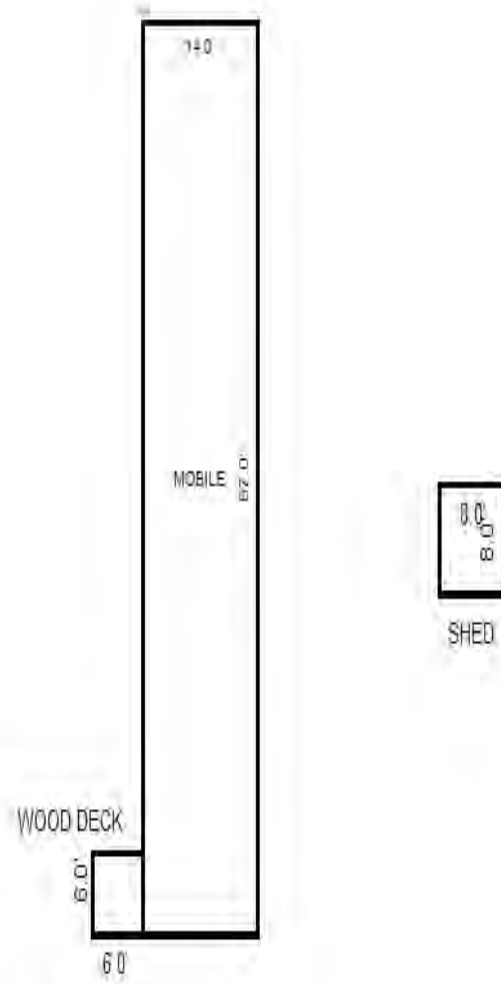


Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
										Rolling
	X		2025	9,700	10,500	20,200			12,372C	
			2024	9,700	10,600	20,300			12,000C	
			2023	7,600	11,400	19,000			11,429C	
			2022	6,300	9,400	15,700			10,885C	

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Sketch by Apea 1/17

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRON JAMES D & BARRON Z	BARRON MITCHELL R	103,000	02/22/2019	WD	03-ARM'S LENGTH	2019-00468	PROPERTY TRANSFER	100.0
BARRON JAMES D	BARRON JAMES D & BARRON Z	0	06/11/2018	QC	09-FAMILY	2018-02044	PROPERTY TRANSFER	0.0
ZEIGLER CYNTHIA S	BARRON JAMES D	0	10/17/2013	QC	21-NOT USED/OTHER	2013-03582	PROPERTY TRANSFER	0.0
TARRIS WALTER F	ZEIGLER CYNTHIA	93,500	02/22/2010	WD	03-ARM'S LENGTH	2010/464	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8910 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/28/2019					

Owner's Name/Address	MAP #:	2025 Est TC	2025 Est TC	2025 Est TC	2025 Est TC
BARRON MITCHELL R 8910 W JENNINGS RD LAKE CITY MI 49651		171,306	TCV/TFA: 127.84		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
. SEC 15 T22N R8W THAT PART OF W 930 FT OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD EXC W 250 FT THEREOF. 4.88 A.				* Factors *			
Comments/Influences				Description	Frontage	Depth	Rate %Adj. Reason Value
20903733 \$92,500 2009	X			Residentia 3 - 7 @\$6000	4.88 Acres		6000 100 29,280
				4.88 Total Acres Total Est. Land Value = 29,280			
				Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
	X			D/W/P: 3.5 Concrete	6.49	340 0	0
	X			D/W/P: Asphalt Paving	3.06	2600 0	0
	X			Wood Frame	26.20	154 35	1,412
				Residential Local Cost Land Improvements			
				Description	Rate	Size % Good	Cash Value
				LAND IMPROVE 5000	5,000.00	1 95	4,750
				Total Estimated Land Improvements True Cash Value = 6,162			



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

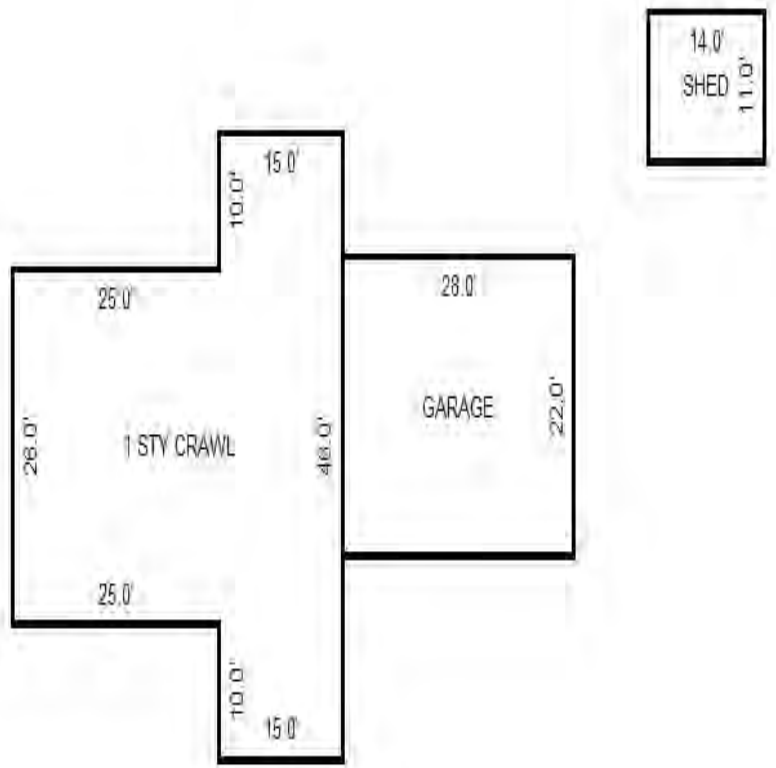
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,600	71,100	85,700			65,720C
2024	7,300	61,400	68,700			63,744C
2023	7,300	59,500	66,800			60,709C
2022	6,100	54,900	61,000			57,819C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex X Ord Min		Lg X Ord Small		Condition: Average	
Building Style: 1S		Yr Built 1977		Remodeled 0		Room List		Doors		Solid X H.C.		(5) Floors		Kitchen: Other: Other:		Basement 1st Floor 2nd Floor 3 Bedrooms	
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		(14) Water/Sewer		Chimney:		Joists: Unsupported Len: Cntr.Sup:	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Basement: 0 S.F. Crawl: 1340 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1 Story		Lump Sum Items:	
(2) Windows		(3) Roof		Many Avg. X Avg. Large Few Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:	
No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing		(12) Electric		100 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1340 SF Floor Area = 1340 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,340	
Ex. X Ord. Min		Many X Ave. Few		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,455 873 2 Fixture Bath 1 3,064 1,838		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 616 25,613 15,368 Common Wall: 1 Wall 1 -2,647 -1,588		Water/Sewer	
No. of Elec. Outlets		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items		SANITARY SEWER		Fireplaces		Exterior 1 Story 1 6,420 3,852		Local Cost Items		SANITARY SEWER 1 0 0 *	
Totals:		205,871		123,513		135,864		135,864		135,864		135,864		135,864		135,864	

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Sketch by Apex IyTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STODDARD CHELSI JO	BARTIN CHRISTOPHER & LEEA	101,000	03/15/2017	WD	03-ARM'S LENGTH	2017-00786	PROPERTY TRANSFER	100.0				
HUNT KRISTI L	STODDARD CHELSI JO	80,000	06/24/2016	WD	03-ARM'S LENGTH	2016-02176	DEED	100.0				
THOLA DWAIN & CAROL	HUNT KRISTI L	79,000	12/30/2013	WD	03-ARM'S LENGTH	2013-04382 WD	PROPERTY TRANSFER	100.0				
THOLA DWAIN & CAROL	CHEMICAL BANK ORE DEPT	68,056	11/01/2013	SD	10-FORECLOSURE	2013-03891 SD	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8992 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		12/20/2013		2013-0620	100%			
Owner's Name/Address		P.R.E. 100% 04/18/2017		MAP #:		2025 Est TCV 180,959 TCV/TFA: 163.47						
BARTIN CHRISTOPHER & LEEANN 8892 W JENNINGS RD LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *								
2013-04382 ALL THAT PART OF THE WEST 250 FEET OF THE W 1/2 OF NW 1/4 OF SECTION 15 T22N, R8W., LYING NORTHERLY OF THE COUNTY ROAD. FORMERLY ABBREVIATED AS SEC 15 T22N R8W W 250 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD. 1.7992 A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A 200' @ 90/FF	186.00	419.21	1.0000	0.0000	90	100*		0
		X	Paved Road	Residentia 1 - 2.99 @\$9000	1.79	Acres	9000	100				16,110
		X	Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
		X	Sidewalk	186 Actual Front Feet, 1.79 Total Acres			Total Est. Land Value =					16,110
Comments/Influences		Water		Land Improvement Cost Estimates								
2013MLS" WITH AN OFFER ACCEPTABLE TO THE SELLER THEY WILL REPLACE THE ROOF PRIOR TO CLOSE."		X	Sewer	Description	Rate	Size	% Good	Cash Value				
		X	Electric	D/W/P: 4in Ren. Conc.	8.06	2072	0	0				
		X	Gas	Wood Frame	38.68	25	50	483				
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities	LAND IMPROVE 2500	2,500.00	1	100	2,500				
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 2,983								
		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	8,100	82,400	90,500			61,989C	
					2024	5,000	70,900	75,900			60,126C	
					2023	3,500	68,700	72,200			57,263C	
					2022	3,000	63,300	66,300			54,537C	



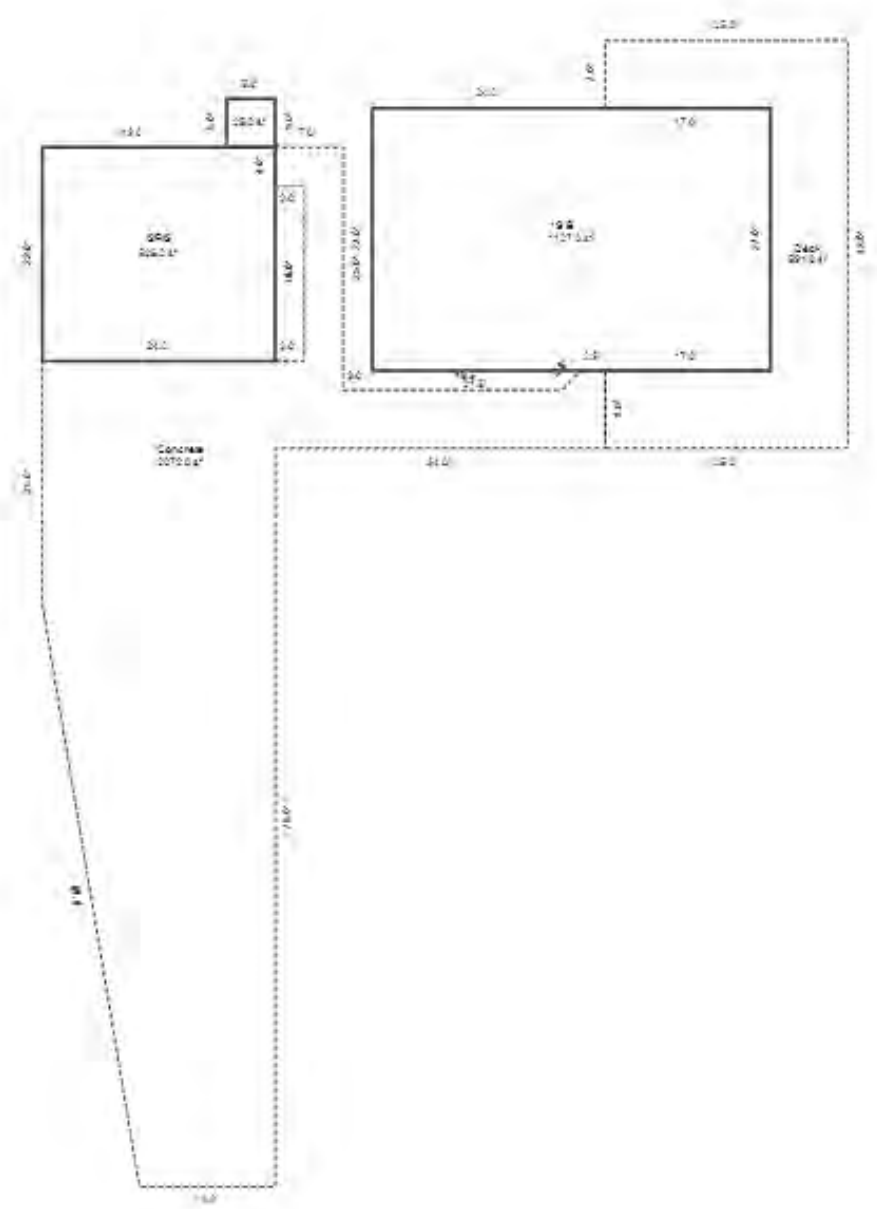
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 591	Type Treated Wood	Year Built: 1979 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,107 Total Base New : 226,383 Total Depr Cost: 147,151 Estimated T.C.V: 161,866		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1107 SF Floor Area = 1107 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1979				
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing		1 Story Siding Basement 1,107		Total: 172,031 111,822				
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Recreation Room 500 9,530 6,194					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1,455 946 3 4,580 2,977			
(1) Exterior		(6) Ceilings		Basement: 1107 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave.			(14) Water/Sewer		Deck Treated Wood 591 8,309 5,401		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 504 20,029 13,019 Door Opener 2 1,078 701 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,727 1,773		Local Cost Items SANITARY SEWER 1 0 0		Totals: 226,383 147,151			
(2) Windows		Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 161,866							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish													
(3) Roof		500	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle Metal																
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.
WILLIS CHARLOTTE M	WILLIS CHARLOTTE M TRUST	0	05/10/2006	QC	21-NOT USED/OTHER	06-0/2259	DEED	0.0
WILLIS CHARLES FRANKLIN		0	08/03/1995	AFF	07-DEATH CERTIFICATE	1995DC	PROPERTY TRANSFER	0.0
HOUSE JOHN & JUANITA M	WILLIS CHARLES F & CHARLO	27,300	11/10/1989	WD	03-ARM'S LENGTH	2010/2109	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8518 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 65% 04/11/1997					
Owner's Name/Address	MAP #:					
WILLIS CHARLOTTE M TRUST 8518 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 328,388 TCV/TFA: 148.39					

Tax Description	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 15 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4. 20 A.	X		Dirt Road	-29	@\$3700	20.00 Acres	3700	100	74,000
Comments/Influences	X		Gravel Road						
SEE CHILD..3 HOUSES	X		Paved Road						
	X		Storm Sewer						
	X		Sidewalk						
	X		Water						
	X		Sewer						
	X		Electric						
	X		Gas						
	X		Curb						
	X		Street Lights						
	X		Standard Utilities						
	X		Underground Utils.						
			* Factors *						
			Residentia 18 -29 @\$3700 20.00 Acres 3700 100						74,000
			20.00 Total Acres Total Est. Land Value =						74,000



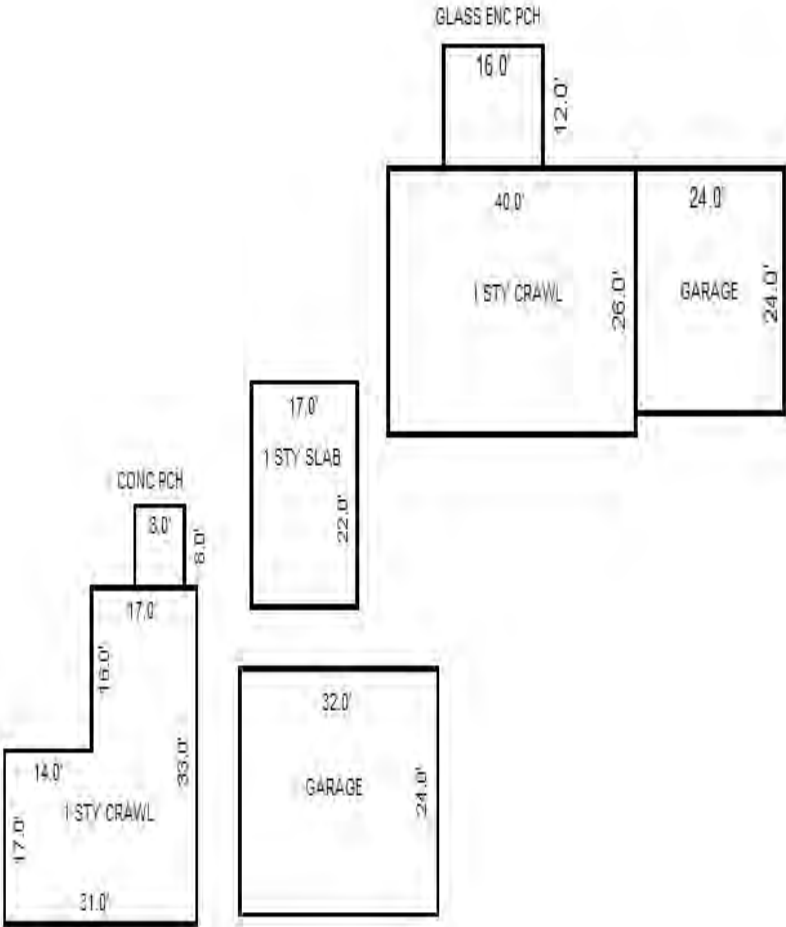
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	37,000	127,200	164,200			90,930C
X Rolling	2024	30,000	109,100	139,100			88,196C
Low	2023	26,000	105,700	131,700			83,997C
High	2022	20,000	97,200	117,200			79,998C
Landscaped							
X Swamp							
X Wooded							
X Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	06/20/2016	INSPECTED					
TPC	06/14/2015	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type WGEP (1 Story)	Year Built: 1996 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 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		X	Drywall Paneled		Plaster Wood T&G																											
Yr Built 1995		Remodeled 0			Ex	Ord	X	Min																								
Condition: Average		Size of Closets			Lg	Ord	X	Small																								
Room List		Doors	Solid	X	H.C.																											
	Basement 1st Floor 2nd Floor 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.	X	Large Avg.		Many	X	Ave.	Few																								
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
(3) Roof		(9) Basement Finish		1	(14) Water/Sewer																											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle	(10) Floor Support		1	Lump Sum Items:																											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas											Cls CD		Blt 1995																			
<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>1,040</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>117,354</td> <td>93,885</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,040			Total:				117,354	93,885				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	1,040																													
Total:				117,354	93,885																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 970 Water/Sewer 1000 Gal Septic 1 4,485 3,588 Water Well, 50 Feet 1 2,548 2,038 Porches WGEP (1 Story) 192 13,236 11,515 * Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 17,538 Common Wall: 1 Wall 1 -2,476 -1,981 Built-Ins Appliance Allow. 1 1,906 1,525 Unit-in-Place Cost Items BARN 3000 4,170 3,544 * Totals: 164,358 132,622																																
Notes: ARROW HOME											ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		145,884																			

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



Sketch 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 64	Type CPP	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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			Central Air Wood Furnace		Class: CD Effec. Age: 45 Floor Area: 799 Total Base New : 131,141 Total Depr Cost: 72,340 Estimated T.C.V: 79,574		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 799 SF Floor Area = 799 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1962							
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets		Building Areas		Size		Cost New		Depr. Cost					
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing		Stories		Foundation		Cost New		Depr. Cost					
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Story		Crawl Space		95,641		52,602					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)		Exterior		Foundation		Total:		95,641		52,602			
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			3 Fixture Bath		Siding		Crawl Space		Average Fixture(s)		1,212		667			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 799 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath		Plumbing		Average Fixture(s)		1,212		667					
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 799 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto		Water/Sewer		1000 Gal Septic		1,485		2,467					
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Softener, Manual		Solar Water Heat		Water Well, 50 Feet		2,548		1,401					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing		Porches		CPP		64		1,334		947 *			
(3) Roof		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		768		24,015		13,208	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Sink			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan				
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		79,574							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Sewer			Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 0		Trim & Decoration			Central Air Wood Furnace										
Remodeled 0		Ex	X	Ord											
Condition: Average		Size of Closets			(12) Electric										
Room List		Lg	X	Ord											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service										
		Kitchen: Other: Other:			No./Qual. of Fixtures										
(1) Exterior		(6) Ceilings			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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 374 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										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(10) Floor Support			Lump Sum Items:										
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle														
	Chimney: Brick														
Cost Est. for Res. Bldg: 3 Single Family 1S										Cls D		Blt 0			
(11) Heating System: Space Heater															
Ground Area = 374 SF Floor Area = 374 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 374															
Total: 45,194 24,857															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,010 555															
Built-Ins															
Appliance Allow. 1 1,615 888															
Totals: 47,819 26,300															
Notes:															
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:												28,930			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NIX LORI A	BARNES RONALD L	1	10/18/2017	QC	09-FAMILY	2017-03239	PROPERTY TRANSFER	0.0				
BARNES RONALD L	BARNES RONALD L	0	10/18/2017	QC	09-FAMILY	2017-03240	PROPERTY TRANSFER	0.0				
BARNES RONALD L	BARNES RONALD L & NIX LOR	0	09/15/2016	QC	09-FAMILY	2016-03022	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8908 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/21/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 182,741 TCV/TFA: 181.29								
BARNES RONALD L 8908 W KELLY 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 15 T22N R8W SW 1/4 OF SW 1/4 EXC NW 1/4 THEREOF & EXC E 495 FT THOF. 15A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia 8 - 17 @\$5000		15.00	Acres	5000	100			75,000
		Paved Road		15.00 Total Acres		Total Est. Land Value =						75,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.70	170	0	0				
		Sewer		Wood Frame	19.22	206	50	1,979				
		X	Electric	Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 1000	0.00	0	95	950				
		Street Lights		Total Estimated Land Improvements True Cash Value =				2,929				
		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	37,500	53,900	91,400		41,509C		
		TPC 12/27/2017 INSPECTED			2024	22,500	46,400	68,900		40,261C		
		TPC 11/04/2016 INSPECTED			2023	21,000	45,000	66,000		38,344C		
					2022	15,000	41,400	56,400		36,519C		



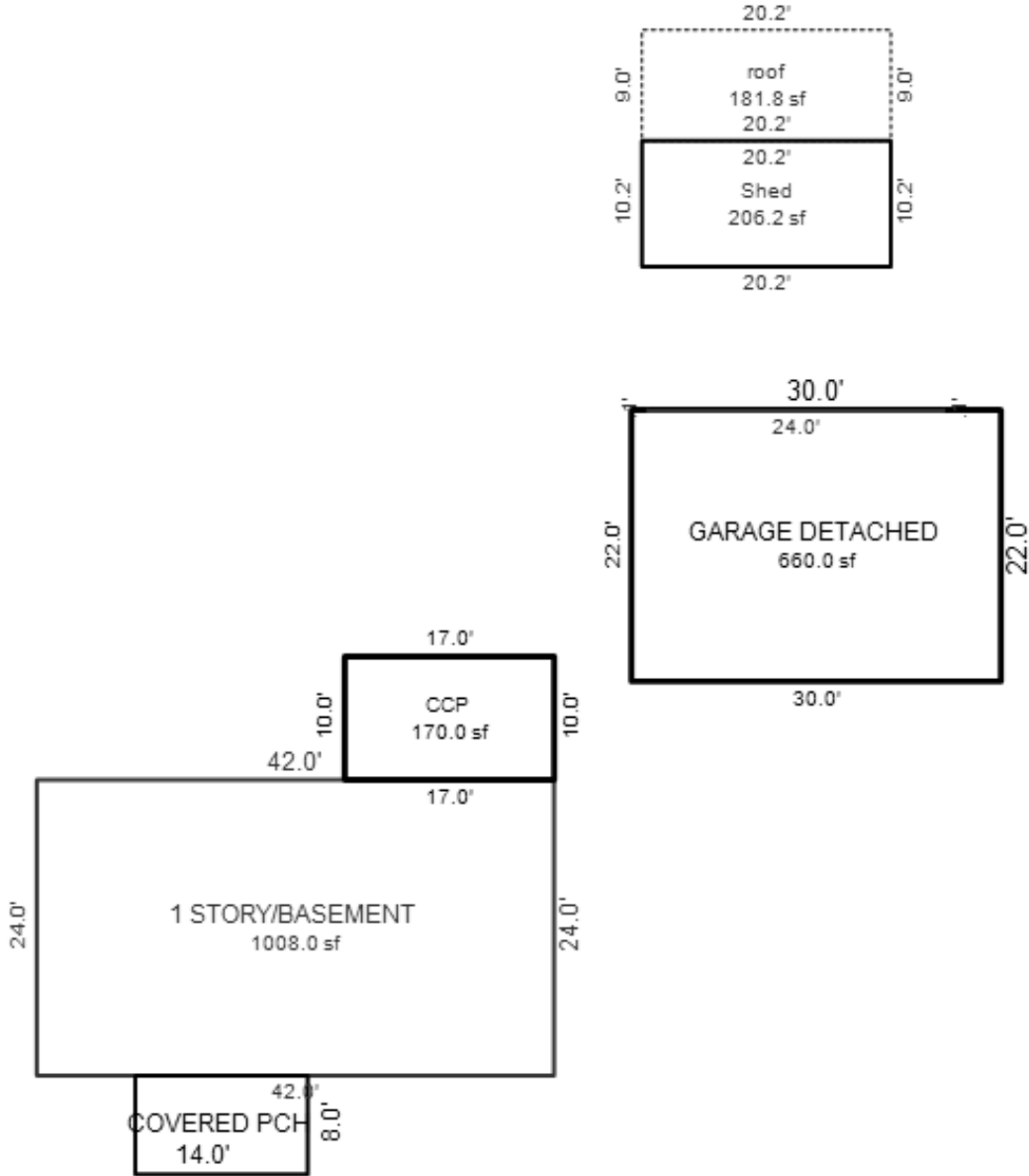
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1962 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: 660 % 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: D Effec. Age: 40 Floor Area: 1,008 Total Base New : 158,806 Total Depr Cost: 95,284 Estimated T.C.V: 104,812			E.C.F. X 1.100			Bsmnt Garage:						
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 1,008 Total Base New : 158,806 Total Depr Cost: 95,284 Estimated T.C.V: 104,812			E.C.F. X 1.100			Roof:								
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D			Blt 1962								
Condition: Average		Lg	X	Ord		Small	0 Amps Service			Ground Area = 1008 SF Floor Area = 1008 SF.														
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Stories Exterior Foundation			Size			Cost New		Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1 Story Siding Basement			1,008			121,949		73,170						
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Other Additions/Adjustments			Total:			1,010		606						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing			Average Fixture(s)			1		1,010		606				
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			Water/Sewer			Water/Sewer			1000 Gal Septic		4,203		2,522				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Deck			Porches			1000 Gal Septic			2,462		1,477			
X	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water Public Sewer Water Well			CCP (1 Story) CCP (1 Story)			1			2,577		1,546			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			660		18,718		11,231	
Chimney: Block		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Built-Ins			Appliance Allow.			1			1,615		969			
Chimney: Block		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Deck			w/Roof (Roof portion)			181			2,518		1,511			
Chimney: Block		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Notes:			Totals:			158,806		95,284		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 104,812				
Chimney: Block		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Lump Sum Items:														

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSTER CRAIG C & PUTMAN A	FOSTER CRAIG C & TRIM AMY	1	05/05/2020	QC	09-FAMILY	2020-01382	DEED	0.0
FOSTER CRAIG C & PUTMAN A	FOSTER CRAIG C & PUTMAN A	1	03/07/2018	QC	09-FAMILY	2018-00697	DEED	0.0
FOSTER CRAIG C	FOSTER CRAIG & PUTMAN AMY	1	12/11/2017	QC	09-FAMILY	2017-03910	PROPERTY TRANSFER	50.0
FOSTER CRAIG C	FOSTER CRAIG C	0	12/16/2015	AFF	05-CORRECTING TITLE	2015-04175	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8850 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	03/22/2018	2018-0067	100%
	P.R.E. 100% 10/31/2008					

Owner's Name/Address	MAP #:
FOSTER CRAIG C & TRIM AMY N 8850 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 362,906 TCV/TFA: 203.65

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		Residentia 8 - 17 @\$5000 15.00 Acres 5000 100 75,000
		15.00 Total Acres Total Est. Land Value = 75,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
SEC 15 T22N R8W E 495 FT OF SW 1/4 OF SW 1/4. 15A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate Size % Good Cash Value
		Water	D/W/P: 3.5 Concrete 6.49 480 0 0
		Sewer	Wood Frame 29.11 96 50 1,397
	X	Electric	Residential Local Cost Land Improvements
	X	Gas	Description Rate Size % Good Cash Value
		Curb	LAND IMPROVE 1000 1,000.00 1 95 950
		Street Lights	Total Estimated Land Improvements True Cash Value = 2,347
		Standard Utilities	
		Underground Utils.	

Comments/Influences  
Terry Van Pelt deceased 8-6-04. Cert of Death @ L 04-0, P 3615.

Topography of Site	X Level	X Rolling	X Low	X High	X 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	37,500	144,000	181,500			89,995C
2024	22,500	123,700	146,200			87,290C
2023	21,000	113,600	134,600			83,134C
2022	15,000	97,900	112,900			79,176C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home			Drywall Paneled	Plaster Wood T&G	Wood								Coal	Steam	9
	Town Home					Trim & Decoration				Ex	Ord			Min	9	WPP
	Duplex	Size of Closets	Lg	Ord	Small										Class: C	
	A-Frame					Doors				Solid	H.C.			Effec. Age: 6		
	Wood Frame	(5) Floors	Kitchen: Other: Other:	Floor Area: 1,782												
	Building Style: BOCA/STATE			(6) Ceilings	No./Qual. of Fixtures	Total Base New : 276,169										
	Yr Built	(7) Excavation	Ex.			Ord.				Min	Total Depr Cost: 259,599					
	Remodeled			(8) Basement	Many						Ave.			Few	Estimated T.C.V: 285,559	
	2018	(9) Basement Finish	1			2				3					E.C.F. X 1.100	
0	(10) Floor Support			Average Fixture(s)	3 Fixture Bath		2 Fixture Bath	Cls C Blt 2018								
Condition: Average		Joists: Unsupported Len: Cntr.Sup:	(12) Electric			0		Amps Service	Blt 2018							
Room List	(13) Plumbing			No. of Elec. Outlets	1		2		Blt 2018							
Basement		(14) Water/Sewer	Public Water			Public Sewer		Water Well	Blt 2018							
1st Floor	(15) Fireplaces			1000 Gal Septic	2000 Gal Septic		Lump Sum Items:		Blt 2018							
2nd Floor		(16) Porches/Decks	1			2		3	Blt 2018							
3 Bedrooms	(17) Garage			1	2		3		Blt 2018							
(1) Exterior		(18) Other	1			2		3	Blt 2018							
Wood/Shingle	(19) Other			1	2		3		Blt 2018							
Aluminum/Vinyl		(20) Other	1			2		3	Blt 2018							
Brick	(21) Other			1	2		3		Blt 2018							
Insulation		(22) Other	1			2		3	Blt 2018							
(2) Windows	(23) Other			1	2		3		Blt 2018							
Many		(24) Other	1			2		3	Blt 2018							
Avg.	(25) Other			1	2		3		Blt 2018							
Few		(26) Other	1			2		3	Blt 2018							
Large	(27) Other			1	2		3		Blt 2018							
Avg.		(28) Other	1			2		3	Blt 2018							
Small	(29) Other			1	2		3		Blt 2018							
Wood Sash		(30) Other	1			2		3	Blt 2018							
Metal Sash	(31) Other			1	2		3		Blt 2018							
Vinyl Sash		(32) Other	1			2		3	Blt 2018							
Double Hung	(33) Other			1	2		3		Blt 2018							
Horiz. Slide		(34) Other	1			2		3	Blt 2018							
Casement	(35) Other			1	2		3		Blt 2018							
Double Glass		(36) Other	1			2		3	Blt 2018							
Patio Doors	(37) Other			1	2		3		Blt 2018							
Storms & Screens		(38) Other	1			2		3	Blt 2018							
(3) Roof	(39) Other			1	2		3		Blt 2018							
Gable		(40) Other	1			2		3	Blt 2018							
Hip	(41) Other			1	2		3		Blt 2018							
Flat		(42) Other	1			2		3	Blt 2018							
Asphalt Shingle	(43) Other			1	2		3		Blt 2018							
Chimney:		(44) Other	1			2		3	Blt 2018							
	(45) Other			1	2		3		Blt 2018							
		(46) Other	1			2		3	Blt 2018							
	(47) Other			1	2		3		Blt 2018							
		(48) Other	1			2		3	Blt 2018							
	(49) Other			1	2		3		Blt 2018							
		(50) Other	1			2		3	Blt 2018							
	(51) Other			1	2		3		Blt 2018							
		(52) Other	1			2		3	Blt 2018							
	(53) Other			1	2		3		Blt 2018							
		(54) Other	1			2		3	Blt 2018							
	(55) Other			1	2		3		Blt 2018							
		(56) Other	1			2		3	Blt 2018							
	(57) Other			1	2		3		Blt 2018							
		(58) Other	1			2		3	Blt 2018							
	(59) Other			1	2		3		Blt 2018							
		(60) Other	1			2		3	Blt 2018							
	(61) Other			1	2		3		Blt 2018							
		(62) Other	1			2		3	Blt 2018							
	(63) Other			1	2		3		Blt 2018							
		(64) Other	1			2		3	Blt 2018							
	(65) Other			1	2		3		Blt 2018							
		(66) Other	1			2		3	Blt 2018							
	(67) Other			1	2		3		Blt 2018							
		(68) Other	1			2		3	Blt 2018							
	(69) Other			1	2		3		Blt 2018							
		(70) Other	1			2		3	Blt 2018							
	(71) Other			1	2		3		Blt 2018							
		(72) Other	1			2		3	Blt 2018							
	(73) Other			1	2		3		Blt 2018							
		(74) Other	1			2		3	Blt 2018							
	(75) Other			1	2		3		Blt 2018							
		(76) Other	1			2		3	Blt 2018							
	(77) Other			1	2		3		Blt 2018							
		(78) Other	1			2		3	Blt 2018							
	(79) Other			1	2		3		Blt 2018							
		(80) Other	1			2		3	Blt 2018							
	(81) Other			1	2		3		Blt 2018							
		(82) Other	1			2		3	Blt 2018							
	(83) Other			1	2		3		Blt 2018							
		(84) Other	1			2		3	Blt 2018							
	(85) Other			1	2		3		Blt 2018							
		(86) Other	1			2		3	Blt 2018							
	(87) Other			1	2		3		Blt 2018							
		(88) Other	1			2		3	Blt 2018							
	(89) Other			1	2		3		Blt 2018							
		(90) Other	1			2		3	Blt 2018							
	(91) Other			1	2		3		Blt 2018							
		(92) Other	1			2		3	Blt 2018							
	(93) Other			1	2		3		Blt 2018							
		(94) Other	1			2		3	Blt 2018							
	(95) Other			1	2		3		Blt 2018							
		(96) Other	1			2		3	Blt 2018							
	(97) Other			1	2		3		Blt 2018							
		(98) Other	1			2		3	Blt 2018							
	(99) Other			1	2		3		Blt 2018							
		(100) Other	1			2		3	Blt 2018							
	(101) Other			1	2		3		Blt 2018							
		(102) Other	1			2		3	Blt 2018							
	(103) Other			1	2		3		Blt 2018							
		(104) Other	1			2		3	Blt 2018							
	(105) Other			1	2		3		Blt 2018							
		(106) Other	1			2		3	Blt 2018							
	(107) Other			1	2		3		Blt 2018							
		(108) Other	1			2		3	Blt 2018							
	(109) Other			1	2		3		Blt 2018							
		(110) Other	1			2		3	Blt 2018							
	(111) Other			1	2		3		Blt 2018							
		(112) Other	1			2		3	Blt 2018							
	(113) Other			1	2		3		Blt 2018							
		(114) Other	1			2		3	Blt 2018							
	(115) Other			1	2		3		Blt 2018							
		(116) Other	1			2		3	Blt 2018							
	(117) Other			1	2		3		Blt 2018							
		(118) Other	1			2		3	Blt 2018							
	(119) Other			1	2		3		Blt 2018							
		(120) Other	1			2		3	Blt 2018							
	(121) Other			1	2		3		Blt 2018							
		(122) Other	1			2		3	Blt 2018							
	(123) Other			1	2		3		Blt 2018							
		(124) Other	1			2		3	Blt 2018							
	(125) Other			1	2		3		Blt 2018							
		(126) Other	1			2		3	Blt 2018							
	(127) Other			1	2		3		Blt 2018							
		(128) Other	1			2		3	Blt 2018							
	(129) Other			1	2		3		Blt 2018							
		(130) Other	1			2		3	Blt 2018							
	(131) Other			1	2		3		Blt 2018							
		(132) Other	1			2		3	Blt 2018							
	(133) Other			1	2		3		Blt 2018							
		(134) Other	1			2		3	Blt 2018							
	(135) Other			1	2		3		Blt 2018							
		(136) Other	1			2		3	Blt 2018							
	(137) Other			1	2		3		Blt 2018							
		(138) Other	1			2		3	Blt 2018							
	(139) Other			1	2		3		Blt 2018							
		(140) Other	1			2		3	Blt 2018							
	(141) Other			1	2		3		Blt 2018							
		(142) Other	1			2		3	Blt 2018							
	(143) Other			1	2		3		Blt 2018							
		(144) Other	1			2		3	Blt 2018							
	(145) Other			1	2		3		Blt 2018							
		(146) Other	1			2		3	Blt 2018							
	(147) Other			1	2		3		Blt 2018							
		(148) Other	1			2		3	Blt 2018							
	(149) Other			1	2		3		Blt 2018							
		(150) Other	1			2		3	Blt 2018							
	(151) Other			1	2		3		Blt 2018							
		(152) Other	1			2		3	Blt 2018							
	(153) Other			1	2		3		Blt 2018							
		(154) Other	1			2		3	Blt 2018							
	(155) Other			1	2		3		Blt 2018							
		(156) Other	1			2		3	Blt 2018							
	(157) Other			1	2		3		Blt 2018							
		(158) Other	1			2		3	Blt 2018							
	(159) Other			1	2		3		Blt 2018							
		(160) Other	1			2		3	Blt 2018							
	(161) Other			1	2		3		Blt							



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

2835 S BLODGET RD      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 06/01/1995

Owner's Name/Address      MAP #:

SHERMAN DAVID P JR      2025 Est TCV 171,359 TCV/TFA: 153.00

2835 S BLODGET RD      X Improved      Vacant      Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

LAKE CITY MI 49651      Public Improvements      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

Tax Description      . SEC 15 T22N R8W NW 1/4 OF SW 1/4 OF SW 1/4. 10 A.      X      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      X      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.      Residential 8 - 17 @\$5000      10.00 Acres      5000      100      10.00 Total Acres      Total Est. Land Value =      50,000

Comments/Influences      Land Improvement Cost Estimates      Description      Rate      Size      % Good      Cash Value

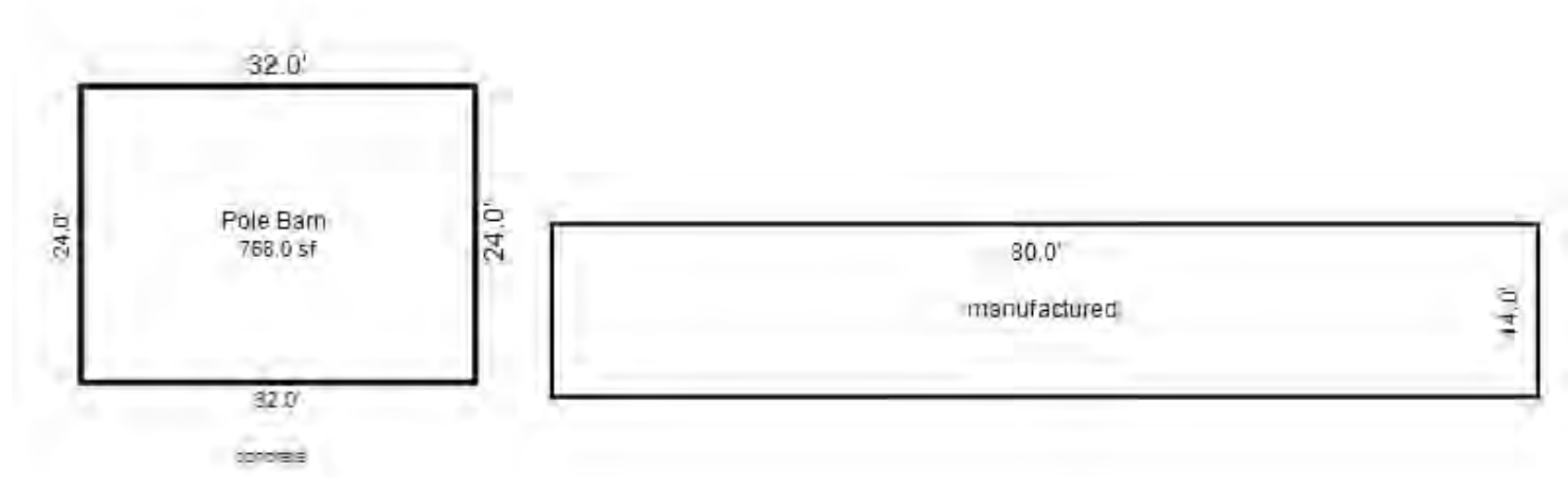


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1995 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: 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			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,120 Total Base New : 150,291 Total Depr Cost: 105,202 Estimated T.C.V: 115,723		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:										
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1985										
Yr Built 1985	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1120 SF Floor Area = 1120 SF.														
Condition: Average		Size of Closets		Lg			X	Ord		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70													
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story		Siding		Piers		1,120		Total:		118,325		82,827		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex.						Ord.			Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,212		848			
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1		4,485		3,139					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		768		18,010		12,607				
X	Double Glass Patio Doors	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Built-Ins		Appliance Allow.		1		1,906		1,334						
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Totals:		150,291		105,202										
(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						Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		115,723										
X	Gable Hip Flat	Gambrel Mansard Shed																						
X	Asphalt Shingle																							

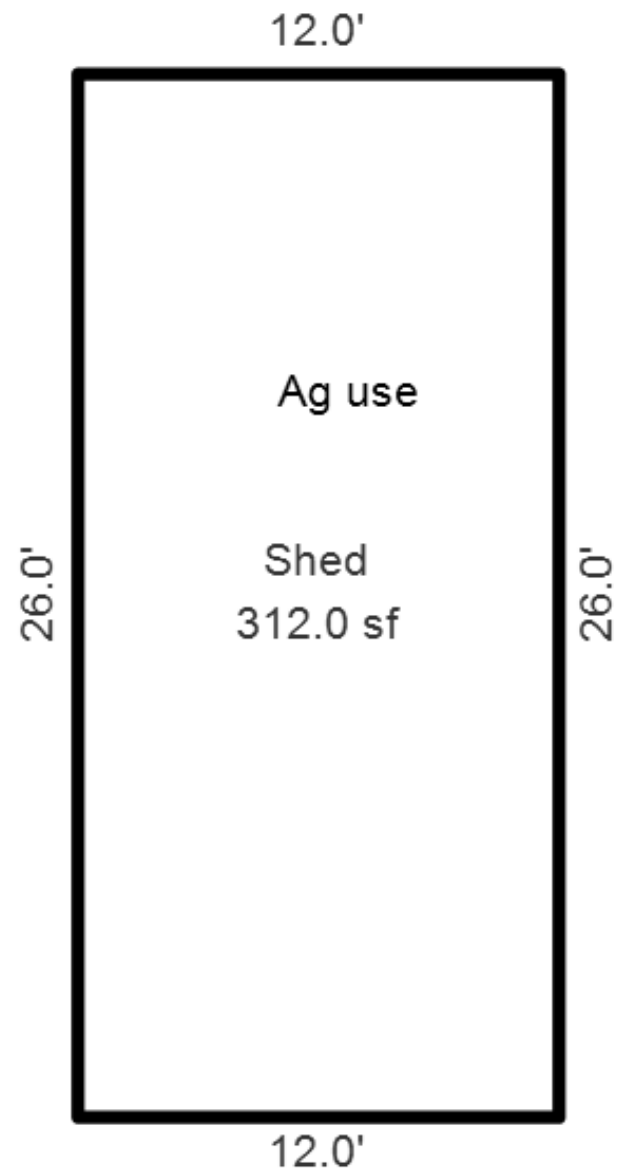
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type	Farm Utility Storage She			
Year Built	2015			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	No-Wall, 76			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	26 x 12 = 312			
Cost New	\$ 1,254			
Phy./Func./Econ. %Good	90/100/100 90.0			
Depreciated Cost	\$ 1,129			
+ 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	\$ 1,050			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1050 / All Cards: 1050				





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL DIANNA L	RICHARDS BRIAN	0	02/05/2018	WD	16-LC PAYOFF	2018-00380	DEED	0.0
MARSHALL DIANNA L	RICHARDS BRIAN	28,500	04/20/2016	LC	03-ARM'S LENGTH	2016-01454	PROPERTY TRANSFER	100.0
FIRST NATIONAL BANK OF AM	MASHALL DIANNA L	10,000	04/18/2016	WD	16-LC PAYOFF	2016-01453	DEED	0.0
FIRST NATIONAL BANK	MARSHALL DIANNA L	10,000	02/24/2012	LC	11-FROM LENDING INSTITUT	2012-00559 MEM	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2611 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	01/21/1999	1999-0005	100%
	P.R.E. 0%		MANUFACTURED	12/31/1992	1992	100%

Owner's Name/Address	MAP #:	2025 Est TCV 60,039 TCV/TFA: 55.18
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 15 T22N R8W (0*1998) BEG S 0 DEG 0'09"W 228.5 FT FROM W 1/4 COR TH E 505 FT, S 442.15 FT, N 88 DEG 56'20"W 505.12 FT, N 432.79 FT TO POB. 5.07A.	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>A 200' @ 90/FF</td> <td>442.00</td> <td>505.00</td> <td>0.8202</td> <td>1.0600</td> <td>90</td> <td>100</td> <td></td> <td>34,584</td> </tr> <tr> <td colspan="8">442 Actual Front Feet, 5.12 Total Acres</td> <td>Total Est. Land Value = 34,584</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	442.00	505.00	0.8202	1.0600	90	100		34,584	442 Actual Front Feet, 5.12 Total Acres								Total Est. Land Value = 34,584
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	442.00	505.00	0.8202	1.0600	90	100		34,584																						
442 Actual Front Feet, 5.12 Total Acres								Total Est. Land Value = 34,584																						
Comments/Influences			<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>Wood Frame</td> <td>27.60</td> <td>120</td> <td>50</td> <td>1,656</td> </tr> <tr> <td>Wood Frame</td> <td>27.60</td> <td>120</td> <td>50</td> <td>1,656</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,312</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	27.60	120	50	1,656	Wood Frame	27.60	120	50	1,656	Total Estimated Land Improvements True Cash Value =				3,312							
Description	Rate	Size	% Good	Cash Value																										
Wood Frame	27.60	120	50	1,656																										
Wood Frame	27.60	120	50	1,656																										
Total Estimated Land Improvements True Cash Value =				3,312																										

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
98 SPLIT TO 019-30 FOR 99												



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	17,300	12,700	30,000			19,750C
TPC 12/27/2017	INSPECTED		2024	5,000	32,300	37,300			19,157C
TPC 12/07/2015	INSPECTED		2023	3,500	28,100	31,600			18,245C
TPC 02/28/2012	INSPECTED		2022	3,000	24,600	27,600			17,377C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 80	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						1										
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Fair		Lg	X	Ord		Small	Central Air Wood Furnace													
Room List		Doors		Solid	X	H.C.	(12) Electric													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service													
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	(11) Heating System: Wall Furnace			Blt 1992				
(2) Windows		(7) Excavation			Average Fixture(s)			2			Ground Area = 1088 SF			Floor Area = 1088 SF.						
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			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas			Type            Ext. Walls    Roof/Fnd.            Size            Cost New    Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Built-Ins Appliance Allow. Fireplaces Wood Stove			Main Home    Siding            Comp.Shingle            1088			Total:            59,278            20,747						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical            168            1,882            659						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			3 Fixture Bath Solar Water Heat Water/Sewer			Plumbing			3 Fixture Bath            1            3,010            1,053					
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Water/Sewer			Water Well            1            4,795            1,678						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:									Deck			Treated Wood            80            2,232            781						
											Built-Ins			Appliance Allow.            1            2,727            954						
											Fireplaces			Wood Stove            1            2,515            880						
											Totals:			79,087            27,679						
											Notes: 1992 MANOR - HUD			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:            22,143						

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



\*\*\* 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		
2621 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 04/29/2024								
LEWIS MARK 2621 S BLODGET RD LAKE CITY MI 49651		MAP #:								
		2025 Est TCV 97,378 TCV/TFA: 80.08								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				Residentia 18	-29	@\$3700	14.89 Acres	3700 100	55,082	
				14.89 Total Acres Total Est. Land Value =					55,082	
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Wood Frame	17.78	384	50	3,414		
				Wood Frame	19.53	192	50	1,875		
				Total Estimated Land Improvements True Cash Value =					5,289	
Comments/Influences		Topography of Site								
Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;		Level								
		X	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
		Who	When	What	2025	27,500	21,200	48,700		27,990C
		TPC 05/30/2022 INSPECTED			2024	0	0	0		0
		TPC 04/30/2021 INSPECTED			2023	0	0	0		0
					2022	0	0	0		0

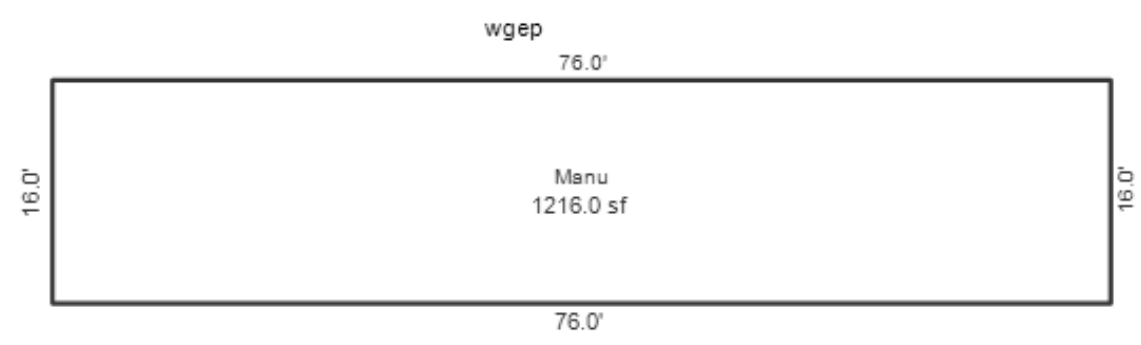
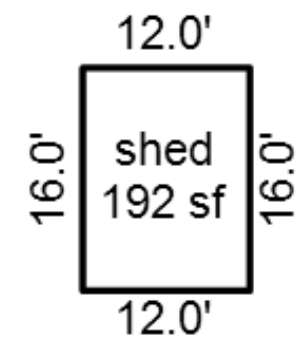
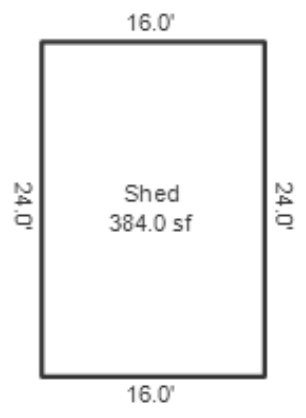


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 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 Warm Air Wall Furnace Warm & Cool Air Heat Pump						96	WGEP (1 Story)																																																																																											
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X	Many Avg. X Few	Large Avg. X Small		No. of Elec. Outlets																																																																																																			
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				Lump Sum Items:																																																																																																			
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>1216</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>62,389</td> <td>34,314</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>184</td> <td>2,061</td> <td>1,134</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>3,010</td> <td>1,655</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,795</td> <td>2,637</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,725</td> <td>3,149</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td></td> <td></td> <td>96</td> <td>7,013</td> <td>3,857</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td></td> <td></td> <td>96</td> <td>-886</td> <td>-487</td> </tr> <tr> <td>Foundation: Shallow</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Totals:</td> <td>84,107</td> <td>46,259</td> </tr> </tbody> </table>										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	1216			Total:				62,389	34,314	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			184	2,061	1,134	Plumbing						3 Fixture Bath			1	3,010	1,655	Water/Sewer						1000 Gal Septic			1	4,795	2,637	Water Well, 100 Feet			1	5,725	3,149	Porches						WGEP (1 Story)			96	7,013	3,857	Ceramic Tile Floor			96	-886	-487	Foundation: Shallow						Totals:				84,107	46,259	E.C.F. X 0.800		Cls Average Blt 1991	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																		
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Notes: 1991 16X76 FAIRMONT ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY:												37,007																																																																																											

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



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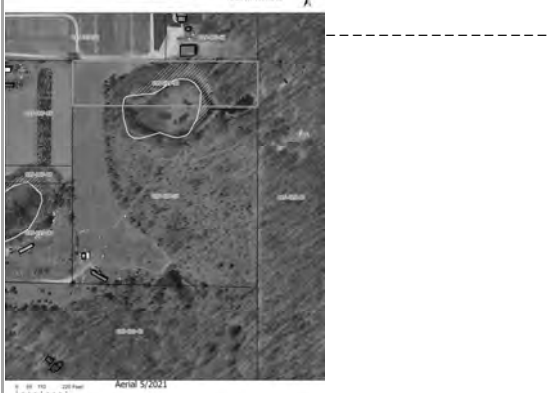
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEWIS MARK	WESLEY BROWN	35,000	05/07/2024	WD	32-SPLIT VACANT	2024-01121	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGET RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/07/2024					
WESLEY BROWN 2425 S BLODGET RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 6,534					

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>10@\$3700	0.46	Acres	3700	100		1,698
			Residentia INFERIOR@\$1400	3.45	Acres	1400	100		4,836
			3.91 Total Acres			Total Est. Land Value =			6,534

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 15 T22N R8W (0*2025) N 208 FT OF BEGS 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, SO DEG 01'45"W 345.77 FT, SO DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB. 3.9130A. SPLIT ON 04/18/2024 FROM 009-015-019-30;	X						

Comments/Influences	Topography of Site
Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ; Parent Parcel(s): 009-015-019-30; 009-015-019-35;	Level



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	3,300	0	3,300			3,300S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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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.
ALDRICH ARNOLD	ALDRICH ARNOLD	0	11/22/2023	QC	15-LADY BIRD	2023-03189	PROPERTY TRANSFER	0.0
ALDRICH ARNOLD & LANA M	ALDRICH ARNOLD	0	06/17/2022	QC	09-FAMILY	2022-01989	PROPERTY TRANSFER	0.0
		40,000	10/01/1999	WD	03-ARM'S LENGTH	332:396	DEED	0.0

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

2675 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/17/2002					

Owner's Name/Address	MAP #:
ALDRICH ARNOLD P O BOX 127 LAKE CITY MI 49651	2025 Est TCV 243,837 TCV/TFA: 163.43

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 Gravel Road Paved Road Storm Sewer Sidewalk		Residentia 18	-29	@\$3700	20.00	Acres	3700	100		74,000
		20.00 Total Acres Total Est. Land Value = 74,000								

Tax Description	Land Improvement Cost Estimates
. SEC 15 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.	

Comments/Influences	Description	Rate	Size	% Good	Cash Value
X Water Sewer Electric	Wood Frame	28.31	80	71	1,608
	Total Estimated Land Improvements True Cash Value = 1,608				

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



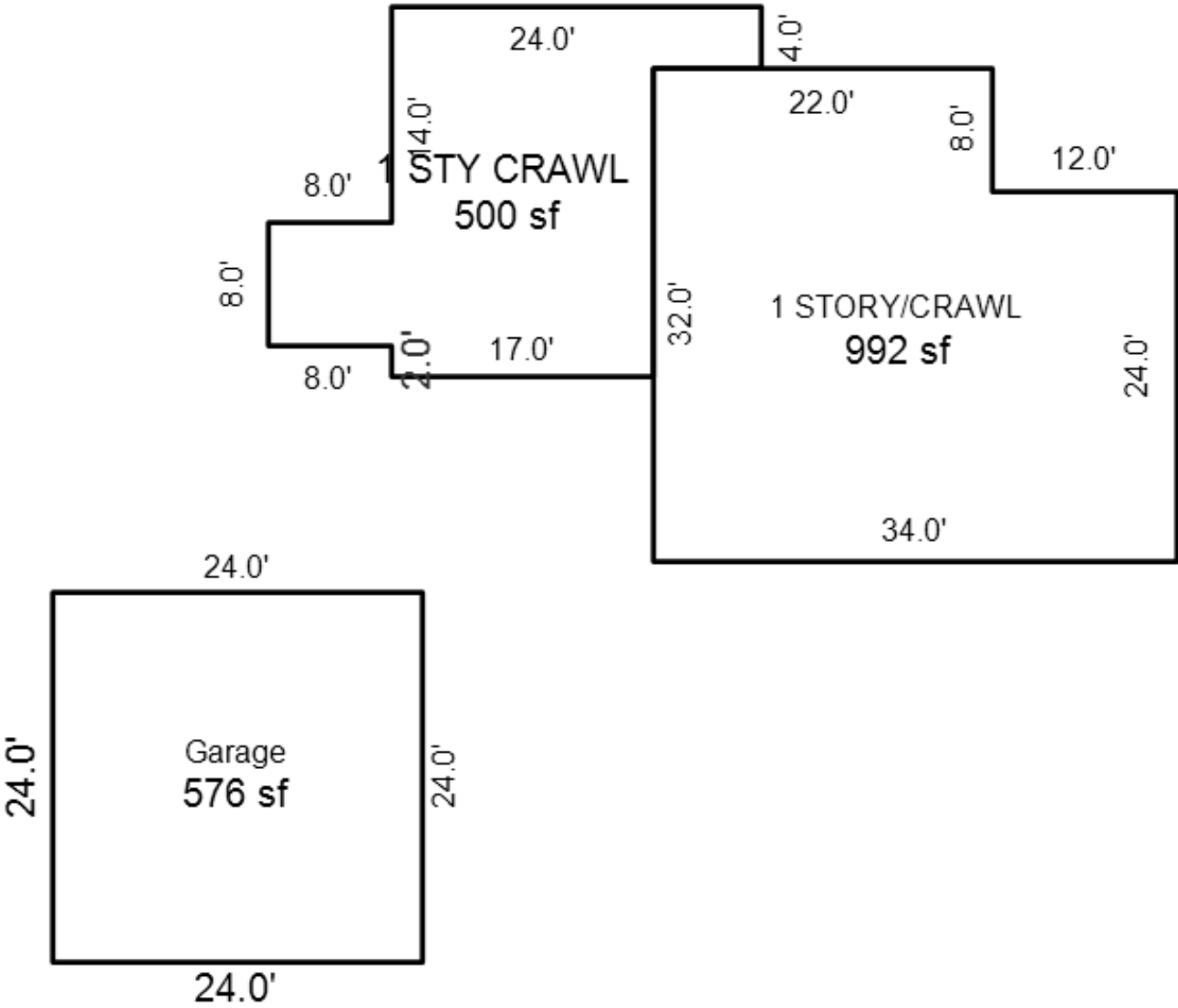
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	37,000	84,900	121,900			73,129C
2024	30,000	73,000	103,000			70,931C
2023	26,000	70,700	96,700			67,554C
2022	20,000	70,000	90,000			64,338C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 20 Floor Area: 1,492 Total Base New : 191,168 Total Depr Cost: 152,935 Estimated T.C.V: 168,229		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 : 191,168 Total Depr Cost: 152,935 Estimated T.C.V: 168,229		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2000	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1492 SF Floor Area = 1492 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls CD		Blt 2000			
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Building Areas		Cost New		Depr. Cost		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		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 992 1 Story Siding Crawl Space 500		Total: 164,186		131,349		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Plumbing		Average Fixture(s)		970		
(2) Windows		(7) Excavation		1			1			Water/Sewer		1		1,212		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1492 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		970		
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			1000 Gal Septic Water Well, 50 Feet			Water/Sewer		1		4,485 3,588		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		576 16,831 13,465		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Built-Ins		Appliance Allow.		1 1,906 1,525	
X	Asphalt Shingle			Lump Sum Items:			1			Totals:		191,168		152,935		
Chimney: Metal										Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		168,229		

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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.
BAUGHAN GERALD J & ADA M	BAUGHAN GERALD J & ADA M	0	11/03/2010	QC	09-FAMILY	2010-4936QC TR	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8206 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BAUGHAN GERALD J & ADA M TRUST 8206 W KELLY ROAD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 71,062 TCV/TFA: 57.49					

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 15 T22N R8W W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.	X		Dirt Road							
			Gravel Road							
Comments/Influences	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100	29,700
			330 Actual Front Feet, 5.00 Total Acres						Total Est. Land Value =	29,700

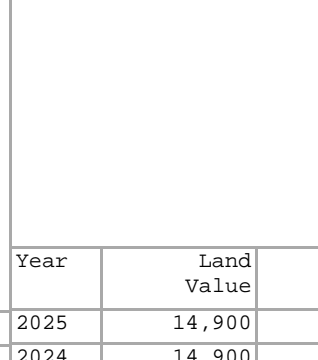
Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Sewer	31.67	81	50	1,282	
Total Estimated Land Improvements True Cash Value =					7,289

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	14,900	20,600	35,500			17,067C
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	14,900	20,600	35,500			17,067C
			2024	14,900	20,900	35,800		35,800R	16,554C
			2023	11,600	22,300	33,900		33,900R	15,766C
			2022	8,300	18,000	26,300		26,300A	15,016C

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TPC 04/30/2021 INSPECTED  
 TPC 09/17/2018 INSPECTED  
 TPC 12/27/2017 INSPECTED

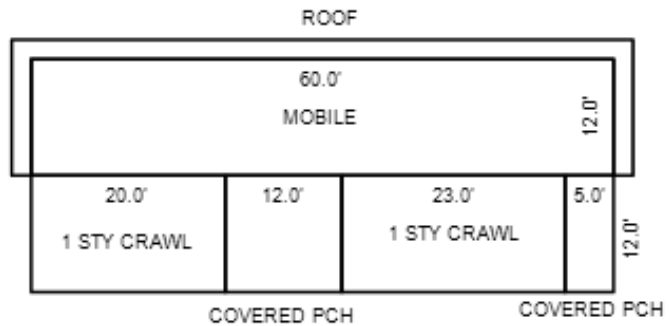
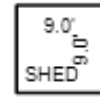
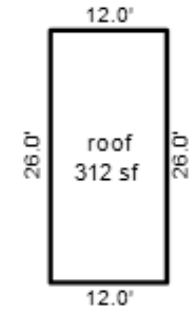
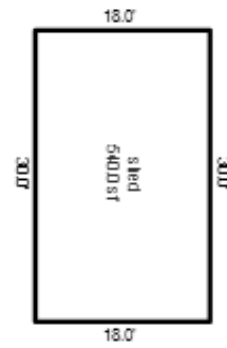


Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 144 60 896 312	Type WCP (1 Story) WCP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Auto. Doors: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 40 Floor Area: Total Base New : 121,694 Total Depr Cost: 42,591 Estimated T.C.V: 34,073			E.C.F. X 0.800			Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1236 SF Floor Area = 1236 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			Cls Average			Blt 1970		
Yr Built 1970	Remodeled 0		Ex		Ord	X	Min	No./Qual. of Fixtures Ex. X Ord. Min			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
Condition: Average		Size of Closets		Kitchen: Other: Other:			100 Amps Service			Main Home Ribbed Metal 720 Addition Siding Crawl 516			Total: 82,673 28,935				
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 84 941 329 Plumbing Average Fixture(s) 1 950 332 Water/Sewer 1000 Gal Septic 1 4,795 1,678 Water Well, 50 Feet 1 2,648 927							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(6) Ceilings			No. of Elec. Outlets			Porches WCP (1 Story) 144 5,632 1,971 WCP (1 Story) 60 3,182 1,114							
(1) Exterior		X	Tile				(13) Plumbing			Built-Ins Appliance Allow. 1 2,727 954							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Deck w/Roof (Roof portion) 896 13,404 4,691 w/Roof (Roof portion) 312 4,742 1,660							
(2) Windows		X	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 516 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 121,694 42,591					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 34,073										
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(9) Basement Finish			Lump Sum Items:										
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAZARD BOB N & CAROL A	DULL LARRY M & MELANIE S	0	07/01/2016	WD	16-LC PAYOFF	2016-02464	DEED	0.0
HAZARD BOB & CAROL A	DULL LARRY & MELANIE	27,800	04/23/2010	LC	03-ARM'S LENGTH	2011-00082LC	PROPERTY TRANSFER	100.0
ROBERTS MARY ANN	HAZARD BOB & CAROL A (H/W	15,900	11/11/2006	WD	03-ARM'S LENGTH	06-0/4192	DEED	100.0
ROBERTS ANNA TRUST*	ROBERTS MARY ANN	1	12/14/2004	QC	21-NOT USED/OTHER	04-0/5215	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8150 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Carpport	08/08/2019	2019-0402	100%
	P.R.E. 100% 02/12/2011		Addition	08/30/2016	2016-0414	100%
Owner's Name/Address	MAP #:		SEWER	05/10/2010	2010-02424	100%
DULL LARRY M & MELANIE S 8150 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 119,733 TCV/TFA: 164.47					

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	330.73	663.81	0.8818	1.1350	90	100	29,792
331 Actual Front Feet, 5.04 Total Acres						Total Est. Land Value =	29,792

X		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Wood Frame	25.24	80	50	1,009	
Total Estimated Land Improvements True Cash Value =					1,009

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	14,900	45,000	59,900			36,206C
2024	14,900	38,600	53,500			35,118C
2023	11,600	37,400	49,000			33,446C
2022	8,300	34,400	42,700			31,854C

Who	When	What
TPC	10/18/2019	INSPECTED
TPC	12/27/2017	INSPECTED
JWV	10/15/2016	INSPECTED

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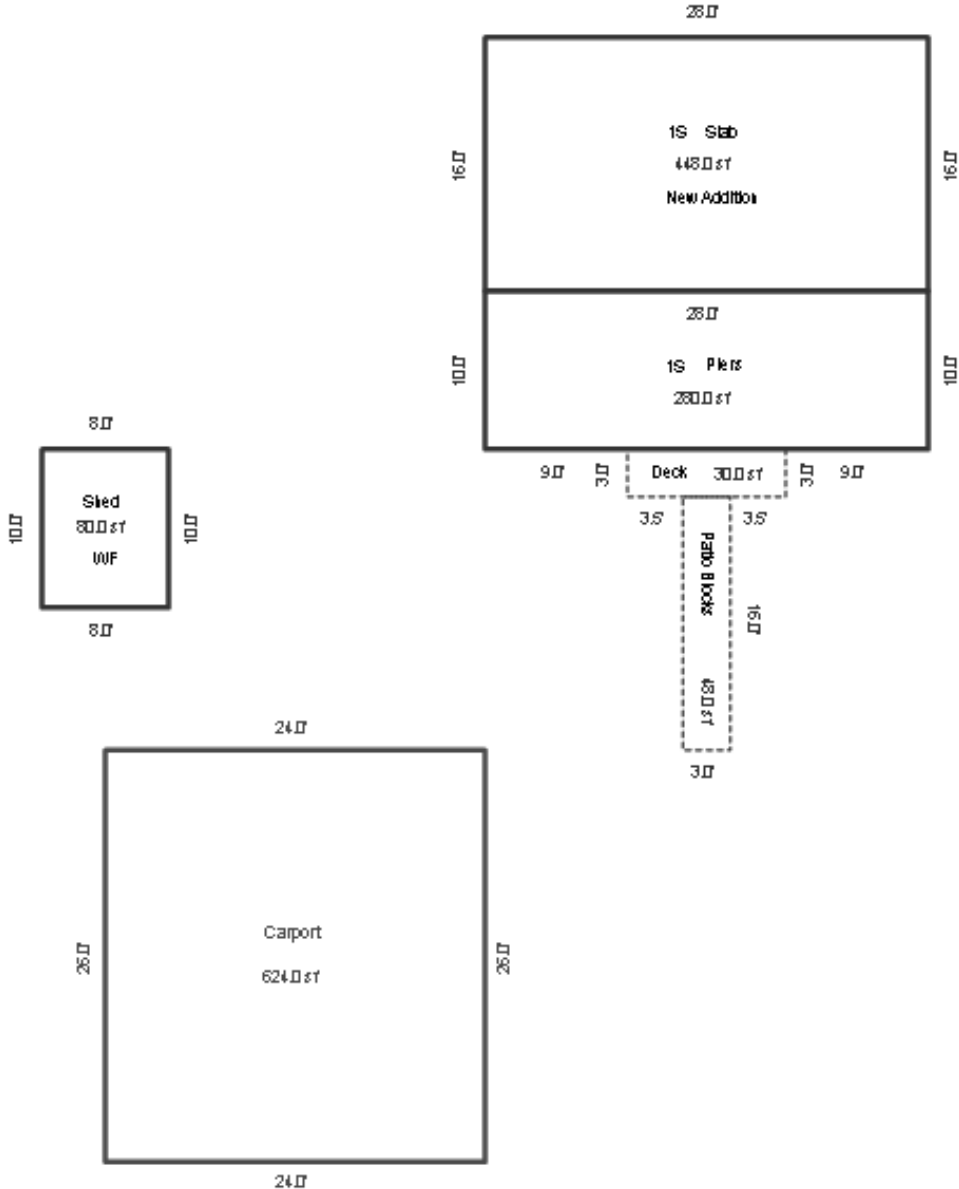


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	E.C.F. X 1.100	Bsmnt Garage: Carport Area: 624 Roof: Aluminum			
	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
Town Home	(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/o Ducts Ground Area = 728 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Cls D-10 Blt 2010			
Duplex														Condition: Average	Ex	Ord
A-Frame	Room List	Lg	Ord	Small	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	Building Areas	Water/Sewer 1000 Gal Septic Water Well, 50 Feet	Built-Ins Appliance Allow. Carports Aluminum	1 624	1,615 7,644	1,453 6,880			
Wood Frame														Yr Built 2010	Remodeled 2016	Size of Closets
Building Style: 1S	Chimney:	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small			
Yr Built 2010														Remodeled 2016	Condition: Average	(1) Exterior
Condition: Average	Room List	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Room List	Basement 1st Floor 2nd Floor Bedrooms	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
(1) Exterior	(6) Ceilings	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Insulation	(8) Basement	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
(2) Windows	(9) Basement Finish	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Many Avg. Few	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Gable Hip Flat	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Asphalt Shingle	Lump Sum Items:	Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	
Chimney:		Joists: Unsupported Len: Cntr.Sup:	(1) Exterior	(2) Windows	(3) Roof	(4) Excavation	(5) Basement	(6) Basement Finish	(7) Roof	(8) Basement	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	Large Avg. Small	Gable Hip Flat	Gambrel Mansard Shed	

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRANCE CHARLES F & DONNAJ	GUNNERSON MATTHEW	125,000	10/10/2024	WD	03-ARM'S LENGTH	2024-02588	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8126 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATTHEW 6400 W JENNINGS RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 84,902 TCV/TFA: 62.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 15 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.	X	Dirt Road		A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100	29,700
Comments/Influences	X	Gravel Road		330 Actual Front Feet, 5.00 Total Acres				Total Est. Land Value =		29,700	
	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description				Rate	Size % Good	Cash Value	
	X	Sidewalk		D/W/P: Asphalt Paving				3.56	500 0	0	
	X	Water		Wood Frame				40.76	80 50	1,630	
	X	Sewer		Wood Frame				39.88	84 50	1,675	
	X	Electric		Residential Local Cost Land Improvements							
	X	Gas		Description				Rate	Size % Good	Cash Value	
	X	Curb		LAND IMPROVE 1000				1,000.00	1 94	940	
	X	Street Lights		Total Estimated Land Improvements True Cash Value =						4,245	
	X	Standard Utilities									
	X	Underground Utils.									



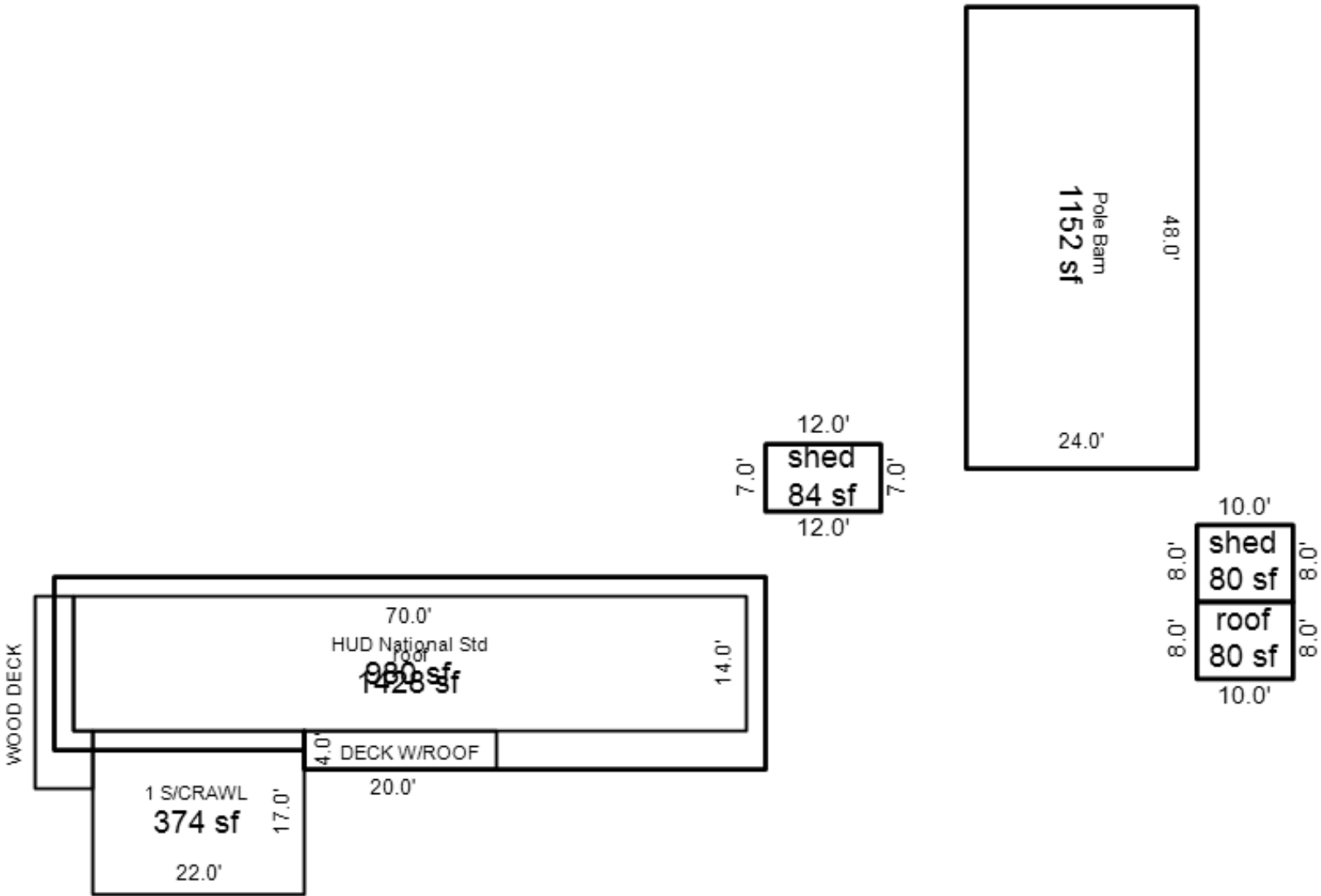
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	14,900	27,600	42,500			42,500S
X Rolling	2024	14,900	25,500	40,400			21,660C
X Low	2023	11,600	27,800	39,400			20,629C
X High	2022	8,300	23,000	31,300			19,647C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built:		
	Mobile Home			Wood	Coal	Steam		Cook Top	Interior 2 Story					80	Pine	Car Capacity:
	Town Home	0 Front Overhang						Dishwasher	2nd/Same Stack			67	Treated Wood	Class: D		
	Duplex	0 Other Overhang						Garbage Disposal	Two Sided			1293	Roof Cover Onl	Exterior: Pole		
	A-Frame							Bath Heater	Exterior 1 Story			84	Roof Cover Onl	Brick Ven.: 0		
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Vent Fan	Exterior 2 Story					Stone Ven.: 0		
		Drywall Paneled						Hot Tub	Prefab 1 Story					Common Wall: Detache		
	Building Style: HUD	Plaster Wood T&G						Unvented Hood	Prefab 2 Story					Foundation: 18 Inch		
		Trim & Decoration						Vented Hood	Heat Circulator					Finished ?:		
	Yr Built	Remodeled		Ex	X	Ord	Min	Intercom	Raised Hearth					Auto. Doors: 0		
	1982	0						Jacuzzi Tub	Wood Stove					Mech. Doors: 2		
	Condition: Average			Size of Closets				Jacuzzi repl.Tub	Direct-Vented Ga					Area: 1152		
				Lg	X	Ord	Small	Oven	Class: Good					% Good: 0		
	Room List	Doors		Solid	X	H.C.		Microwave	Effec. Age: 35					Storage Area: 0		
	Basement	(5) Floors		Central Air Wood Furnace				Standard Range	Floor Area:					No Conc. Floor: 0		
	1st Floor	Kitchen:		(12) Electric				Self Clean Range	Total Base New : 181,985				E.C.F.	Bsmnt Garage:		
	2nd Floor	Other:		100 Amps Service				Sauna	Total Depr Cost: 63,696				X 0.800	Carport Area:		
	Bedrooms	Other:		No./Qual. of Fixtures				Trash Compactor	Estimated T.C.V: 50,957					Roof:		
(1)	Exterior			Ex. X Ord. Min				Central Vacuum	Cost Est. for Res. Bldg: 1 Mobile Home HUD					Cls Good Blt 1982		
				No. of Elec. Outlets				Security System	(11) Heating System: Warm & Cool Air							
				Many X Ave. Few					Ground Area = 1354 SF Floor Area = 1354 SF.							
X	Wood/Shingle	(6) Ceilings		(13) Plumbing					Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
	Aluminum/Vinyl			Average Fixture(s)					Building Areas							
	Brick			1 3 Fixture Bath					Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
	Insulation			2 Fixture Bath					Main Home Ribbed Metal 980							
(2)	Windows	(7) Excavation		Softener, Auto					Addition Siding Crawl 374							
		Basement: 0 S.F.		Softener, Manual					Total: 110,324 38,614							
		Crawl: 374 S.F.		No Plumbing					Other Additions/Adjustments							
		Slab: 0 S.F.		Extra Toilet					Skirting, Metal or Vinyl, Vertical 146 1,718 601							
		Height to Joists: 0.0		Extra Sink					Plumbing							
				Separate Shower					Average Fixture(s)							
				Ceramic Tile Floor					Water/Sewer							
				Ceramic Tile Wains					1000 Gal Septic 1 5,556 1,945							
				Ceramic Tub Alcove					Water Well, 50 Feet 1 2,879 1,008							
				Vent Fan					Deck							
				(8) Basement					Pine w/Roof (Deck Portion) 80 1,891 662							
				Conc. Block					Pine w/Roof (Roof portion) 80 1,962 687							
				Poured Conc.					Treated Wood 67 2,163 757							
				Stone					w/Roof (Roof portion) 1293 26,623 9,318							
				Treated Wood					w/Roof (Roof portion) 84 2,050 717							
				Concrete Floor					Built-Ins							
				(9) Basement Finish					Appliance Allow. 1 3,918 1,371							
				(14) Water/Sewer					Garages							
				Public Water					Class: D Exterior: Pole (Unfinished)							
				Public Sewer					Base Cost 1152 21,681 7,588							
				Water Well					Local Cost Items							
				1 1000 Gal Septic					GENERATOR 1 1 1 *							
				2000 Gal Septic					Totals: 181,985 63,696							
				(10) Floor Support					<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							
				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.
		10,900	02/01/2001	WD	33-TO BE DETERMINED	03-0:5989	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2960 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/12/2012	2012-0101	100%

Owner's Name/Address	MAP #:	2025 Est TCV 223,736 TCV/TFA: 143.42
RADEN JUDITH D 2960 S DICKERSON ROAD LAKE CITY MI 49651		

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	330.00	662.00	0.8823	1.1342	90	100		29,722
			330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =								29,722

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
. SEC 15 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.				Description	Rate	Size	% Good	Cash Value			

				Wood Frame	25.24	80	81	1,635			
--	--	--	--	------------	-------	----	----	-------	--	--	--

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

				LAND IMPROVE 1000	1,000.00	1	95	950				
				Total Estimated Land Improvements True Cash Value =								2,585

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	14,900	97,000	111,900			45,303C

														2024	14,900	83,300	98,200			43,941C
--	--	--	--	--	--	--	--	--	--	--	--	--	--	------	--------	--------	--------	--	--	---------

														2023	11,600	75,000	86,600			41,849C
--	--	--	--	--	--	--	--	--	--	--	--	--	--	------	--------	--------	--------	--	--	---------

														2022	8,300	64,600	72,900			39,857C
--	--	--	--	--	--	--	--	--	--	--	--	--	--	------	-------	--------	--------	--	--	---------

Who	When	What	2025	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	14,900	97,000	111,900			45,303C

			2024	14,900	83,300	98,200			43,941C
--	--	--	------	--------	--------	--------	--	--	---------

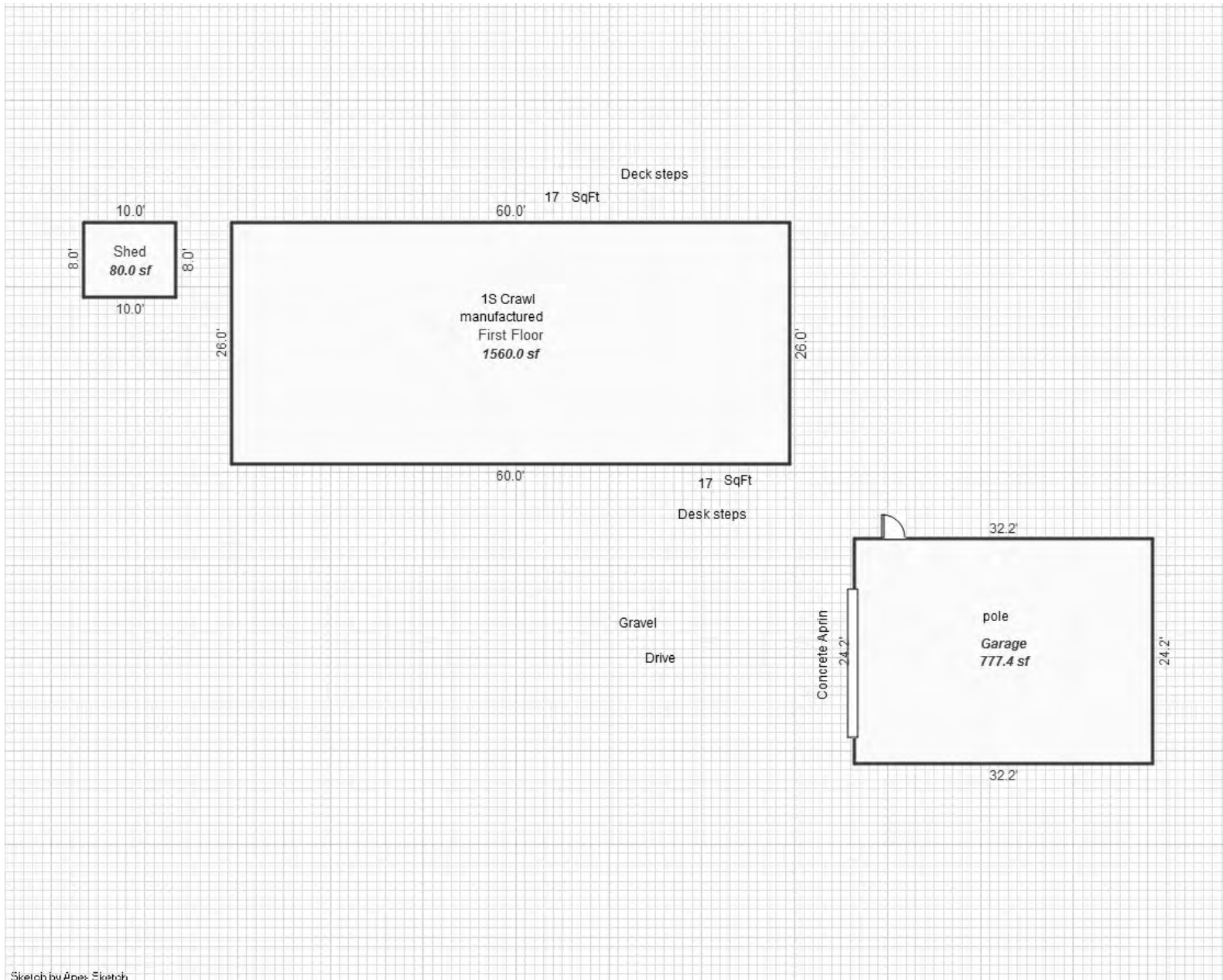
			2023	11,600	75,000	86,600			41,849C
--	--	--	------	--------	--------	--------	--	--	---------

			2022	8,300	64,600	72,900			39,857C
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Sketch by Apex E Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL LEWIS H	HILL LEWIS H	0	01/27/2022	QC	09-FAMILY	2022-00350	PROPERTY TRANSFER	0.0
HILL SHARON K (WIFE OF LE	HILL LEWIS H (MM)	0	08/03/2007	QC	21-NOT USED/OTHER	2007/2984	DEED	0.0

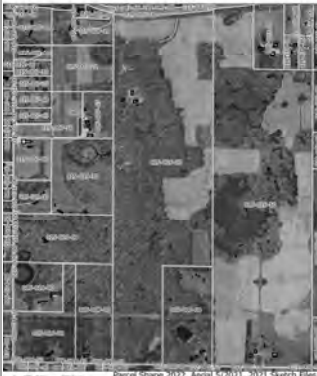
Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
8731 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
HILL LEWIS H 8731 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 453,569 TCV/TFA: 438.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
SEC 15 T22N R8W (0*2007) E 1/2 OF NW 1/4 LYING S OF FORMER PENN RR R/W, ALSO FORMER PENN RR R/W LYING ACROSS NE 1/4 OF NW 1/4 EXC N 20 FT THOF, ALSO NE 1/4 OF SW 1/4, ALSO W 1/2 OF SE 1/4 OF SW 1/4. 122.4242A. Split on 10/09/2007 into 009-015-026-50;	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			AGRICULTRU SURPLUS 2300/	92.42	Acres	2300	100				212,566
			AGRICULTRU 30 - 65 ACRES	30.00	Acres	3200	100				96,000
			122.42 Total Acres			Total Est. Land Value =					308,566
Comments/Influences			Land Improvement Cost Estimates								
SEVERAL OUT BLDGS..NO VALUE Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ; Parent Parcel(s): 009-015-026-00; 009-015-026-50;	X		Description	Rate	Size	% Good	Cash Value				
			Wood Frame	23.08	160	50	1,846				
			Wood Frame	19.79	1306	50	12,923				
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVE 1000	1,000.00	1	100	1,000				
			Total Estimated Land Improvements True Cash Value =				15,769				

Topography of Site

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

006-30,  
FOR 06



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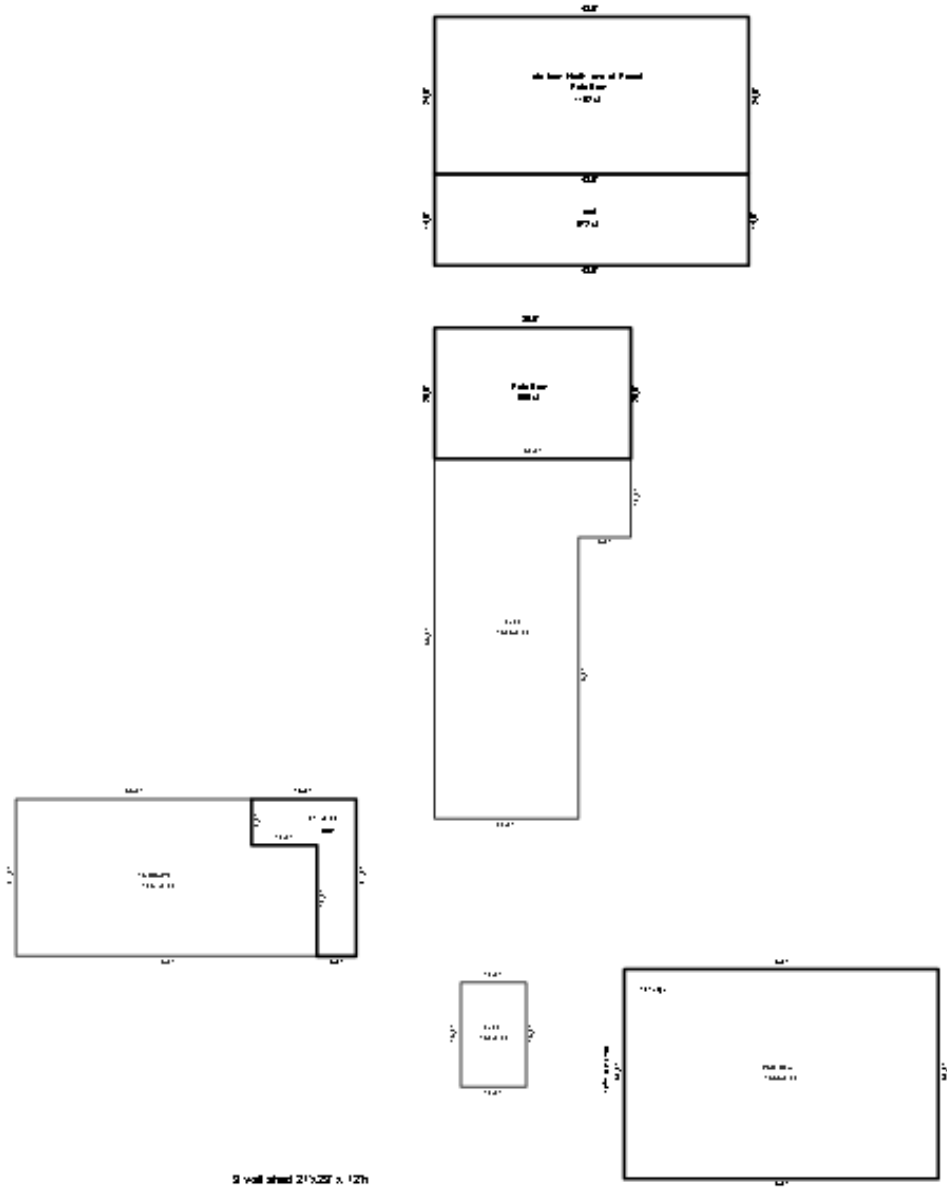
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	154,300	72,500	226,800			178,129C
2024	187,900	63,400	251,300		251,300A	172,774C
2023	140,300	61,200	201,500	0M		0
2022	135,700	55,100	190,800	0M		0

\*\*\* 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 214 192	Type CCP (1 Story) 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: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,034 Total Base New : 180,747 Total Depr Cost: 117,485 Estimated T.C.V: 129,234			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1976	Remodeled 2013	Ex	Ord	X	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1034 SF Floor Area = 1034 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1976			
Condition: Average		Lg	Ord	X	Small	Central Air Wood Furnace			Building Areas			Size 1,034	Cost New 113,321	Depr. Cost 73,658			
Room List		Doors	Solid	X	H.C.	(5) Floors			Stories Exterior Foundation								
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			(12) Electric			100 Amps Service			Plumbing						
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures			No. of Elec. Outlets			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets			Many X Ave. Few			1 3 Fixture Bath					
	Insulation	(7) Excavation			(13) Plumbing			1 Average Fixture(s)			1 3 Fixture Bath						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1034 S.F. Height to Joists: 0.0			1 2 Fixture Bath			1 3 Fixture Bath			Softener, Auto						
X	Many Avg. Few	X	Large Avg. Small	Softener, Manual			Solar Water Heat			No Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			Extra Toilet			Extra Sink			Separate Shower						
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Vent Fan			Public Water						
X	Gable Hip Flat	Gambrel Mansard Shed			1 Public Water			1 Public Sewer			1 Water Well						
X	Asphalt Shingle	(10) Floor Support			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:						
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (101 AGRICULTURE) 1.100 => TCV:			129,234						

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



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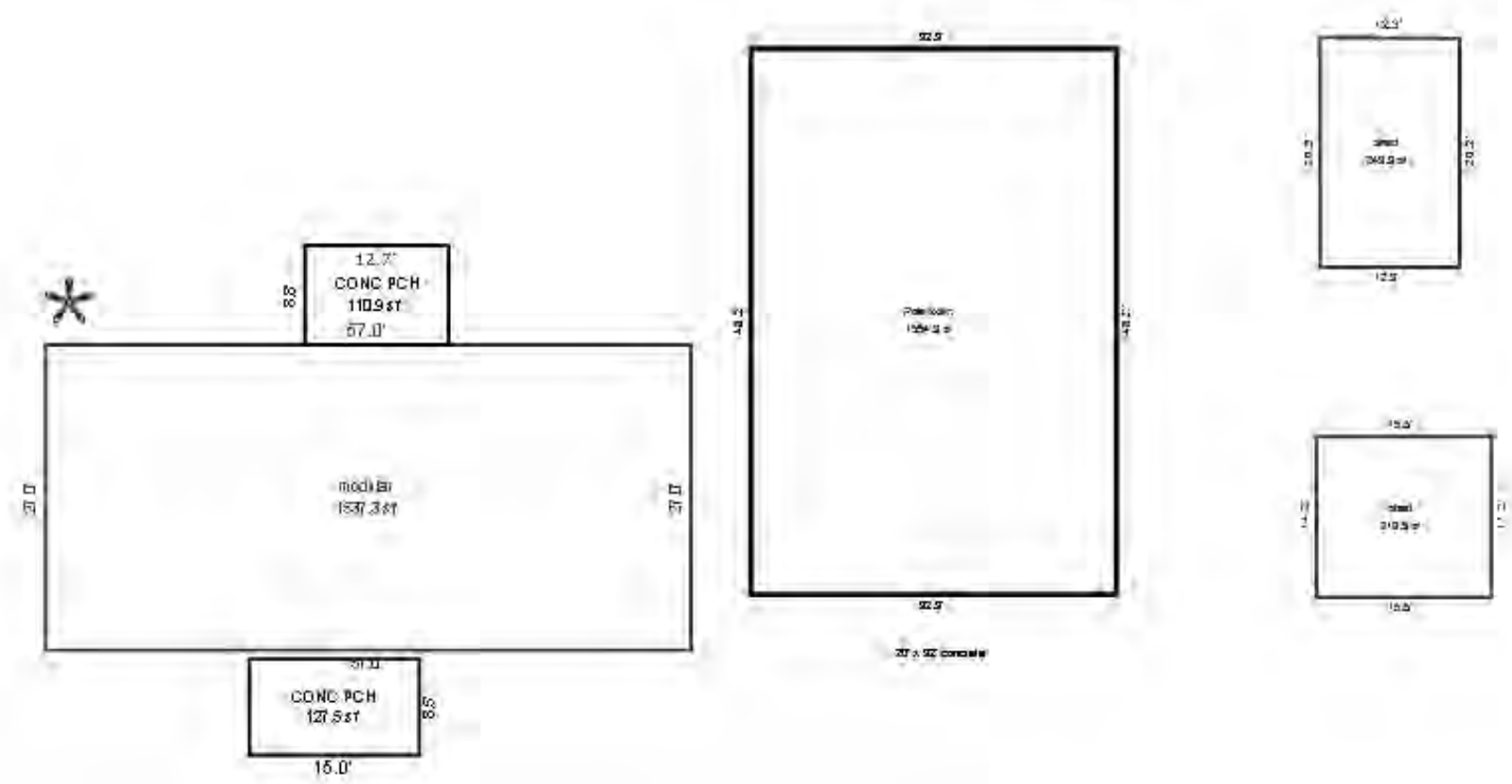
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
HILL SHARON K	HILL SHARON K	1	04/22/2015	QC	21-NOT USED/OTHER	2015-01514	PROPERTY TRANSFER	0.0													
HILL LEWIS H (HUSBAND OF	HILL SHARON K (MW)	0	08/03/2007	WD	21-NOT USED/OTHER	2007/2985	DEED	0.0													
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status											
8366 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/21/1994		MAP #:		2025 Est TCV 519,440 TCV/TFA: 337.96													
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture															
HILL SHARON K 8366 W KELLY ROAD LAKE CITY MI 49651		Public Improvements		* Factors *																	
Tax Description		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
SEC 15 T22N R8W (16*2007) W 1/2 OF SE 1/4 ALSO SW 1/4 OF NE 1/4 ALSO PCL A AS SHOWN IN BOOK OF SURVEYS S-1 P 320-321. 130.1A.		X		Gravel Road		AGRICULTRU 121 - 400 Acres		89.10 Acres		3200		100								285,120	
Split on 10/09/2007 from 009-015-026-00;		X		Paved Road		AGRICULTRU SURPLUS 2300/		23.00 Acres		2300		100								52,900	
Comments/Influences		X		Storm Sewer		AGRICULTRU INFERIOR		18.00 Acres		1400		100		WETLANDS						25,200	
SEVERAL N/V OUT BLDGS		X		Sidewalk		130.10 Total Acres				Total Est. Land Value =										363,220	
ADD PC GRG MISSING FROM ROLL, CONCRETE PORCH & SLAB FOR 2010.		X		Water Sewer		Land Improvement Cost Estimates				Description		Rate		Size		% Good				Cash Value	
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;		X		Electric		D/W/P: 4in Ren. Conc.		7.04		640		0								0	
Parent Parcel(s): 009-015-026-00;		X		Gas		D/W/P: 4in Concrete		6.45		160		0								0	
009-015-026-50;		X		Curb		Wood Frame		20.36		249		50								2,535	
Topography of Site		X		Street Lights		Wood Frame		20.62		219		50								2,258	
Level		X		Standard Utilities		Residential Local Cost Land Improvements		Description		Rate		Size		% Good						Cash Value	
Rolling		X		Underground Utils.		LAND IMPROVE 1000		1,000.00		1		95								950	
Low		X		Year		Total Estimated Land Improvements True Cash Value =														5,743	
High		X		Land Value																	
Landscaped		X		Building Value																	
Swamp		X		Assessed Value																	
Wooded		X		Board of Review																	
Pond		X		Tribunal/Other																	
Waterfront		X		Taxable Value																	
Ravine		X		Who																	
Wetland		X		When																	
Flood Plain		X		What																	
Year		X		2025		181,600		78,100		259,700										166,288C	
Land Value		X		2024		219,400		73,800		293,200										161,289C	
Building Value		X		2023		190,400		66,000		256,400										153,609C	
Assessed Value		X		2022		181,300		62,600		243,900										146,295C	
Board of Review		X		TPC 04/30/2021 INSPECTED																	
Tribunal/Other		X		TPC 12/27/2017 INSPECTED																	
Taxable Value		X		TPC 06/14/2015 INSPECTED																	



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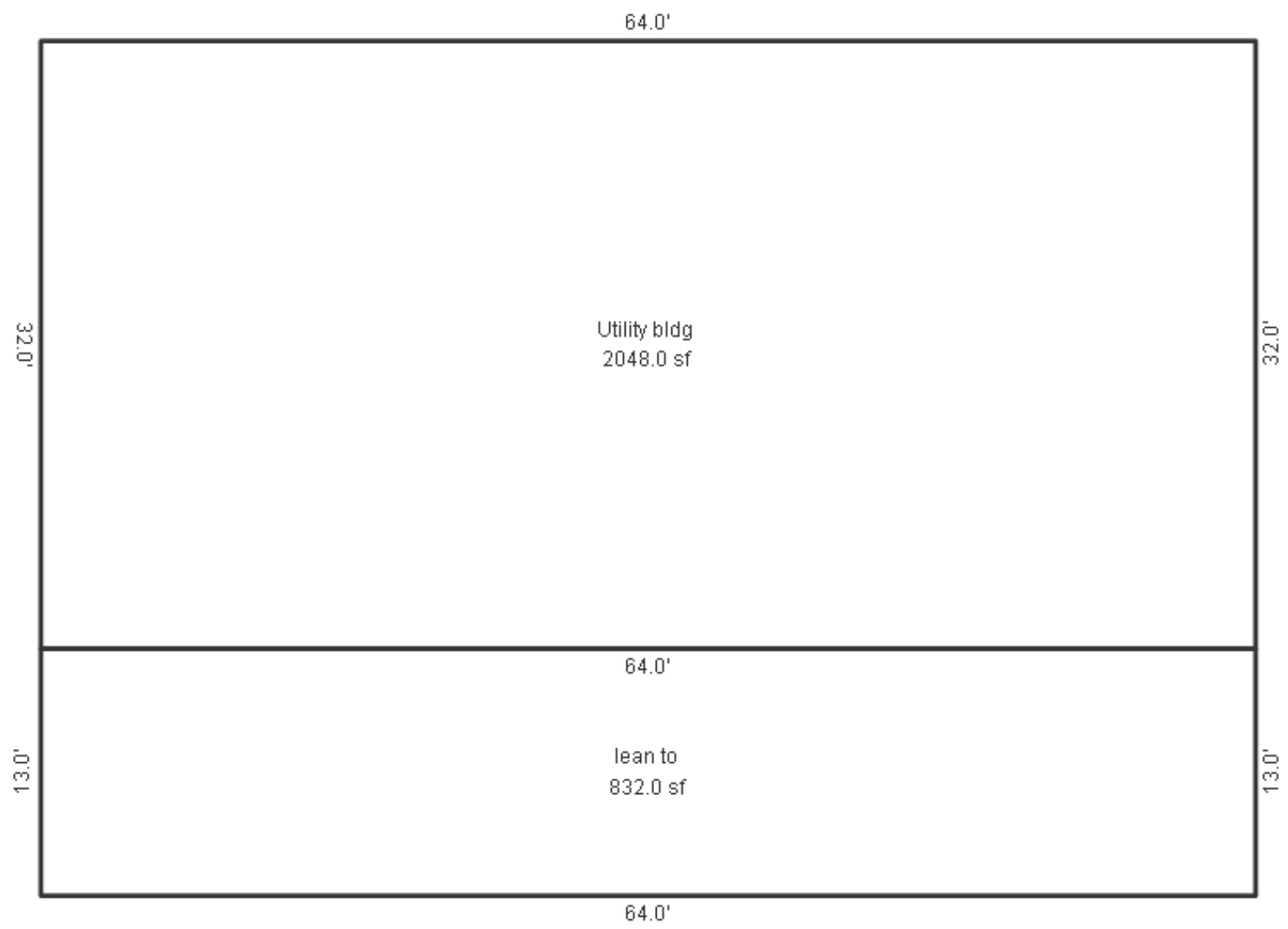
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 127 110	Type CPP CPP	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1554 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 1,537 Total Base New : 216,179 Total Depr Cost: 140,516 Estimated T.C.V: 140,516		E.C.F. X 1.000		Bsmnt Garage:									
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 216,179 Total Depr Cost: 140,516 Estimated T.C.V: 140,516		E.C.F. X 1.000		Carpport Area:	Roof:								
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls D		Blt 1982									
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Ground Area = 1537 SF		Floor Area = 1537 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story		Siding		Basement		1,537		Total:		170,708		110,960	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,010		656			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1537 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		3 Fixture Bath		1		3,199		2,079			
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Water/Sewer		1000 Gal Septic		Water Well, 50 Feet		1		4,203		2,732			
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Porches		CPP		CPP		127		1,984		1,290			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1000 Gal Septic			Built-Ins		Appliance Allow.		1		1,615		1,050					
(3) Roof		(10) Floor Support		Lump Sum Items:			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			1000 Gal Septic			Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
Chimney: Metal				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,246		19,010			
				1			2000 Gal Septic			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,24					



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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 192			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	64 x 32 = 2048			
Cost New	\$ 31,621			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 14,229			
+ 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	\$ 9,961			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9961 / All Cards: 9961				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS ALAN O	ADAMS ALAN O & HILLS SAND	0	05/10/2022	QC	09-FAMILY	2022-01997	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S 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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ADAMS ALAN O & HILLS SANDRA NICCOLE 1263 MARLIN DR MARATHON FL 33050	2025 Est TCV 27,000					
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 1 - 2.99 @\$9000	3.00 Acres		9000	100			27,000
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3.00 Total Acres						Total Est. Land Value =	27,000
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Tax Description	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.
. SEC 15 T22N R8W THAT PART OF NW 1/4 OF NE 1/4 LYING N OF JENNINGS RD & W OF A LINE COMM AT 1/4 COR COM 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 TO POE. APP. 3 A.	
Comments/Influences	
Topography of Site	
Level	
X Rolling	
Low	
High	
Landscaped	
Swamp	
X Wooded	
Pond	
Waterfront	
Ravine	
X Wetland	
Flood Plain	



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	13,500	0	13,500			4,501C
TPC 04/30/2021 INSPECTED			2024	10,500	0	10,500			4,366C
TPC 12/27/2017 INSPECTED			2023	10,500	0	10,500			4,159C
			2022	7,500	0	7,500			3,961C

\*\*\* 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 O	ADAMS ALAN O	1	07/29/2022	QC	03-ARM'S LENGTH	2022-02494	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8442 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ADAMS ALAN O	P.R.E. 0%					
C/O HILLS SANDRA N	MAP #:					
1263 MARLIN DR	2025 Est TCV 314,064 TCV/TFA: 633.19					
MARATHON FL 33050						

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 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74 35 FT N 10 DEG 44'20" E 121 33 FT TO				* Factors *						
				A50'@1600/	130.00	335.08	0.7157	1.5269	1600	100
				130 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =					227,312	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74 35 FT N 10 DEG 44'20" E 121 33 FT TO			Dirt Road								
				Gravel Road							
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water	24.54	120	50		1,472			
			Sewer	24.54	120	50		1,472			
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			LAND IMPROVE 1000					1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =								3,894

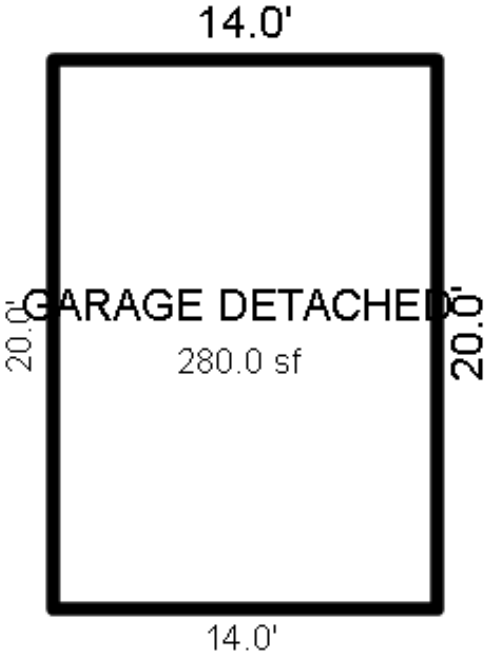
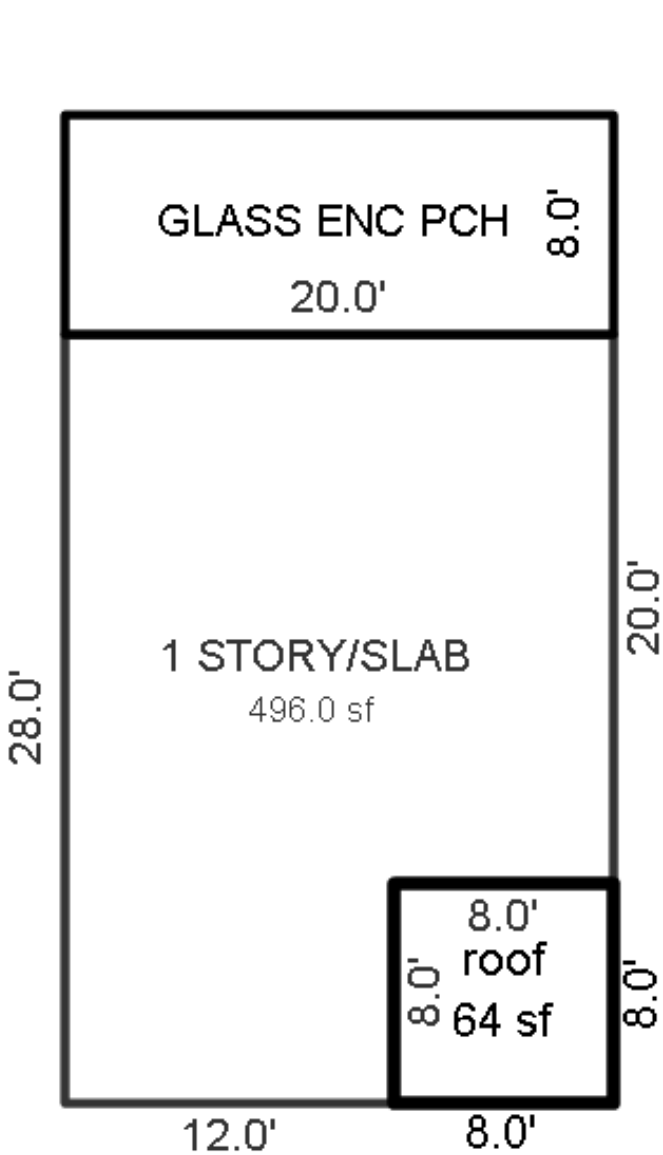


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	113,700	43,300	157,000			73,290C
Rolling	2024	69,100	42,900	112,000			71,087C
Low	2023	54,800	40,900	95,700			67,702C
High	2022	45,500	31,400	76,900			64,479C
Landscaped							
X Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REISNER ELIZABETH A & JOH	REISNER JOHN A & ELIZABET	0	04/30/2007	WD	21-NOT USED/OTHER	2007/1679	DEED	0.0
KOT MARION C (LE ETAL)	REISNER ELIZABETH A	132,000	11/03/2005	WD	03-ARM'S LENGTH	05-0/4367	DEED	100.0
KOT MARION C RUPPEL	KOT MARION C (LE ETAL)	0	09/08/2004	WD	21-NOT USED/OTHER	04-0/3831	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8371 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/08/2021	2021-0350	100%
Owner's Name/Address	P.R.E. 0%		Reroof	07/22/2008	20080359	Complete
REISNER JOHN A & ELIZABETH A TRUST 821 SAN SALVADOR DR LADY LAKE FL 32159	MAP #:					
	2025 Est TCV 220,970 TCV/TFA: 170.50					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 15 T22N R8W THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF JENNINGS RD. EXCEPT W 66 FT THEREOF. 6.99 Ac. M/L. Exempt Split on 07/01/2008 into 009-015-029-99;	X			Residentia 3 - 7 @\$6000	6.99 Acres	6000	100	41,940
				6.99 Total Acres Total Est. Land Value =				41,940

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
20804642 \$134,900 2005 Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-015-029-00;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Concrete	6.87	230 50	790	
	X		Wood Frame	25.05	182 50	2,279	
			Wood Frame	34.58	64 50	1,106	
			Total Estimated Land Improvements True Cash Value =				4,175



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	21,000	89,500	110,500			53,521C
	2024	10,500	77,100	87,600			51,912C
	2023	10,500	69,400	79,900			49,440C
	2022	8,700	59,800	68,500			47,086C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Class: C -5 Effec. Age: 35 Floor Area: 1,296 Total Base New : 244,561 Total Depr Cost: 158,959 Estimated T.C.V: 174,855					E.C.F. X 1.100	Bsmnt Garage: Carport Area: 1376 Roof: Aluminum	
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C -5 Blt 1974						
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Average		Size of Closets		200 Amps Service			Ground Area = 1296 SF Floor Area = 1296 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Doors		Solid	X	H.C.	Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 Story Siding Crawl Space 1,296						
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Softener, Auto			Plumbing						
	Insulation	X	Drywall				Softener, Manual			Water/Sewer						
(2) Windows		(7) Excavation		Many X Ave. Few			Solar Water Heat			1000 Gal Septic						
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			No Plumbing			Water Well, 100 Feet						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		3 Fixture Bath			Extra Toilet			Porches						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	2 Fixture Bath			Extra Sink			WSEP (1 Story)						
X	Storms & Screens	(9) Basement Finish		Separate Shower			Solar Water Heat			Ceramic Tile Floor						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2			No Plumbing			WCP (1 Story)						
X	Gable Hip Flat	Gambrel Mansard Shed		1			Extra Toilet			WPP						
X	Asphalt Shingle	(10) Floor Support		1			Extra Sink			WPP						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			Separate Shower			Deck						
				1			Ceramic Tile Floor			Treated Wood						
				1			Ceramic Tile Wains			Garages						
				1			Ceramic Tub Alcove			Class: C Exterior: Pole (Unfinished)						
				1			Vent Fan			Base Cost						
				1			Vent Fan			Built-Ins						
				1			Vent Fan			Appliance Allow.						
				1			Vent Fan			Carports						
				1			Vent Fan			Aluminum						
				1			Vent Fan			Totals:						
				1			Vent Fan			Totals:						
				1			Vent Fan			<<<<< 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.
MOLITOR DON & BETTY FAMIL	MOLITOR DON & BETTY	0	06/26/2024	QC	15-LADY BIRD	2024-01556	PROPERTY TRANSFER	0.0
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	DEED	0.0
REISNER JOHN A & ELIZABET	MOLITOR DONALD & BETTY A	0	04/30/2008	QC	32-SPLIT VACANT	2008/1751	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  
 P.R.E. 100% 04/30/2008

Owner's Name/Address  
 MAP #:

MOLITOR DON & BETTY  
 2400 S DICKERSON  
 LAKE CITY MI 49651  
 2025 Est TCV 900

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	66.00	66.00	1.0000	0.0000	90	100*		0
X		Gravel Road								
X		Paved Road								
X		Storm Sewer								
X		Sidewalk								
X		Water								
X		Sewer								
X		Electric								
X		Gas								
X		Curb								
X		Street Lights								
X		Standard Utilities								
X		Underground Utils.								

Tax Description  
 . SEC 15 T22N R8W W 66 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF JENNINGS RD. .10Ac. M/L  
 Exempt Split on 07/01/2008 from 009-015-029-00; (Adjacent Owner)  
 Comments/Influences

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;  
 Parent Parcel(s): 009-015-029-00;  
 Child Parcel(s): 009-015-029-99;  
 (Adjacent Owner)



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Who	When	What
X		Topography of Site
X		Level
X		Rolling
X		Low
X		High
X		Landscaped
X		Swamp
X		Wooded
X		Pond
X		Waterfront
X		Ravine
X		Wetland
X		Flood Plain
X		TPC 12/27/2017 INSPECTED
X		TPC 03/30/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	500	0	500			340C
2024	400	0	400			330C
2023	400	0	400			315C
2022	300	0	300			300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURCHARD LEWIS & LYNETTE	LUTKE JAYME & EMILEE	83,500	06/30/2021	WD	03-ARM'S LENGTH	2021-02298	PROPERTY TRANSFER	100.0
MOLITOR DONALD & BETTY	BURCHARD LEWIS & LYNETTE	0	12/27/2007	OTH	21-NOT USED/OTHER	2007/4529	DEED	0.0
		58,000	02/01/2000	WD	33-TO BE DETERMINED	335:310	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2002 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		STORAGE	07/25/2023	2023-0459	100%
	P.R.E. 0%		HUD/NATIONAL STD	04/20/2023	2023-0178	100%

Owner's Name/Address	MAP #:	2025 Est TCV 176,234 TCV/TFA: 195.82
LUTKE JAYME & EMILEE 7419 N 45 1/2 RD MANTON MI 49663		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
2021-02298 COMMENCING AT THE NE CORNER OF SECTION 15, T22N, R8W; THENCE N89DEG25'00"W ALONG THE NORTH LINE OF SAID SECTION 15, 735.45 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING N89DEG25'00"W TO THE MEANDER CORNER OF SAPPHIRE LAKE; THENCE N89DEG25'00"W 39.31 FEET TO A POINT ON THE SHORE OF SAPPHIRE LAKE; THENCE S66DEG 12'52"W 42.10 FEET; THENCE S47DEG 14'42"E 259.95 FEET TO THE NORTH RIGHT OF WAY LINE OF JENNINGS ROAD; THENCE N58DEG41'55"E 124.86 FEET; THENCE			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			A50'@1600/	29.001810.59	1.2100L1.8729	1600 100	105,154
			1.21 Total Acres			Total Est. Land Value =	105,154
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			Wood Frame	29.97	288 50	4,315	
			Total Estimated Land Improvements True Cash Value =			4,315	



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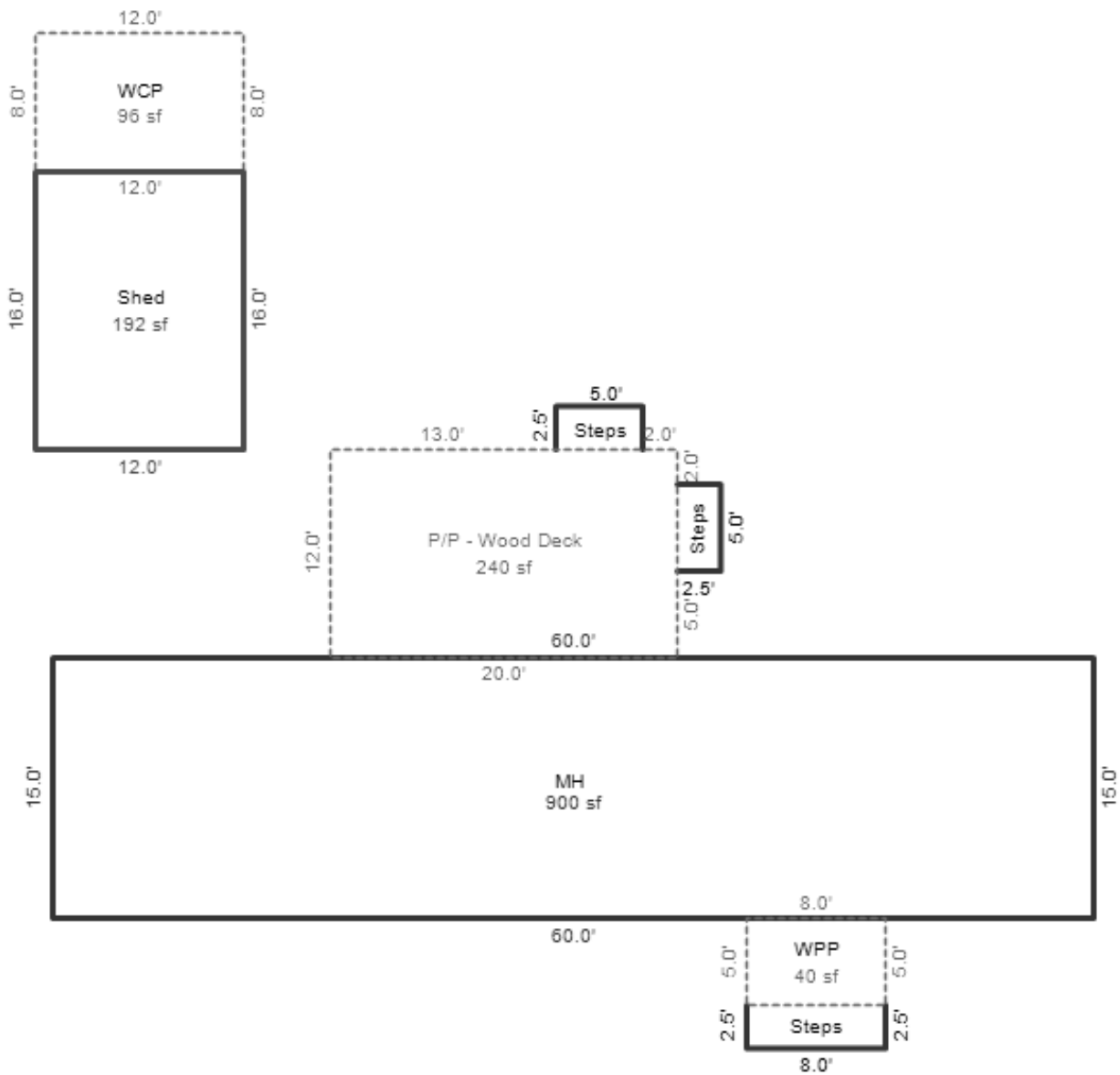
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	52,600	35,500	88,100			66,254C
X Low	2024	41,100	37,200	78,300			64,262C
High	2023	32,600	0	32,600			26,250C
Landscaped	2022	25,000	0	25,000			25,000S
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
JWV 09/12/2023 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		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built:		
	Mobile Home	Insulation		Wood	Coal	Steam			Cook Top	Interior 2 Story				40	WPP	Car Capacity:
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack			240	Treated Wood	Class:			
	Duplex	0	Other Overhang				Garbage Disposal			Bath Heater			Two Sided			Exterior:
	A-Frame	(4) Interior		Drywall Paneled			Vent Fan	Exterior 1 Story			E.C.F. X 0.800		Brick Ven.:			
	Wood Frame	Plaster Wood T&G					Unvented Hood			Exterior 2 Story			Stone Ven.:			
Building Style: HUD		Trim & Decoration		Ex			Hot Tub	Prefab 1 Story			E.C.F. X 0.800		Common Wall:			
Yr Built	Remodeled	Size of Closets					Ord			Unvented Hood			Prefab 2 Story			Foundation:
2023	0	Lg		Min			Vented Hood	Heat Circulator			E.C.F. X 0.800		Finished ?			
Condition: Average		Ord		Small			Intercom	Raised Hearth					Auto. Doors:			
Room List		Doors		H.C.			Jacuzzi Tub	Wood Stove			E.C.F. X 0.800		Mech. Doors:			
	Basement	Solid					Jacuzzi repl.Tub	Direct-Vented Ga					Area:			
	1st Floor	(5) Floors		Central Air Wood Furnace			Oven	Class: Good			E.C.F. X 0.800		% Good:			
	2nd Floor	Kitchen:					(12) Electric			Microwave			Effec. Age: 2			Storage Area:
	2 Bedrooms	Other:		0 Amps Service			Standard Range	Floor Area:			E.C.F. X 0.800		No Conc. Floor:			
(1) Exterior		Other:		No./Qual. of Fixtures			Self Clean Range	Total Base New : 88,782					Bsmnt Garage:			
	Wood/Shingle	(6) Ceilings		Ex.			Sauna	Total Depr Cost: 83,456			E.C.F. X 0.800		Roof:			
	Aluminum/Vinyl			Ord.			Trash Compactor	Estimated T.C.V: 66,765					Carport Area:			
	Brick			Min			Central Vacuum	Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 2023			
	Insulation	(7) Excavation		No. of Elec. Outlets			Security System	(11) Heating System: Warm & Cool Air								
(2) Windows		Basement: 0 S.F.		Many			Ground Area = 900 SF Floor Area = 900 SF.									
	Many	Crawl: 0 S.F.		Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94									
	Avg.	Slab: 0 S.F.		Few			Building Areas									
	Few	Height to Joists: 0.0		(13) Plumbing			Type									
	Large	(8) Basement		1 Average Fixture(s)			Ext. Walls									
	Avg.	Conc. Block		2 3 Fixture Bath			Roof/Fnd.									
	Small	Poured Conc.		2 Fixture Bath			Size									
	Wood Sash	Stone		Softener, Auto			Cost New									
	Metal Sash	Treated Wood		Softener, Manual			Depr. Cost									
	Vinyl Sash	Concrete Floor		Solar Water Heat			Total:									
	Double Hung	(9) Basement Finish		No Plumbing			70,923									
	Horiz. Slide			Extra Toilet			150									
	Casement			Extra Sink			1,219									
	Double Glass			Separate Shower			3,866									
	Patio Doors			Ceramic Tile Floor			2,204									
	Storms & Screens			Ceramic Tile Wains			4,886									
(3) Roof				Vent Fan			3,918									
	Gable			(14) Water/Sewer			88,782									
	Hip			Public Water			83,456									
	Flat			Public Sewer			66,765									
	Gambrel			Water Well			Notes:									
	Mansard			1000 Gal Septic			ECF (4087 SAPPHIRE LAKE) 0.800 => TCV:									
	Shed			2000 Gal Septic			66,765									
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
	Chimney:	Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
R & D CUSTOM BUILDERS INC	THOMES ROGER L & CHARLENE	1	10/31/2005	QC	21-NOT USED/OTHER	05-0/4312	DEED	0.0
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	21-NOT USED/OTHER	05-0/4236	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2210 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
THOMAS ROGER L & CHARLENE 2688 S BURKETT RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 147,485 TCV/TFA: 72.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			Public Improvements		* Factors *		Rate %Adj.	Reason	Value		
SEC 15 T22N R8W (1*2005) BEG S 0 DEG 05'56"W 1080.35 FT FROM NE COR OR NE/4, TH S 0 DEG 05'56"W 203.99 FT N 89 DEG 09'23"W 190.98 FT, N 0 DEG 05'56"E 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. .89A	X		Dirt Road	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
	X		Gravel Road	200'	90'	203.99	190.98	0.9951	0.8313	90 100	15,186
	X		Paved Road	204 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 15,186							
	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

05 Split 1.7 Ac to 031-40 for 06 inc. pc  
grg.

05 Split 1.7 Ac to 031-70 for 06



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Missaukee, Michigan

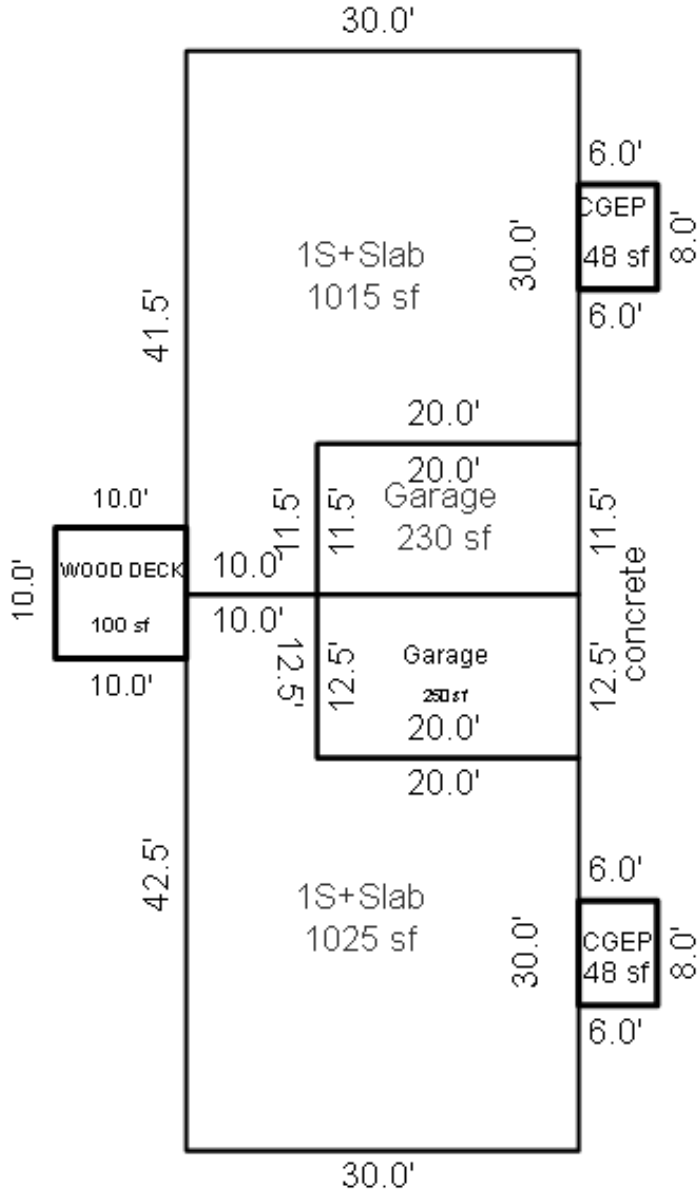
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	7,600	66,100	73,700			34,324C
2024	6,000	67,100	73,100			33,292C
2023	5,500	62,300	67,800			31,707C
2022	4,500	56,200	60,700			30,198C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1974 Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,020 Total Base New : 290,768 Total Depr Cost: 188,998 Estimated T.C.V: 132,299			E.C.F. X 0.700		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Duplex 1S Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1020 SF Floor Area = 1020 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,020 209,134 67,968 Other Additions/Adjustments Plumbing Average Fixture(s) 2 2,425 1,576 3 Fixture Bath 1 3,805 2,473 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 50 Feet 1 2,548 1,656 Porches Ceramic Tile Floor 48 3,912 2,543 CGEP (1 Story) 48 3,912 2,543 Deck Treated Wood 100 2,455 1,596 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 19,358 12,583 Common Wall: 2 Wall 1 -4,945 -3,214 Door Opener 2 956 621 Built-Ins Appliance Allow. 1 1,906 1,239 Totals: 290,768 188,998			Size of Closets		Ex X Ord Min		No./Qual. of Fixtures			Clas CD Blt 1974			Roof: Asph.Shingle	
Yr Built 1974		Remodeled 0		Lg X Ord Small		200 Amps Service			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
Condition: Average		Size of Closets		Ex X Ord Min		No./Qual. of Fixtures			Clas CD Blt 1974			Roof: Asph.Shingle		Roof:									
Room List		Doors		Solid X H.C.		200 Amps Service			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		200 Amps Service			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets			No./Qual. of Fixtures			E.C.F. X 0.700		Roof: Asph.Shingle									
X Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Many X Ave. Few		(13) Plumbing			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
Insulation		(7) Excavation		2 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			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1020 S.F. Height to Joists: 0.0		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
X Many Avg. X Avg. Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		Lump Sum Items:			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
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:		Notes: ECF (4012 RURAL METES & BOUNDS) 0.700 => TCV: 132,299			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Notes: ECF (4012 RURAL METES & BOUNDS) 0.700 => TCV: 132,299			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									
X Asphalt Shingle		Chimney: Metal		Notes: ECF (4012 RURAL METES & BOUNDS) 0.700 => TCV: 132,299		No. of Elec. Outlets			No. of Elec. Outlets			E.C.F. X 0.700		Roof: Asph.Shingle									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROGER L & CHARLENE	THOMAS R&C & THOMAS VIRGI	1	03/22/2007	WD	09-FAMILY	2007-00930	DEED	0.0
R & D CUSTOM BUILDERS INC	THOMAS ROGER L & CHARLENE	1	10/31/2005	QC	21-NOT USED/OTHER	05-0/4312	DEED	0.0
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	21-NOT USED/OTHER	05-0/4236	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2184 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	09/01/2005	200550293	Complete

Owner's Name/Address	MAP #:
THOMAS ROGER L & CHARLENE & THOMAS VIRGINIA 2688 S BURKETT RD LAKE CITY MI 49651	2025 Est TCV 144,934 TCV/TFA: 154.84

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 15 T22N R8W (0*2005) BEG S 0 DEG 05'56" W 920.29 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 160.06 FT N 89 DEG 09'23"W 463.04 FT, S 0 DEG 05'56"E 160.06 FT, S 89 DEG 09'23"E 463.04 FT TO POB 1.7 A	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>160.06</td> <td>463.04</td> <td>1.0573</td> <td>1.0373</td> <td>90</td> <td>100</td> <td></td> <td>15,798</td> </tr> <tr> <td colspan="8">160 Actual Front Feet, 1.70 Total Acres</td> <td>Total Est. Land Value = 15,798</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	160.06	463.04	1.0573	1.0373	90	100		15,798	160 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 15,798
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	160.06	463.04	1.0573	1.0373	90	100		15,798																						
160 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 15,798																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
MOVED GRG VALUES TO 031-70 FOR 06. 05 Split 1.7 Ac from 031-00 for 06	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950
Description	Rate	Size	% Good	Cash Value																								
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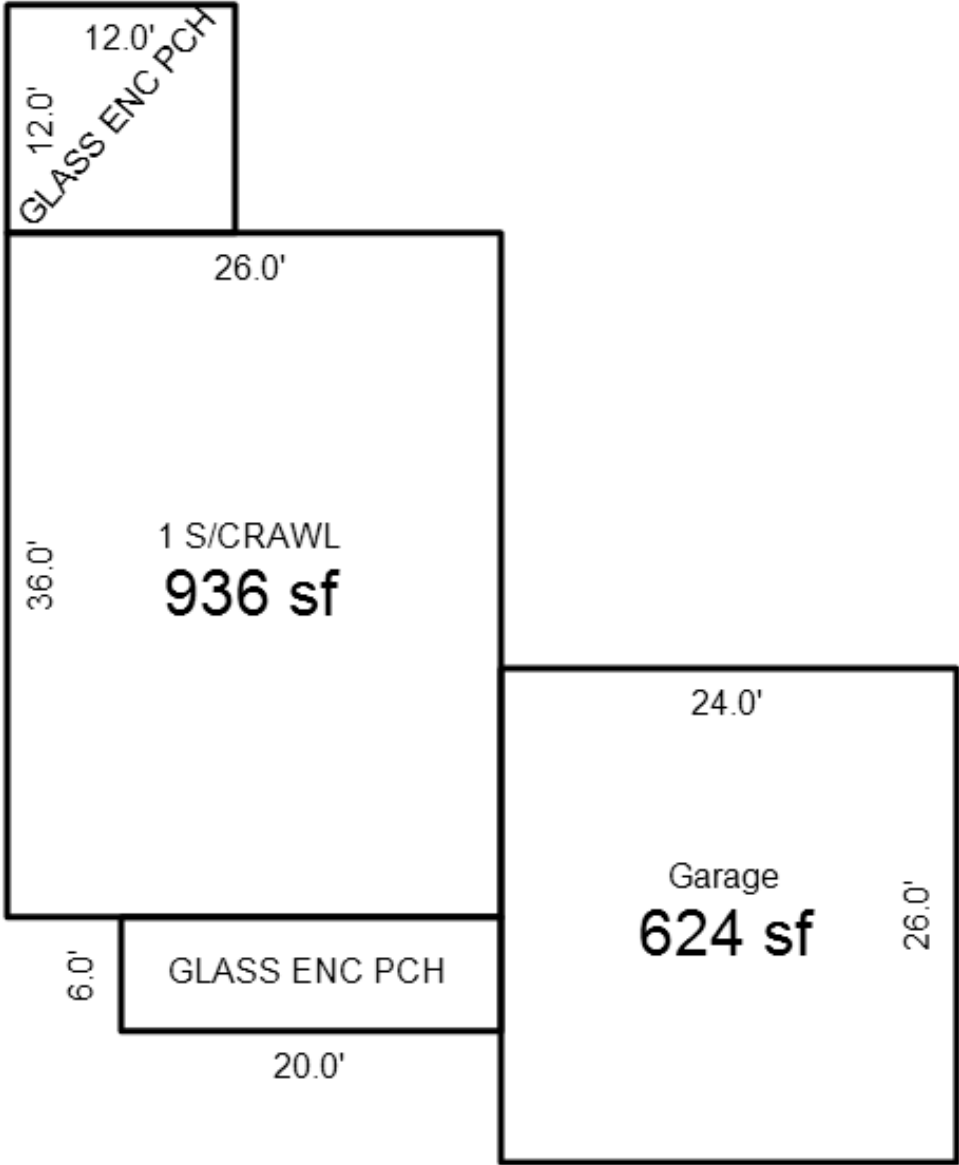
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	Rolling	2025	7,900	64,600	72,500			43,359C
Low		High	2024	5,000	60,000	65,000			42,056C
Landscaped		Swamp	2023	3,500	58,200	61,700			40,054C
Wooded		Pond	2022	3,000	53,500	56,500			38,147C
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: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							144 120	WGEP (1 Story) WGEP (1 Story)				
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 936 Total Base New : 194,221 Total Depr Cost: 116,533 Estimated T.C.V: 128,186			E.C.F. X 1.100		Bsmnt Garage:		
Yr Built 1920 REL	Remodeled 2005	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 194,221 Total Depr Cost: 116,533 Estimated T.C.V: 128,186			E.C.F. X 1.100		Roof:		
Condition: Average		Size of Closets		X			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C		Blt 1920		
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Building Areas			Total:				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			Total:		127,579	76,547		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Plumbing							
(2) Windows		(7) Excavation		1			Average Fixture(s)			Plumbing							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 936 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			Average Fixture(s)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water/Sewer							
X	Asphalt Shingle	(9) Basement Finish		1			1000 Gal Septic			Porches							
(3) Roof		(10) Floor Support		1			2000 Gal Septic			WGEP (1 Story) WGEP (1 Story)							
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			Garages					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
				Lump Sum Items:			Notes:			Base Cost							
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			Common Wall: 1/2 Wall							
										Built-Ins							
										Appliance Allow.							
										Totals:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROGER L & CHARLENE	THOMAS LLOYD J	0	03/30/2006	QC	21-NOT USED/OTHER	06-0/963	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2220 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME	09/01/2005	20050293	Complete
Owner's Name/Address	P.R.E. 100% 02/15/2007		New House	05/17/2005	20050120	Complete
THOMAS LLOYD J 2220 S DICKERSON RD Lake City MI 49651	MAP #:					
	2025 Est TCV 191,331 TCV/TFA: 106.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 15 T22 R8W (0*2005) BEG S 0 DEG 05'56"W 1284.34 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 40 FT. N 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E 243.99 FT, S 89 DEG 09'23"E 272.06 FT, S 0 DEG 05'56"W 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. 1.7A	X		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			A 200' @ 90/FF	204.00	363.00	0.9951 0.9760	90 100	17,831	
			204 Actual Front Feet, 1.70 Total Acres					Total Est. Land Value =	17,831

Public Improvements	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.				

Comments/Influences	Topography of Site
RELOCATED HOME MOVE EXISTING GRG VALUE FROM 031-00 TO THIS PCL FOR 06. 05 Split 1.7 Ac from 031-00 for 06	Level



X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2025	8,900	86,800	95,700			48,362C
	Low	2024	8,900	74,500	83,400			46,908C
	High	2023	6,900	72,200	79,100			44,675C
	Landscaped	2022	5,100	66,400	71,500			42,548C
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	8,900	74,500	83,400			46,908C
TPC 03/30/2015	INSPECTED		2023	6,900	72,200	79,100			44,675C
			2022	5,100	66,400	71,500			42,548C

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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: 2006 Car Capacity: Class: CD Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: 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		Room List		Central Air Wood Furnace  (12) Electric 0 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min  No. of Elec. Outlets Many X Ave. Few  (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic  Lump Sum Items:																			
Building Style: 1S			Ex	X	Ord		Min	Condition: Average		Lg	X	Ord		Small	Basement 1st Floor 2nd Floor 3 Bedrooms		Class: CD Effec. Age: 35 Floor Area: 1,800 Total Base New : 241,328 Total Depr Cost: 156,864 Estimated T.C.V: 172,550  E.C.F. X 1.100  Cls CD Blt 1955 (11) Heating System: Forced Air w/ Ducts Ground Area = 1800 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Brick</td> <td>Crawl Space</td> <td>1,800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>198,619</td> <td>129,103</td> </tr> </tbody> </table>	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Brick	Crawl Space	1,800			Total:				198,619	129,103
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Brick	Crawl Space	1,800																																
Total:				198,619	129,103																														
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support		Chimney:		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1800 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Brick</td> <td>Crawl Space</td> <td>1,800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>198,619</td> <td>129,103</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 3 Fixture Bath 1 3,805 2,473 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 100 Feet 1 5,560 3,614 Garages Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 648 28,084 18,255 Common Wall: 1 Wall 1 -3,299 -2,144 Door Opener 2 956 621 Built-Ins Appliance Allow. 1 1,906 1,239 Totals: 241,328 156,864  Notes: POST WW2 HOME ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 172,550	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Brick	Crawl Space	1,800			Total:				198,619	129,103	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Brick	Crawl Space	1,800																																
Total:				198,619	129,103																														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(2) Windows			(3) Roof			X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Joints: Unsupported Len: Cntr.Sup:																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1800 S.F. Slab: 0 S.F. Height to Joists: 0.0			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X		X		X																					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESS EDWARD A & SANDRA	ATKINS SHAWN & TAMARA (H/	230,000	01/29/2007	WD	03-ARM'S LENGTH	07-0/237	DEED	100.0
		35,000	07/01/1996	WD	33-TO BE DETERMINED	03-0:2346	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8399 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/19/2007	20070796	100%

Owner's Name/Address	MAP #:
ATKINS SHAWN & TAMARA 8399 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 497,870 TCV/TFA: 226.51

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 405.00 881.96 0.8383 1.2186 90 100 37,234 405 Actual Front Feet, 8.20 Total Acres Total Est. Land Value = 37,234

Tax Description	X	Land Improvement Cost Estimates
. SEC 15 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEY'S S-1 PGS 320-321 MISS CO REC BEING A PART OF NW 1/4 OF NE 1/4 EXC JENNINGS RD LIBER 261 PG 846. 8.2A.		Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.06 2340 0 0

Comments/Influences	X	Residential Local Cost Land Improvements
20805800 \$249,000 2006		Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 97 2,425 Total Estimated Land Improvements True Cash Value = 2,425

Topography of Site
X Level Rolling Low High Landscaped Swamp Wooded

X Pond Waterfront Ravine
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X Wetland Flood Plain
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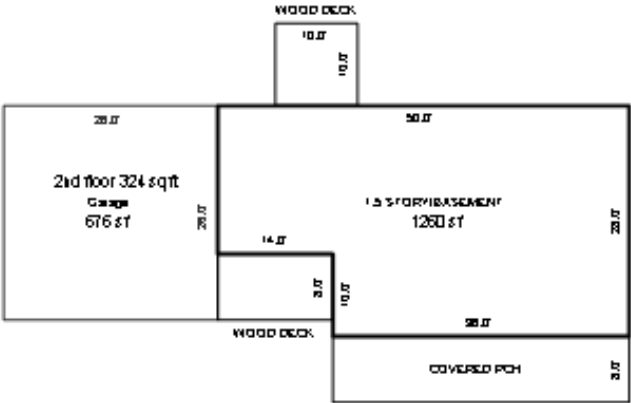
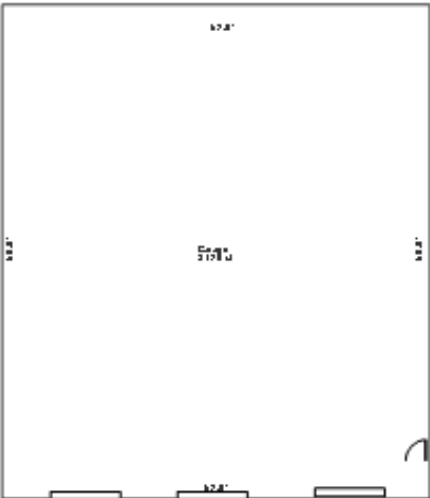
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	18,600	230,300	248,900			167,091C
		TPC 04/30/2021 INSPECTED	2024	18,600	197,700	216,300			162,067C
		TPC 12/27/2017 INSPECTED	2023	14,500	191,600	206,100			154,350C
		TPC 11/08/2010 INSPECTED	2022	17,200	184,700	201,900			147,000C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 56 100	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G				1						
Building Style: 1.5S		Trim & Decoration													
Yr Built 2003	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													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
X		X	Drywall												
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement													
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
				(12) Electric											
				200 Amps Service											
				No./Qual. of Fixtures											
				Ex.	X	Ord.		Min							
				No. of Elec. Outlets											
				Many	X	Ave.		Few							
				(13) Plumbing											
				1	Average Fixture(s)										
				2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
				(14) Water/Sewer											
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C 10		Blt 2003			
(11) Heating System: Forced Heat & Cool															
Ground Area = 1260 SF Floor Area = 2198 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1.5 Story Siding Basement 1,260															
1 Story Siding Overhang 308															
Total: 286,809 258,135															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,455 1,309															
3 Fixture Bath 1 4,580 4,122															
Water/Sewer															
1000 Gal Septic 1 4,795 4,315															
Water Well, 100 Feet 1 5,725 5,152															
Porches															
CCP (1 Story) 288 7,024 6,322															
Deck															
Treated Wood 56 1,855 1,669															
Treated Wood 100 2,518 2,266															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Finished)															
Base Cost 676 33,070 29,763															
Common Wall: 1 Wall 1 -2,647 -2,382															
Door Opener 2 1,078 970															
Class: C Exterior: Pole (Unfinished)															
Base Cost 1536 36,526 32,873															
Class: C Exterior: Pole (Unfinished)															
Base Cost 3120 74,194 66,775															
<<<<< 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.
GRAY JEFFREY L & TERESA A	GRAY JEFFREY L & TERESA A	0	10/14/2023	WD	09-FAMILY	2023-02809	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8283 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/14/2009	20090412	Complete
Owner's Name/Address	P.R.E. 0%		New House	10/17/2002	20030406	Complete
GRAY JEFFREY L & TERESA A 426 KINGMAN ROAD MASON MI 48854	MAP #:					
	2025 Est TCV 177,053 TCV/TFA: 184.43					

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 15 T22N R8W (2*1998) N 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.	X		Dirt Road										
Comments/Influences			Gravel Road										
SEE SPLIT FILE			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
	X		Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
SEC 15 T22N R8W (2*1998) N 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.	X		D/W/P: 3.5 Concrete	6.07	300	99	1,803		
Comments/Influences			Total Estimated Land Improvements True Cash Value =				1,803		
SEE SPLIT FILE			Total Estimated Land Improvements True Cash Value =				1,803		

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



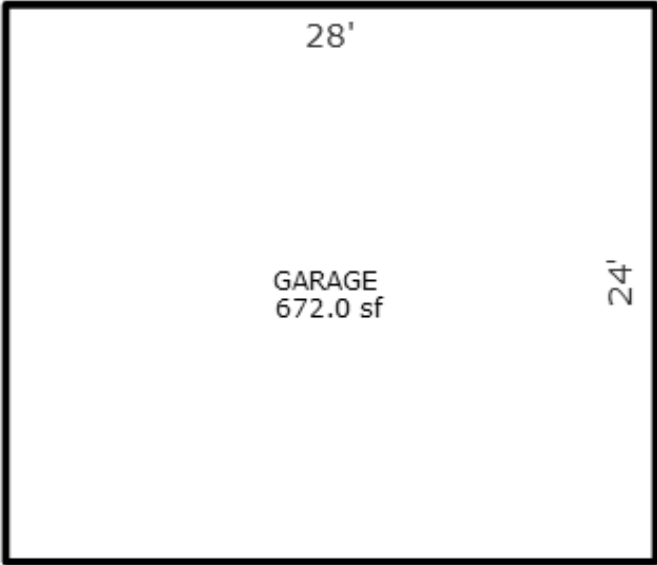
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	9,100	79,400	88,500			56,045C
TPC	06/14/2015	INSPECTED	2024	9,100	68,300	77,400			54,360C
TPC	09/10/2012	INSPECTED	2023	7,000	66,200	73,200			51,772C
			2022	4,800	60,800	65,600			49,307C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,795	08/01/1998	WD	33-TO BE DETERMINED	01-0:3009	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8305 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 55,952 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason
SEC 15 T22N R8W (0*1998) S 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.	X	Dirt Road		Residentia 1 - 2.99 @\$9000	2.05 Acres	9000	100	18,450
		Gravel Road		2.05 Total Acres		Total Est. Land Value =		18,450
		Paved Road		* Factors *				
		Storm Sewer		Description	Rate	Size % Good	Cash Value	
		Sidewalk		Land Improvement Cost Estimates				
		Water		Residential Local Cost Land Improvements				
		Sewer		Description	Rate	Size % Good	Cash Value	
		Electric		TRAVEL TRAILER	1.00	10000 95	9,500	
		Gas		Total Estimated Land Improvements True Cash Value =				9,500
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences

98 SPLIT FROM 034-00 FOR 99

98 SPLIT FROM 034-00 FOR 99



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

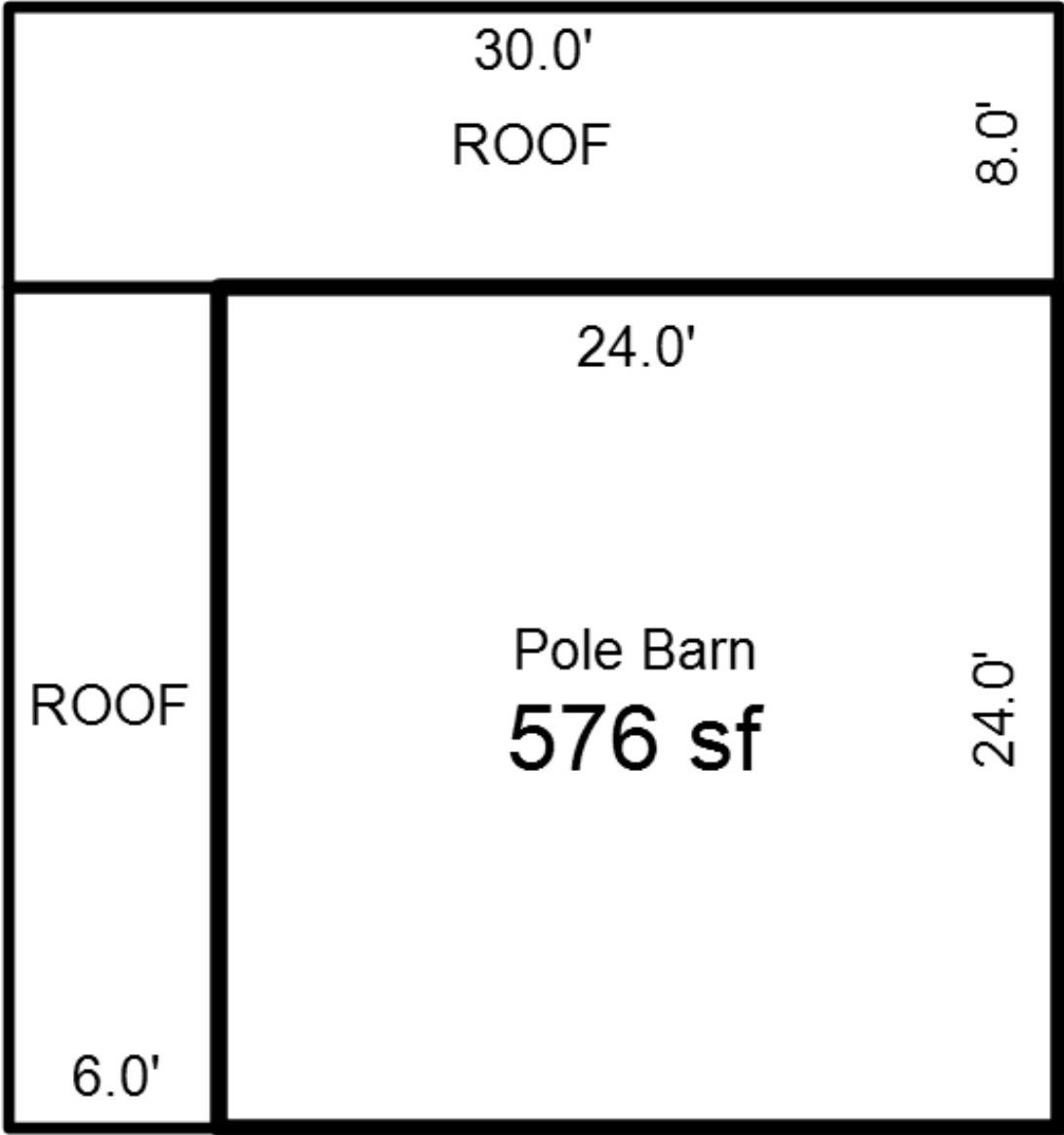
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,200	18,800	28,000			17,634C
2024	7,200	16,700	23,900			17,104C
2023	7,200	16,400	23,600			16,290C
2022	5,100	15,500	20,600			15,515C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X	No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 28,286 Total Depr Cost: 25,456 Estimated T.C.V: 28,002						
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace							
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets										
2000	0				Lg	Ord	Small								
Condition: Average		Doors		Solid	H.C.										
	Room List	(5) Floors		(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG							
	Wood/Shingle Aluminum/Vinyl Brick	Ex.	Ord.	Min	Many			Ave.	Few	Cls CD Blt 2000					
	Insulation	(6) Ceilings			(13) Plumbing			(11) Heating System: No Heating/Cooling							
(2) Windows		(7) Excavation			Average Fixture(s)			Ground Area = 0 SF Floor Area = 0 SF.							
Many	Large	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			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
Avg.	Avg.	(8) Basement			1 Average Fixture(s)			Building Areas							
Few	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 2000 Gal Septic			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		(9) Basement Finish			1 Average Fixture(s)			Other Additions/Adjustments							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
Gable	Gambrel	(10) Floor Support			1 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,212 1,091							
Hip	Mansard	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer							
Flat	Shed							Water/Sewer							
Asphalt Shingle								Public Water							
Chimney:								Public Sewer							
								Water Well							
								1000 Gal Septic							
								2000 Gal Septic							
								Totals: 28,286 25,456							
								Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 28,002							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H	5,000	10/22/2010	WD	03-ARM'S LENGTH	2010-4668WD SP	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		Garage	07/14/2011	2011-0350	100%
Owner's Name/Address	P.R.E. 0%					
ROSS VICTOR D 1084 JENNA DR DAVISON MI 48423	MAP #:					
	2025 Est TCV 46,735 TCV/TFA: 0.00					

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	
			A 200' @ 90/FF	195.80	444.94	1.0053	1.0270	90 100	18,194	
			196 Actual Front Feet, 2.00 Total Acres						Total Est. Land Value =	18,194

2011 ROLL SPLIT - OFF 2.10 AC MOL  
10/22/2010 2010-4668 - 2011 ROLL SPLIT -  
2.10 ACRES OFF 009-015-034-50 - CHILD  
PARCEL 009-015-035-60  
SEC 15 T22N R8W W 1/2 OF PCL C RECORDED  
IN LIBER S-1 PP 320-321 EXC BEG N 89 DEG  
09'23"W 1514.05 FT FROM SE COR OF NE 1/4  
OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT,  
N 0 DEG 03'30"E 469.89 FT, S 89 DEG  
09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91  
FT TO POB. 2A.2011 PARCEL 009-015-034-50  
SPLIT ON 02/23/2011  
FORMERLY



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,100	14,300	23,400			13,176C
2024	9,100	12,200	21,300			12,780C
2023	7,100	12,500	19,600			12,172C
2022	4,900	11,500	16,400			11,593C

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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: 0 Mech. Doors: 2 Area: 728 % 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 : 28,829 Total Depr Cost: 25,946 Estimated T.C.V: 28,541	
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=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)		(14) Water/Sewer		Garages		Other Additions/Adjustments		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		28,829 25,946	
Yr Built	Remodeled	Kitchen:		Kitchen:			Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		28,541			
2011	0	Other:		Other:												
Condition: Average		Lg Ord Small		(6) Ceilings												
Room List		Basement		(7) Excavation												
Basement		1st Floor		Basement: 0 S.F.												
1st Floor		2nd Floor		Crawl: 0 S.F.												
2nd Floor		Bedrooms		Slab: 0 S.F.												
Bedrooms		(1) Exterior		Height to Joists: 0.0												
(1) Exterior		Wood/Shingle		(8) Basement												
Wood/Shingle		Aluminum/Vinyl		Conc. Block												
Aluminum/Vinyl		Brick		Poured Conc.												
Brick		Insulation		Stone												
Insulation		(2) Windows		Treated Wood												
(2) Windows		Many Avg. Few		Concrete Floor												
Many Avg. Few		Large Avg. Small		(9) Basement Finish												
Large Avg. Small		Wood Sash		(10) Floor Support												
Wood Sash		Metal Sash		Joists:												
Metal Sash		Vinyl Sash		Unsupported Len:												
Vinyl Sash		Double Hung		Cntr.Sup:												
Double Hung		Horiz. Slide														
Horiz. Slide		Casement														
Casement		Double Glass														
Double Glass		Patio Doors														
Patio Doors		Storms & Screens														
Storms & Screens		(3) Roof														
(3) Roof		Gable														
Gable		Hip														
Hip		Gambrel														
Gambrel		Mansard														
Mansard		Flat														
Flat		Shed														
Shed		Asphalt Shingle														
Asphalt Shingle		Chimney:														
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.
WRIGHT JUDY A		0	06/12/2024	OTH	07-DEATH CERTIFICATE	2024-01870	OTHER	0.0
WRIGHT DENNIS J & JUDY A	WRIGHT DENNIS J & JUDY A	1	01/30/2018	QC	09-FAMILY	2018-00464	PROPERTY TRANSFER	0.0
WRIGHT SCOTT D STEPHEN H	WRIGHT DENNIS J & JUDY A	5,000	08/26/2011	WD	03-ARM'S LENGTH	2011-03066 WD	PROPERTY TRANSFER	100.0
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H	5,000	10/22/2010	WD	32-SPLIT VACANT	2010-4668WD SP	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/24/2012	2012-0194	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
WRIGHT DENNIS J & WRIGHT CHRISTOPHER & STOTT D 942 W HOLLAND LAKE RD SIDNEY MI 48885	2025 Est TCV 49,037 TCV/TFA: 0.00

Tax Description	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS	
	X Improved	Vacant
2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60 SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47" 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF 009-015-034-50 ON 02/23/2011 FORMERLY SEC 15 T22N R8W W 1/2 OF PCL C RECORDED	* Factors *	
	Description Frontage Depth Front Depth Rate %Adj. Reason Value	
	A 200' @ 90/FF 194.72 469.91 1.0067 1.0411 90 100 18,367	
	195 Actual Front Feet, 2.10 Total Acres Total Est. Land Value = 18,367	

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60 SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47" 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF 009-015-034-50 ON 02/23/2011 FORMERLY SEC 15 T22N R8W W 1/2 OF PCL C RECORDED	Water	31.84	80 95	2,420
	Wood Frame			2,420
	Total Estimated Land Improvements True Cash Value = 2,420			

Tax Description	Topography of Site	
	X Level	X Rolling
2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60 SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47" 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF 009-015-034-50 ON 02/23/2011 FORMERLY SEC 15 T22N R8W W 1/2 OF PCL C RECORDED	Low	
	High	



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	9,200	15,300	24,500			11,920C
		TPC 05/30/2022 INSPECTED	2024	9,200	13,300	22,500			11,562C
		TPC 04/30/2021 INSPECTED	2023	7,100	15,000	22,100			11,012C
		TPC 12/27/2017 INSPECTED	2022	4,900	13,700	18,600			10,488C

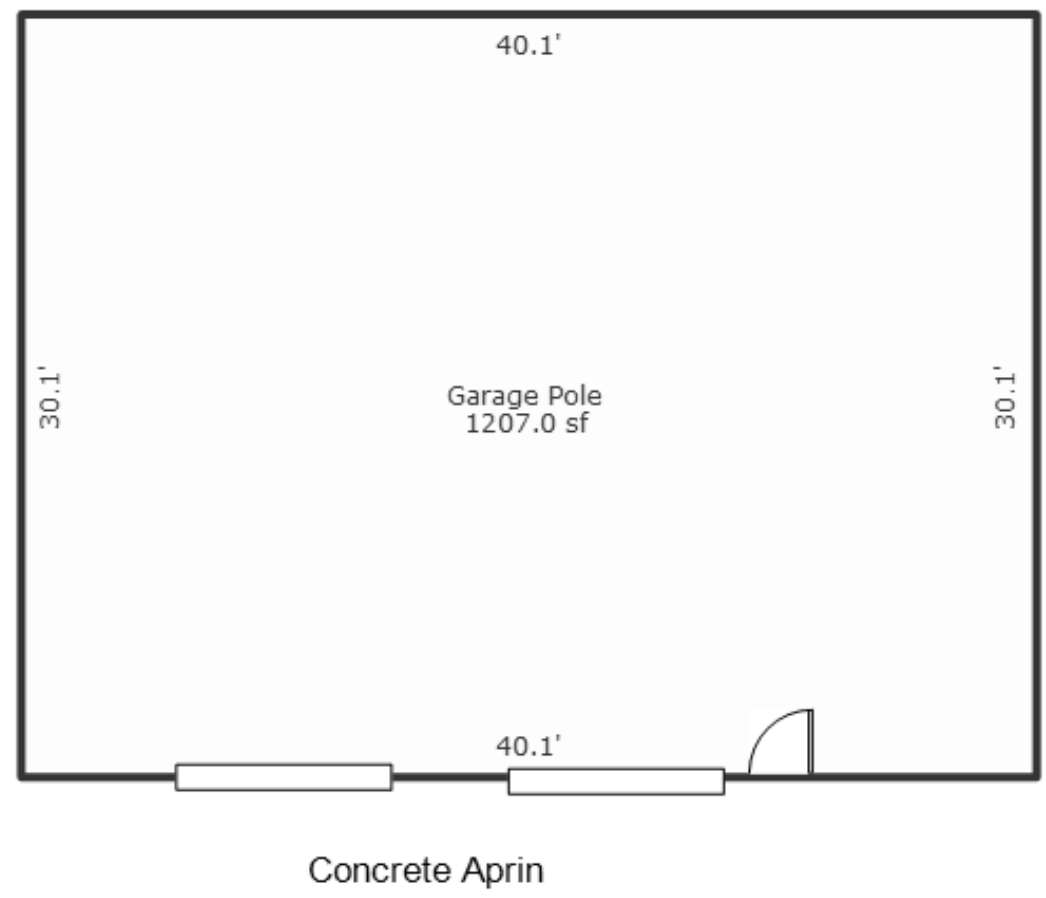
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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: 10 Floor Area: 0 Total Base New : 28,536 Total Depr Cost: 25,682 Estimated T.C.V: 28,250
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./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 2012		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Class: C Exterior: Pole (Unfinished)		Base Cost				
Room List		Kitchens: Other: Other:		Softener, Manual			1000 Gal Septic		Totals:		28,536		25,682		
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		28,250		
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:								
2nd Floor		(6) Ceilings		Extra Toilet											
Bedrooms		Kitchen: Other: Other:		Extra Sink											
(1) Exterior		No./Qual. of Fixtures		Separate Shower											
Wood/Shingle		Ex. Ord. Min		Ceramic Tile Floor											
Aluminum/Vinyl		No. of Elec. Outlets		Ceramic Tile Wains											
Brick		Many Ave. Few		Ceramic Tub Alcove											
Insulation		(7) Excavation		Vent Fan											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish											
Many Avg. Few		Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Wood Sash		(8) Basement		(10) Floor Support											
Metal Sash		Recreation SF		Joists: Unsupported Len: Cntr.Sup:											
Vinyl Sash		Living SF													
Double Hung		Walkout Doors (B)													
Horiz. Slide		No Floor SF													
Casement		Walkout Doors (A)													
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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

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.
MOLITOR DON & BETTY FAMIL	MOLITOR DON & BETTY	0	06/26/2024	QC	15-LADY BIRD	2024-01556	PROPERTY TRANSFER	0.0
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	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. 100% 07/21/1994					
MOLITOR DON & BETTY 2400 S DICKERSON LAKE CITY MI 49651	MAP #: 2025 Est TCV 75,110					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 18	-29	@\$3700	20.30	Acres	3700	100		75,110	
20.30 Total Acres Total Est. Land Value =								75,110	

Tax Description  
 SEC 15 T22N R8W (3\*2003) PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356 EXC BEG AT NE COR, TH S 0 DEG 05'56"E 328.56 FT, N 89 DEG 09'23" W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCL D, E'LY ALONG N LINE TO POB. 20.3A.

Comments/Influences  
 03 SPLIT 3.3 AC. TO 035-90 FOR 04

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

Topography of Site

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



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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	37,600	0	37,600			12,523C
TPC 06/14/2015 INSPECTED			2024	30,500	0	30,500			12,147C
			2023	26,400	0	26,400			11,569C
			2022	20,300	0	20,300			11,019C

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/05/2004	20040109	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
STEPHAN EDWARD D & MARY A 1801 X300 ARBUTUS AVE LAKE CITY MI 49651	2025 Est TCV 68,943 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	328.56	437.51	0.8833	1.0227	90	100		26,711
329 Actual Front Feet, 3.30 Total Acres								Total Est. Land Value = 26,711

Tax Description  
 SEC 15 T22N R8W (0\*2003) BEG AT NE COR OF PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356, TH S 0 DEG 05'56"W 328.56 FT, N 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCLD, E'LY ALONG N LINE TO POB. 3.3A.

Comments/Influences  
 03 SPLIT FROM 035-00 FOR 04



Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,400	21,100	34,500			21,061C
2024	13,400	18,100	31,500			20,428C
2023	10,400	18,600	29,000			19,456C
2022	8,200	17,100	25,300			18,530C

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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: 2004 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 2400 % 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: 15 Floor Area: 0 Total Base New : 45,168 Total Depr Cost: 38,393 Estimated T.C.V: 42,232
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 2004		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 2004		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Exterior Foundation		2400 45,168 38,393				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Foundation		Totals: 45,168 38,393				
Room List		Kitchen: Other: Other:		Softener, Manual			1000 Gal Septic		Foundation		Notes:				
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		Foundation		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC:		42,232		
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:		Foundation						
2nd Floor		(6) Ceilings		Extra Toilet					Foundation						
Bedrooms		Kitchen: Other: Other:		Extra Sink					Foundation						
(1) Exterior		No. of Elec. Outlets		Separate Shower					Foundation						
Wood/Shingle		Many Ave. Few		Ceramic Tile Floor					Foundation						
Aluminum/Vinyl		Basement: 0 S.F.		Ceramic Tile Wains					Foundation						
Brick		Crawl: 0 S.F.		Ceramic Tub Alcove					Foundation						
Insulation		Slab: 0 S.F.		Vent Fan					Foundation						
(2) Windows		Height to Joists: 0.0		(9) Basement Finish					Foundation						
Many Avg. Few		Wood Sash		Recreation SF					Foundation						
Large Avg. Small		Metal Sash		Living SF					Foundation						
Wood Sash		Vinyl Sash		Walkout Doors (B)					Foundation						
Metal Sash		Double Hung		No Floor SF					Foundation						
Vinyl Sash		Horiz. Slide		Walkout Doors (A)					Foundation						
Double Hung		Casement		(10) Floor Support					Foundation						
Horiz. Slide		Double Glass		Joists: Unsupported Len: Cntr.Sup:					Foundation						
Casement		Patio Doors							Foundation						
Double Glass		Storms & Screens							Foundation						
Patio Doors									Foundation						
Storms & Screens									Foundation						
(3) Roof									Foundation						
Gable									Foundation						
Hip									Foundation						
Flat									Foundation						
Asphalt Shingle									Foundation						
Chimney:									Foundation						

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



Sketch by REE VPI

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN STEVEN & MUSSEL	ROOT RENTALS LLC	160,000	11/18/2024	WD	03-ARM'S LENGTH	2024-02930	PROPERTY TRANSFER	100.0
PORTER GARY V	MUSSELMAN STEVEN D E &	0	08/26/2019	WD	09-FAMILY	2024-02724	PROPERTY TRANSFER	0.0
PORTER GARY V & GAIL A H&	MUSSELMAN STEVEN D E 1% I	0	11/04/2013	WD	09-FAMILY	2013-03867 WD	PROPERTY TRANSFER	1.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2150 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	06/11/2013	2013-0210	100%

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2025 Est TCV 211,347 TCV/TFA: 90.32

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

Tax Description . SEC 15 T22N R8W N 300 FT OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PGS 355-356 MISS CO REC BEING A PART OF NE 1/4 OF NE 1/4. 3.1887 A.	X	Dirt Road							
		Gravel Road							
Comments/Influences	X	Paved Road							
		Storm Sewer							

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,700	93,000	105,700			105,700S
2024	12,700	83,100	95,800			50,940C
2023	9,800	82,100	91,900			48,515C
2022	7,500	74,200	81,700			46,205C

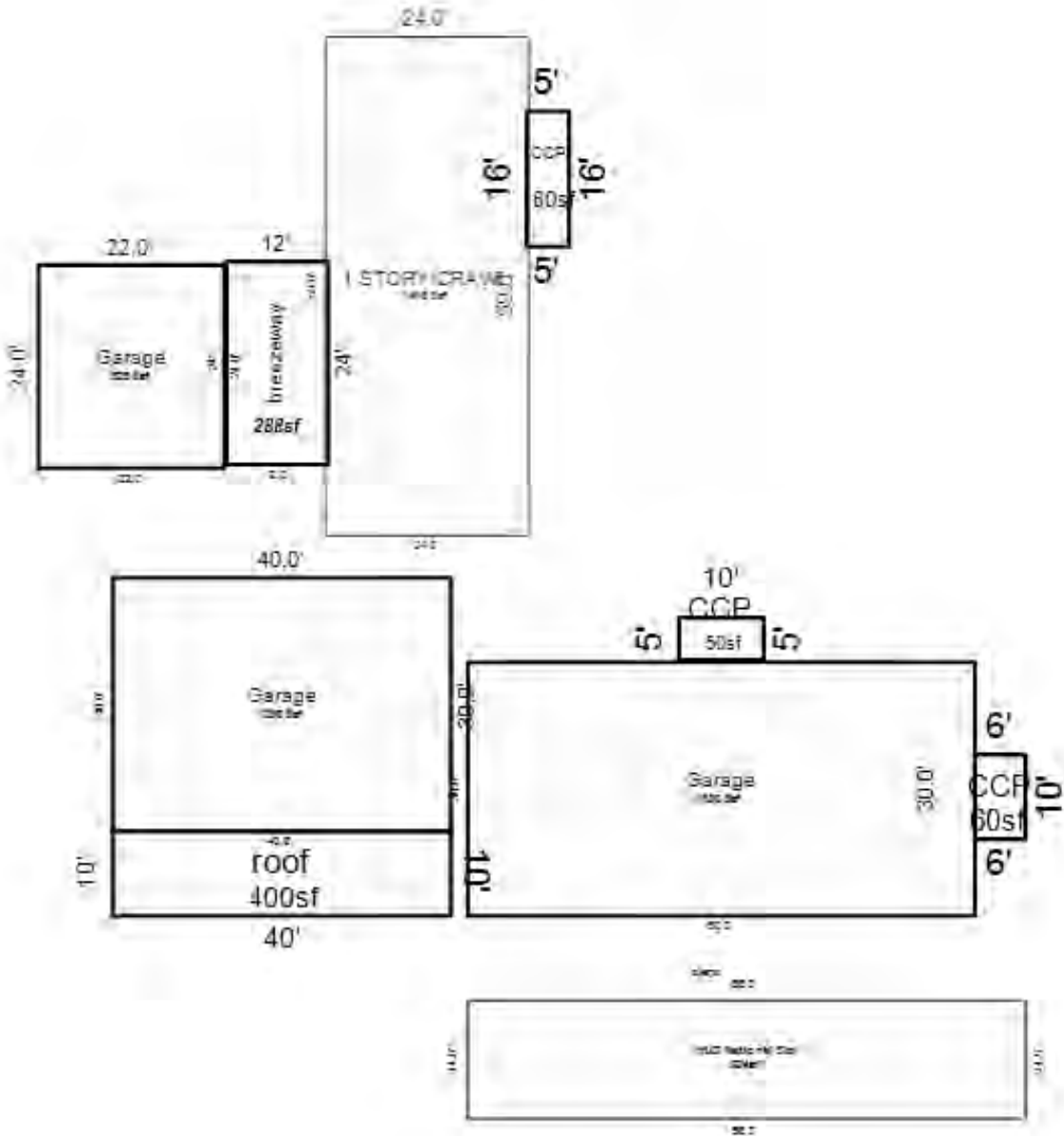
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 288	Type CCP (1 Story) Brzwy, FW	Year Built: 1973 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg	X	Ord		Small		
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Room List			Doors		Solid	X	H.C.			
Condition: Average		Size of Closets		Central Air Wood Furnace			(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min				
Room List		(5) Floors		(12) Electric			150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Many		X	Ave.		Few	(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
(1) Exterior		(6) Ceilings		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		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	(7) Excavation			Basement: 0 S.F. Crawl: 1416 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1416 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic		Lump Sum Items:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic		Lump Sum Items:				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic		Lump Sum Items:						
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal		Breezeways Frame Wall		288 15,039		9,023		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Chimney: Metal		Breezeways Frame Wall		288 15,039		9,023		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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





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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:				
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			15	Treated Wood			Car Capacity:				
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack					Class:						
	Duplex	0	Other Overhang				Two Sided		Exterior 1 Story				Exterior 2 Story		Exterior:				
	A-Frame	(4) Interior					Prefab 1 Story		Prefab 2 Story				Heat Circulator		Auto. Doors:				
	Wood Frame	Drywall					Plaster		Raised Hearth				Wood Stove		Mech. Doors:				
		Paneled					Wood T&G		Direct-Vented Ga				Class: Low		% Good:				
	Building Style:	Trim & Decoration							Microwave				Effec. Age: 25		Storage Area:				
	HUD	Ex					Ord		Standard Range				Floor Area:		No Conc. Floor:				
	Yr Built	Remodeled	Size of Closets				Self Clean Range		Total Base New : 51,348				E.C.F.		Bsmnt Garage:				
1998 REL	0	Lg	Ord				Small	Sauna	Total Depr Cost: 17,971				X 0.800		Carport Area:				
Condition: Fair		Doors					Solid	H.C.	Central Air	Estimated T.C.V: 14,377				Roof:					
Room List		(5) Floors		(12) Electric			Trash Compactor			Central Vacuum			Security System						
Basement	Kitchen:		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Mobile Home HUD			Cls Low		Blt 1998					
1st Floor	Other:		Ex.			Ord.			(11) Heating System: Forced Warm Air										
2nd Floor	Other:		Min			No. of Elec. Outlets			Ground Area = 924 SF Floor Area = 924 SF.										
2 Bedrooms			Many			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35										
(1) Exterior	(6) Ceilings		Few			(13) Plumbing			Building Areas										
Wood/Shingle			Average Fixture(s)			Type			Ext. Walls			Roof/Fnd.							
Aluminum/Vinyl			2			Main Home			Ribbed			Metal							
Brick			3 Fixture Bath									Size							
Insulation			2 Fixture Bath									924							
(2) Windows	(7) Excavation		Softener, Auto									Cost New			Depr. Cost				
Many	Large	Basement: 0 S.F.		Softener, Manual									Total:			44,160		15,455	
Avg.	Avg.	Crawl: 0 S.F.		No Plumbing															
Few	Small	Slab: 0 S.F.		Extra Toilet															
		Height to Joists: 0.0		Extra Sink															
Wood Sash	(8) Basement		Separate Shower																
Metal Sash			Ceramic Tile Floor																
Vinyl Sash			Ceramic Tile Wains																
Double Hung			Ceramic Tub Alcove																
Horiz. Slide			Vent Fan																
Casement			(9) Basement Finish																
Double Glass			(14) Water/Sewer																
Patio Doors			Public Water																
Storms & Screens			Public Sewer																
(3) Roof			Water Well																
Gable	Gambrel	Recreation SF		1000 Gal Septic															
Hip	Mansard	Living SF		2000 Gal Septic															
Flat	Shed	Walkout Doors (B)		Lump Sum Items:															
Asphalt Shingle			No Floor SF																
Chimney:			Walkout Doors (A)																
			(10) Floor Support																
			Joists:																
			Unsupported Len:																
			Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		120,000	06/01/1999	WD	33-TO BE DETERMINED	328:1278	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8300 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/21/2003					
Owner's Name/Address	MAP #:					
HOITENGA DONALD & DIANE 8300 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 846,561 TCV/TFA: 451.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 15 T22N R8W COMM AT INT OF E 1/8 LINE SEC 15 & N R/W LINE OF CO RD IN NE 1/4 N 18 DEG 24' W 267.13 FT TO PT ON SH OF LAKE SAPPHIRE & 70 FT W OF SD 1/8 LINE TH S 69 DEG 20' W 143.3 FT TH S 3 DEG 12' 30" E 200 FT TO PT ON N R/W LINE OF SD CO RD TH NE'LY ALONG N R/W LINE TO POB. 1.1909 A.				A50'@1600/	143.30	361.73	0.6918 1.5683	1600 100	248,746
				143 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =				248,746	

Tax Description	X	Public Improvements		* Factors *			
		Description	Rate	Size % Good	Cash Value		
. SEC 15 T22N R8W COMM AT INT OF E 1/8 LINE SEC 15 & N R/W LINE OF CO RD IN NE 1/4 N 18 DEG 24' W 267.13 FT TO PT ON SH OF LAKE SAPPHIRE & 70 FT W OF SD 1/8 LINE TH S 69 DEG 20' W 143.3 FT TH S 3 DEG 12' 30" E 200 FT TO PT ON N R/W LINE OF SD CO RD TH NE'LY ALONG N R/W LINE TO POB. 1.1909 A.		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2 STY GEP IS OFFICE									



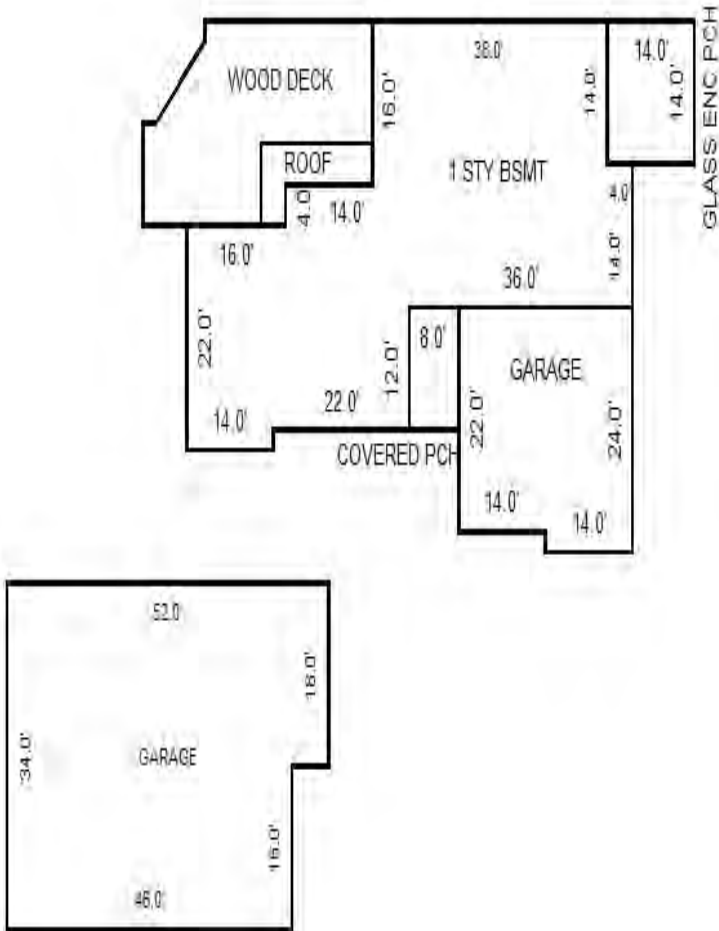
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	124,400	298,900	423,300			224,601C
		TPC 12/27/2017 INSPECTED	2024	91,100	295,200	386,300			217,848C
		TPC 03/30/2015 INSPECTED	2023	72,100	281,900	354,000			207,475C
		TPC 04/08/2013 INSPECTED	2022	46,400	254,100	300,500			197,596C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 196 96 601	Type WGEP (2 Story) CCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 644 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																																																		
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 16 Floor Area: 1,876 Total Base New : 470,522 Total Depr Cost: 395,310 Estimated T.C.V: 592,965			E.C.F. X 1.500		Bsmnt Garage:																																																																																																																																																																								
Yr Built 2003	Remodeled 0	X	Ex	Ord	Min	No. Heating/Cooling			No. of Elec. Outlets					Roof:																																																																																																																																																																									
Condition: Average		X	Lg	Ord	Small	No. Heating/Cooling			No. of Elec. Outlets																																																																																																																																																																														
Room List		Doors		Solid	X	H.C.	No. Heating/Cooling			No. of Elec. Outlets																																																																																																																																																																													
	Basement 2 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			No. Heating/Cooling			No. of Elec. Outlets																																																																																																																																																																													
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			No. Heating/Cooling			No. of Elec. Outlets																																																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. Heating/Cooling			No. of Elec. Outlets			No. of Elec. Outlets																																																																																																																																																																													
(2) Windows		X	Drywall	No. Heating/Cooling			No. of Elec. Outlets			No. of Elec. Outlets																																																																																																																																																																													
X	Many Avg. X Few	Large Avg. Small	Basement: 1876 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. Heating/Cooling			No. of Elec. Outlets			No. of Elec. Outlets																																																																																																																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. Heating/Cooling			No. of Elec. Outlets			No. of Elec. Outlets																																																																																																																																																																													
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X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		No. Heating/Cooling			No. of Elec. Outlets			No. of Elec. Outlets																																																																																																																																																																												
X	Asphalt Shingle	(10) Floor Support		No. Heating/Cooling			No. of Elec. Outlets			No. of Elec. Outlets																																																																																																																																																																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		No. Heating/Cooling			No. of Elec. Outlets			No. of Elec. Outlets																																																																																																																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1876 SF Floor Area = 1876 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,876</td> <td>Total:</td> <td>291,092</td> <td>244,517</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Recreation Room</td> <td></td> <td></td> <td>1200</td> <td></td> <td>22,872</td> <td>19,212</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td></td> <td>1</td> <td></td> <td>2,523</td> <td>2,119</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td></td> <td>1,455</td> <td>1,222</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td></td> <td>4,580</td> <td>3,847</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td>WGEP (2 Story)</td> <td></td> <td></td> <td>196</td> <td></td> <td>23,524</td> <td>19,760</td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td></td> <td>96</td> <td></td> <td>2,670</td> <td>2,243</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>601</td> <td></td> <td>8,396</td> <td>7,053</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>644</td> <td></td> <td>31,904</td> <td>26,799</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td></td> <td>1</td> <td></td> <td>-2,647</td> <td>-2,223</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>2</td> <td></td> <td>1,078</td> <td>906</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>2</td> <td></td> <td>1,078</td> <td>906</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1672</td> <td></td> <td>71,277</td> <td>59,873</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td></td> <td>1,473</td> <td>1,237</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td></td> <td>5,725</td> <td>4,809</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,876	Total:	291,092	244,517	Other Additions/Adjustments							Recreation Room			1200		22,872	19,212	Basement, Outside Entrance, Below Grade			1		2,523	2,119	Plumbing							Average Fixture(s)			1		1,455	1,222	3 Fixture Bath			1		4,580	3,847	Porches							WGEP (2 Story)			196		23,524	19,760	CCP (1 Story)			96		2,670	2,243	Deck							Treated Wood			601		8,396	7,053	Garages							Class: C Exterior: Siding Foundation: 42 Inch (Finished)							Base Cost			644		31,904	26,799	Common Wall: 1 Wall			1		-2,647	-2,223	Door Opener			2		1,078	906	Class: C Exterior: Siding Foundation: 42 Inch (Finished)							Door Opener			2		1,078	906	Base Cost			1672		71,277	59,873	Water/Sewer							Public Sewer			1		1,473	1,237	Water Well, 100 Feet			1		5,725	4,809
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																																																	
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Porches																																																																																																																																																																																							
WGEP (2 Story)			196		23,524	19,760																																																																																																																																																																																	
CCP (1 Story)			96		2,670	2,243																																																																																																																																																																																	
Deck																																																																																																																																																																																							
Treated Wood			601		8,396	7,053																																																																																																																																																																																	
Garages																																																																																																																																																																																							
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																																																																																																																																																																																							
Base Cost			644		31,904	26,799																																																																																																																																																																																	
Common Wall: 1 Wall			1		-2,647	-2,223																																																																																																																																																																																	
Door Opener			2		1,078	906																																																																																																																																																																																	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																																																																																																																																																																																							
Door Opener			2		1,078	906																																																																																																																																																																																	
Base Cost			1672		71,277	59,873																																																																																																																																																																																	
Water/Sewer																																																																																																																																																																																							
Public Sewer			1		1,473	1,237																																																																																																																																																																																	
Water Well, 100 Feet			1		5,725	4,809																																																																																																																																																																																	

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



Sketch by Apex 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDAGE RICHARD L	SANDAGE KATHERINE M	0	09/25/1998	CD	07-DEATH CERTIFICATE	2012-00824 DC	DEED	0.0
SANDAGE RICHARD L	SANDAGE RICHARD L & KATHE	0	09/17/1998	QC	21-NOT USED/OTHER	2012-00823	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8370 W JENNINGS RD						

Owner's Name/Address	MAP #:	2025 Est TCV 434,397 TCV/TFA: 272.18
SANDAGE KATHERINE M 8370 W JENNINGS RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SEC 15 T22N R8W THE E 100 FT OF THE W 200 FT OF THE W 500 FT; OF A PAR OF LAND DESC AS FOLLOWS, COM WHERE TH E 1/8 LINE OF SEC 15-22-8 INTER, WITH THE COUNTY H/W AS NOW ESTB ON THE NE 1/4 OF SEC 15, TH WzLY ALONG CENTERLINE OF SAID H/W 694 FT, TH DUE N TO SHORE OF SAPPHIRE LAKE, TH SezLY ALONG THE SHORE OF LAKE 700 FT, MORE OR LESS, TO A PT LOCATED 70FT, DUE W OF SAID E 1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO PT OF BEG, ALL LOCATED IN NW 1/4 OF NE 1/4. .6A.	X		* Factors *						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
			A50'@1600/	100.00	261.36	0.7846	1.3997	1600 100	175,709
			100 Actual Front Feet, 0.60 Total Acres				Total Est. Land Value =	175,709	
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: Asphalt Paving	2.85	1200	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	



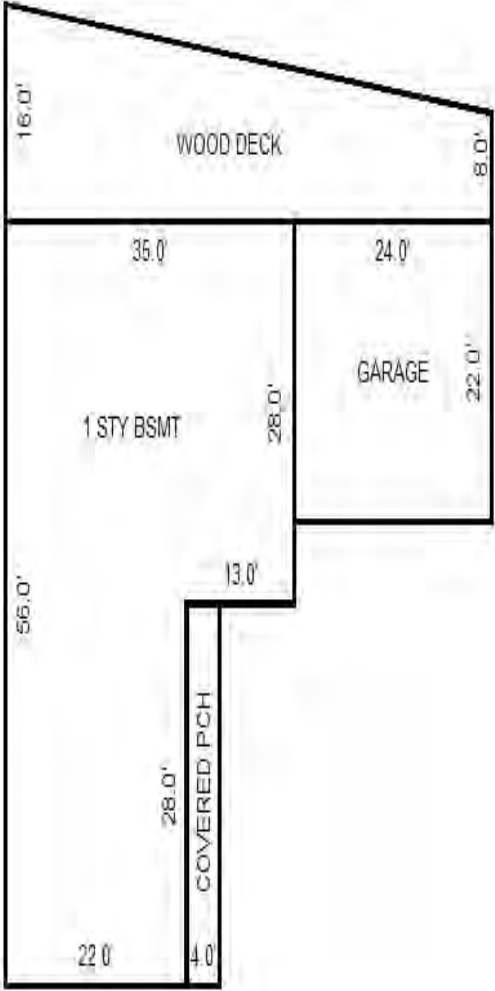
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	87,900	129,300	217,200			96,751C
X Rolling	2024	64,200	127,700	191,900			93,842C
X Low	2023	50,800	122,000	172,800			89,374C
X High	2022	34,300	110,000	144,300			85,119C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 708	Type CCP (1 Story) Treated Wood	Year Built: 1962 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		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.500		Bsmnt Garage:										
Building Style: 1S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1962									
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1596 SF Floor Area = 1596 SF.														
Condition: Average		Lg		X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65													
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story			Siding		Basement		1,596		Total:		196,831		127,939	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath			Other Additions/Adjustments			Recreation Room			792		14,462		9,400				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				1 2 Fixture Bath			Exterior			Stone Veneer			72		2,426		1,577				
(2) Windows		(7) Excavation		Basement: 1596 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			Plumbing			Basement, Outside Entrance, Below Grade			1		2,130		1,384				
X	Many Avg.	X	Large Avg.	8 Conc. Block Poured Conc. Stone Treated Wood 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			Porches			CCP (1 Story)			112		2,813		1,828				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			1 1000 Gal Septic 2000 Gal Septic			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			528		20,676		13,439				
(3) Roof		792		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer			Base Cost			1		-2,476		-1,609				
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Public Sewer			Common Wall: 1 Wall			1		1,307		850				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water Well, 100 Feet			Built-Ins			Appliance Allow.			1		1,906		1,239				
Chimney: Block							Deck			Fireplaces			Interior 1 Story			1		4,633		3,011				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																								

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



Sketch by Apex IVT

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEBERLY PAUL W	KEBERLY PAUL W & CAROL A	0	01/29/2020	QC	09-FAMILY	2021-02953	PROPERTY TRANSFER	0.0
		121,000	04/01/1999	WD	33-TO BE DETERMINED	328:323	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8280 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/20/2017	2017-0259	100%

Owner's Name/Address	MAP #:
KEBERLY PAUL W & CAROL A TRUST 9000 WARREN ROAD PLYMOUTH MI 48170	2025 Est TCV 486,506 TCV/TFA: 368.57

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/	60.00	508.20	0.9382	1.7665	1600	100	159,100
60 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value =	159,100

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good			Cash Value	
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water	6.49	192	50			623	
Sewer	31.84	80	50			1,273	
Electric					Total Estimated Land Improvements True Cash Value =		1,896
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Comments/Influences	



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	79,600	163,700	243,300			147,609C
X	Rolling							
X	Low	2024	51,600	161,700	213,300			143,171C
X	High							
	Landscaped	2023	40,900	154,300	195,200			136,354C
	Swamp							
	Wooded	2022	27,400	139,000	166,400			129,861C
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

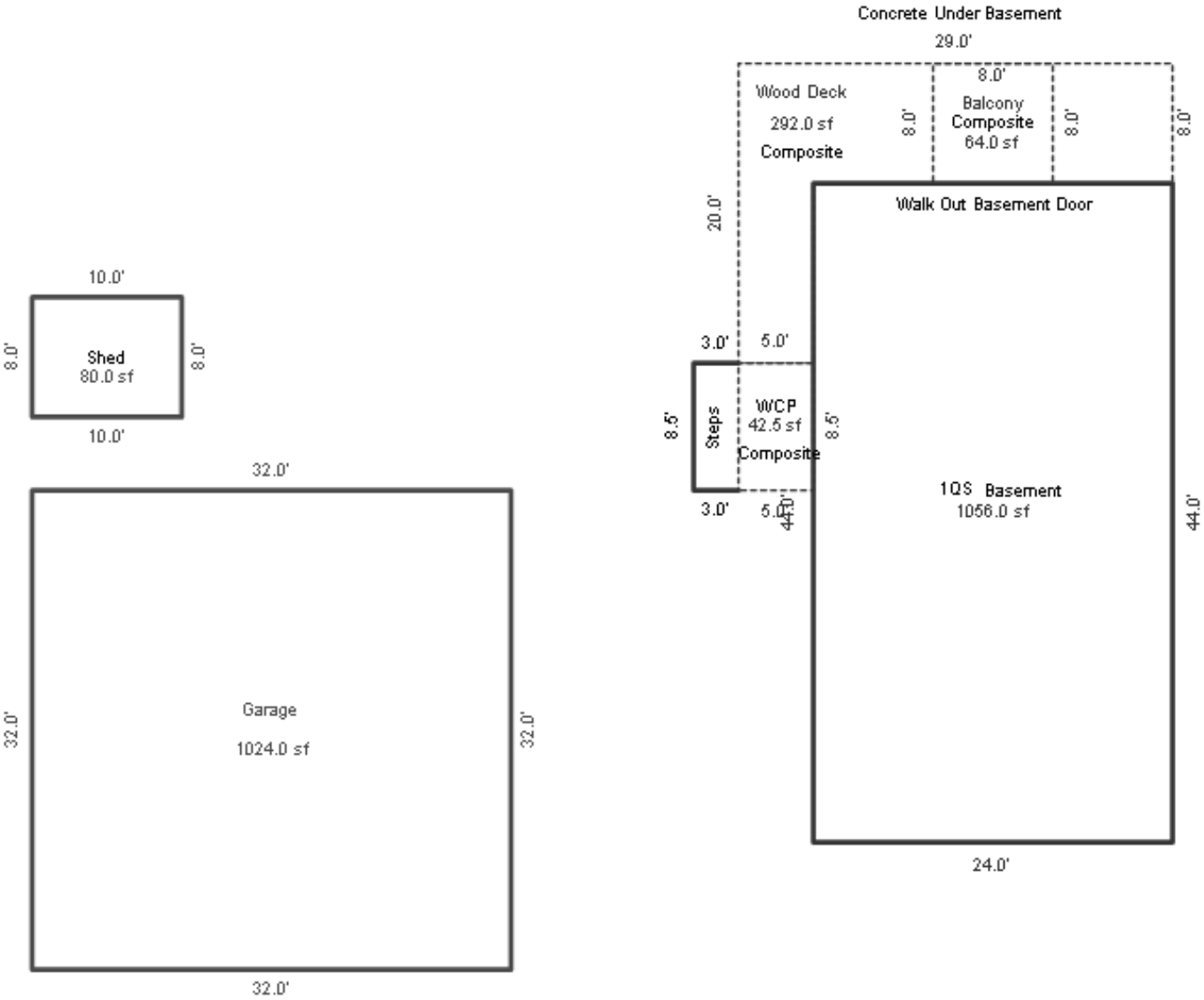
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/17/2020	INSPECTED	2024	51,600	161,700	213,300			143,171C
TPC	09/16/2019	INSPECTED	2023	40,900	154,300	195,200			136,354C
JWV	12/09/2017	INSPECTED	2022	27,400	139,000	166,400			129,861C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 42 WCP (1 Story) 292 WPP 64 Wood Balcony		Year Built: 2019 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: 1024 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	X	Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
Building Style: 1.25S		Trim & Decoration																											
Yr Built 1976	Remodeled 2019	Ex	X Ord	Min																									
Condition: Average		Size of Closets																											
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																									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																									
Insulation		X	Drywall	Ex. X Ord. Min																									
(2) Windows		(7) Excavation		No. of Elec. Outlets																									
X	Many Avg. X Large Avg. Small	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																									
		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
(3) Roof		(9) Basement Finish		(14) Water/Sewer																									
X	Gable Hip Flat	Gambrel Mansard Shed	1 1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																											
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1056 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,056</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>176,622</td> <td>158,959</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,523 2,271 Plumbing Average Fixture(s) 1 1,455 1,309 Porches WCP (1 Story) 42 2,762 2,486 WPP 292 4,990 4,491 Balcony Wood Balcony 64 2,571 2,314 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,078 970 Base Cost 1024 35,850 32,265 Water/Sewer Public Sewer 1 1,473 1,326 Water Well, 50 Feet 1 2,648 2,383 Built-Ins Appliance Allow. 1 2,727 2,454 Fireplaces Exterior 1 Story 1 6,420 5,778 Local Cost Items SANITARY SEWER 1 0 0 *												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,056			Total:				176,622	158,959
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																								
1.25 Story	Siding	Basement	1,056																										
Total:				176,622	158,959																								
<<<< 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.
CARTER SCOTT & ALYSON	BULMAN NICHOLAS B & ASHTO	490,000	06/17/2024	WD	03-ARM'S LENGTH	2024-01514	PROPERTY TRANSFER	100.0
BANDELOW GERALD S	CARTER SCOTT & ALYSON	285,000	09/02/2020	WD	03-ARM'S LENGTH	2020-02552	PROPERTY TRANSFER	100.0
		62,000	01/01/1998	WD	33-TO BE DETERMINED	316:113	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8390 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	10/24/2024	PB24-0209	0%
	P.R.E. 0%		Garage	03/27/2003	20030327	Complete
Owner's Name/Address	MAP #:					
BULMAN NICHOLAS B & ASHTON 12807 EL DORADO UNIVERSAL CITY TX 78148	2025 Est TCV 400,258 TCV/TFA: 322.79					

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 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT; OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8 INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT DUE W OF SAID1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED IN SEC15 NW1/4 OF NE1/4 2273A	X	Dirt Road		A50'@1600/	50.00	180.00	1.0000	1.2284	1600 100	98,273
	X	Gravel Road		50 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =	98,273

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
. SEC 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT; OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8 INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT DUE W OF SAID1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED IN SEC15 NW1/4 OF NE1/4 2273A	X	Paved Road		Dock: Light posts	42.32	113	0	0	
	X	Storm Sewer		D/W/P: 4in Ren. Conc.	8.06	2495	50	10,055	
	X	Sidewalk		Total Estimated Land Improvements True Cash Value =					10,055
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Tax Description	X	Improved	Vacant	Topography of Site				
				Level	Rolling	Low	High	Landscaped
. SEC 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT; OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8 INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT DUE W OF SAID1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED IN SEC15 NW1/4 OF NE1/4 2273A	X			Swamp				
	X			Wooded				
	X			Pond				
	X			Waterfront				
				Ravine				
				Wetland				
				Flood Plain				



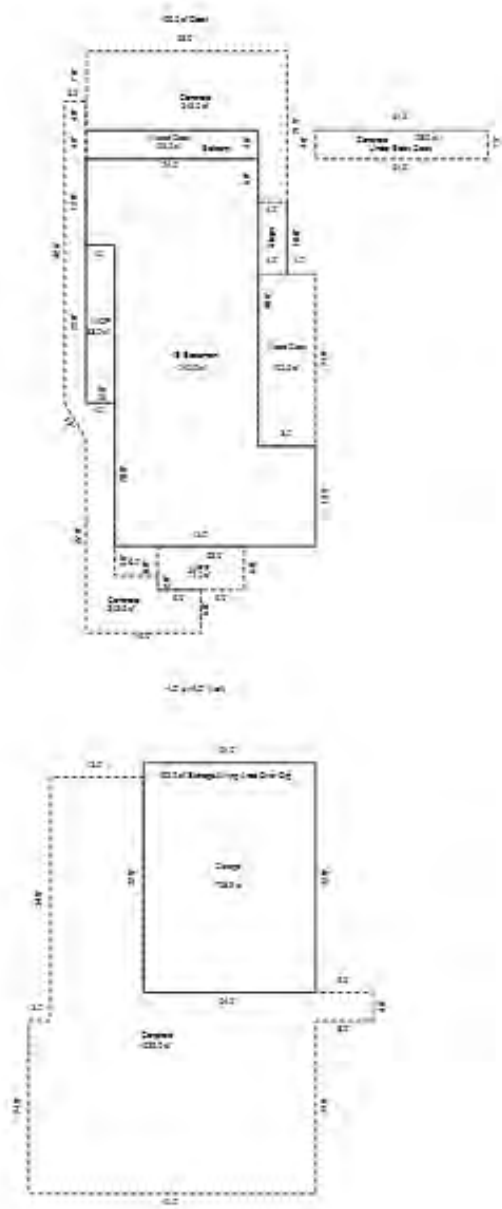
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	49,100	151,000	200,100			200,100S
2024	34,700	149,300	184,000			161,721C
2023	27,500	142,300	169,800			154,020C
2022	25,000	128,200	153,200			146,686C

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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: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 192 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1			72 WPP 88 WCP (1 Story) 192 Treated Wood 40 Treated Wood 96 Wood Balcony																			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																											
Yr Built 1964 199		Remodeled 2023			Ex	Ord	Min																									
Condition: Average		Size of Closets			Lg	Ord	Small																									
Room List		Doors	Solid		H.C.																											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors																														
(1) Exterior		Kitchen: Other: Other:																														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings																														
		X	Drywall																													
(2) Windows		(7) Excavation																														
X	Many Avg. Few	Large Avg. Small	Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
X	Storms & Screens	(9) Basement Finish																														
(3) Roof		1200	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X	Gable Hip Flat	Gambrel Mansard Shed																														
X	Asphalt Shingle	(10) Floor Support																														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																														
		(14) Water/Sewer																														
		1	Public Water																													
		1	Public Sewer																													
		1	Water Well																													
			1000 Gal Septic																													
			2000 Gal Septic																													
		Lump Sum Items:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1240 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,240</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>198,609</td> <td>129,091</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1200 22,872 14,867 Basement, Outside Entrance, Below Grade 1 2,523 1,640 Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 2 9,159 5,953 Porches WPP 72 2,532 1,646 Foundation: Basement 72 1,858 1,208 WCP (1 Story) 88 4,410 2,866 Deck Treated Wood 192 3,971 2,581 Treated Wood 40 1,576 1,024 Balcony Wood Balcony 96 3,856 2,506 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,875 19,419 Storage Over Garage 192 2,600 1,690 Door Opener 2 1,078 701 Water/Sewer Public Sewer 1 1,473 957 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,240			Total:				198,609	129,091
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,240																													
Total:				198,609	129,091																											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON ERIK A & RENATA J	LISKE STAHL & LAUREN	249,999	06/28/2021	WD	03-ARM'S LENGTH	2021-02322	PROPERTY TRANSFER	100.0
KEBERLY PAUL W & CAROL A	OLSON ERIK A & RENATA J	124,900	07/10/2017	WD	03-ARM'S LENGTH	2017-02163	PROPERTY TRANSFER	100.0
WINDIATE FRANCIS C & BEAR	KEBERLY PAUL W & CAROL A	50,000	06/26/2009	WD	03-ARM'S LENGTH	2009/2458	DEED	100.0

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

8400 W JENNINGS RD  
 School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%

Owner's Name/Address  
 MAP #:

LISKE STAHL & LAUREN  
 1243 NORTHRUP AVE NW  
 GRAND RAPIDS MI 49503  
 2025 Est TCV 188,982 TCV/TFA: 363.43

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
A50'@1600/	50.00	180.00	1.0000	1.2284	1600	100		98,273
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								98,273

Tax Description

Description	Rate	Size	% Good	Cash Value
. SEC 15 T22N R8W W 50 FT OF COMM WHERE E 1/8 LINE INTER CO HWY ON NE 1/4 SEC 15 TH W'LY ALG CTR LINE OF HWY 694 FT N TO SHORE SAPPHIRE LAKE E'LY ALG SH 700 FT TO PT 70 FT DUE W OF E 1/8 LINE TH ON STRAIGHT LINE TO POB. .2273 A.	16.30	24	50	195
Total Estimated Land Improvements True Cash Value =				195

Comments/Influences

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	49,100	45,400	94,500			72,178C
2024	34,700	44,800	79,500			70,008C
2023	27,500	42,800	70,300			66,675C
2022	25,000	38,500	63,500			63,500S



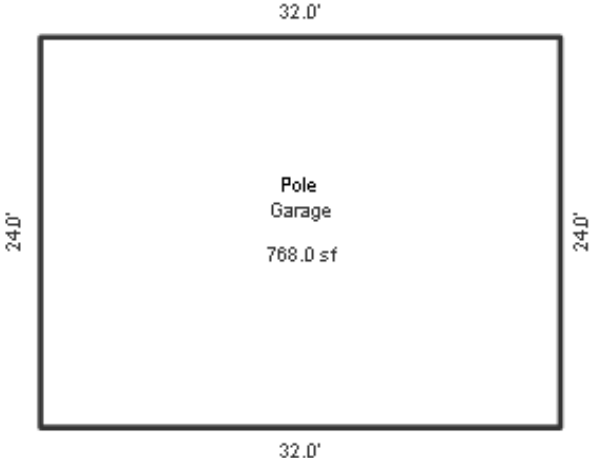
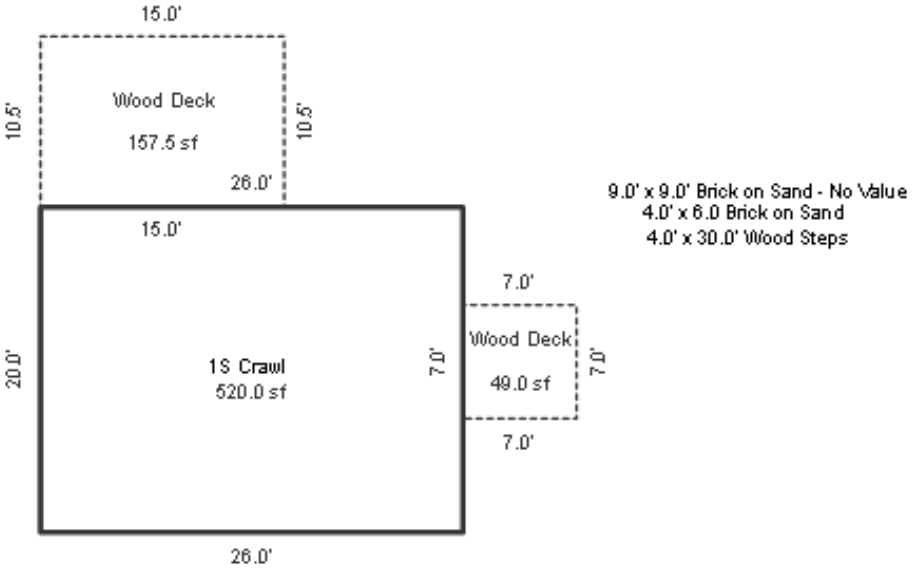
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G						96	WPP				
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 520 Total Base New : 100,570 Total Depr Cost: 60,342 Estimated T.C.V: 90,514									
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1965	
Room List		Doors		Solid		H.C.	(12) Electric			Ground Area = 520 SF Floor Area = 520 SF.						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:			100	Amps Service	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings	No. of Elec. Outlets			(13) Plumbing			1 Story Siding Crawl Space			Total:		65,153 39,092		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall					Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments					
(2) Windows		(7) Excavation	Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Plumbing Average Fixture(s) Porches WPP Deck Treated Wood Treated Wood Treated Wood			1		1,212 727		
X	Many Avg. X Few	Large Avg. Small	Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: CD Exterior: Pole (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet			96		2,513 1,508		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			157 49 120		3,405 1,677 2,839		2,043 1,006 1,703	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Notes:			Base Cost Water/Sewer Public Sewer Water Well, 50 Feet			768		18,010 10,806			
(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			SANITARY SEWER			1		0 0			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Notes:			1		0 0		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			768		18,010 10,806			
Chimney: Block											1		0 0			
											Totals:		100,570 60,342			
											ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:		90,514			

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





\*\*\* 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		P.R.E. 0%		MAP #:		2025 Est TCV 52,500						
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085		Public Improvements		* Factors *		Description		Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Tax Description		Dirt Road		Residentia 8 - 17 @\$5000		9.55 Acres		5000		100		47,750		
SEC 15 T22N R8W (TRACT*1997) THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 400 FT THOF & EXC E 200 FT THOF. 9.5477A.		X Paved Road		9.55 Total Acres		Total Est. Land Value =		47,750						
Comments/Influences		X Water		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value			
		X Sewer		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value			
		X Electric		LAND IMPROVE 5000		5,000.00		1		95		4,750		
		X Gas		Total Estimated Land Improvements True Cash Value =		4,750								
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		X Rolling												
		Low												
		High												
		Landscaped												
		X Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		X Wetland												
		X Flood Plain												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017 INSPECTED		2025		23,900		2,400	26,300					10,776C
		TPC 04/08/2013 INSPECTED		2024		14,300		2,400	16,700					10,452C
				2023		13,400		2,300	15,700					9,955C
				2022		9,600		2,300	11,900					9,481C



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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
8670 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	Garage	05/03/2007	20070221	Complete	
Owner's Name/Address	P.R.E. 100% 07/21/1994					
PARSONS CHARLES R & SUSAN E PO BOX 499 LAKE CITY MI 49651	MAP #: 2025 Est TCV 342,791 TCV/TFA: 173.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 15 T22N R8W W 400 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD & THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 930 FT THOF. 9.9492A.	X		Dirt Road			
Comments/Influences	X		Gravel Road			
015-011 IS ASSESSED W/THIS PCL	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
	X		Curb			
	X		Street Lights			
	X		Standard Utilities			
	X		Underground Utils.			

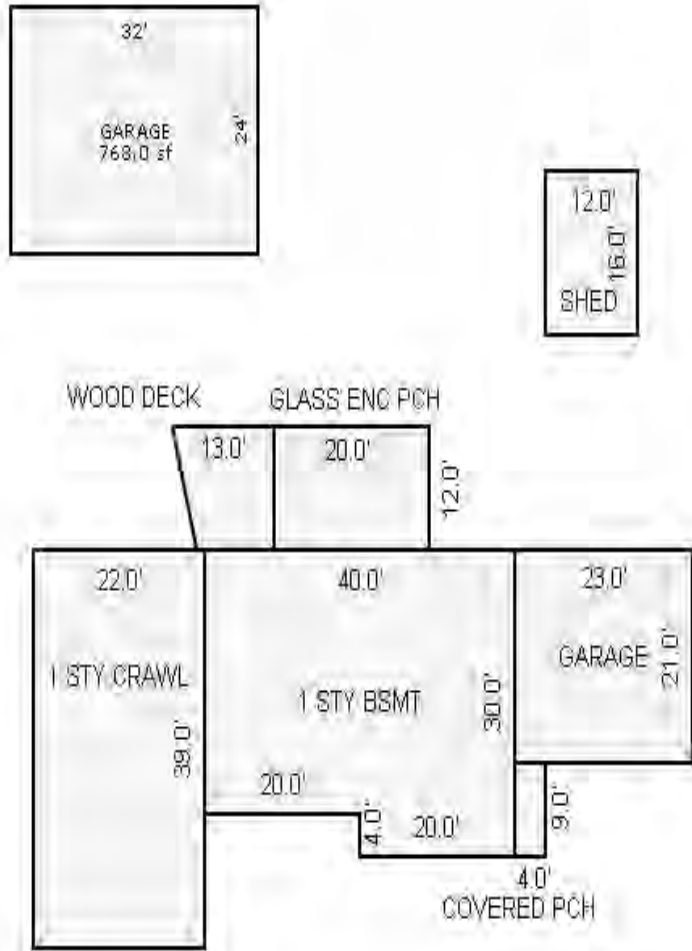


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	24,900	146,500	171,400			96,063C
X Rolling	2024	14,900	126,400	141,300			93,175C
X Low	2023	13,900	122,400	136,300			88,739C
High	2022	10,000	112,400	122,400			84,514C
X Landscaped							
X 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 Wood Stove Direct-Vented Ga	Area 240 80 36 144	Type WGEP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	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: 0 Mech. Doors: 0 Area: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			X Ex Ord Min			Size of Closets X Lg Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			
Building Style: 1S		Yr Built Remodeled 1981 0		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 1120 S.F. Crawl: 858 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:		(11) Heating System: Forced Air w/ Ducts Ground Area = 1978 SF Floor Area = 1978 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 858 1 Story Siding Basement 1,120 Total: 259,458 184,216	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(2) Windows X Many Avg. Large X Avg. Small		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(4) Chimney: Brick		(5) Storms & Screens		(6) Porches/Decks WGEP (1 Story) 240 16,958 CCP (1 Story) 80 2,274 CCP (1 Story) 36 1,140 Deck Treated Wood 144 3,292 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 483 21,721 15,422 Common Wall: 1 Wall 1 -2,647 -1,879 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 26,857 26,051 *		(7) Fireplaces Class: C Effec. Age: 29 Floor Area: 1,978 Total Base New : 352,905 Total Depr Cost: 257,546 Estimated T.C.V: 283,301 E.C.F. X 1.100		(8) Garage Bsmnt Garage: Carport Area: Roof:		Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981		Other Additions/Adjustments Exterior Brick Veneer 156 2,643 1,877 Plumbing Average Fixture(s) 1 1,455 1,033 3 Fixture Bath 1 4,580 3,252 2 Fixture Bath 1 3,064 2,175 Porches Ceramic Tile Floor 240 16,958 Ceramic Tile Wains 80 2,274 Ceramic Tub Alcove 36 1,140 Deck Treated Wood 144 3,292 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 483 21,721 15,422 Common Wall: 1 Wall 1 -2,647 -1,879 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 26,857 26,051 *	
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																			



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.

Property Address: W JENNINGS RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0%  
 Building Permit(s): MAP #: 2025 Est TCV 11,176  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: DOWN PAUL A & DAO NOI  
 1799 MATTHEW CT  
 SAINT JOSEPH MI 49085

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	100.00	475.50	1.1892	1.0442	90 100	11,176
			100 Actual Front Feet, 1.09 Total Acres Total Est. Land Value = 11,176						

Tax Description: SEC 15 T22N R8W (0\*1997) THE E'LY 200 FT OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD EXC E'LY 100 FT THOF. 1.14A.

Comments/Influences: SPLIT FROM 015-043-00 FOR 98

- 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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,600	0	5,600			2,934C
			2024	5,600	0	5,600			2,846C
			2023	4,300	0	4,300			2,711C
			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.

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. 100% 06/14/2000					
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 65,083 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 15 T22N R8W (0*1997) THE E'LY 100 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD. 1.06A.	X	Dirt Road		A 200' @ 90/FF	100.00	461.74	1.1892	1.0365	90 100	11,094
Comments/Influences		Gravel Road		100 Actual Front Feet, 1.06 Total Acres				Total Est. Land Value =		11,094

SEE SPLIT FILE  
SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER)  
SAME OWNER AS 010-025-95  
For 2009, add 624 sq ft pc not prev on roll.

SEE SPLIT FILE  
SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER)  
SAME OWNER AS 010-025-95  
For 2009, add 624 sq ft pc not prev on roll.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,500	27,000	32,500			18,411C
X Rolling	2024	5,500	23,200	28,700			17,858C
Low	2023	4,300	22,400	26,700			17,008C
High	2022	4,300	20,600	24,900			16,199C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

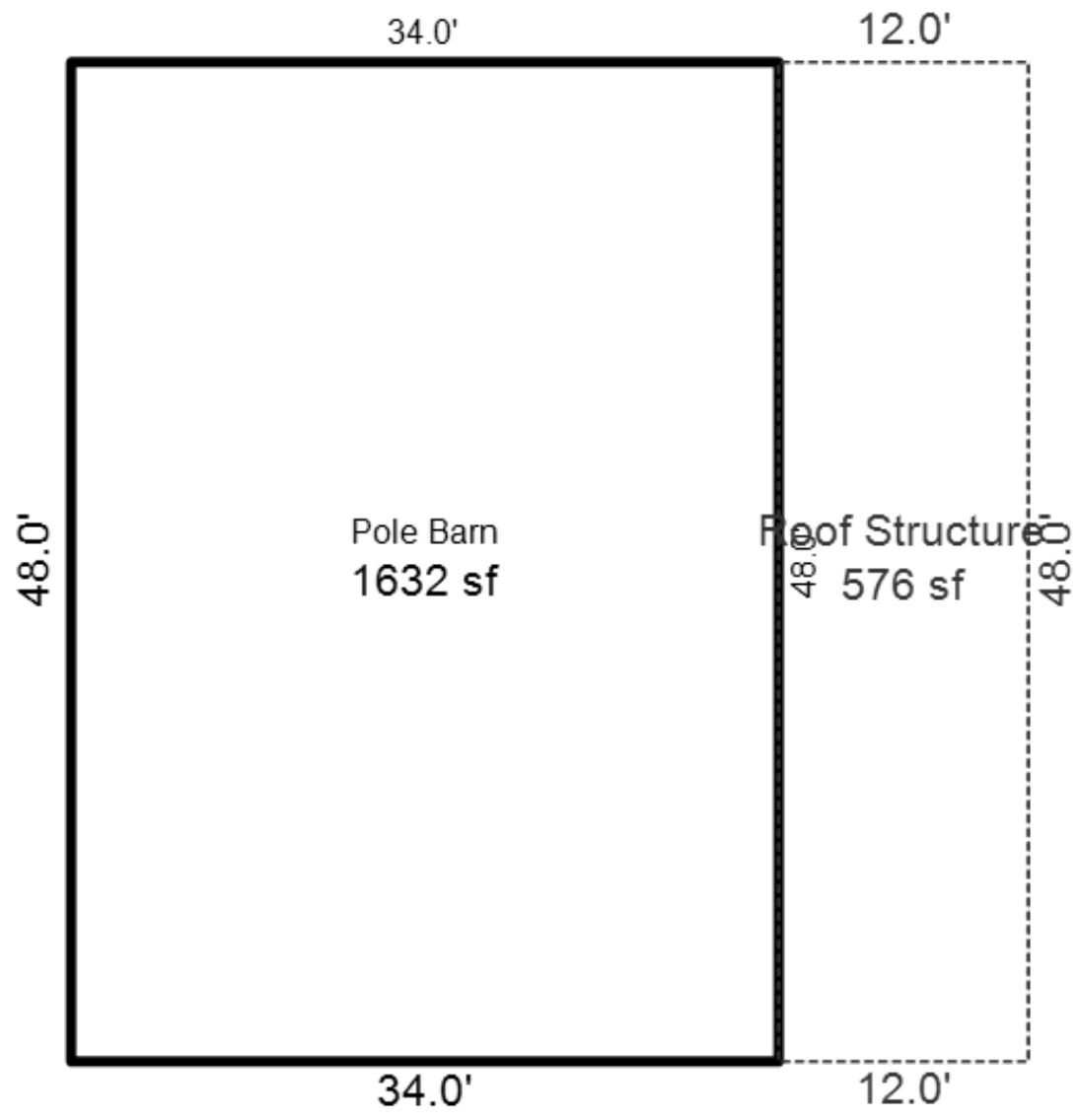
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 576	Type Roof Cover Onl	Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 1632 % 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 1998	Remodeled 0	Trim & Decoration		(12) Electric																																																																																					
	Condition: Average	Ex	Ord	Min		100 Amps Service																																																																																				
	Room List	Lg	Ord	Small		No./Qual. of Fixtures																																																																																				
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.		Ex. X Ord. Min																																																																																				
	(1) Exterior	(5) Floors			No. of Elec. Outlets																																																																																					
	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:			Many X Ave. 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																																																																																					
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	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:																																																																																					
	Asphalt Shingle	(10) Floor Support			Notes:																																																																																					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE CO HABITAT FOR	PITZ AMY	62,000	07/23/2009	WD	03-ARM'S LENGTH	2009/3152	DEED	100.0
FEDERAL NATIONAL MORTGAGE	MISSAUKEE CO HABITAT FOR	45,000	12/29/2008	OTH	21-NOT USED/OTHER	2009/0325	DEED	100.0
HUBBARD VALERIE	MORTGAGE ELECTRONIC REGIS	74,481	04/26/2008	SD	21-NOT USED/OTHER	2007/3856	DEED	0.0
MORTGAGE ELECTRONIC REGIS	FEDERAL NATIONAL MORTGAGE	0	11/28/2007	QC	21-NOT USED/OTHER	2007/4302	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9231 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/18/2023	2023-0437	100%
	P.R.E. 100% 05/01/2010		Remodel	01/21/2009	20090021	Complete

Owner's Name/Address	MAP #:
PITZ AMY 9231 W JENNINGS RD Lake City MI 49651	2025 Est TCV 138,724 TCV/TFA: 134.95

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 16 T22N R8W W 200 FT OF NE 1/4 OF NE 1/4 N OF RR R/W. 2.4242 A.	X		
Comments/Influences			
20809710 #54,900 2008			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X	Dirt Road	200.67	498.10	0.9992	1.0564	90	100	19,062
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
X	D/W/P: 3.5 Concrete	6.07	24	50	73
X	Wood Frame	25.88	96	50	1,242
	Total Estimated Land Improvements True Cash Value =				1,315

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,500	59,900	69,400			39,695C
2024	9,500	51,400	60,900			38,502C
2023	7,400	49,400	56,800			35,717C
2022	5,000	45,400	50,400			34,017C

Who When What

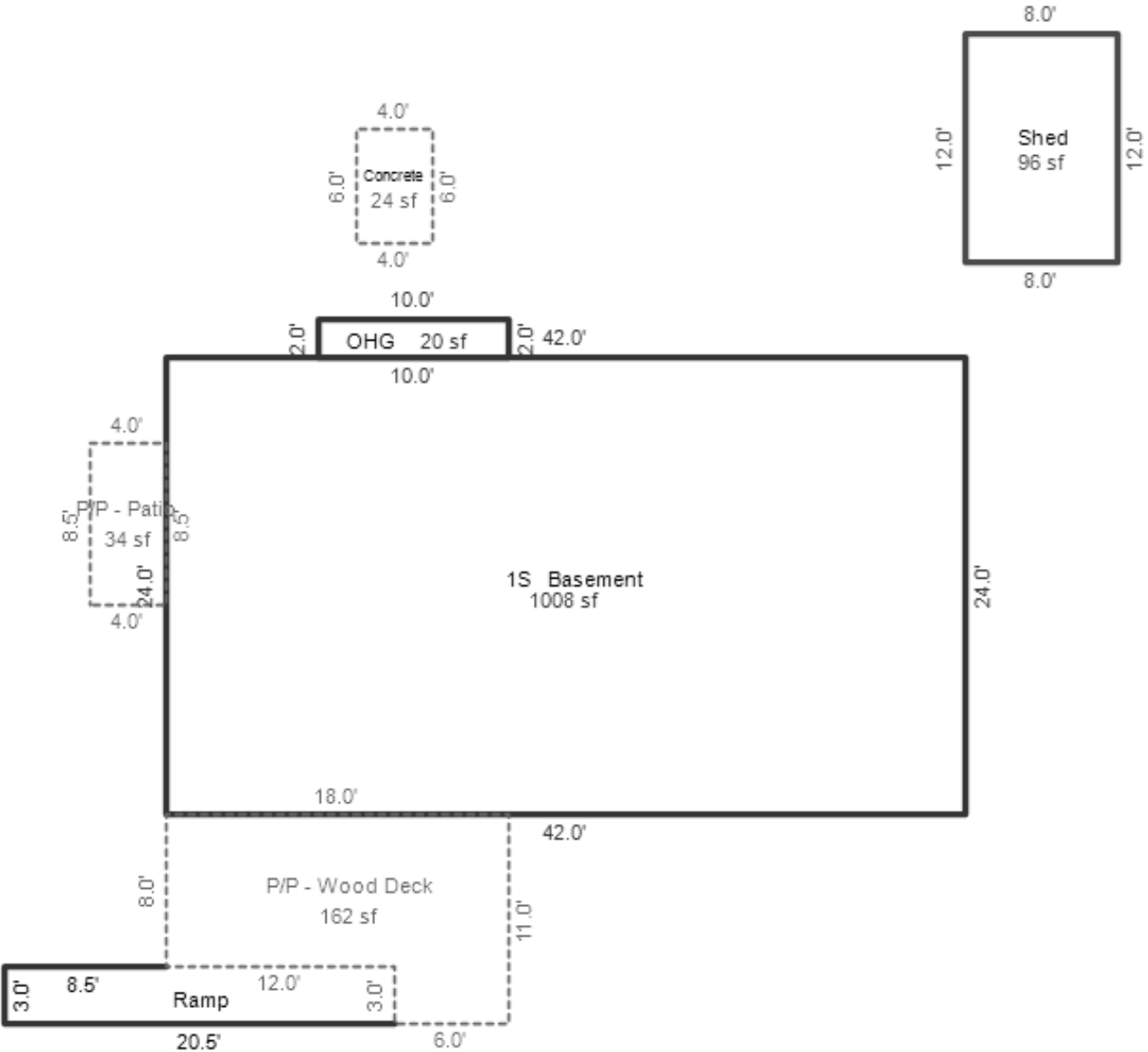
JWV 10/04/2023	INSPECTED	
TPC 05/06/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 34 16 162	Type CPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Doors		Solid X H.C.																												
Building Style: 1S		Yr Built 1975		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:																												
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		504		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support																												
X	Wood Sash Metal Sash Vinyl Sash	X	Double Hung Horiz. Slide Casement	X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																														
X	Gable Hip Flat	X	Gambrel Mansard Shed	1		1		1		1		1		1																												
X	Asphalt Shingle	Chimney: Block		1		1		1		1		1		1																												
(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 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 = 1008 SF Floor Area = 1028 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>20</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>135,487</td> <td>88,067</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 504 9,203 5,982 Basement, Outside Entrance, Below Grade 1 2,130 1,384 Plumbing Average Fixture(s) 1 1,212 788 3 Fixture Bath 1 3,805 2,473 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Ceramic Tile Floor 1 2,548 1,656 Porches CPP 34 853 554 CPP 16 416 270 Deck Treated Wood 162 3,477 2,260 Built-Ins Appliance Allow. 1 1,906 1,239 Totals: 165,522 107,588		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,008			1 Story	Siding	Overhang	20			Total:				135,487	88,067	Class: CD Effec. Age: 35 Floor Area: 1,028 Total Base New : 165,522 Total Depr Cost: 107,588 Estimated T.C.V: 118,347 E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																					
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1 Story	Siding	Overhang	20																																							
Total:				135,487	88,067																																					
Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:													118,347																													

\*\*\* 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.
		75,000	08/01/2002	WD	33-TO BE DETERMINED	02-0:3498	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9119 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DAHLQUIST BRENT & AUTUMN 122 HENDERSON PL CADILLAC MI 49601-9633	MAP #:					
	2025 Est TCV 134,961 TCV/TFA: 165.39					

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	193.87	519.30	1.0078	1.0674	90 100	18,770	
			194 Actual Front Feet, 2.31 Total Acres						Total Est. Land Value =	18,770

Tax Description			Land Improvement Cost Estimates				
. SEC 16 T22N R8W W 1/2 OF NE 1/4 OF NE 1/4 N OF RR R/W EXC W 469 FT THEREOF EXC JENNINGS RD LIBER 261 PG 852. 2.4598A.	X	Dirt Road	Description	Rate	Size % Good	Cash Value	
		Gravel Road					
Comments/Influences	X	Paved Road	D/W/P: 3.5 Concrete	6.07	162 46	452	
		Storm Sewer					
20902507 \$76,900 2009 EXP 185DOM	X	Sidewalk	Total Estimated Land Improvements True Cash Value =				452
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	9,400	58,100	67,500			41,468C
	Rolling		2024	9,400	49,800	59,200			40,222C
X	Low		2023	7,300	48,300	55,600			38,307C
	High		2022	4,800	47,900	52,700			36,483C
X	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

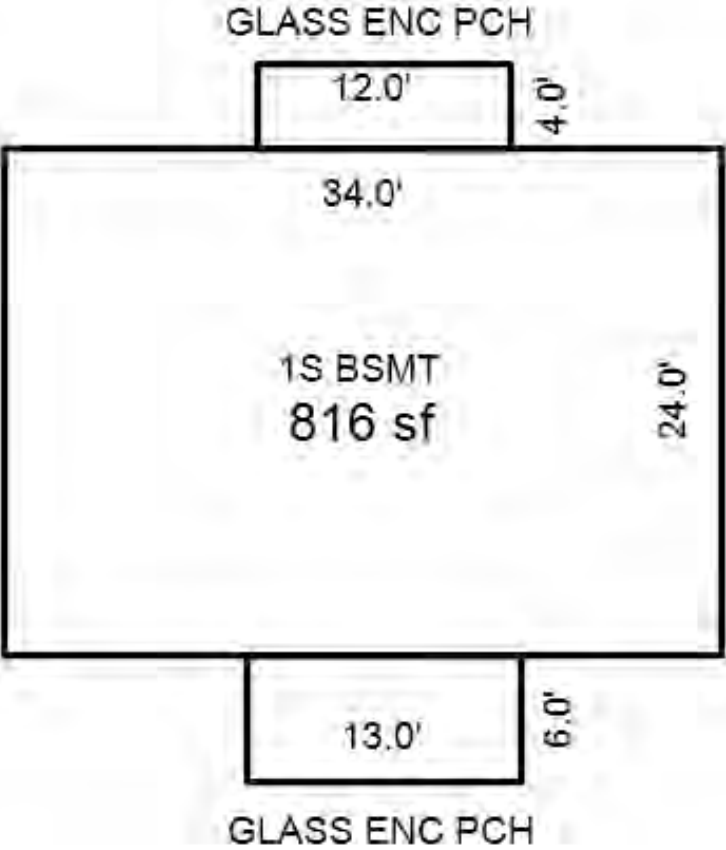
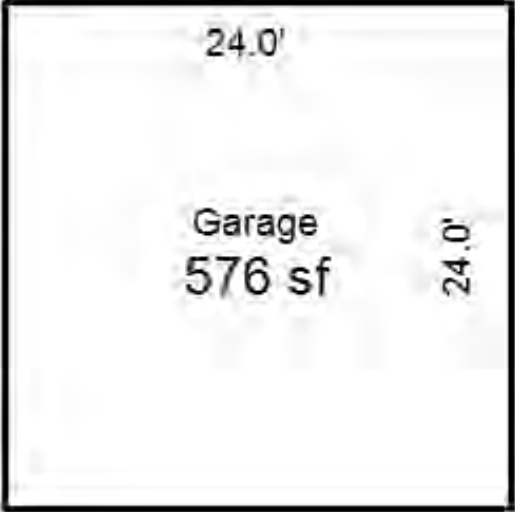


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																															
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: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																															
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 816 Total Base New : 177,657 Total Depr Cost: 105,217 Estimated T.C.V: 115,739		48 WGEP (1 Story) 78 WGEP (2 Story)		Bsmnt Garage: Carport Area: Roof:																																																																																																																																
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration		E.C.F. X 1.100		Condition: Average		Condition: Average																																																																																																																																
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets		Condition: Average		Condition: Average		Condition: Average																																																																																																																																
1957	1970	Lg	X	Ord	Small	Room List		Condition: Average		Condition: Average		Condition: Average																																																																																																																																
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric			No./Qual. of Fixtures		Condition: Average		Condition: Average		Condition: Average																																																																																																																															
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			Ex. X Ord. Min		Condition: Average		Condition: Average		Condition: Average																																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures		Condition: Average		Condition: Average		Condition: Average																																																																																																																															
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X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Condition: Average		Condition: Average		Condition: Average																																																																																																																															
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X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Condition: Average		Condition: Average		Condition: Average																																																																																																																															
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Lump Sum Items:		Condition: Average		Condition: Average		Condition: Average																																																																																																																															
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	Average Fixture(s)		1	1,212	727																																																																																																																																							
	2 Fixture Bath		1	2,559	1,535																																																																																																																																							
Water/Sewer																																																																																																																																												
	1000 Gal Septic		1	4,485	2,691																																																																																																																																							
	Water Well, 50 Feet		1	2,548	1,529																																																																																																																																							
Porches																																																																																																																																												
	WGEP (1 Story)		48	5,379	3,227																																																																																																																																							
	WGEP (2 Story)		78	11,765	7,059																																																																																																																																							
Garages																																																																																																																																												
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																																																																																																																																												
	Base Cost		576	19,509	11,705																																																																																																																																							
Built-Ins																																																																																																																																												
	Appliance Allow.		1	1,906	1,144																																																																																																																																							
Totals:				177,657	105,217																																																																																																																																							

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



\*\*\* 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
9081 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
SWINEHART TIM E 9081 W JENNINGS LAKE CITY MI 49651	2025 Est TCV 162,543 TCV/TFA: 126.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 16 T22N R8W E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF HWY EXC E 18 RDS THEREOF EXC JENNINGS RD LIBER 261 PG 850. 3.4469A.	X		* Factors *					
			A 200' @ 90/FF	330.00	454.08	0.8823	1.0322	90 100
			330 Actual Front Feet, 3.44 Total Acres Total Est. Land Value = 27,049					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 3.5 Concrete	5.70	40 60	137
			Total Estimated Land Improvements True Cash Value = 137			



Topography of Site	X 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	13,500	67,800	81,300
			2024	13,500	58,100	71,600			38,552C										
			2023	10,500	56,300	66,800			36,717C										
			2022	8,300	51,700	60,000			34,969C										

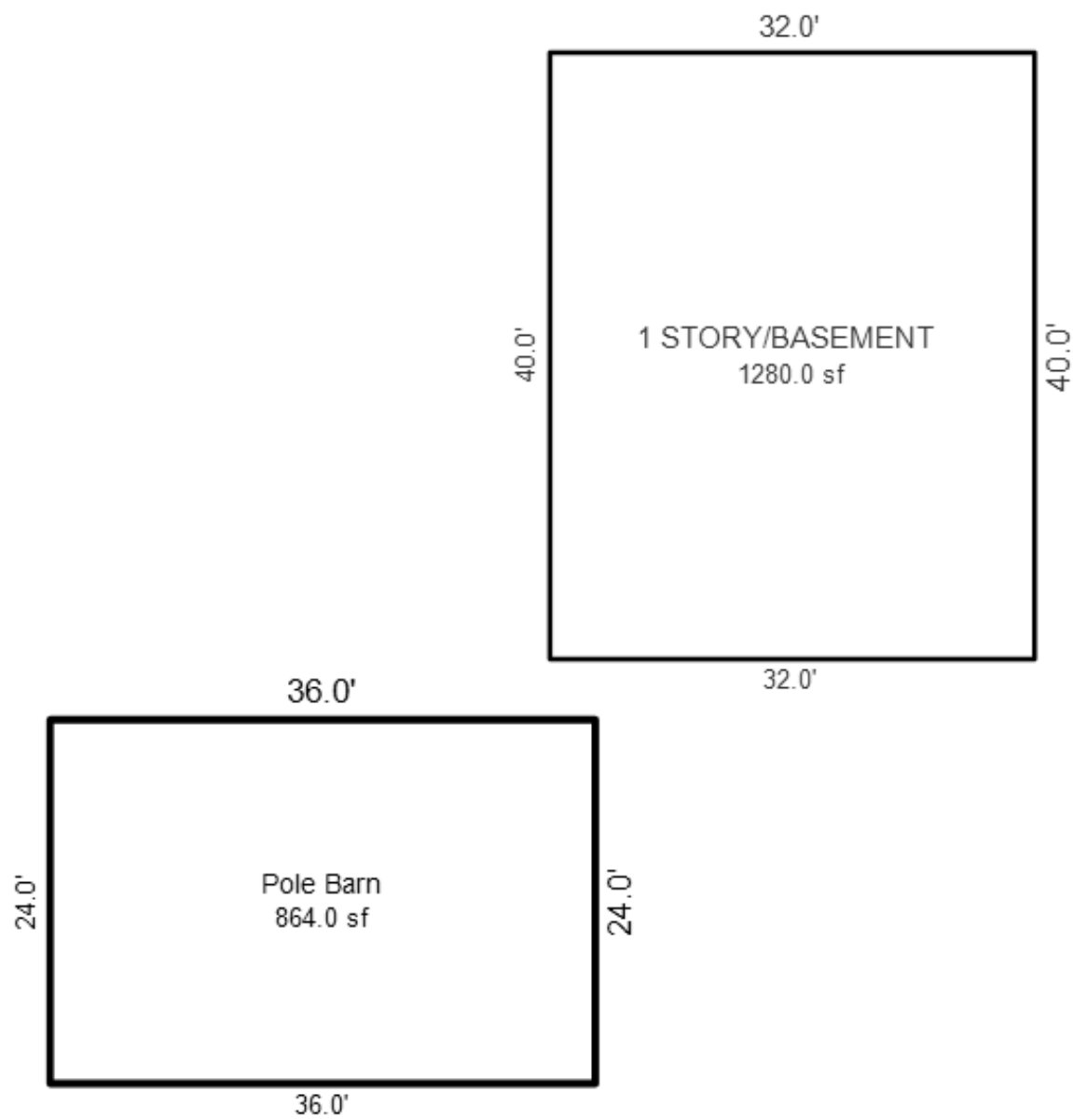
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1981 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 71 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 40 Floor Area: 1,280 Total Base New : 177,389 Total Depr Cost: 123,052 Estimated T.C.V: 135,357		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 : 177,389 Total Depr Cost: 123,052 Estimated T.C.V: 135,357		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1962	Remodeled 1994	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1962										
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Ground Area = 1280 SF		Floor Area = 1280 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story		Siding		Basement		1,280		Total:		147,560		101,874	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,010		717			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Plumbing		3 Fixture Bath		Softener, Auto		1		3,199		2,271			
(2) Windows		(7) Excavation		Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Water/Sewer		1000 Gal Septic		1		4,203		2,984					
X	Many Avg. Few	X	Large Avg. Small	Basement			3			Plumbing		3 Fixture Bath		Softener, Manual		1		3,199		2,271			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer		1000 Gal Septic		1		4,203		2,984					
X	Asphalt Shingle	(9) Basement Finish		1			Public Water			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		864		17,340		12,311		*	
(3) Roof		(10) Floor Support		1			Public Sewer			Built-Ins		Appliance Allow.		1		1,615		1,147					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			1000 Gal Septic			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		135,357									
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic			Lump Sum Items:													

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



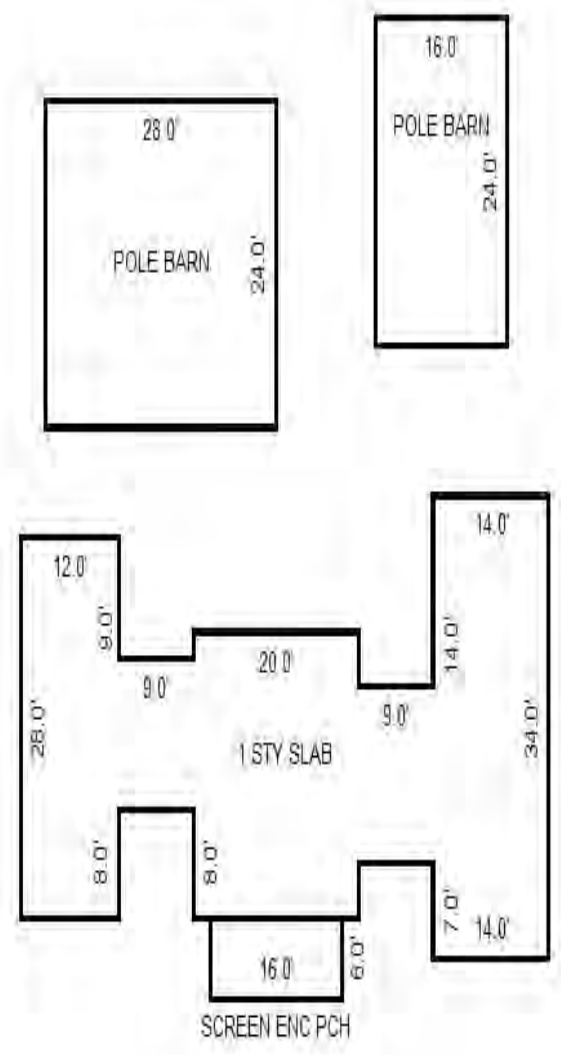
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status	
9051 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 100% 07/21/1994							
TESSLER AUGUST 9051 JENNINGS RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 153,522 TCV/TFA: 108.50					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
. SEC 16 T22N R8W E 18 RDS OF THAT PART OF NE 1/4 OF NE 1/4 LYING S OF HWY & N OF FORMER RR R/W ALSO ENTIRE FORMER RR R/W LYING ON & ACROSS NE 1/4 OF NE 1/4. 5.1903 A.		Public Improvements		* Factors *					
Comments/Influences		X Electric	X Gas	Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		X Gravel Road		A 200' @ 90/FF 333.00 678.91 0.8803 1.1414 90 100 30,114					
		X Paved Road		333 Actual Front Feet, 5.19 Total Acres Total Est. Land Value = 30,114					
		X Storm Sewer							
		X Sidewalk							
		X Water							
		X Sewer							
		X Topography of Site							
		X Level							
		X Rolling							
		X Low							
		X High							
		X Landscaped							
		X Swamp							
		X Wooded							
		X Pond							
		X Waterfront							
		X Ravine							
		X Wetland							
		X Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	15,100	61,700	76,800	40,144C
		TPC 12/27/2017 INSPECTED			2024	15,100	52,900	68,000	38,937C
					2023	11,700	51,300	63,000	37,083C
					2022	8,300	47,200	55,500	35,318C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 CSEP (1 Story)	Year Built: 1978 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	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										
Yr Built 1965	Remodeled 1981	Ex	Ord	X	Min										
Condition: Average		Size of Closets			Lg	Ord	X	Small							
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
			Kitchen: Other: Other:	200 Amps Service											
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S							
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Ex. X Ord. Min			Many X Ave. Few			(11) Heating System: Space Heater Ground Area = 1415 SF Floor Area = 1415 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas							
(2) Windows		(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost							
	Many Avg. X Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Slab 1,415 Total: 134,320 85,966							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1415 S.F. Height to Joists: 0.0			Other Additions/Adjustments			Plumbing							
X		(8) Basement			Average Fixture(s)			1 1,010 646							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			1000 Gal Septic 1 4,203 2,690 Water Well, 50 Feet 1 2,462 1,576							
X		(9) Basement Finish			Porches			CSEP (1 Story) 96 3,762 2,408							
X		(10) Floor Support			Garages			Class: D Exterior: Pole (Unfinished) Base Cost 672 14,240 9,114 Class: D Exterior: Pole (Unfinished) Base Cost 384 9,516 8,755 *							
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Built-Ins			Appliance Allow. 1 1,615 1,034							
X		Joists: Unsupported Len: Cntr.Sup:			Notes:			Totals: 171,128 112,189 ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 123,408							

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



Sketch by Apea 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEMPLEMAN ALEXANDER	TEMPLEMAN ALEXANDER & DOS	0	10/04/2023	QC	09-FAMILY	2023-02689	DEED	0.0
WRIGHT WILLIAM M & LILLIA	TEMPLEMAN ALEXANDER	70,500	03/03/2017	WD	03-ARM'S LENGTH	2016-00656	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2150 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/11/2023					
Owner's Name/Address	MAP #:					
TEMPLEMAN ALEXANDER & DOSCH LINDA M 2150 S BLODGETT RD LAKE CITY MI 49651	2025 Est TCV 166,971 TCV/TFA: 133.79					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 16 T22N R8W NE 1/4 OF NE 1/4 LYING S OF RR R/W EXC S 30 RDS THEREOF. 7 A.	X		Dirt Road			
			Gravel Road			
Comments/Influences	X		Paved Road			
			Storm Sewer			

Land Improvement Cost Estimates		* Factors *			
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Concrete	5.98	750	0	0	
D/W/P: 4in Concrete	5.98	200	0	0	
Wood Frame	23.07	96	50	1,107	
Wood Frame	18.27	324	50	2,959	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVE 1000	1,000.00	1	95	950	
Total Estimated Land Improvements True Cash Value =				5,016	



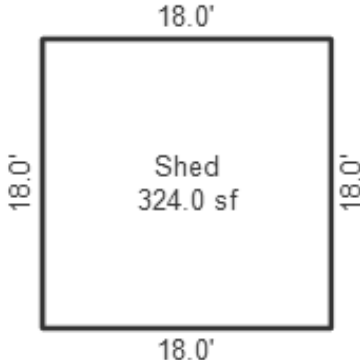
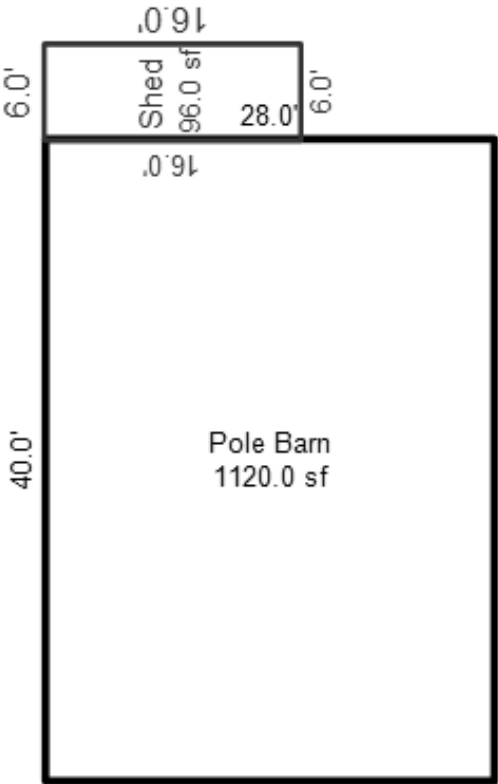
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	21,000	62,500	83,500			42,947C
	Rolling	2024	10,500	59,600	70,100			41,656C
	Low	2023	10,500	51,900	62,400		62,400A	39,673C
	High	2022	8,800	45,400	54,200		54,200A	37,784C
X	Landscaped							
X	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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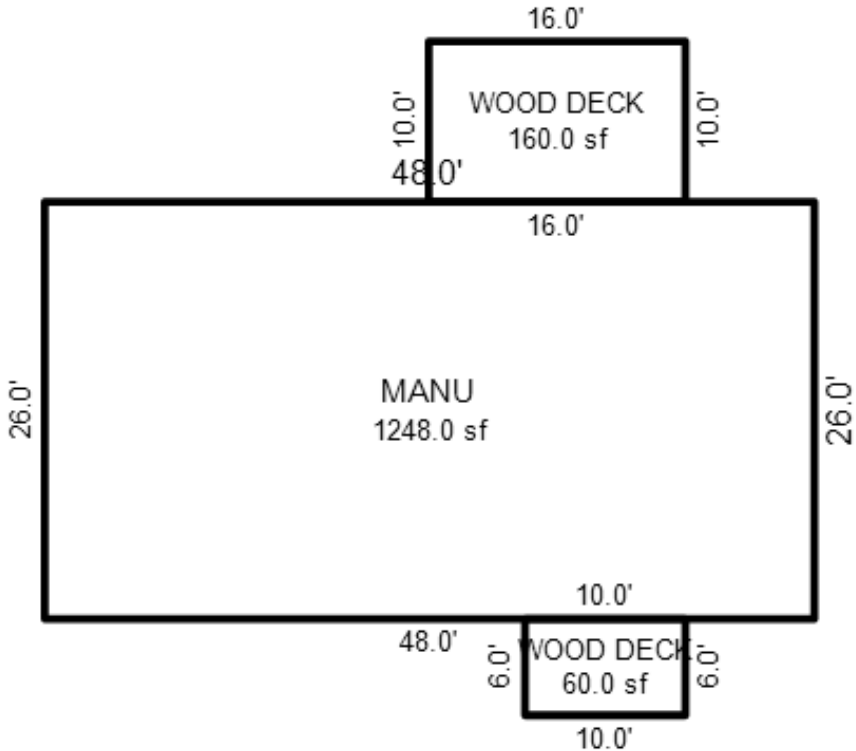
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 60 160	Type Treated Wood Treated Wood	Year Built: 1998 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: D +10 Effec. Age: 20 Floor Area: 1,248 Total Base New : 187,450 Total Depr Cost: 149,944 Estimated T.C.V: 119,955		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			E.C.F. X 0.800						
Condition: Average		Size of Closets		Lg			X	Ord		Small						
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			E.C.F. X 0.800						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			E.C.F. X 0.800						
(1) Exterior		Kitchens:		200 Amps Service			No./Qual. of Fixtures			E.C.F. X 0.800						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.			X	Ord.		Min						
X		X	Drywall	No. of Elec. Outlets			Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,248 Total: 145,697 116,543						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1248 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 808 3 Fixture Bath 1 3,199 2,559 Water/Sewer 1000 Gal Septic 1 4,203 3,362 Water Well, 100 Feet 1 5,428 4,342 Deck Treated Wood 60 1,847 1,478 Treated Wood 160 3,373 2,698 Built-Ins Appliance Allow. 1 1,615 1,292 Garages Class: D Exterior: Pole (Unfinished) Base Cost 1120 21,078 16,862 Totals: 187,450 149,944								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 119,955						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		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: Metal																

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



concrete



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FARRIS TERRANCE & SANDRA	BROWN PAUL	0	04/21/2023	WD	16-LC PAYOFF	2023-01252	DEED	0.0
FARRIS TERRENCE & SANDRA	BROWN PAUL	20,000	03/29/2018	LC	03-ARM'S LENGTH	2018-00917	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: BROWN PAUL  
 1300 N WAVERLY RD  
 LANSING MI 48917  
 2025 Est TCV 25,057 TCV/TFA: 32.63

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 123.33 830.00 1.1285 1.2002 90 100 15,034  
 123 Actual Front Feet, 2.35 Total Acres Total Est. Land Value = 15,034

Tax Description: . SEC 16 T22N R8W THAT PART OF E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF HWY. 2.35 A.  
 Comments/Influences: LARGE HOLE..LITTLE BUILDING AREA

- X Improved
- X Vacant
- X Public Improvements
  - 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
- X Rolling
- Low
- High
- Landscaped
- X Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- X Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,500	5,000	12,500			6,306C
2024	7,500	5,100	12,600			6,117C
2023	5,800	5,100	10,900			5,826C
2022	1,900	4,200	6,100			5,549C

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Desc. of Bldg/Section:  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D  
 Floor Area: 768  
 Gross Bldg Area: 768  
 Stories Above Grd  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 25  
 Physical %Good: 36  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story  
 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

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average  
 Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 35.13

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.85 100%  
 Adjusted Square Foot Cost for Upper Floors = 38.98

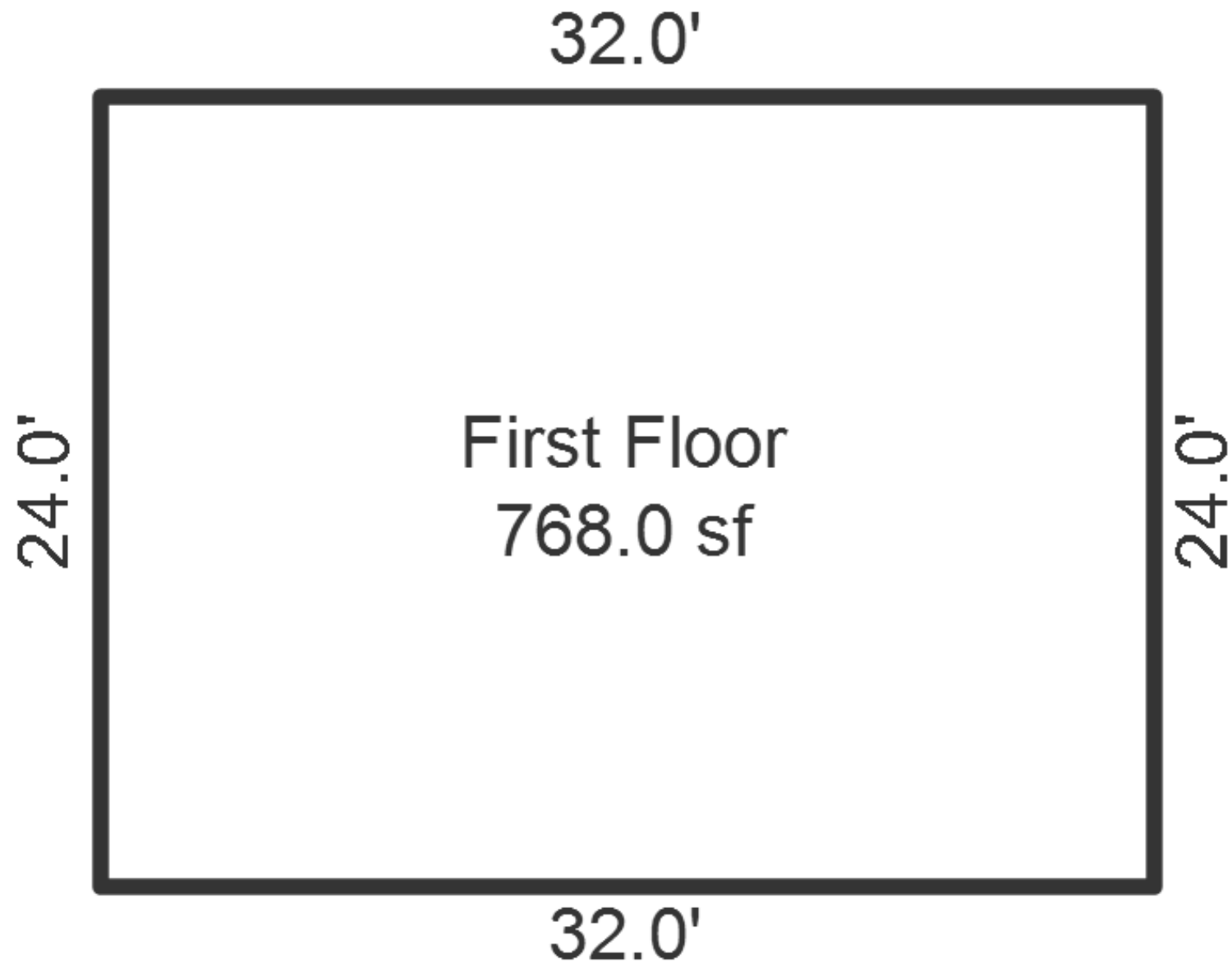
Total Floor Area: 768 Base Cost New of Upper Floors = 29,936

Reproduction/Replacement Cost = 29,936  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0  
 Total Depreciated Cost = 10,777

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 10,023  
 Replacement Cost/Floor Area= 38.98 Est. TCV/Floor Area= 13.05

(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	
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.
HAMMOND JAMES R & LINDSEY	HOUK SETH & KOCH KOURTNEY	232,500	12/16/2021	WD	03-ARM'S LENGTH	2021-04337	PROPERTY TRANSFER	100.0
BEERENS KELLY W	HAMMOND JAMES R & LINDSEY	215,000	06/08/2021	WD	03-ARM'S LENGTH	2021-02035	PROPERTY TRANSFER	100.0
PIERSON KIMBERLY	BEERENS KELLY W	128,500	02/18/2015	WD	03-ARM'S LENGTH	2015-00581	PROPERTY TRANSFER	100.0
US BANK NATIONAL ASSOCIAT	PIERSON KIMBERLY	44,000	12/03/2010	CD	11-FROM LENDING INSTITUT	2010-5389CD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9131 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	11/16/2021	2021-0810	Canceled
	P.R.E. 100% 06/08/2021		ALTERATION	01/03/2012	2012-0001	100%

Owner's Name/Address	MAP #:	2025 Est TCV 253,480 TCV/TFA: 164.17
HOUK SETH & KOCH KOURTNEY 9131 W JENNINGS RD LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																								
SEC 16 T22N R8W E 269 FT OF W 469 FT OF W 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W. 3.2606 A.	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>269.00</td> <td>508.80</td> <td>0.9286</td> <td>1.0620</td> <td>90</td> <td>100</td> <td></td> <td>23,875</td> </tr> <tr> <td colspan="8">269 Actual Front Feet, 3.14 Total Acres</td> <td>Total Est. Land Value = 23,875</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	269.00	508.80	0.9286	1.0620	90	100		23,875	269 Actual Front Feet, 3.14 Total Acres								Total Est. Land Value = 23,875													
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																				
A 200' @ 90/FF	269.00	508.80	0.9286	1.0620	90	100		23,875																																				
269 Actual Front Feet, 3.14 Total Acres								Total Est. Land Value = 23,875																																				
Comments/Influences	X			<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: 4in Concrete</td> <td>6.87</td> <td>291</td> <td>50</td> <td>999</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>50</td> <td>50</td> <td>162</td> </tr> <tr> <td>Fencing: Wire Mesh, #11</td> <td>3.21</td> <td>320</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>22.34</td> <td>392</td> <td>50</td> <td>4,378</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 1000</td> <td>1,000.00</td> <td>1</td> <td>94</td> <td>940</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>6,479</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.87	291	50	999	D/W/P: 3.5 Concrete	6.49	50	50	162	Fencing: Wire Mesh, #11	3.21	320	0	0	Wood Frame	22.34	392	50	4,378	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	94	940	Total Estimated Land Improvements True Cash Value =				6,479
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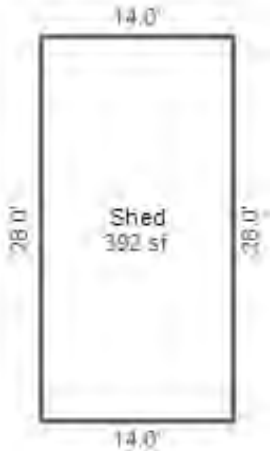
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	11,900	114,800	126,700			102,527C
X Rolling	2024	11,900	99,000	110,900			99,445C
X Low	2023	9,300	95,800	105,100			94,710C
X High	2022	6,700	83,500	90,200			90,200S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type WPP	Year Built: 1985 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C +10 Effec. Age: 25 Floor Area: 1,544 Total Base New : 270,464 Total Depr Cost: 202,842 Estimated T.C.V: 223,126		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:													
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Heat Base New : 270,464 Total Depr Cost: 202,842 Estimated T.C.V: 223,126		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:												
Yr Built 1969 201	Remodeled 2018	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 10		Blt 1969													
Condition: Average		Lg	X	Ord	Small	100 Amps Service			Ground Area = 1344 SF		Floor Area = 1544 SF.															
Room List		Doors		Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas															
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:			100 Amps Service			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			100 Amps Service			1.25 Story		Siding		Crawl Space		798									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Siding		Basement		480										
(2) Windows		(8) Basement			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
X	Many Avg.	X	Large Avg.	Basement: 480 S.F. Crawl: 798 S.F. Slab: 66 S.F. Height to Joists: 0.0			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
(3) Roof		(11) Heating/Cooling			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
X	Gable Hip Flat	Gambrel Mansard Shed	480 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724		
X	Asphalt Shingle	(12) Electric			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
Chimney:		(13) Plumbing			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		(14) Water/Sewer			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		(15) Fireplaces			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		(16) Porches/Decks			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		(17) Garage			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		Joists: Unsupported Len: Cntr.Sup:			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		Lump Sum Items:			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		Notes:			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		ECF (4012 RURAL METES & BOUNDS) 1.100 => TC			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			
		V: 223,126			100 Amps Service			100 Amps Service			1 Story		Siding		Slab		66		Total:		218,305		163,724			

\*\*\* 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	
2230 BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		08/04/2020	2020-0390	100%	
Owner's Name/Address		P.R.E. 100% 07/21/1994							
CHASE MICHAEL P 2230 BLODGETT RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 244,000 TCV/TFA: 158.85					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
. SEC 16 T22N R8W S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		Residentia 8 - 17	@\$5000	10.00	Acres	5000 100	50,000
		Paved Road		10.00 Total Acres Total Est. Land Value = 50,000					
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	6.07	384	0	0	
		Sewer		D/W/P: Asphalt Paving	2.85	3400	0	0	
		Electric		Residential Local Cost Land Improvements					
		Gas		Description	Rate	Size	% Good	Cash Value	
		Curb		LAND IMPROVE 5000	5,000.00	1	100	5,000	
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,000					
		Standard Utilities							
		Underground Utils.							
Topography of Site									
Level									
X Rolling									
Low									
X High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2025	25,000	97,000	122,000	66,745C		
TPC 12/27/2017	INSPECTED		2024	15,000	83,500	98,500	64,739C		
TPC 08/10/2015	INSPECTED		2023	14,000	81,000	95,000	61,657C		
TPC 09/25/2012	INSPECTED		2022	10,000	74,700	84,700	58,721C		



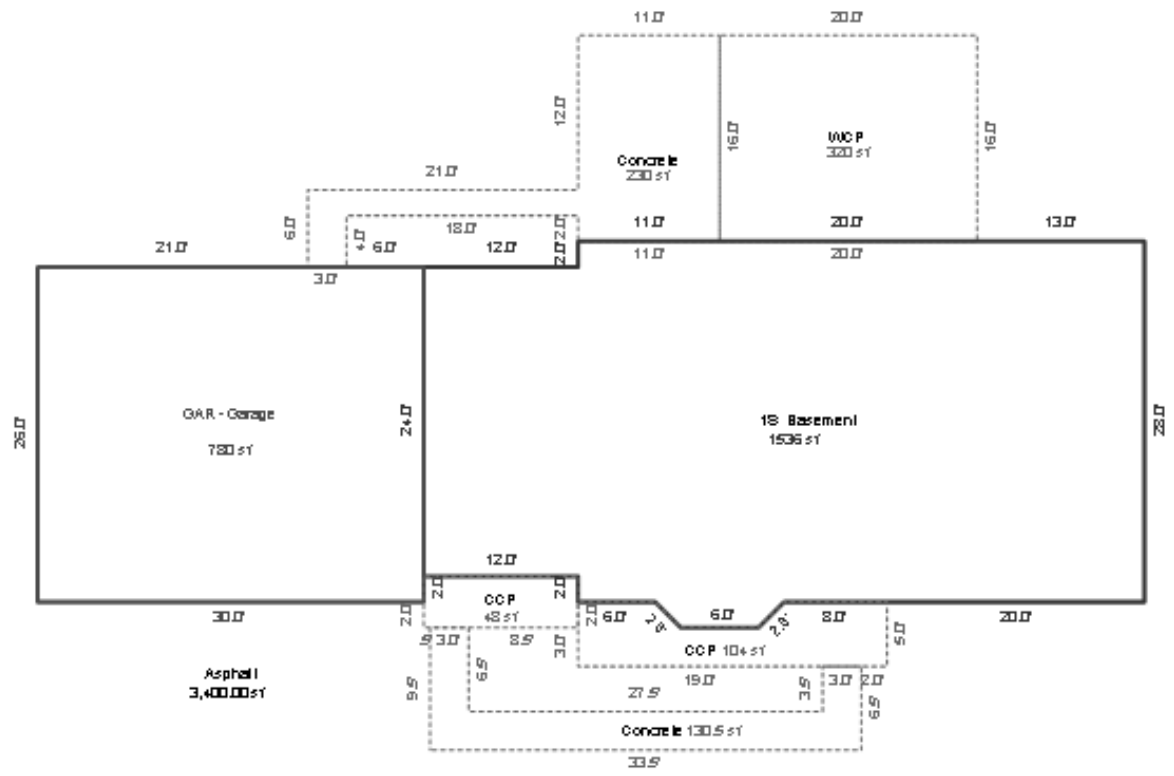
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1973 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: 780 % 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			48	CCP	(1 Story)	Bsmnt Garage:																			
Building Style: 1S						Size of Closets			Central Air Wood Furnace			104	CCP	(1 Story)		Carport Area: Roof:																		
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min				Class: CD Effec. Age: 35 Floor Area: 1,536 Total Base New : 264,336 Total Depr Cost: 171,818 Estimated T.C.V: 189,000																								
Condition: Average		Lg			X	Ord		Small				E.C.F. X 1.100																						
Room List		Doors		Solid	X	H.C.	(5) Floors			(12) Electric																								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			No./Qual. of Fixtures			150 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1973																				
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			150 Amps Service			Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many			X	Ave.		Few																					
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)			Building Areas																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2 Fixture Bath			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			1			3 Fixture Bath			Plumbing			1 Story			Siding			Basement			1,536			Total:			190,667			123,933		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2 Fixture Bath			Water/Sewer			1000 Gal Septic			1			4,485			2,915								
X	Storms & Screens	(9) Basement Finish			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Water Well, 50 Feet			1			2,548			1,656											
(3) Roof		(10) Floor Support			1			1000 Gal Septic			1			2000 Gal Septic			Porches			CCP (1 Story)			48			1,317			856					
X	Gable Hip Flat	Gambrel Mansard Shed			1			Public Water			1			Public Sewer			Ceramic Tile Floor			CCP (1 Story)			104			2,627			1,708					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1			Water Well			1			Ceramic Tile Wains			WCP (1 Story)			320			9,226			5,997								
Chimney:		(14) Water/Sewer			1			1000 Gal Septic			1			Ceramic Tub Alcove Vent Fan			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			780			27,144			17,644		
		Lump Sum Items:			1			2000 Gal Septic			1			Common Wall: 1 Wall			Door Opener			1			478			311								
					1			Lump Sum Items:			1			Class: CD Exterior: Pole (Unfinished)			Base Cost			768			18,010			11,706								
					1			Lump Sum Items:			1			Built-Ins			Appliance Allow.			1			1,906			1,239								
					1			Lump Sum Items:			1			Fireplaces			Interior 1 Story			1			4,633			3,011								
					1			Lump Sum Items:			1			<<<<< 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.
SWEET BETTY L TTEE	CHASE MIKE & DENISE	14,000	02/02/2015	WD	03-ARM'S LENGTH	2015-00523	PROPERTY TRANSFER	100.0
SWEET BETTY (SURVIVOR OF	SWEET BETTY L TRUST	0	10/23/2007	WD	21-NOT USED/OTHER	2007/3753	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2210 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	08/10/2015	2015-2210	100%

Owner's Name/Address	MAP #:
CHASE MIKE & DENISE 2230 S BLODGETT RD LAKE CITY MI 49651	2025 Est TCV 30,656

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 3 - 7	@\$6000	5.00	Acres	6000	100		30,000
			5.00 Total Acres			Total Est. Land Value =		30,000		

Tax Description	X	Land Improvement Cost Estimates			
. SEC 16 T22N R8W S 165 FT OF N 3/4 OF NE 1/4 OF NE 1/4. 5 A.		Description	Rate	Size % Good	Cash Value
Comments/Influences		Wood Frame	21.88	120 25	656
		Total Estimated Land Improvements True Cash Value =			656

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	15,000	300	15,300			7,388C
TPC	05/30/2022	INSPECTED	2024	7,500	300	7,800			7,166C
TPC	04/30/2021	INSPECTED	2023	7,500	300	7,800			6,825C
TPC	12/27/2017	INSPECTED	2022	6,300	200	6,500			6,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN DAVID PATRICK	DEPARTMENT OF AGRICULTURE	0	08/23/2017	OTH	33-TO BE DETERMINED	2017-02892	DEED	0.0
SHERMAN DAVID PATRICK	SHERMAN DAVID PATRICK	0	05/06/2016	WD	09-FAMILY	2106-01629	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
9491 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/19/2016 Qual. Ag.					
Owner's Name/Address	MAP #:					
SHERMAN DAVID PATRICK 9491 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 342,833 TCV/TFA: 360.50					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture									
					* Factors *								
Comments/Influences		Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
				Dirt Road	AGRICULTRU 66 - 120 Acres	40.00 Acres		3200	100			128,000	
				Gravel Road	AGRICULTRU UNTILLABLE	39.00 Acres		3000	100			117,000	
				Paved Road	AGRICULTRU ROW	1.00 Acres		0	100			0	
				Storm Sewer	80.00 Total Acres Total Est. Land Value =								245,000

X	Public Improvements	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
	Electric	D/W/P: 3.5 Concrete	6.15	24	50	74
	Gas	D/W/P: 3.5 Concrete	6.15	336	50	1,033
	Curb	Total Estimated Land Improvements True Cash Value =				1,107

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Level	2025	122,500	48,900	171,400	
	Rolling	2024	136,500	42,800	179,300			52,739C
	Low	2023	107,100	44,900	152,000			50,228C
	High	2022	98,200	38,400	136,600			47,837C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

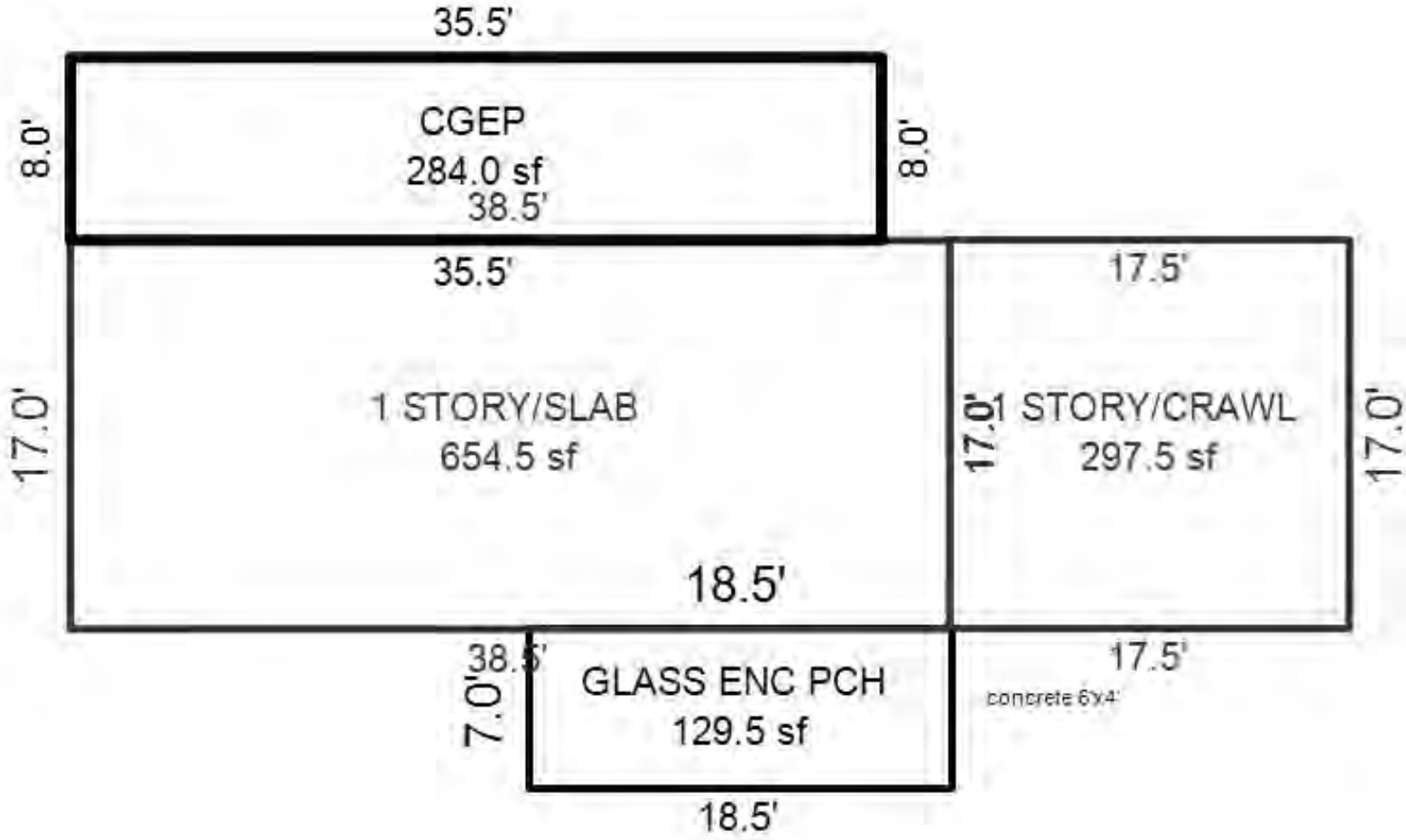


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 284 130	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 951 Total Base New : 127,609 Total Depr Cost: 70,186 Estimated T.C.V: 77,204			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1952	Remodeled 0	Ex	Ord	X	Min	Size of Closets Lg Ord X Small			Central Air Wood Furnace							
Condition: Average		(5) Floors		(12) Electric			60 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 951 SF Floor Area = 951 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1952	
Room List Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 654 1 Story Siding Crawl Space 297 Total: 98,764 54,321						
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 50 Feet 1 2,462 1,354 Porches CGEP (1 Story) 284 12,363 6,800 CGEP (1 Story) 130 7,192 3,956 Built-Ins Appliance Allow. 1 1,615 888 Totals: 127,609 70,186						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			(14) Water/Sewer			Notes:  ECF (101 AGRICULTURE) 1.100 => TCV: 77,204						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 297 S.F. Slab: 654 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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



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

Building Type	Barn - General Purpose	Utility Lean-Tos	Utility Lean-Tos	Loafing Sheds	Loafing Sheds
Year Built					
Class/Construction	D,Frame	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 138	Lean-To, 44	Lean-To, 60	Lean-To, 128	Lean-To, 68
Height	14	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 x 29 = 1160	24 x 10 = 240	10 x 40 = 400	48 x 16 = 768	18 x 16 = 288
Cost New	\$ 33,130	\$ 1,893	\$ 2,910	\$ 6,276	\$ 2,730
Phy./Func./Econ. %Good	20/25/100 5.0	20/100/100 20.0	20/100/100 20.0	64/100/100 64.0	64/100/100 64.0
Depreciated Cost	\$ 1,657	\$ 379	\$ 582	\$ 4,017	\$ 1,747
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.700	X 0.700	X 0.700	X 0.700	X 0.700
% Good	20	20	20	64	64
Est. True Cash Value	\$ 1,160	\$ 265	\$ 407	\$ 2,812	\$ 1,223
Comments:	BARN ADJACENT/SE OF HOUS	ATTACHED TO BARN	ATTACHED TO BARN NEAR HO		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5867 / All Cards: 19522					

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



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

Building Type	Loafing Sheds	Loafing Sheds	Loafing Sheds	Barn - General Purpose	
Year Built	2015			2016	
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	Lean-To, 76	Lean-To, 84	Lean-To, 136	Lean-To, 80	
Height	10	10	10	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	24 x 14 = 336	16 x 26 = 416	50 x 18 = 900	24 x 16 = 384	
Cost New	\$ 3,139	\$ 3,725	\$ 7,142	\$ 9,733	
Phy./Func./Econ. %Good	96/100/100 96.0	64/100/100 64.0	64/100/100 64.0	98/100/100 98.0	
Depreciated Cost	\$ 3,013	\$ 2,384	\$ 4,571	\$ 9,538	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 0.700	X 0.700	X 0.700	X 0.700	
% Good	96	64	64	98	
Est. True Cash Value	\$ 2,109	\$ 1,669	\$ 3,200	\$ 6,677	
Comments:				NEW ON 2016 GOOGLE EARTH	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13655 / All Cards: 19522					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE MICHAEL P & DENISE	CHASE LOGAN	60,000	04/19/2022	LC	09-FAMILY	2022-01371	PROPERTY TRANSFER	0.0
BALDWIN ROBERT	CHASE MICHAEL P &	59,000	03/01/2004	WD	03-ARM'S LENGTH	04-0/0753	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2266 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Garage	05/04/2012	2012-0158	100%

Owner's Name/Address	MAP #:
CHASE MICHAEL P & DENISE K 2266 S BLODGETT RD LAKE CITY MI 49651	2025 Est TCV 117,289 TCV/TFA: 139.63

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 EXC N99 FT OF E 440 FT THEREOF. 9 A.	X		Residentia 8 - 17 @ \$5000	9.00 Acres	5000 100	45,000
Comments/Influences			9.00 Total Acres Total Est. Land Value =			45,000

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	D/W/P: Asphalt Paving	3.56	1200 0	0
			Metal Prefab/Conc.	31.02	162 50	2,512
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	35.48	117 50	2,075
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 100	1,000
			Total Estimated Land Improvements True Cash Value =			5,587



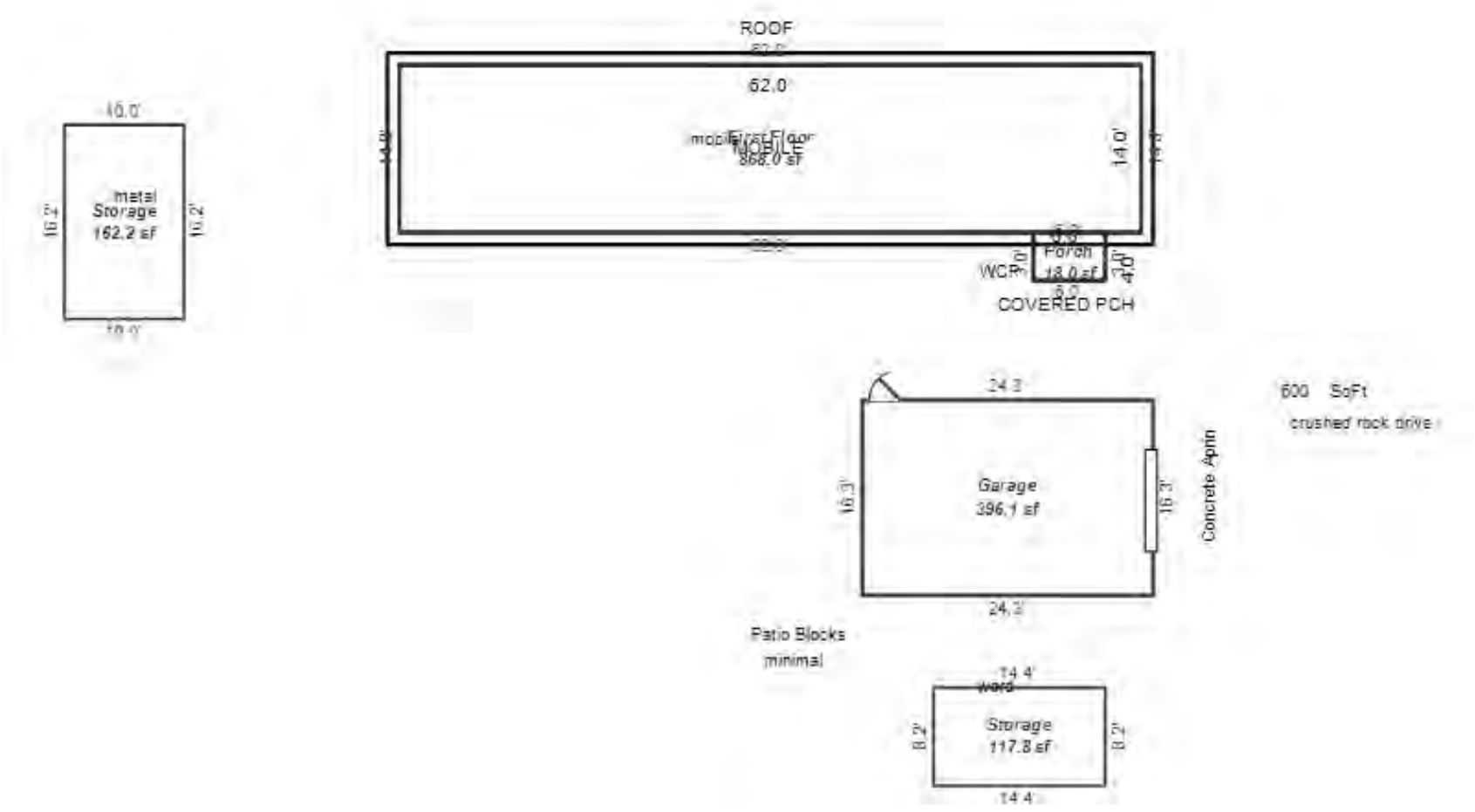
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	22,500	36,100	58,600			30,932C
X Rolling	2024	13,500	36,700	50,200			30,002C
X Low	2023	12,600	39,600	52,200			28,574C
X High	2022	9,000	32,900	41,900			27,214C

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/17/2018	INSPECTED	2024	13,500	36,700	50,200			30,002C
TPC	12/27/2017	INSPECTED	2023	12,600	39,600	52,200			28,574C
TPC	08/10/2015	INSPECTED	2022	9,000	32,900	41,900			27,214C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE MICHAEL P & DENISE	HARRISON JENNIFER	9,500	07/11/2011	WD	03-ARM'S LENGTH	2011-02191	DEED	0.0
ROBBINS JEFFREY D & LORI	CHASE MICHAEL P & DENISE	10,500	05/07/2010	WD	03-ARM'S LENGTH	2010-1523WD	PROPERTY TRANSFER	100.0
ROBBINS JEFFREY D & LORI	HARRISON JENNIFER	9,500	05/07/2010	LC	16-LC PAYOFF	2010-1539LC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2246 S BLODGETT 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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HARRISON JENNIFER 125 S JEFFREY AVE ITHACA MI 48847	2025 Est TCV 34,651 TCV/TFA: 31.05					
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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	99.00	440.00	1.1922	1.0241	90	100		10,879
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		99 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								10,879
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		Land Improvement Cost Estimates							
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		Description	Rate	Size	% Good	Cash Value
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		Wood Frame	34.58	64	50	1,106
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		Total Estimated Land Improvements True Cash Value =				1,106
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	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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

	X	Rolling				
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	X	Low				
--	---	-----	--	--	--	--

	X	High				
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	X	Landscaped				
--	---	------------	--	--	--	--

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

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

	X	Pond				
--	---	------	--	--	--	--

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

	X	Ravine				
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	X	Wetland				
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	X	Flood Plain				
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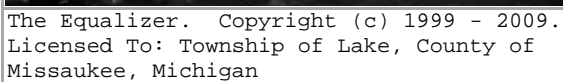
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2025	5,400	11,900	17,300			8,723C
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		2024	5,400	12,100	17,500			8,461C
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		2023	4,200	13,100	17,300			8,059C
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		2022	2,500	10,800	13,300			7,676C
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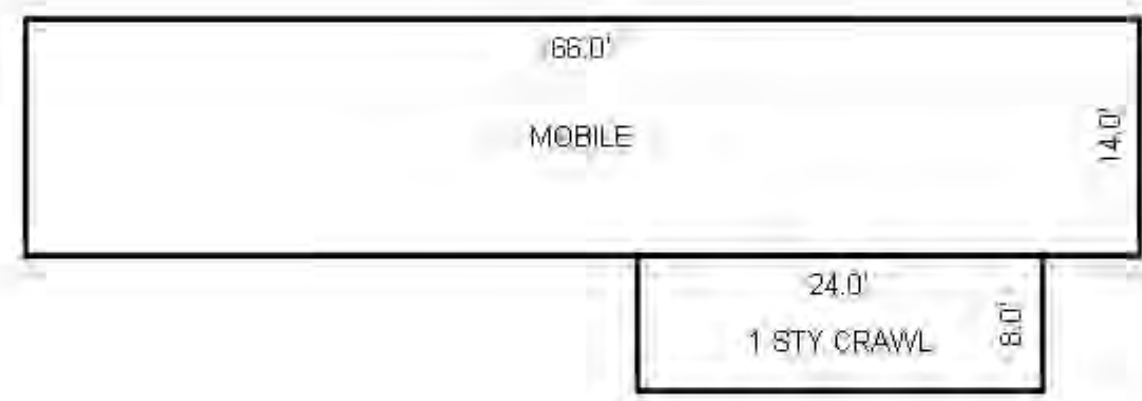
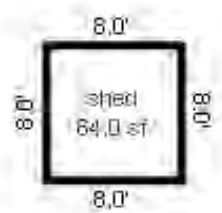


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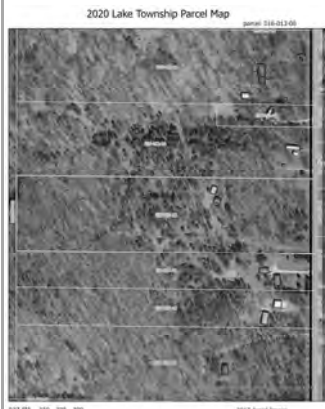
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 30 Floor Area: Total Base New : 80,952 Total Depr Cost: 28,332 Estimated T.C.V: 22,666			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 1984	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1984		
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1116 SF Floor Area = 1116 SF.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						Ex. X Ord. Min			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 192 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Main Home Ribbed Metal 924 Addition Siding Crawl 192							
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 160 1,792 627 Plumbing Average Fixture(s) 1 950 332 Water/Sewer 1000 Gal Septic 1 4,795 1,678 Water Well, 50 Feet 1 2,648 927						
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			Built-Ins Appliance Allow. 1 2,727 954			Totals: 80,952 28,332							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Notes: 1984 REDMAN ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY: 22,666							
X	Gable Hip Flat	Gambrel Mansard Shed				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
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		
2350 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
BOROWSKI ILENE 11750 E 13 MILE RD WARREN MI 48093-5601		MAP #:		2025 Est TCV 141,874 TCV/TFA: 227.36						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 10 A.		Public Improvements		* Factors *						
Comments/Influences		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X		Residentia 8 - 17 @\$5000	10.00 Acres	5000	100		50,000	
		X		10.00 Total Acres Total Est. Land Value = 50,000						
		Topography of Site								
		X		Level						
		X		Rolling						
		X		Low						
		X		High						
		X		Landscaped						
		X		Swamp						
		X		Wooded						
		X		Pond						
		X		Waterfront						
		X		Ravine						
		X		Wetland						
		X		Flood Plain						
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017 INSPECTED		2025	25,000	45,900	70,900			35,397C
				2024	15,000	39,400	54,400			34,333C
				2023	14,000	38,200	52,200			32,699C
				2022	10,000	35,100	45,100			31,142C



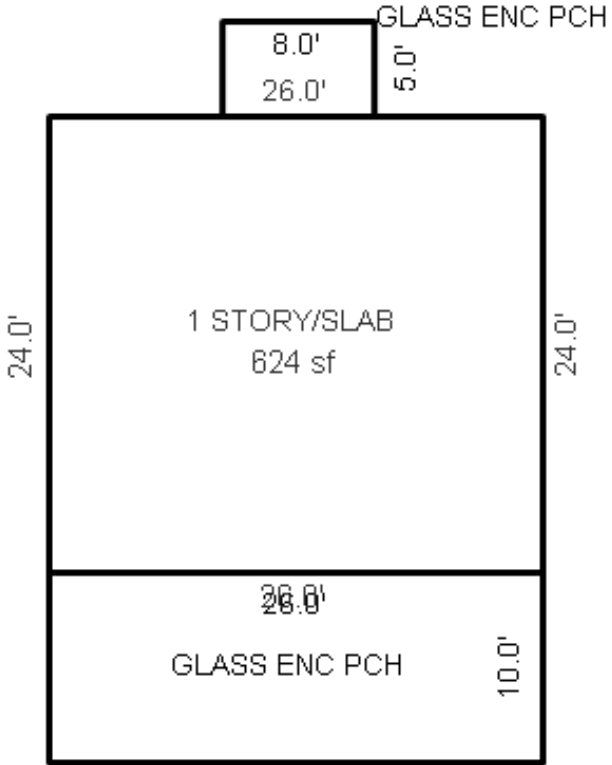
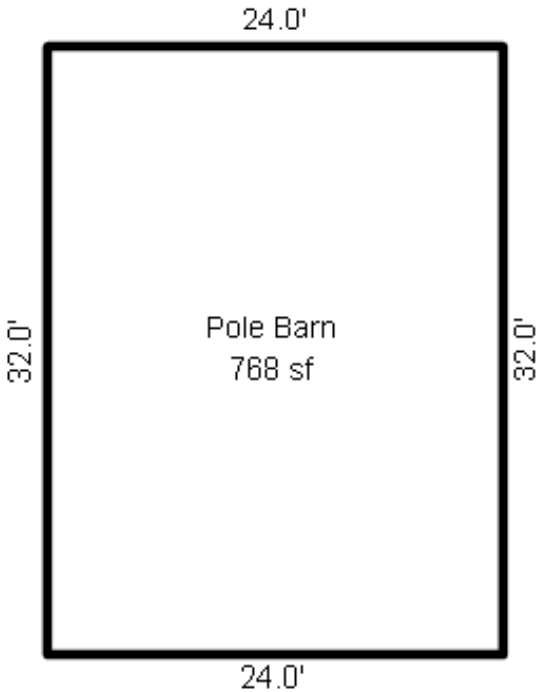
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 260	Type WGEP (1 Story) CGEP (1 Story)	Year Built: 1981 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 72 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 1979		Remodeled 0			Ex	X	Ord	Min									
Condition: Average		Trim & Decoration															
Room List		Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(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: 0 S.F. Crawl: 0 S.F. Slab: 624 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		(10) Floor Support			Public Water Public Sewer 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	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Metal																	
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D 10 Blt 1979							
(11) Heating System: Space Heater																	
Ground Area = 624 SF Floor Area = 624 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 624																	
Total: 76,026 53,966																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)																	
Water/Sewer																	
1000 Gal Septic																	
Water Well, 50 Feet																	
Porches																	
WGEP (1 Story)																	
CGEP (1 Story)																	
Garages																	
Class: D Exterior: Pole (Unfinished)																	
Base Cost																	
Built-Ins																	
Appliance Allow.																	
Totals: 117,430 83,522																	
Notes:																	
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:												91,874					

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





\*\*\* 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

2410 S BLODGETT RD      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 07/21/1994

Owner's Name/Address      MAP #:

NILES DAVID M      2025 Est TCV 148,238 TCV/TFA: 120.32

2410 S BLODGETT ROAD      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 16 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.      A 200' @ 90/FF 165.001325.50 1.0493 1.3492 90 100 21,023

Comments/Influences      165 Actual Front Feet, 5.02 Total Acres      Total Est. Land Value = 21,023

Land Improvement Cost Estimates      Description      Rate      Size      % Good      Cash Value

Water      Fencing: Wd, Split, 2 Rail      14.41      170      0      0

Sewer      Total Estimated Land Improvements True Cash Value = 0

Electric      Topography of Site

Gas      X Level

Curb      Rolling

Street Lights      Low

Standard Utilities      High

Underground Utils.      Landscaped

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

Who      When      What      2025      10,500      63,600      74,100                42,511C

TPC 04/30/2021 INSPECTED      2024      10,500      54,600      65,100                41,233C

TPC 12/27/2017 INSPECTED      2023      8,200      52,800      61,000                39,270C

2022      7,000      48,600      55,600                37,400C

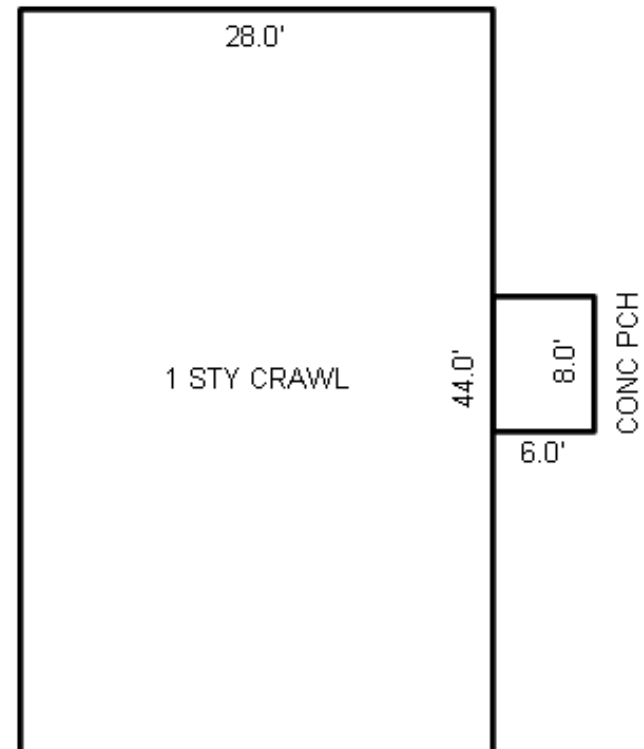
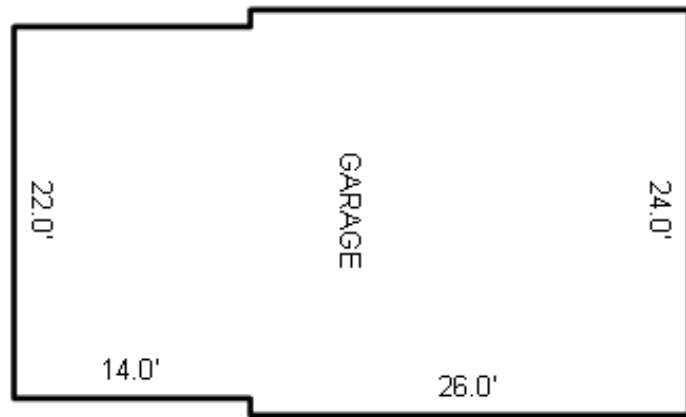
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type CPP	Year Built: 1972 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: 932 % 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 1.100		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1972				
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts			Floor Area = 1,232		Total Base New : 165,215		Storage Area: 0		
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1232 SF			Total Depr Cost: 115,650		Estimated T.C.V: 127,215		No Conc. Floor: 0		
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Area: 1,232		Total Base New : 165,215		Storage Area: 0		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Foundation		Cost New		Depr. Cost		
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Building Areas			Size		Total:		89,167		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s)			Stories			1,232		127,381		89,167		
X	Stone/Siding Insulation	X	Drywall	No. of Elec. Outlets			Exterior			Total:		127,381		89,167		
(2) Windows		(7) Excavation		Many			Siding			Total:		127,381		89,167		
X	Many Avg. Few	X	Large Avg. Small	1			Foundation			Total:		127,381		89,167		
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Crawl Space			Total:		127,381		89,167		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Other Additions/Adjustments			Total:		127,381		89,167		
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Exterior			Total:		127,381		89,167		
(3) Roof		(9) Basement Finish		1			Plumbing			Total:		127,381		89,167		
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:		127,381		89,167		
X	Asphalt Shingle	(10) Floor Support		1			Water/Sewer			Total:		127,381		89,167		
	Chimney: Stone	Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total:		127,381		89,167		
				Lump Sum Items:			Notes:			Total:		127,381		89,167		
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TC			Total:		127,381		89,167		

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



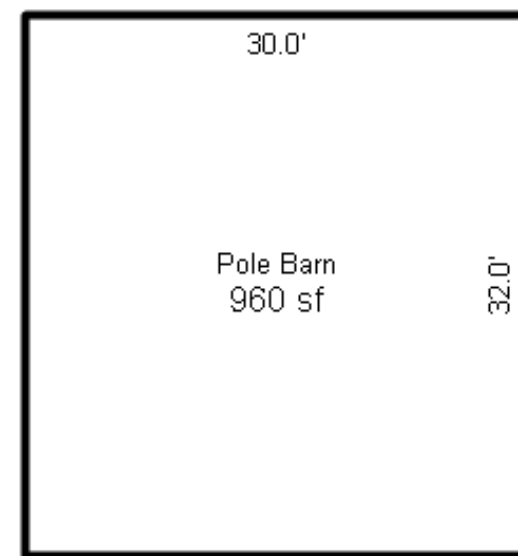
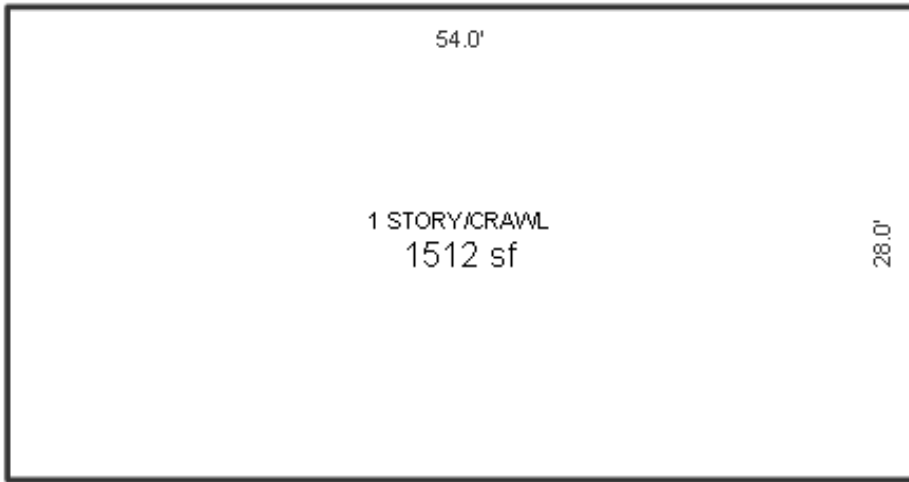
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
2430 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		New House		09/20/2005	20050323	Complete				
Owner's Name/Address		P.R.E. 100% 05/01/2010										
MCEWEN DOUGLAS K 2430 S BLODGETT RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 217,760 TCV/TFA: 144.02								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF 165.001325.00 1.0493 1.3491 90 100 21,021								
		Paved Road		165 Actual Front Feet, 5.02 Total Acres Total Est. Land Value = 21,021								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVE 1000 1,000.00 1 95 950								
		Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	10,500	98,400	108,900			63,997C		
		Low		2024	10,500	84,400	94,900			62,073C		
		High		2023	8,200	81,800	90,000			59,118C		
		Landscaped		2022	7,000	75,300	82,300			56,303C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	12/07/2015	INSPECTED								
		TPC	11/16/2010	MTT								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINE DOROTHY LOUISE	KLINE DOROTHY L & PRIEBE	1	09/13/2017	QC	09-FAMILY	2017-02828	DEED	0.0
PRIEBE RANDALL S	KLINE DOROTHY LOUISE	99	06/08/2009	QC	21-NOT USED/OTHER	2009/2325	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2450 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
KLINE DOROTHY L & PRIEBE RANDALL S 2450 S BLODGETT LAKE CITY MI 49651	2025 Est TCV 176,264 TCV/TFA: 104.92					

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 16 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 10 A.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
			* Factors *						
			Residentia 8 - 17 @\$5000	10.00 Acres		5000	100		50,000
			10.00 Total Acres Total Est. Land Value = 50,000						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2025	25,000	63,100	88,100
TPC 12/27/2017 INSPECTED			2024	15,000	54,100	69,100			46,650C
			2023	14,000	52,500	66,500			44,429C
			2022	10,000	48,200	58,200			42,314C

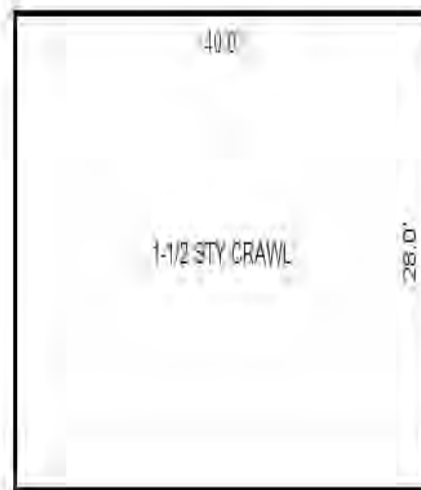
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 35 Floor Area: 1,680 Total Base New : 176,594 Total Depr Cost: 114,785 Estimated T.C.V: 126,264		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 1120 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1970		
Yr Built 1970	Remodeled 0	Ex	X Ord		Min	(12) Electric 200 Amps Service		Building Areas		Size	Cost New	Depr. Cost	
Condition: Average		Trim & Decoration			No./Qual. of Fixtures		Stories Exterior Foundation		1,120				
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets		1.5 Story Siding Crawl Space		Total:	166,443	108,187		
	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		Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Plumbing		Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many		X	Ave.	Few	Average Fixture(s)				
(2) Windows		Basement: 0 S.F. Crawl: 1120 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3 Fixture Bath		2 Fixture Bath					
X	Many Avg. X Few	Large Avg. Small	(8) Basement		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				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1000 Gal Septic		Water Well, 50 Feet					
(3) Roof		(9) Basement Finish		1		2000 Gal Septic		Built-Ins					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		Lump Sum Items:		Appliance Allow.				
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water Public Sewer Water Well		Totals:		1,906	1,239		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		Notes:					
				1		2000 Gal Septic		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:				126,264	

\*\*\* 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.
		18,000	02/01/1999	WD	33-TO BE DETERMINED	325:1297	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9577 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	07/20/2018	2018-0335	100%
Owner's Name/Address	P.R.E. 0%		Roof Structure	06/11/2010	2010-0285	100%
GUNNERSON MATTHEW & TRAVIS 6400 W JENNINGS ROAD LAKE CITY MI 49651	MAP #:		MH	07/08/2004	20040236	Complete
	2025 Est TCV 320,840 TCV/TFA: 23.46					

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
. SEC 16 T22N R8W E 1/2 OF NW 1/4 EXC E 440 FT THEREOF ALSO EXC W 440 FT THEREOF. 26.6667 A.	X	Dirt Road		COMMERCIAL 20A M/L	3700	26.66	3700	100	98,642
Comments/Influences		Gravel Road		26.66 Total Acres Total Est. Land Value = 98,642					
231-839-5926	X	Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	Size	% Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete	6.63	96	50	318	
		Water		Wood Frame	33.93	72	50	1,221	
	X	Sewer		Wood Frame	23.91	288	50	3,443	
		Electric		Total Estimated Land Improvements True Cash Value = 4,982					
		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	2025	49,300	111,100	160,400			79,649C
X Rolling	2024	40,000	107,100	147,100			77,255C
Low	2023	32,000	112,600	144,600			73,577C
High	2022	24,000	94,600	118,600			70,074C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



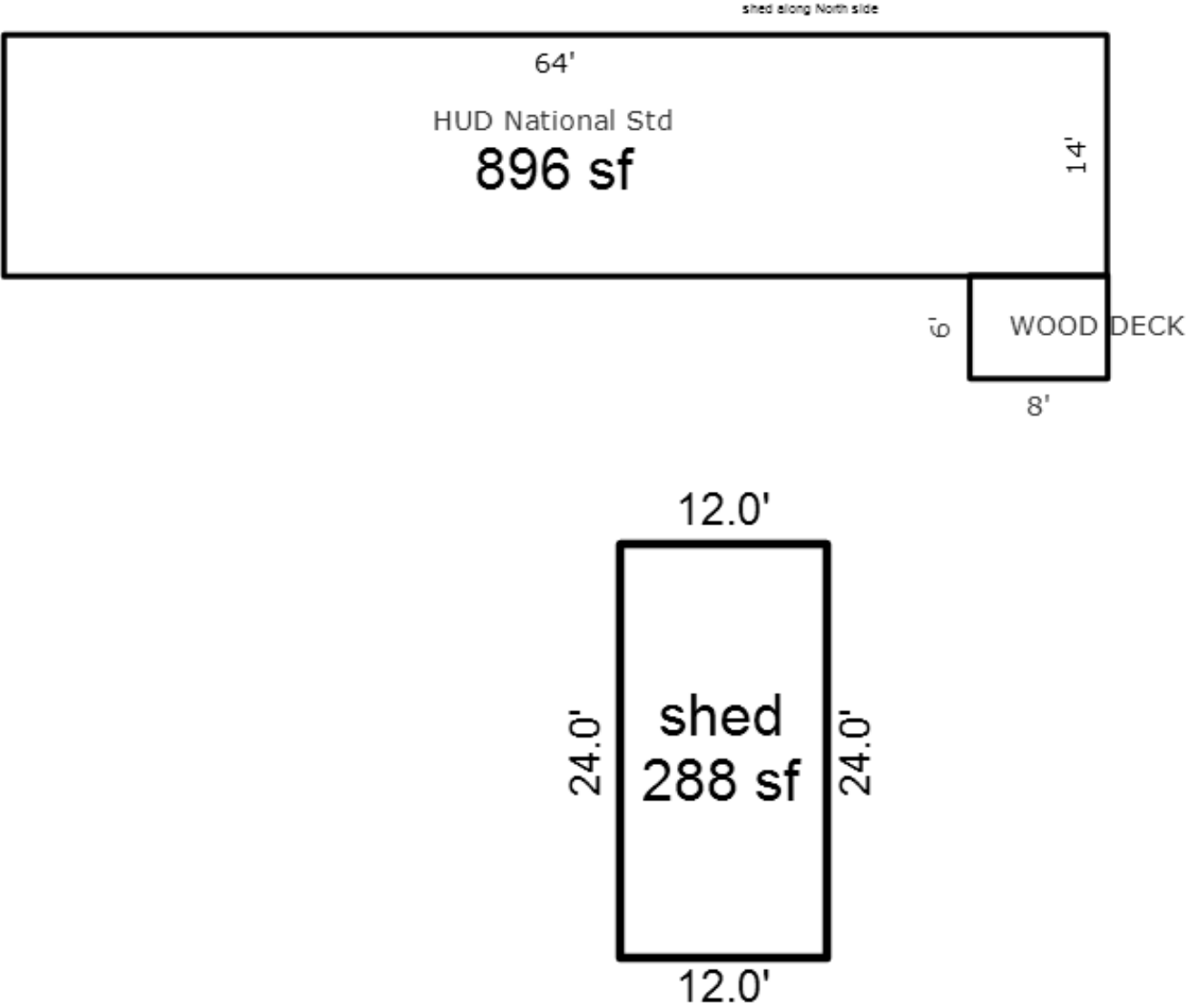
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/03/2019	INSPECTED	2025	49,300	111,100	160,400			79,649C
JWV	11/26/2018	INSPECTED	2024	40,000	107,100	147,100			77,255C
JWV	08/14/2018	INSPECTED	2023	32,000	112,600	144,600			73,577C
			2022	24,000	94,600	118,600			70,074C

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

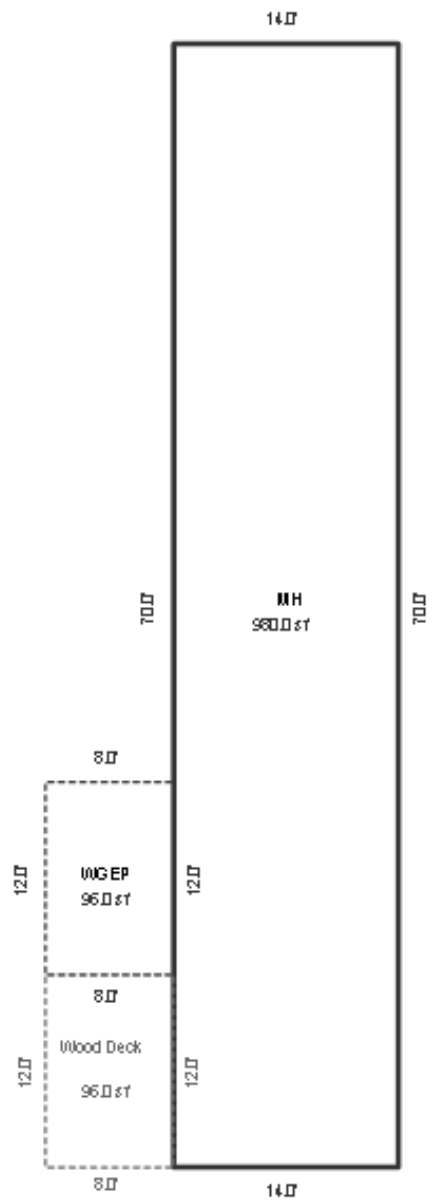
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 35 Floor Area: Total Base New : 71,002 Total Depr Cost: 24,850 Estimated T.C.V: 19,880			E.C.F. X 0.800		Bsmnt Garage:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 896 SF Floor Area = 896 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Cls Average		Blt 1996		
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Type		Depr. Cost		
Condition: Average		Size of Closets		100 Amps Service			Many			X	Ave.		Few	Main Home Siding Comp.Shingle			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Type			Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Ext. Walls			Roof/Fnd.	Total:		53,353	18,674
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Skirting, Metal or Vinyl, Vertical			156	1,747	611		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto 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	950	332	
(2) Windows		(8) Basement		Basement Finish			1000 Gal Septic Water Well, 100 Feet			Water/Sewer			1000 Gal Septic	1	4,795	1,678	
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Deck			Treated Wood	48	1,705	597	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1000 Gal Septic Water Well, 100 Feet			Built-Ins			Appliance Allow.	1	2,727	954	
(3) Roof		(10) Floor Support		Lump Sum Items:			1000 Gal Septic Water Well, 100 Feet			Notes: '96 REDMAN			Totals:		71,002	24,850	
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			ECF (201B COMMERCIAL GROUP B) 0.800 => TC			Notes: '96 REDMAN			Totals:		71,002	24,850	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: '96 REDMAN			Notes: '96 REDMAN			Totals:		71,002	24,850	

\*\*\* 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 Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 96	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:	HUD	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:																								
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Average Effec. Age: 35 Floor Area: Total Base New : 77,407 Total Depr Cost: 27,090 Estimated T.C.V: 21,672																					
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Mobile Home HUD			Cls Average		Blt 1994																										
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Wall Furnace			Ground Area = 980 SF		Floor Area = 980 SF.																										
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas		Building Areas																										
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																				
Building Style: HUD		Ex		Ord		Min		Main Home			Ribbed		Metal		980		Total:		55,522		19,432																	
Yr Built 1994		Remodeled 2018		Lg		Ord		Small		Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		950		332																	
Condition: Average		Size of Closets		No. of Elec. Outlets			Water/Sewer			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						
Room List		Doors		Solid		H.C.		(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	
Basement		(5) Floors		No./Qual. of Fixtures			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost		Total:		55,522		19,432														
1st Floor		Kitchen:		Ex.			Ord.			Min			Main Home			Ribbed		Metal		980		Total:		55,522		19,432												
2nd Floor		Other:		Many			Ave.			Few			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1 1000 Gal Septic		1 2000 Gal Septic		Lump Sum Items:												
Bedrooms		Other:		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												
(1) Exterior		(6) Ceilings		(9) Basement Finish			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																						
Wood/Shingle		(7) Excavation		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																						
Aluminum/Vinyl		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															
Brick		Crawl: 0 S.F.		Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor																		
Insulation		Height to Joists: 0.0		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																						
(2) Windows		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Wood Sash		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Metal Sash		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Vinyl Sash		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Double Hung		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Horiz. Slide		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Casement		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Double Glass		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Patio Doors		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Storms & Screens		Many Avg. Few		Large Avg. Small		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
(3) Roof		Gable		Gambrel		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Asphalt Shingle		Hip		Mansard		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
Chimney:		Flat		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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		Asphalt Shingle		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
		Chimney:		Shed		Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)																				
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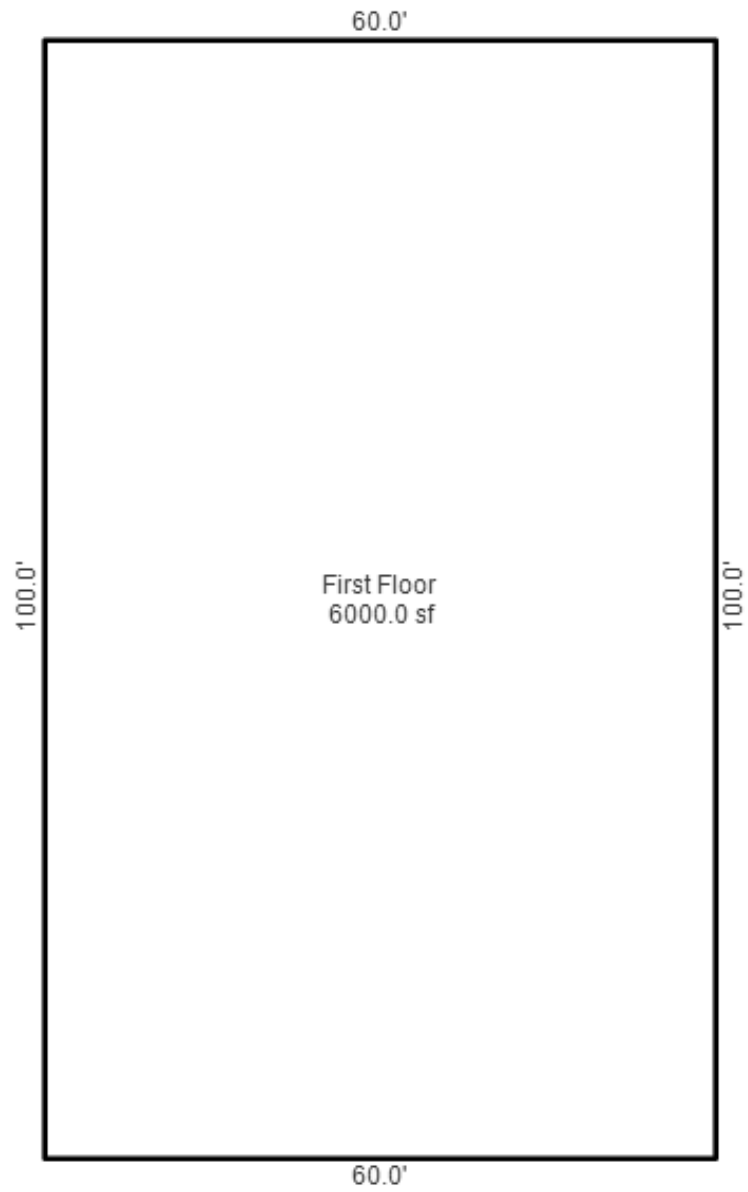
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 6,000 Gross Bldg Area: 11,800 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost		Class: D,Pole    Quality: Average Stories: 1    Story Height: 14    Perimeter: 0		Base Rate for Upper Floors = 25.11  (10) Heating system: No Heating or Cooling    Cost/SqFt: 0.00    100% Adjusted Square Foot Cost for Upper Floors = 25.11  Total Floor Area: 6,000    Base Cost New of Upper Floors = 150,660  Reproduction/Replacement Cost = 150,660 Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 90,396  ECF (201B COMMERCIAL GROUP B)    0.900 => TCV of Bldg: 1 = 81,356 Replacement Cost/Floor Area= 25.11    Est. TCV/Floor Area= 13.56	
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		High    Above Ave.    Ave.    X    Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling    100 Heat#2: Space Heaters, Gas with Fan    0% Ave. SqFt/Story: 6000 Ave. Perimeter Has Elevators:					
1970 Year Built Remodeled		Area: Perimeter: Type:					
Overall Bldg Height		Heat: Hot Water, Radiant Floor					
Comments: 1 IS STEAL AND ONE POLE 4000 ST 6000 ST NO HEAT LATE - 1970 -		*** Basement Info ***  * Mezzanine Info *  * Sprinkler Info *					
		Area #1: Type #1: Area #2: Type #2:					
		Area: Type: Average					

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	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    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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Desc. of Bldg/Section:  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: S  
 Floor Area: 4,000  
 Gross Bldg Area: 11,800  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 20  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

1970 Year Built  
 Remodeled

Overall Bldg Height

Comments:  
 5/16 WEST BUILDING HAS INTERIOR TRUCK REPAIR PIT FOR WORKING UNDER VEHICLE  
 1 IS STEAL AND ONE POLE 4000 ST 6000 ST NO HEAT LATE - 1970 -

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 30.59

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 30.59

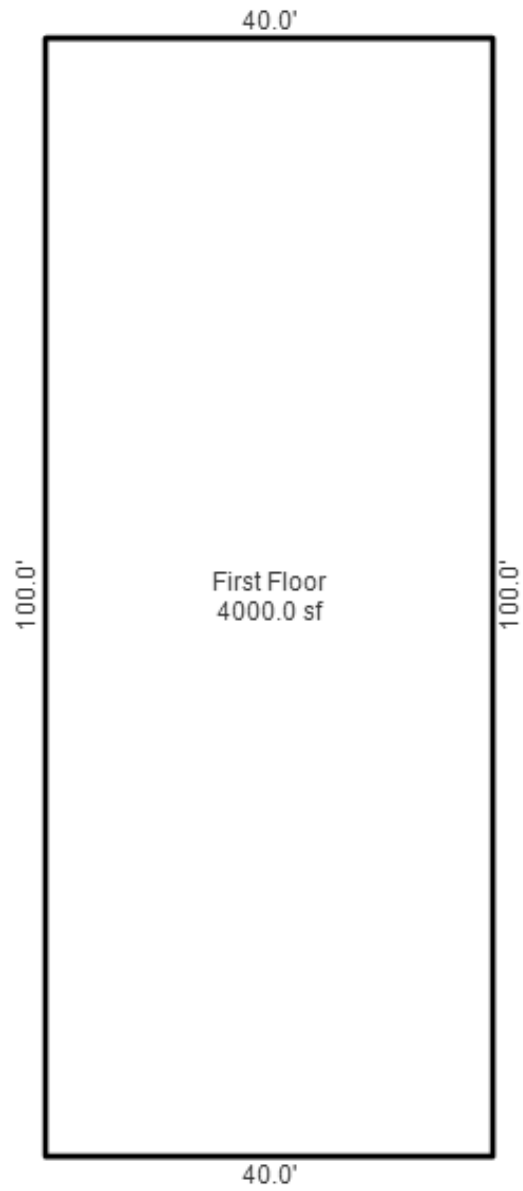
Total Floor Area: 4,000 Base Cost New of Upper Floors = 122,360

Reproduction/Replacement Cost = 122,360  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 73,416

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 66,074  
 Replacement Cost/Floor Area= 30.59 Est. TCV/Floor Area= 16.52

(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	
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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Desc. of Bldg/Section: WOOD STORAGE BETWEEN BLDGS  
 Calculator Occupancy: Sheds - Material Storage, 3 Wall

Class: D,Pole  
 Floor Area: 960  
 Gross Bldg Area: 11,800  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 20  
 Physical %Good: 67  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 960					
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					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 32.89

Adjusted Square Foot Cost for Upper Floors = 32.89

Total Floor Area: 960 Base Cost New of Upper Floors = 31,575

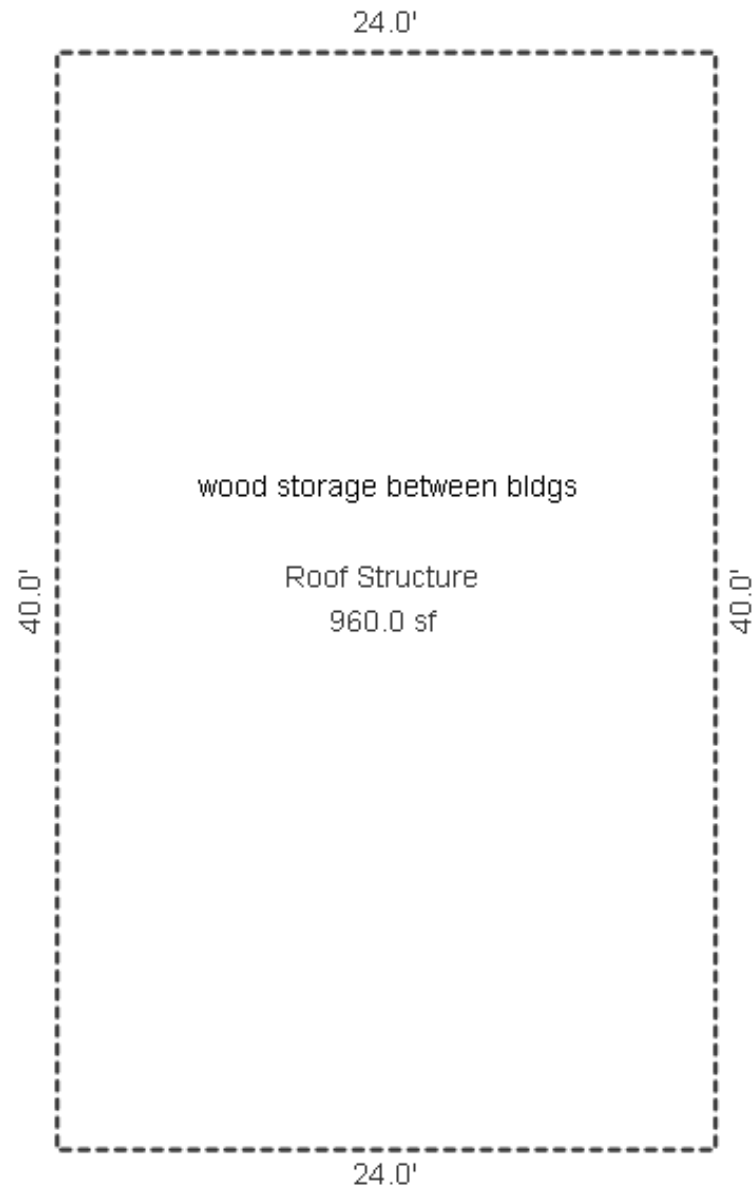
Reproduction/Replacement Cost = 31,575

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 21,155

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 3 = 19,040  
 Replacement Cost/Floor Area= 32.89 Est. TCV/Floor Area= 19.83

(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	
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: WEST SIDE OF BLDGS  
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole  
 Floor Area: 840  
 Gross Bldg Area: 11,800  
 Stories Above Grd: 1  
 Average Sty Hght : 16  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 20  
 Physical %Good: 44  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 840					
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					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 27.64

Adjusted Square Foot Cost for Upper Floors = 27.64

Total Floor Area: 840 Base Cost New of Upper Floors = 23,217

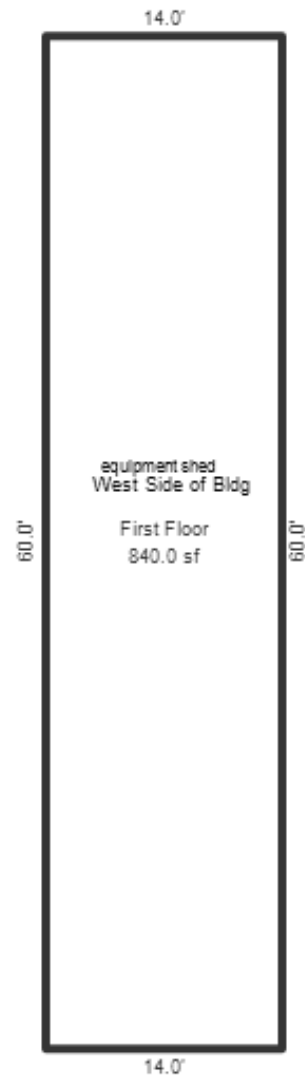
Reproduction/Replacement Cost = 23,217

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0  
 Total Depreciated Cost = 10,215

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 4 = 9,194  
 Replacement Cost/Floor Area= 27.64 Est. TCV/Floor Area= 10.95

(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	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(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.
BIGELOW KENNETH & PAMELA	GUNNERSON MATHEW & GUNNER	13,500	02/19/2014	WD	09-FAMILY	2014-00572	DEED	100.0
BARRIE CINDY J (MW)	BIGELOW KENNETH & PAMELA	13,500	02/16/2000	OTH	21-NOT USED/OTHER	2008/3116	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATHEW & GUNNERSON TRAVIS 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 133,036 TCV/TFA: 18.48					

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 16 T22N R8W E 440 FT OF E 1/2 OF NW 1/4. 26.6667 A.	X		Dirt Road										
Comments/Influences	X		Gravel Road										
	X		Paved Road										
	X		Storm Sewer										
	X		Sidewalk										
	X		Water										
	X		Sewer										
	X		Electric										
	X		Gas										
	X		Curb										
	X		Street Lights										
	X		Standard Utilities										
	X		Underground Utils.										
			* Factors *										
			COMMERCIAL 20A M/L	3700	26.66 Acres		3700	100				98,642	
			26.66 Total Acres						Total Est. Land Value =				98,642

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	49,300	17,200	66,500			41,907C
X Rolling	2024	40,000	16,300	56,300			40,647C
X Low	2023	32,000	18,100	50,100			38,712C
X High	2022	24,000	14,300	38,300			36,869C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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Desc. of Bldg/Section: NORTH BLDG  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 4,400  
 Gross Bldg Area: 7,200  
 Stories Above Grd  
 Average Sty Hght : 10  
 Bsmnt Wall Hght : 10

Depr. Table : 4%  
 Effective Age : 40  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:  
 2004, PER FILE PHOTO -  
 NEWISH GARAGE DOORS

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					
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: Low					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
 Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 14.92

Adjusted Square Foot Cost for Upper Floors = 14.92

Total Floor Area: 4,400 Base Cost New of Upper Floors = 65,648

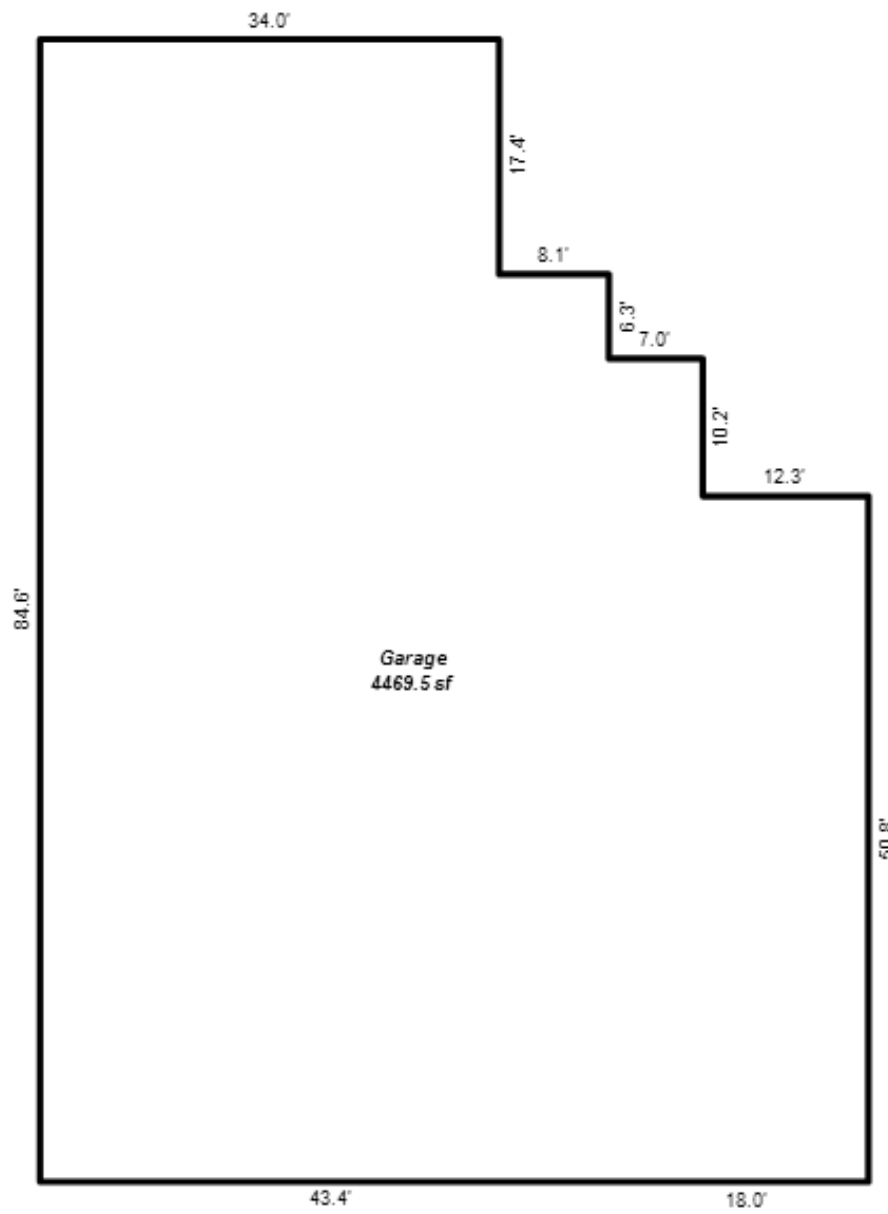
Reproduction/Replacement Cost = 65,648

Eff. Age: 40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 22,977

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 20,679  
 Replacement Cost/Floor Area= 14.92 Est. TCV/Floor Area= 4.70

(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	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit	
(3) Frame:	3-Piece Baths	Rigid Conduit	(13) Roof Structure: Slope=0
(4) Floor Structure:	2-Piece Baths	Armored Cable	(14) Roof Cover:
(5) Floor Cover:	Shower Stalls	Non-Metalic	
(6) Ceiling:	Toilets	Bus Duct	
	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
	(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: SOUTH BLDG  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 2,800  
 Gross Bldg Area: 7,200  
 Stories Above Grd  
 Average Sty Hght : 10  
 Bsmnt Wall Hght : 10

Depr. Table : 4%  
 Effective Age : 40  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: No Heating or Cooling 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story  
 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: Low

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
 Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 15.55

Adjusted Square Foot Cost for Upper Floors = 15.55

Total Floor Area: 2,800 Base Cost New of Upper Floors = 43,540

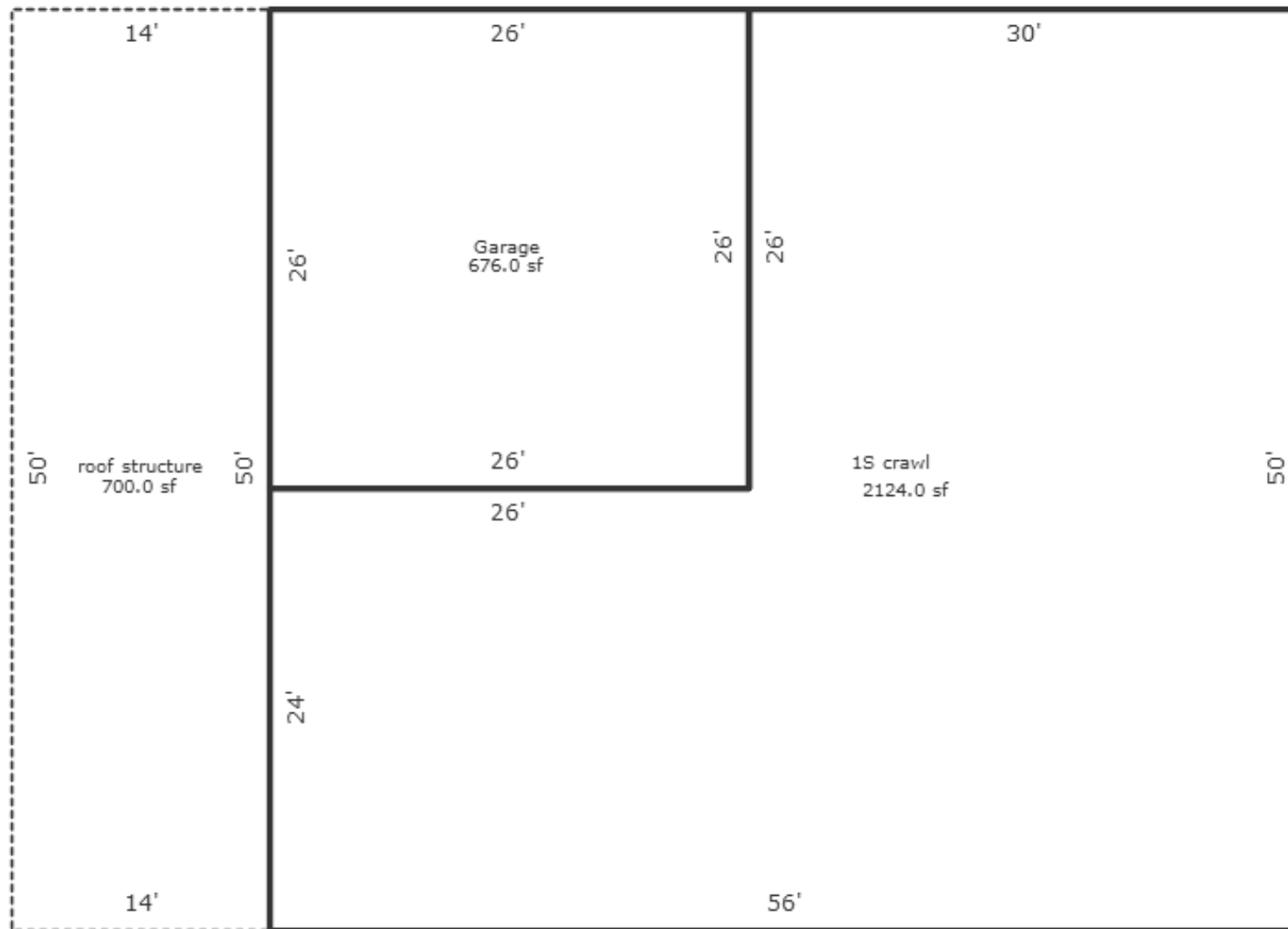
Reproduction/Replacement Cost = 43,540  
 Total Depreciated Cost = 15,239

Eff. Age: 40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 13,715  
 Replacement Cost/Floor Area= 15.55 Est. TCV/Floor Area= 4.90

(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	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit	(14) Roof Cover:
(3) Frame:	3-Piece Baths	Rigid Conduit	
(4) Floor Structure:	2-Piece Baths	Armored Cable	
(5) Floor Cover:	Shower Stalls	Non-Metalic	
(6) Ceiling:	Toilets	Bus Duct	(13) Roof Structure: Slope=0
	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
	(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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEWIS CAROLYN	LEWIS CAROLYN & CHASE (J/	0	09/16/2008	QC	21-NOT USED/OTHER	2008/3153	DEED	0.0
LEWIS CAROLYN ETAL	LEWIS CAROLYN	0	05/03/2006	QC	21-NOT USED/OTHER	06-0/1606	DEED	0.0
		42,000	05/01/1995	WD	33-TO BE DETERMINED	293:852	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9697 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/07/1996					
Owner's Name/Address	MAP #:					
LEWIS CAROLYN & SIMPSON CHASE 9697 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 70,294 TCV/TFA: 71.73					

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 16 T22N R8W N 500 FT OF W 440 FT OF E/2 OF NW/4 EXC W 110 FT THEREOF. 3.7879 Ac. M/L. Split on 07/01/2008 into 009-016-019-30; Split on 10/02/2008 into 009-016-019-25; Comments/Influences	X		Dirt Road					
			Gravel Road					
			330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value = 27,709					
			Land Improvement Cost Estimates					
			Description	Rate	Size % Good		Cash Value	
			Metal Prefab	18.18	100 58		1,054	
			Total Estimated Land Improvements True Cash Value = 1,054					

Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ;  
Parent Parcel(s): 009-016-019-00;  
Child Parcel(s): 009-016-019-25;  
-----  
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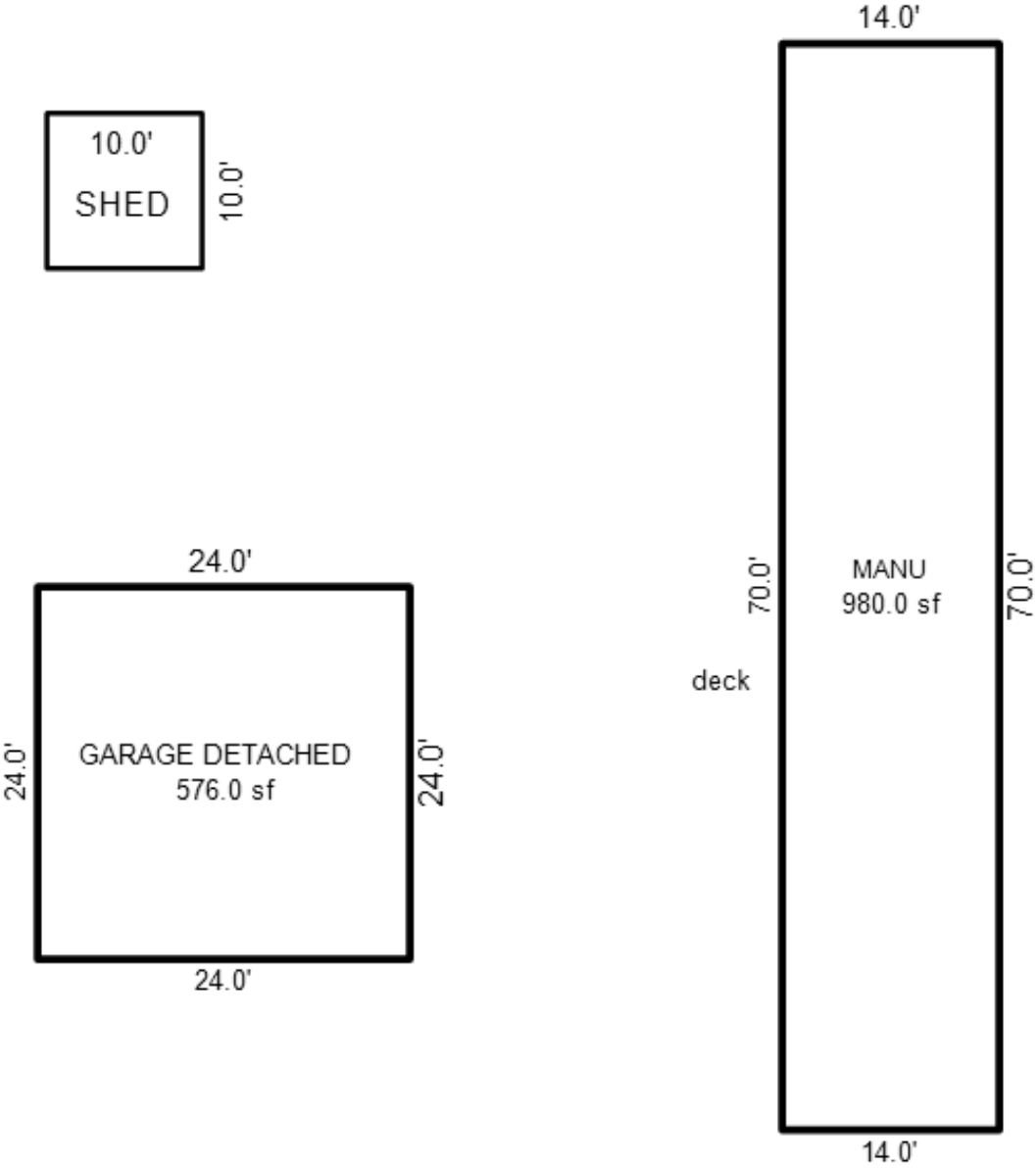


Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													Who	When	What	2025	13,900	21,200	35,100
	TPC 12/27/2017	INSPECTED	2024	13,900	21,600	35,500			17,415C										
	TPC 04/02/2013	INSPECTED	2023	10,800	23,500	34,300			16,586C										
			2022	8,300	19,300	27,600			15,797C										


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C
	Mobile Home			Wood	Coal	Steam										
	Town Home	0	X	Forced Warm Air			1	Cook Top	2nd/Same Stack	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C	Exterior: Siding	
	Duplex	0		Wall Furnace												1
	A-Frame		Warm & Cool Air			1	Garbage Disposal	Exterior 2 Story	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C	Exterior: Siding		
X	Wood Frame	(4) Interior		Heat Pump											1	Bath Heater
		Drywall	Trim & Decoration			1	Vent Fan	Prefab 2 Story	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C	Exterior: Siding		
	Building Style:	Paneled	Plaster												1	Hot Tub
	HUD		Wood T&G			1	Unvented Hood	Raised Hearth	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C	Exterior: Siding		
	Yr Built	Ex	X	Ord	Min										1	Jacuzzi Tub
	Remodeled					1	Jacuzzi repl.Tub	Direct-Vented Ga	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C	Exterior: Siding		
	1989	0	Size of Closets												1	Oven
	Condition:	Lg	X	Ord	Small	1	Standard Range	Self Clean Range	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C	Exterior: Siding		
	Average														1	Sauna
	Room List	Doors		Solid	X	H.C.	1	Central Vacuum	Security System	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Basement	(5) Floors		Central Air											1	Wood Furnace
	1st Floor	Kitchen:		(12) Electric			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	2nd Floor	Other:		No./Qual. of Fixtures											1	0
	Bedrooms	Other:		X Ex.			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	(1) Exterior	(6) Ceilings		Ord.											1	0
	Wood/Shingle	No. of Elec. Outlets		Min			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Aluminum/Vinyl	Many		X Ave.											1	0
	Brick	Few		No. of Elec. Outlets			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Insulation	(7) Excavation		(13) Plumbing											1	0
	(2) Windows	Basement: 0 S.F.		Average Fixture(s)			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Many	Crawl: 0 S.F.		3 Fixture Bath											1	0
	Avg.	Slab: 0 S.F.		2 Fixture Bath			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Few	Height to Joists: 0.0		Softener, Auto											1	0
	Large	(8) Basement		Softener, Manual			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	X Avg.	Conc. Block		Solar Water Heat											1	0
	X Avg.	Poured Conc.		No Plumbing			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Few	Stone		Extra Toilet											1	0
	Small	Treated Wood		Extra Sink			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Wood Sash	Concrete Floor		Separate Shower											1	0
	Metal Sash	(9) Basement Finish		Ceramic Tile Floor			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Vinyl Sash	Recreation SF		Ceramic Tile Wains											1	0
	Double Hung	Living SF		Ceramic Tub Alcove			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Horiz. Slide	Walkout Doors (B)		Vent Fan											1	0
	Casement	No Floor SF		(14) Water/Sewer			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Double Glass	Walkout Doors (A)		Public Water											1	0
	Patio Doors	(10) Floor Support		Public Sewer			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Storms & Screens	Joists:		Water Well											1	0
	(3) Roof	Unsupported Len:		1000 Gal Septic			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	X Gable	Cntr.Sup:		2000 Gal Septic											1	0
	Hip	Recreation SF		Lump Sum Items:			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Flat	Living SF		Notes: SINGLEWIDE											1	0
	Gambrel	Walkout Doors (B)		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	Mansard	No Floor SF		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC											1	0
	Shed	Walkout Doors (A)		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
	X Asphalt Shingle	(10) Floor Support		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC											1	0
	Chimney: Metal	Joists:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		
		Unsupported Len:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC											1	0
		Cntr.Sup:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TC			1	0	Amps Service	36	Treated Wood	Year Built: 1992	Car Capacity:	Class: C		

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



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

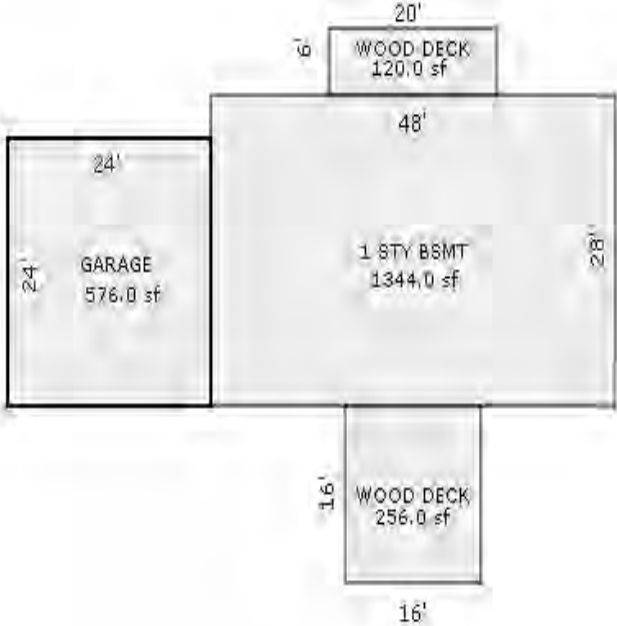
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HESSELINK JOSHUA D	COHOON AMANDA	120,000	07/02/2014	WD	03-ARM'S LENGTH	2014-02703	PROPERTY TRANSFER	100.0					
SIMPSON CHASE & HEATHER	HESSELINK JOSHUA D	107,000	11/12/2010	WD	03-ARM'S LENGTH	2010-5093WD	PROPERTY TRANSFER	100.0					
LEWIS CAROLYN & SIMPSON C	SIMPSON CHASE & HEATHER (	0	10/16/2008	QC	09-FAMILY	2008/3666	DEED	100.0					
LEWIS CAROLYN	LEWIS CAROLYN & CHASE (J/	0	09/16/2008	QC	09-FAMILY	2008/3153	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9733 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/27/2008		20080701	Complete				
Owner's Name/Address		P.R.E. 100% 08/22/2014		MAP #:		2025 Est TCV 235,334 TCV/TFA: 175.10							
COHOON AMANDA 9733 W JENNINGS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *									
SEC 16 T22N R8W W110 FT OF N 500 FT OF E/2 OF NW/4. 1.2626 Ac. M/L Split on 10/02/2008 from 009-016-019-00; Comments/Influences		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description Frontage Depth Front Depth		Rate %Adj. Reason		Value			
HOUSE RELOCATED TO THIS SITE Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ; Parent Parcel(s): 009-016-019-00; Child Parcel(s): 009-016-019-25; -----		X		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		A 200' @ 90/FF 110.00 500.00 1.1612 1.0574		90 100		12,155			
		Topography of Site											
		X		Level Rolling Low High Landscaped Swamp		110 Actual Front Feet, 1.26 Total Acres		Total Est. Land Value =		12,155			
		X		Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who		When		What		2025	6,100	111,600	117,700		74,834C
		TPC 12/27/2017		INSPECTED				2024	6,100	95,700	101,800		72,584C
		TPC 05/10/2016		INSPECTED				2023	4,700	92,800	97,500		69,128C
		TPC 04/02/2013		INSPECTED				2022	2,800	85,200	88,000		65,837C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 120 256	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		Size of Closets											
Yr Built 2000	Remodeled 2008	Ex	X	Ord		Min									
Condition: Average		Lg		X	Ord	Small									
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric								
(1) Exterior				200 Amps Service			No./Qual. of Fixtures								
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					Cls C -5 Blt 2000		
X		X	Drywall	No. of Elec. Outlets			Many	X	Ave.	Few	Building Areas				
(2) Windows		(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			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. X Small	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Basement 1,344		Total:		183,852 156,265		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
X		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer			Plumbing								
X		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath								
(3) Roof				Lump Sum Items:			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer						
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Plumbing								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Porches								
				Lump Sum Items:			Deck								
				Lump Sum Items:			Treated Wood								
				Lump Sum Items:			Garages								
				Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
				Lump Sum Items:			Base Cost								
				Lump Sum Items:			Common Wall: 1 Wall								
				Lump Sum Items:			Door Opener								
				Lump Sum Items:			Built-Ins								
				Lump Sum Items:			Appliance Allow.								
				Lump Sum Items:			Fireplaces								
				Lump Sum Items:			Direct-Vented Gas								
				Lump Sum Items:			Totals:								
				Lump Sum Items:			Notes: 2011 RELOCATED HOME								
				Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							223,179	

\*\*\* 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.
LEWIS CAROLYN	GUNNERSON MATTHEW & TRAVI	10,000	06/04/2008	QC	32-SPLIT VACANT	2008/661	DEED	100.0

Property Address: 9697 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: GUNNERSON MATTHEW & TRAVIS  
 6400 W JENNINGS RD  
 LAKE CITY MI 49651

2025 Est TCV 79,983

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>40@\$3700 21.62 Acres 3700 100 79,983  
 21.62 Total Acres Total Est. Land Value = 79,983

Tax Description: SEC 16 T22N R8W W 440 FT OF E/2 OF NW/4 EXC N 500 FT THEREOF. 21.6165 Ac. M/L Split on 07/01/2008 from 009-016-019-00; Comments/Influences

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-016-019-00; Child Parcel(s): 009-016-019-30;

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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	40,000	0	40,000			22,164C
2024	32,400	0	32,400			21,498C
2023	28,100	0	28,100			20,475C
2022	19,500	0	19,500			19,500S

Who When What

TPC 12/27/2017 INSPECTED

TPC 05/10/2016 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.
CPIF LENDING LLC	CPIF MI SH PROPCO LC	1	08/03/2018	QC	11-FROM LENDING INSTITUT	2018-02558	DEED	0.0
GOES LLC	CPIF LENDING LLC	5,409,722	08/02/2018	CD	10-FORECLOSURE	2018-02545	PROPERTY TRANSFER	0.0
GUNNERSON GORDON C	GOES LLC	0	09/18/2015	WD	09-FAMILY	2015-03247	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2353 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	07/19/2012	2012-0328	100%
	P.R.E. 0%		Commercial	09/23/2010	2010-0557	20%

Owner's Name/Address	MAP #:
CPIF MI SH PROPCO LC 1910 FAIRVIEW AVE EAST SUITE 200 SEATTLE WA 98102	2025 Est TCV 5,033,380 TCV/TFA: 123.27

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
COMMERCIAL 20A M/L	3700	18.93 Acres	3700	100		70,023
COMMERCIAL \$.50/SQFT		0.39 Acres	21780	100		8,385
			19.31 Total Acres	Total Est. Land Value =		78,408

Tax Description	X	Description	Rate	Size % Good	Cash Value
2015-03247WD & 2015-03250 AFFIDAVIT OF SURVEROR PART OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION, 16, T22N, R8W; THENCE N00°05'46"W 660.69 FEET ALONG THE WEST LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE N00°05'46"W 333.51 FEET ALONG SAID WEST SECTION LINE; THENCE N89°54'14"E 228.40 FEET; THENCE N00°05'46"W 151.60 FEET PARALLEL TO SAID WEST SECTION LINE;	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water Sewer			
	X	Electric	3.12	38250 100	119,340
	X	Gas			
	X	Curb			
	X	Street Lights	1.00	9750 100	9,750
Standard Utilities			Total Estimated Land Improvements True Cash Value =		129,090
Underground Utils.					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	39,200	2,477,500	2,516,700			1,786,253C
2024	28,400	2,469,700	2,498,100			1,732,545C
2023	24,600	2,086,100	2,110,700			1,650,043C
2022	18,900	1,913,900	1,932,800			1,571,470C

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

Desc. of Bldg/Section: CAL 150  
 Calculator Occupancy: Multiple Residences - Senior Citizen

Class: D,Siding  
 Floor Area: 31,856  
 Gross Bldg Area: 40,832  
 Stories Above Grd: 2  
 Average Sty Hght : 10  
 Bsmnt Wall Hght : 9

Depr. Table : 2%  
 Effective Age : 15  
 Physical %Good: 74  
 Func. %Good : 100  
 Economic %Good: 100

2002 Year Built  
 Remodeled

Overall Bldg Height

Comments:  
 Barber/Beauty Shop, Gen Store, Hospitality Suites, Laundry, Family Day Room, Sweet Shop.

**Construction Cost**

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

\*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Heat Pump System 0%  
 Ave. SqFt/Story: 15928  
 Total # Units: 34  
 Has Elevators: X

\*\*\* Basement Info \*\*\*

Area: 5181  
 Perimeter: 1373  
 Type: Finished Basement  
 Heat: Ventilation only, Ducts/Blowers

\* Mezzanine Info \*

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*

Area: 37037  
 Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average  
 Total Floor Area: 31856 # of Units: 34

Base Rate for Upper Floors = 89.45  
 Finished Basement Basement, Base Rate for Basement = 62.67  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.99 100%  
 Bsmnt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 2.84  
 Adjusted Square Foot Cost for Upper Floors = 102.44  
 Adjusted Square Foot Cost for Basement = 65.51

Total Floor Area: 31,856 Base Cost New of Upper Floors = 3,263,328  
 Basement Area: 5,181 Base Cost New of Basement = 339,407

31,856 Sq.Ft. of Sprinklers @ 3.61, Cost New = 115,000  
 5,181 Sq.Ft. of Bsmt Splr. @ 4.73, Cost New = 24,506

Reproduction/Replacement Cost = 3,742,241  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 2,769,258

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost	# or Height	Storys
	Col. Rate	SqFt	Adj. Adj. 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:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
	Shower Stalls	(14) Roof Cover:	
(5) Floor Cover:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(6) Ceiling:	(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 WING 2012 Calculator Occupancy: Multiple Residences - Senior Citizen		<<<<<< Calculator Cost Computations >>>>>> Class: D,Siding Quality: Low Cost Total Floor Area: 8976 # of Units: 0	
Class: D,Siding Floor Area: 8,976 Gross Bldg Area: 40,832 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 79.25  (10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 7.21 100% Adjusted Square Foot Cost for Upper Floors = 86.46
	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 4488 Total # Units Has Elevators:		
Depr. Table : 2% Effective Age : 14 Physical %Good: 75 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201A GENERAL COMMERCIAL ) 1.440 => TCV of Bldg: 2 = 838,150 Replacement Cost/Floor Area= 86.46 Est. TCV/Floor Area= 93.38
2012 Year Built Remodeled  Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		
Comments: AT 12/31/10 FRAME AND WINDOWS INSTALLED. NO DOORS, STUD INTERIOR ONLY, NO ELECTRICAL		* Sprinkler Info * Area: Type:	

(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	Fixtures:			
	Brick/Stone				Few Average Many Unfinished Typical			
(3) Frame:		Total Fixtures	Urinals		Few Average Many Unfinished Typical			
		3-Piece Baths	Wash Bowls		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			
		2-Piece Baths	Water Heaters		Incandescent Fluorescent Mercury Sodium Vapor Transformer			
		Shower Stalls	Wash Fountains			(40) Exterior Wall:		
		Toilets	Water Softeners			Thickness	Bsmnt Insul.	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0				
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:				
		Gas Oil	Coal Stoker	Hand Fired Boiler				
(6) Ceiling:								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON PHIL	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	09/23/2010	2010-0923	100%
Owner's Name/Address	P.R.E. 0%					
GUNNERSON PHIL (LE ETAL) GUNNERSON JOE 9954 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 75,264					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
. SEC 16 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20 A.	X			Description Frontage Depth Front Depth Rate %Adj. Reason Value AGRICULTRU UNTILLED 2800 20.00 Acres 2800 100 56,000 20.00 Total Acres Total Est. Land Value = 56,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
ABANDONED MH ON BACK OF PARCEL - NO VALUE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value Ad-Hoc Unit-In-Place Items Description Rate Size % Good Cash Value /CI16/YARI/FARAR/BARWOSPTSL 3.10 9000 50 13,950 Total Estimated Land Improvements True Cash Value = 13,950

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

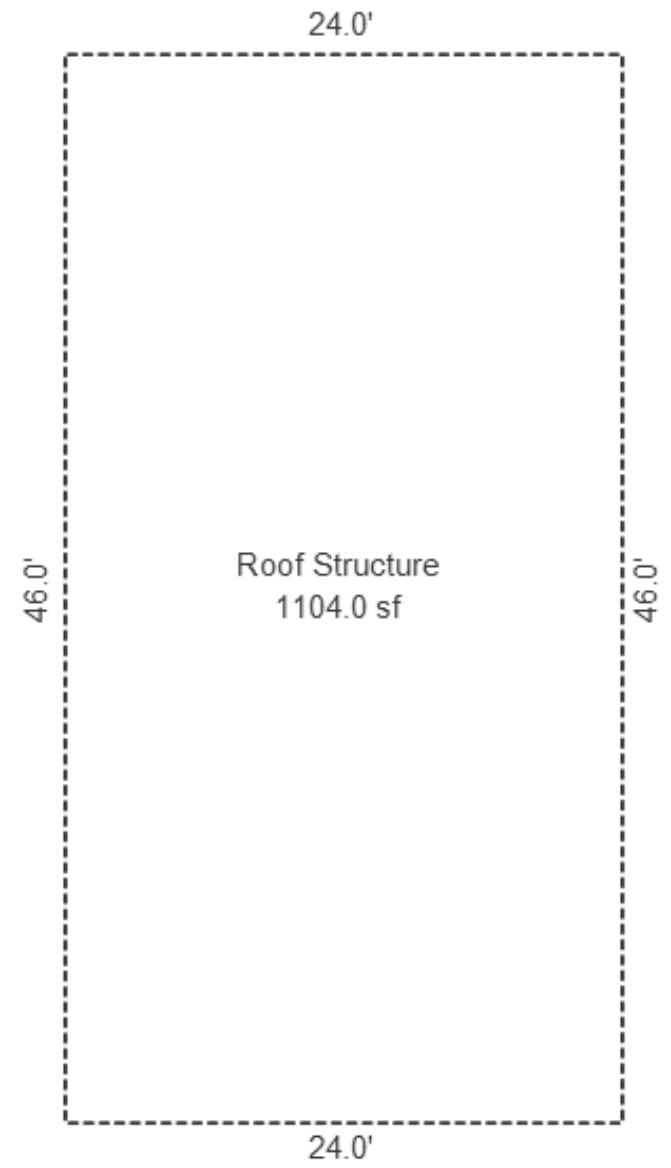
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	28,000	9,600	37,600			12,306C
2024	29,000	9,500	38,500			11,936C
2023	19,000	10,300	29,300			11,368C
2022	20,500	5,900	26,400			10,827C

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

Building Type	Farm Utility Storage She			
Year Built	2010			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 120			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	70 x 30 = 2100			
Cost New	\$ 12,653			
Phy./Func./Econ. %Good	60/100/100 60.0			
Depreciated Cost	\$ 7,592			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.700			
% Good	60			
Est. True Cash Value	\$ 5,314			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5314 / All Cards: 5314				





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILEY BRADON M & ROSE ASP	RADEN CHRISTOPHER G	175,000	06/17/2022	WD	03-ARM'S LENGTH	2022-02046	PROPERTY TRANSFER	100.0
HUD	WILEY BRANDON M	47,500	09/20/2013	WD	11-FROM LENDING INSTITUT	2013-03283 WD	PROPERTY TRANSFER	100.0
WILEY BRANDON M	WILEY BRADON M & ROSE ASP	0	09/20/2013	QC	09-FAMILY	2013-03272 QD	DEED	0.0
FIFTH THIRD MORTGAGE COMP	HUD	0	04/18/2013	WD	11-FROM LENDING INSTITUT	2013-01638 WD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2335 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST			09/08/2009	20090464	Complete
	P.R.E. 100% 06/17/2022					

Owner's Name/Address	MAP #:
RADEN CHRISTOPHER G 2335 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 164,814 TCV/TFA: 103.20

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	152.00	228.00	1.0710	0.8689	90	100		12,731	
152 Actual Front Feet, 0.80 Total Acres								Total Est. Land Value = 12,731	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 16 T22N R8W BEG 178.5 FT S OF NW COR OF SW 1/4 OF NW1/4 TH E 228.4 FT, S 151.6 FT, W 228.4 FT, N 151.6 FT TO POB. .7949A.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	6.39	530	50	1,693
	X	Sewer	14.07	6	0	0
	X	Electric	25.27	100	50	1,263
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				
Total Estimated Land Improvements True Cash Value = 2,956						

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2025	6,400	76,000	82,400			73,938C
	2024	6,400	65,400	71,800			71,715C
	2023	5,000	63,300	68,300			68,300S
	2022	4,600	58,200	62,800			30,977C

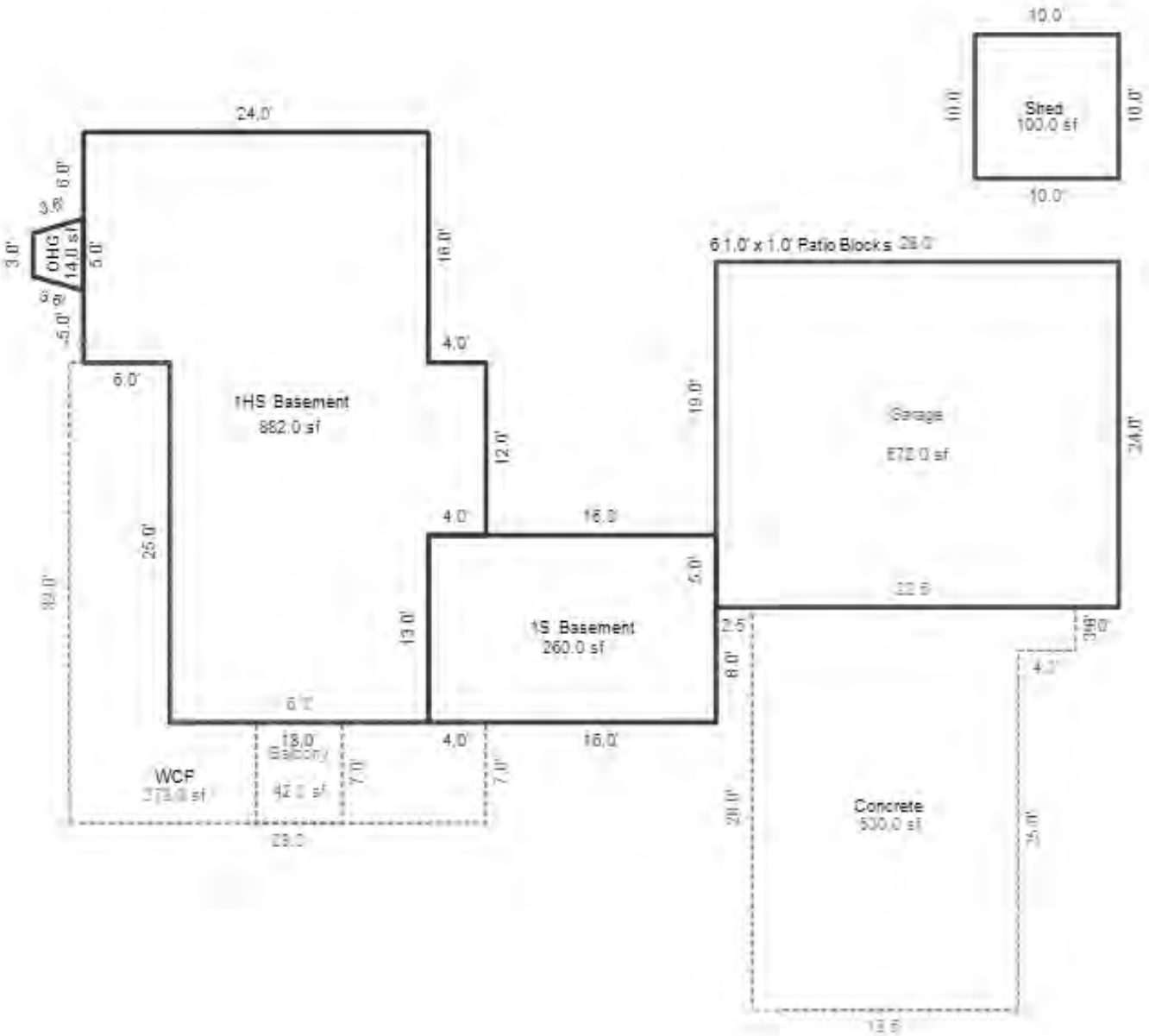


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 378	Type WCP (1 Story) 42 Wood Balcony	Year Built: 1995 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,597 Total Base New : 225,951 Total Depr Cost: 135,570 Estimated T.C.V: 149,127			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1142 SF Floor Area = 1597 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 1920		
Yr Built 1920	Remodeled 1960	Ex	X	Ord	Min	100 Amps Service			Building Areas			Total: 178,453 107,071				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Plumbing			
Room List		Doors		Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			Plumbing				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 882 1 Story Siding Overhang 14			Water/Sewer			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			(13) Plumbing			Plumbing			Water/Sewer			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. X Ord. Min			Average Fixture(s)			Plumbing			Water/Sewer			
(2) Windows		(8) Basement		Many X Ave. Few			1 Average Fixture(s)			Plumbing			Water/Sewer			
X	Many Avg. X Few	Large Avg. X Small		Basement: 1142 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			Plumbing			Water/Sewer			
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 2 Fixture Bath Softener, Auto 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			Water/Sewer			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			
X	Asphalt Shingle Metal	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 149,127			
Chimney: Brick																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIRD BONNIE	ROMIG GERALD III	1	07/04/2021	QC	21-NOT USED/OTHER	2021-02848	DEED	50.0
GUNNERSON GORDON C TRUST	ROMIG GERALD III & BAIRD	24,000	09/10/2020	WD	03-ARM'S LENGTH	2020-02832	DEED	100.0
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0
GUNNERSON GORDON C	GUNNERSON GORDON C TRUST	0	12/13/2018	QC	09-FAMILY	2018-04069	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status						
2219 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address	MAP #:											
ROMIG GERALD III 2859 ALDEN HILLS COURT LOWELL MI 49331-8893	2025 Est TCV 48,600											
	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 8 - 17 @\$5000	9.72	Acres	5000	100				48,600
				Residentia ROW @ ZERO	0.25	Acres	0	100				0
				9.97 Total Acres Total Est. Land Value = 48,600								
Tax Description	. SEC 16 T22N R8W NW 1/4 OF NW 1/4 EXC THAT PART LYING N OF A LINE BEG 950.67 FT S OF NW COR OF NW 1/4, TH E'LY PAR WITH FORMER RR R/W. 9.9697A.											
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					
	Who	When	What	2025	24,300	0	24,300				11,366C	
	TPC	05/06/2018	INSPECTED	2024	15,000	0	15,000				11,025C	
	TPC	12/27/2017	INSPECTED	2023	14,000	0	14,000				10,500C	
	TPC	03/30/2015	INSPECTED	2022	10,000	0	10,000				10,000S	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANNAM NANCY A TRUST	1ST CHANCE GARAGE LLC	83,710	04/30/2019	QC	03-ARM'S LENGTH	2019-01441	PROPERTY TRANSFER	100.0
BRANNAM NANCY A TRUST	BRANAM SCOTT & LAURIE	5,000	05/07/2013	WD	09-FAMILY	2013-01800 WD	PROPERTY TRANSFER	0.0
BRANNAM JAMES E	BRANNAM NANCY A TRUST	0	02/10/2004	QC	21-NOT USED/OTHER	04-0/0561	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2095 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
1ST CHANCE GARAGE LLC 329 STIMSON ST CADILLAC MI 49601	2025 Est TCV 228,801 TCV/TFA: 36.93					

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	660.00	1320.00	1.0000	0.0000	90	100*		0
			Residentia 18 -29 @\$3700	18.55	Acres	3700	100				68,635
			Residentia ROW @ ZERO	0.48	Acres	0	100				0
			* denotes lines that do not contribute to the total acreage calculation.								
			660 Actual Front Feet,	19.03	Total Acres			Total Est. Land Value =			68,635

Tax Description	X	Level	Rate	Size	% Good	Cash Value
2013-01800 SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB 19.0303A M/L FORMERLY ASSESSED WITH PARCEL A: SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB & PCL A OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 21.6603A.	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	Description	Rate	Size	% Good	Cash Value
	Fencing: Wd, Split, 2 Rail	15.31	530	0	0
	Fencing: Wd, Split, 6 ft.	28.16	72	0	0
	D/W/P: 4in Concrete	6.39	616	0	0
	D/W/P: 3.5 Concrete	6.07	124	0	0
	D/W/P: 4in Concrete	6.39	237	0	0
	Metal Prefab	18.65	64	50	597

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1	100	2,500
	Total Estimated Land Improvements True Cash Value = 3,097				

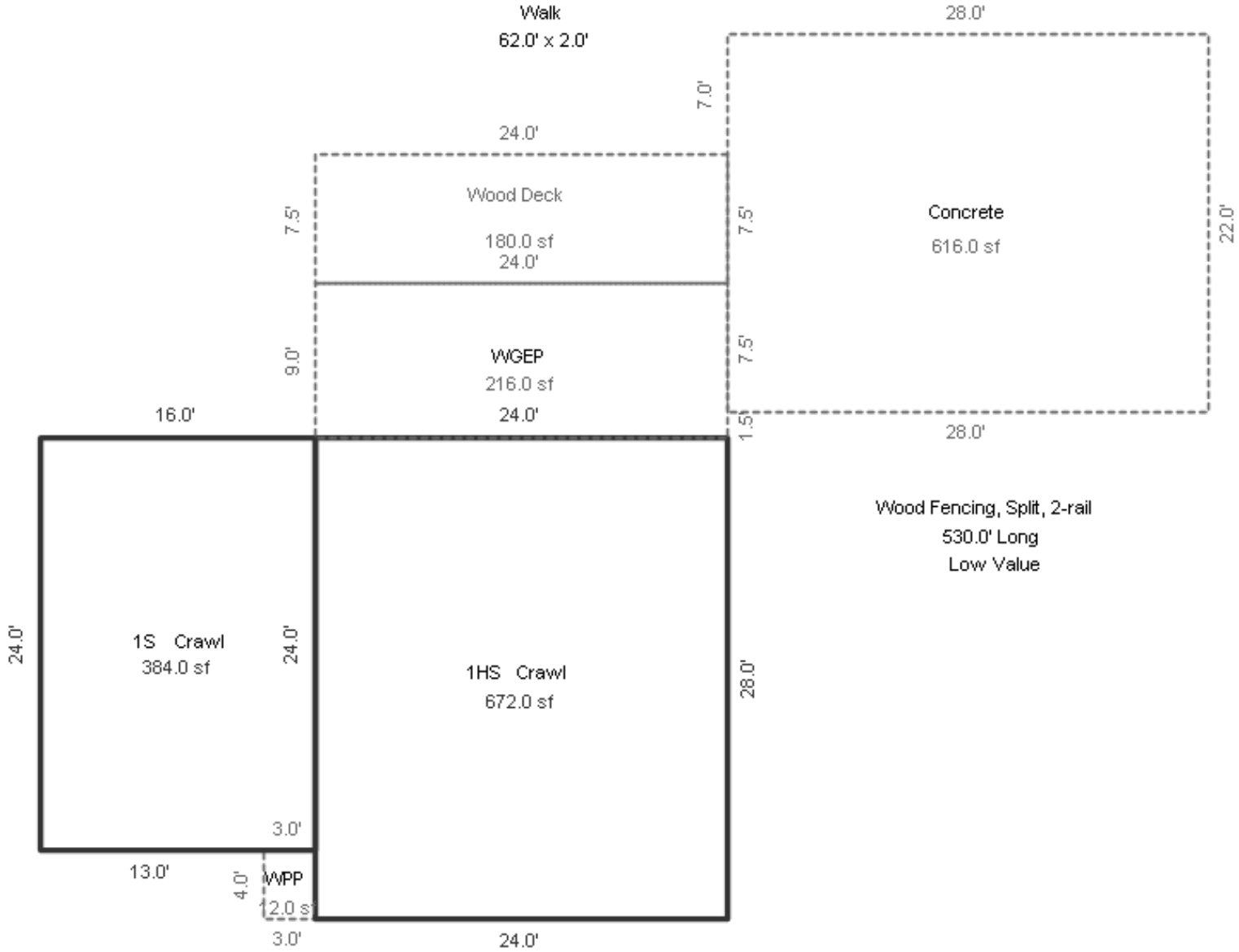
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	34,300	80,100	114,400			86,793C
2024	27,800	72,300	100,100			84,184C
2023	24,100	70,600	94,700			80,176C
2022	18,600	63,200	81,800			76,359C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:		
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						216 12 180	WGEP (1 Story) WPP Treated Wood		Class: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Building Style: 1.5S			Drywall Paneled		Plaster Wood T&G												
Yr Built 1918		Remodeled 1950	Trim & Decoration		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 5 Bedrooms		(5) Floors		Kitchen: Other: Other:												
(1) Exterior			(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.	Min									
	Insulation				No. of Elec. Outlets												
(2) Windows			(7) Excavation		Many	X	Ave.	Few									
X	Many Avg. Few	X	Large Avg. Small		Basement: 384 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(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)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
					Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55												
					Building Areas												
					Stories Exterior Foundation Size Cost New Depr. Cost												
					1.5 Story Siding Crawl Space 672												
					1 Story Siding Mich Bsmnt. 384												
					Total: 150,937 84,874												
					Other Additions/Adjustments												
					Plumbing												
					Average Fixture(s)			1	1,212	667							
					3 Fixture Bath			1	3,805	2,093							
					Water/Sewer												
					1000 Gal Septic			1	4,485	2,467							
					Water Well, 100 Feet			1	5,560	3,058							
					Porches												
					WGEP (1 Story)			216	14,351	7,893							
					Foundation: Shallow			216	-1,363	-750							
					WPP			12	591	325							
					Deck												
					Treated Wood			180	3,722	2,047							
					Built-Ins												
					Appliance Allow.			1	1,906	1,048							
					Totals:				185,206	101,864							
					Notes:												
					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:					112,050							

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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>															
Class: D,Pole Floor Area: 4,804 Gross Bldg Area: 4,804 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: D,Pole    Quality: Average Stories: 1    Story Height: 10    Perimeter: 380 Overall Building Height: 10		Base Rate for Upper Floors = 24.82											
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">High</th> <th style="width:10%;">Above Ave.</th> <th style="width:10%;">Ave.</th> <th style="width:10%;">X</th> <th style="width:10%;">Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		High	Above Ave.	Ave.	X	Low						(10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt: 3.17    100% Adjusted Square Foot Cost for Upper Floors = 27.99		Total Floor Area: 4,804    Base Cost New of Upper Floors = 134,465	
High	Above Ave.	Ave.	X	Low													
1985 Year Built 2016 Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan    100 Heat#2: No Heating or Cooling    0% Ave. SqFt/Story: 4804 Ave. Perimeter: 380 Has Elevators:		Total Floor Area: 4,804    Base Cost New of Upper Floors = 134,465 Reproduction/Replacement Cost = 134,465 Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 48,407		ECF (4012 RURAL METES & BOUNDS)    0.930 => TCV of Bldg: 1 = 45,019 Replacement Cost/Floor Area= 27.99    Est. TCV/Floor Area= 9.37											
10 Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Basement Info *** Area: Perimeter: Type:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Comments: 2016 NEW TENANT ADDING ELECTRICAL OUTLETS FOR AUTO REPAIR EQUIPMENT USE		Area: Type: Average		* Sprinkler Info * Area: Type:													

(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 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:								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANAM SCOTT & LAURIE	MOOMEY RICHARD	21,500	07/28/2021	WD	03-ARM'S LENGTH	2021-02676	PROPERTY TRANSFER	100.0
BRANNAM NANCY A TRUST	BRANAM SCOTT & LAURIE	5,000	05/07/2013	WD	09-FAMILY	2013-01800 WD	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2055 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	08/09/2022	2022-0539	100%
Owner's Name/Address	P.R.E. 0%		Commercial	08/09/2022	2022-0538	100%
MOOMEY RICHARD PO BOX 825 Cadillac MI 49601	MAP #:		Commercial	10/07/2021	2021-0706	100%
	2025 Est TCV 687,883 TCV/TFA: 30.17		Commercial	09/21/2021	2021-00649	100%

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	351.90	325.56	1.0000	0.0000	0	100*	0	
COMMERCIAL 2-4A	9000		2.63 Acres		9000	100		23,670	
* denotes lines that do not contribute to the total acreage calculation.									
352 Actual Front Feet, 2.63 Total Acres								Total Est. Land Value = 23,670	

Tax Description  
 2013-01800 PARCEL "A" AS SHOWN IN BOOK OF SURVEYS S-1, PAGE 541, MISSAUKEE COUNTY RECORDS LIBER S-1 P542 PARCEL "A" BEGINNING AT THE NW CORNER OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, THENCE S 89°20'22" E 351.93' ALONG THE NORTH SECTION LINE, THENCE S00°05'46" E 333.15', THENCE N86°48'35" W 352.54' TO THE WEST SECTION LINE, THENCE N00° 05'08" W 377.58' TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF JENNINGS AND LACHANCE ROADS CONTAINING 2.63 + ACRES



X Electric		Land Improvement Cost Estimates						
Description	Rate	Size	% Good	Cash Value				
D/W/P: Crushed Rock	2.13	5000	100	10,650				
Total Estimated Land Improvements				True Cash Value = 10,650				

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	11,800	332,100	343,900			338,929C
Rolling		2024	13,100	316,000	329,100			328,739C
Low		2023	10,200	349,200	359,400			313,085C
High		2022	10,600	301,800	312,400	237,700M		237,700S
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
JWV	10/28/2022	INSPECTED	2024	13,100	316,000	329,100			328,739C
TPC	04/28/2022	INSPECTED	2023	10,200	349,200	359,400			313,085C
JWV	10/27/2021	INSPECTED	2022	10,600	301,800	312,400	237,700M		237,700S

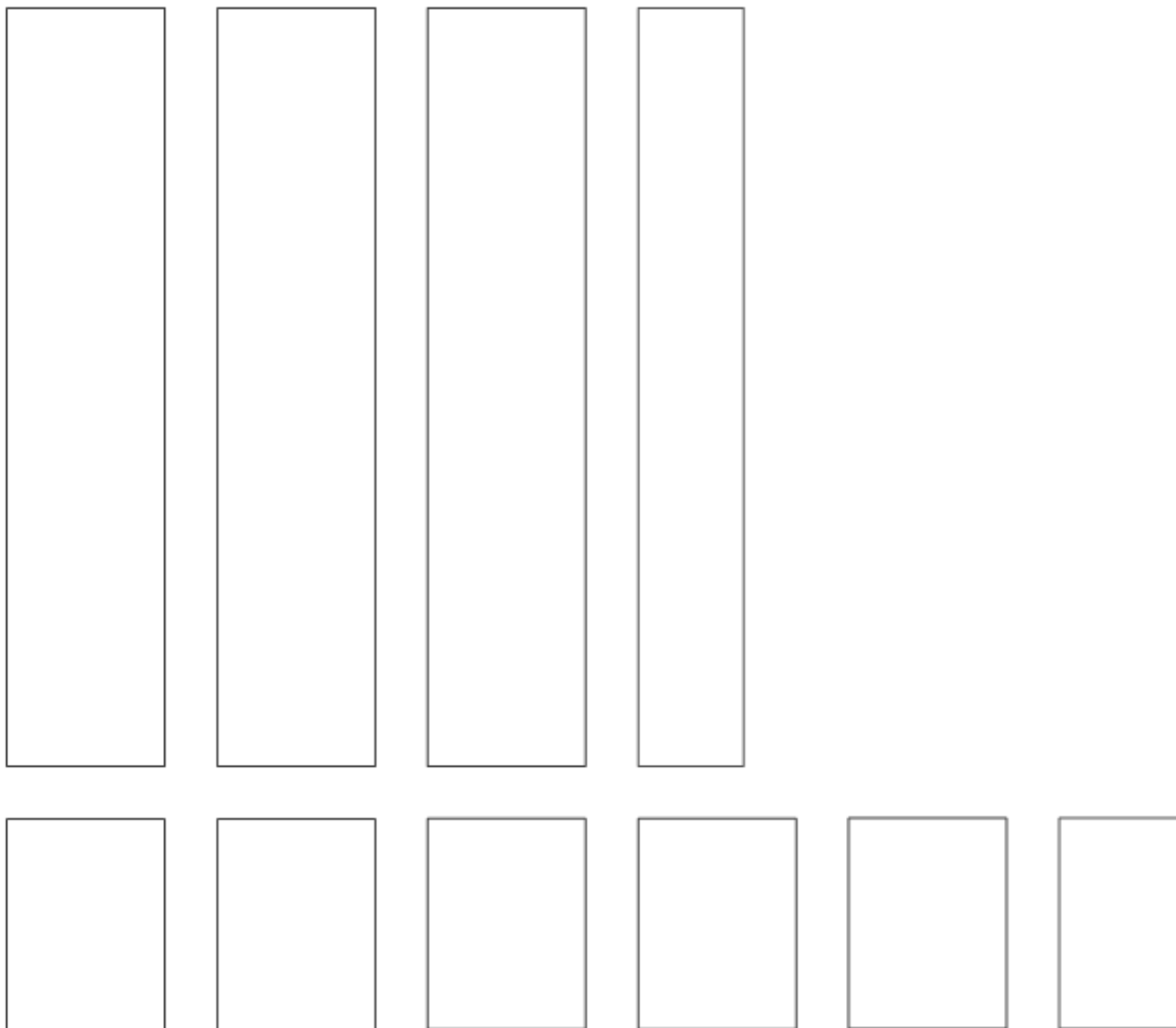
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: 5@ 30'X40' YEAR 2021 Calculator Occupancy: Warehouses - Mini					
Class: D,Pole		Construction Cost			
Floor Area: 1,200	High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 22,800	** ** Calculator Cost Data ** **				
Stories Above Grd: 1	Quality: Low Cost				
Average Sty Hght : 10	Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght	Heat#2: Electric, Cable or Baseboard 0%				
Depr. Table : 2.5%	Ave. SqFt/Story: 1200				
Effective Age : 2	Ave. Perimeter: 140				
Physical %Good: 95	Has Elevators:				
Func. %Good : 100	*** Basement Info ***				
Economic %Good: 100	Area:				
2021 Year Built	Perimeter:				
Remodeled	Type:				
Overall Bldg Height	Heat:				
Comments:	* 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: 140	
Base Rate for Upper Floors = 36.87					
Adjusted Square Foot Cost for Upper Floors = 36.87					
Total Floor Area: 1,200		Base Cost New of Upper Floors = 44,244			
5 Identical Units => Reproduction/Replacement Cost of all units = 221,220		Reproduction/Replacement Cost = 44,244			
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0		Total Depreciated Cost = 210,159			
ECF (201B COMMERCIAL GROUP B)		0.900 => TCV of Bldg: 1 = 189,143		Replacement Cost/Floor Area= 36.87 Est. TCV/Floor Area= 31.52	

(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:			Hand Fired Boiler								

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



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

Desc. of Bldg/Section: 3 @ 30'X144' YEAR 2021	
Calculator Occupancy: Warehouses - Mini	
Class: D,Pole	Construction Cost
Floor Area: 4,320	High Above Ave. Ave. X Low
Gross Bldg Area: 22,800	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Low Cost
Average Sty Hght : 10	Heat#1: No Heating or Cooling 0%
Bsmnt Wall Hght	Heat#2: Electric, Cable or Baseboard 0%
Depr. Table : 2.5%	Ave. SqFt/Story: 4320
Effective Age : 2	Ave. Perimeter
Physical %Good: 95	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
2021 Year Built	Perimeter:
Remodeled	Type:
10 Overall Bldg	Heat:
Height	* Mezzanine Info *
Comments:	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
Overall Building Height: 10	Perimeter: 0
Base Rate for Upper Floors = 30.82	
Adjusted Square Foot Cost for Upper Floors = 30.82	
Total Floor Area: 4,320	Base Cost New of Upper Floors = 133,143
Reproduction/Replacement Cost = 133,143	
3 Identical Units => Reproduction/Replacement Cost of all units = 399,429	
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
Total Depreciated Cost = 379,458	
ECF (201B COMMERCIAL GROUP B)	0.900 => TCV of Bldg: 2 = 341,512
Replacement Cost/Floor Area= 30.82	Est. TCV/Floor Area= 26.35

(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	
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	
(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\*\*\*

Desc. of Bldg/Section: 2022-0539 (1) 20 X 144 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 2,880 Gross Bldg Area: 22,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole      Quality: Low Cost Stories: 1      Story Height: 10      Perimeter: 328  Base Rate for Upper Floors = 36.54  Adjusted Square Foot Cost for Upper Floors = 36.54  Total Floor Area: 2,880      Base Cost New of Upper Floors = 105,236  Reproduction/Replacement Cost = 105,236 Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 101,027  ECF (201B COMMERCIAL GROUP B)      0.900 => TCV of Bldg: 3 = 90,924 Replacement Cost/Floor Area= 36.54      Est. TCV/Floor Area= 31.57						
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 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: 2880 Ave. Perimeter: 328 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat:  * 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				
2022	Year Built Remodeled							
	Overall Bldg Height							
Comments:								

(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 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	(40) Exterior Wall:
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure:      Slope=0		Thickness	Bsmnt Insul.
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler			

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

Desc. of Bldg/Section: 2022-0538 (1) 24 X 40 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Low Cost	
Floor Area: 960		Stories: 1 Story Height: 10 Perimeter: 128	
Gross Bldg Area: 22,800		Base Rate for Upper Floors = 38.56	
Stories Above Grd: 1		Adjusted Square Foot Cost for Upper Floors = 38.56	
Average Sty Hght : 10		Total Floor Area: 960 Base Cost New of Upper Floors = 37,018	
Bsmnt Wall Hght		Reproduction/Replacement Cost = 37,018	
Depr. Table : 4%		Eff. Age:1 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 96 /100/100/100/96.0	
Effective Age : 1		Total Depreciated Cost = 35,537	
Physical %Good: 96		ECF (201B COMMERCIAL GROUP B) 0.900 => TCv of Bldg: 4 = 31,984	
Func. %Good : 100		Replacement Cost/Floor Area= 38.56 Est. TCv/Floor Area= 33.32	
Economic %Good: 100			
2022 Year Built Remodeled			
Overall Bldg Height			
Comments:			

(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	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
	Shower Stalls	(14) Roof Cover:	
(5) Floor Cover:	Toilets		
	Urinals		
(6) Ceiling:	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\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEEKHOF MARIANNE K	DEVERNEY ANN L	140,000	07/10/2018	WD	03-ARM'S LENGTH	2018-02607	PROPERTY TRANSFER	100.0
ATKINS SHAWN & TAMMY	MEEKHOF MARIANNE K	80,000	02/05/2016	WD	16-LC PAYOFF	2016-0060	PROPERTY TRANSFER	0.0
ATKINS SHAWN & TAMMY	VANDERMEULEN ALEN D & MAR	80,000	03/22/2013	LC	16-LC PAYOFF	2013-00865 LCT	PROPERTY TRANSFER	100.0
		6,000	03/01/1996	WD	33-TO BE DETERMINED	302:498	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9909 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/10/2018					
Owner's Name/Address	MAP #:					
DEVERNEY ANN L 9909 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 224,839 TCV/TFA: 113.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																	
SEC 16 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 PP 541 MISSAUKEE COUNTY RECORDS. 2.64A.	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>337.50</td> <td>340.74</td> <td>0.8774</td> <td>0.9607</td> <td>90</td> <td>100</td> <td></td> <td>25,603</td> </tr> <tr> <td colspan="8">338 Actual Front Feet, 2.64 Total Acres</td> <td>Total Est. Land Value = 25,603</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	337.50	340.74	0.8774	0.9607	90	100		25,603	338 Actual Front Feet, 2.64 Total Acres								Total Est. Land Value = 25,603
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Tax Description	X	Public Improvements	Land Improvement Cost Estimates																																																																											
Comments/Influences			<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>Dirt Road</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gravel Road</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Paved Road</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storm Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sidewalk</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water</td> <td>D/W/P: 3.5 Concrete</td> <td>6.07</td> <td>770 0</td> <td>0</td> </tr> <tr> <td>Sewer</td> <td>D/W/P: 4in Ren. Conc.</td> <td>7.24</td> <td>1000 0</td> <td>0</td> </tr> <tr> <td>Electric</td> <td>Whirl Pool Bath</td> <td>15,602.75</td> <td>1 0</td> <td>0</td> </tr> <tr> <td>Gas</td> <td>Wood Frame</td> <td>25.27</td> <td>100 50</td> <td>1,263</td> </tr> <tr> <td>Curb</td> <td colspan="4">Residential Local Cost Land Improvements</td> </tr> <tr> <td>Street Lights</td> <td>Description</td> <td>Rate</td> <td>Size % Good</td> <td>Cash Value</td> </tr> <tr> <td>Standard Utilities</td> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1 95</td> <td>2,375</td> </tr> <tr> <td>Underground Utils.</td> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>3,638</td> </tr> </tbody> </table>						Description	Rate	Size	% Good	Cash Value	Dirt Road					Gravel Road					Paved Road					Storm Sewer					Sidewalk					Water	D/W/P: 3.5 Concrete	6.07	770 0	0	Sewer	D/W/P: 4in Ren. Conc.	7.24	1000 0	0	Electric	Whirl Pool Bath	15,602.75	1 0	0	Gas	Wood Frame	25.27	100 50	1,263	Curb	Residential Local Cost Land Improvements				Street Lights	Description	Rate	Size % Good	Cash Value	Standard Utilities	LAND IMPROVE 2500	2,500.00	1 95	2,375	Underground Utils.	Total Estimated Land Improvements True Cash Value =			3,638
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Topography of Site	X	Level	X	Rolling	X	Low	X	High	X	Landscaped	X	Swamp	X	Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain

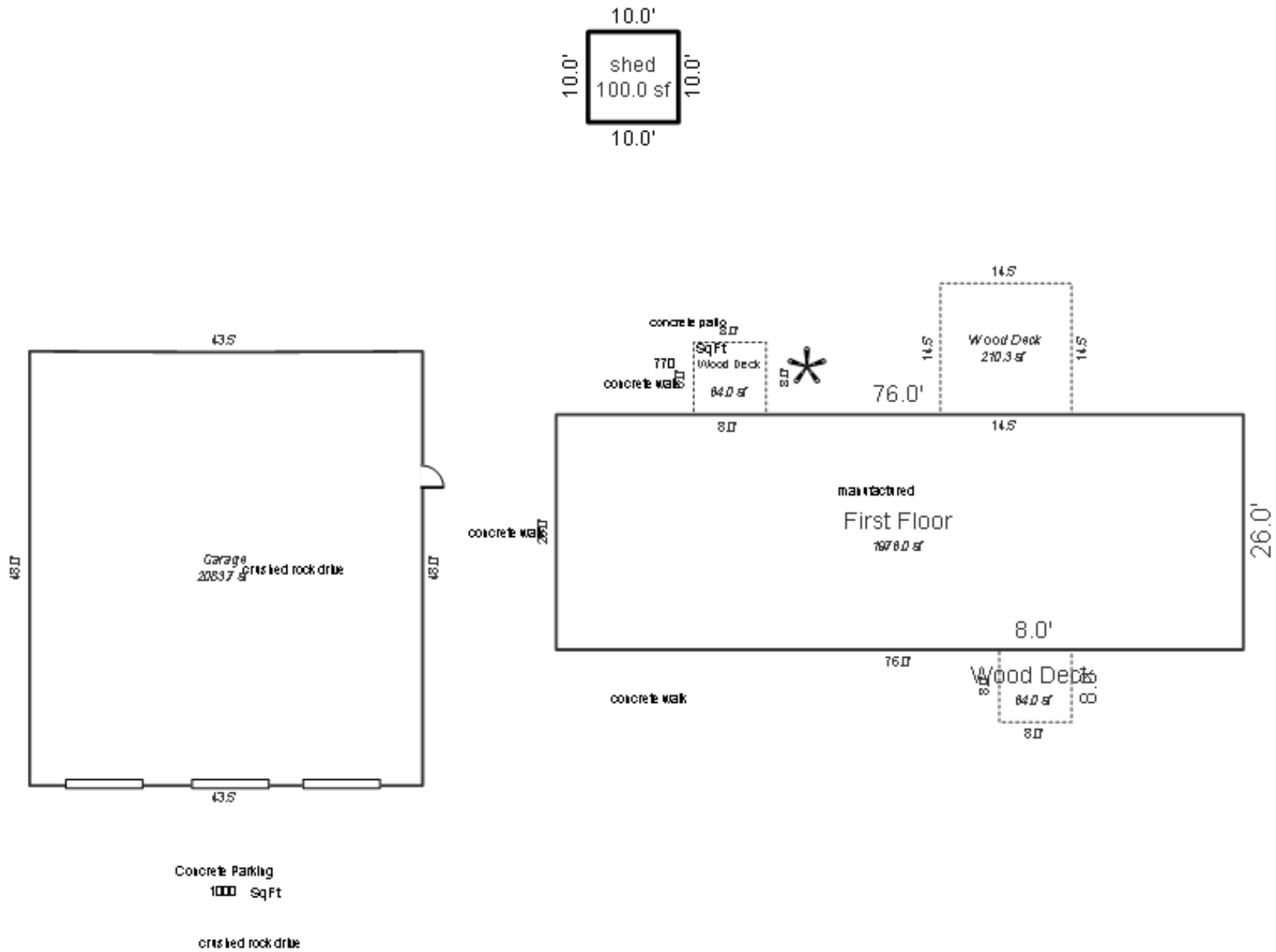
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	12,800	99,600	112,400			77,403C
TPC 12/27/2017 INSPECTED			2024	12,800	94,800	107,600			75,076C
TPC 09/25/2012 INSPECTED			2023	10,000	82,400	92,400			71,501C
			2022	8,400	72,300	80,700			68,097C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 64 210	Type Treated Wood Treated Wood Treated Wood	Year Built: 1997 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 3 Area: 2063 % 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: CD Effec. Age: 25 Floor Area: 1,976 Total Base New : 325,999 Total Depr Cost: 244,498 Estimated T.C.V: 195,598		Bsmnt Garage: Carport Area: Roof:														
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 0.800		Bsmnt Garage:		Carport Area: Roof:													
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1995														
Condition: Average		Lg	X	Ord	Small	200 Amps Service			(11) Heating System: Forced Heat & Cool		Total		242,461 181,845														
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1976 SF		Floor Area = 1976 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75													
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Many			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
(1) Exterior		Kitchen: Other: Other:		200			X			Plumbing		1 Story		Siding		Basement		1,976		242,461		181,845					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		909		2,854					
X	(2) Windows	(7) Excavation		Basement: 1976 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			Water/Sewer		1000 Gal Septic		1		4,485		3,364		4,170		1,464					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Deck		Treated Wood		64		1,952		1,464		3,088		1,429					
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			Built-Ins		Appliance Allow.		1		1,906		1,429		Garages		Class: CD Exterior: Pole (Finished)		Base Cost		2063 58,548 43,911	
X	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			Notes:		Totals:		325,999		244,498		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		195,598							
X	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,000	12/01/1998	WD	33-TO BE DETERMINED	325:302	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9849 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
DORLAND JEFFREY P P O BOX 572 LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 47,021 TCV/TFA: 50.89					

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 16 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 P 541 MISSAUKEE COUNTY RECORDS. 2.65A.	X			A 200' @ 90/FF	324.00	354.70	0.8864	0.9704	90	100	25,082
Comments/Influences				324 Actual Front Feet, 2.64 Total Acres					Total Est. Land Value =		25,082

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
SPLIT FROM 002-25 FOR 97			Wood Frame	31.84	80 94	2,394
			Total Estimated Land Improvements True Cash Value =			2,394

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

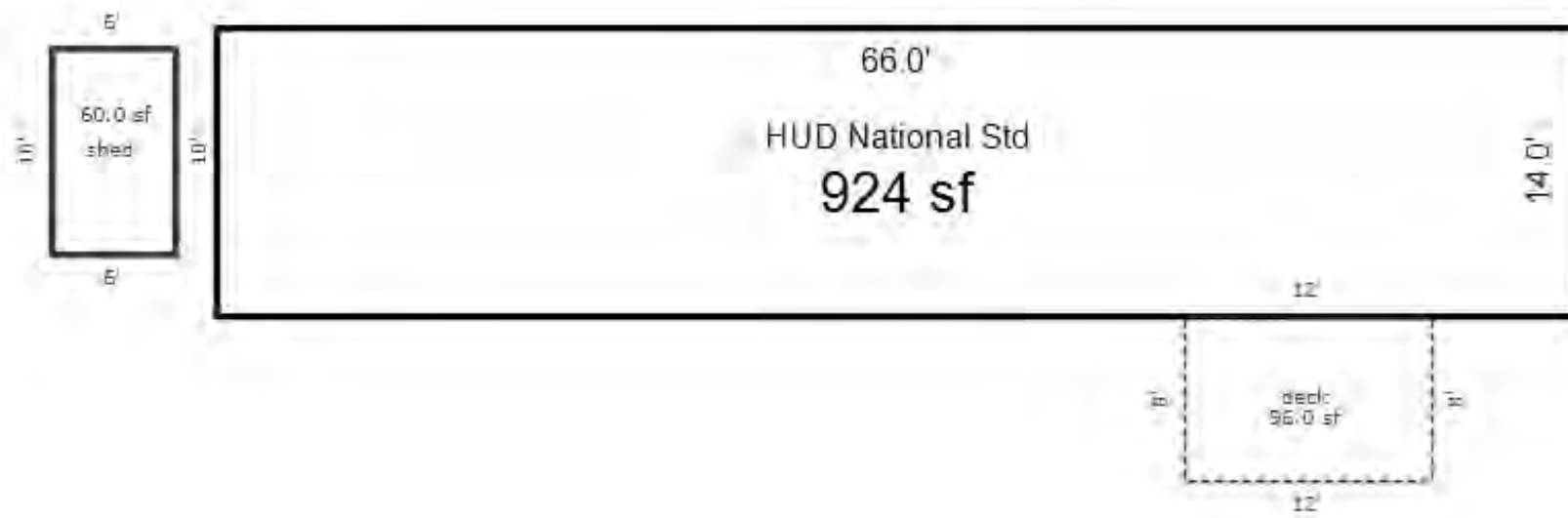


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	When	What	2025	12,500	11,000	23,500			13,474C
	TPC 04/30/2021	INSPECTED	2024	12,500	11,200	23,700			13,069C
	TPC 12/27/2017	INSPECTED	2023	9,800	11,900	21,700			12,447C
	TPC 09/25/2012	INSPECTED	2022	8,100	9,900	18,000			11,855C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	96	Treated Wood	Car Capacity:		
	Mobile Home			Wood	Coal	Steam									Interior 2 Story	Class:
	Town Home	0 Front Overhang		Forced Warm Air			Garbage Disposal	2nd/Same Stack			Exterior:			Exterior:		
	Duplex	0 Other Overhang		Wall Furnace			Bath Heater	Two Sided			Brick Ven.:			Stone Ven.:		
	A-Frame			Warm & Cool Air			Vent Fan	Exterior 2 Story			Common Wall:			Foundation:		
X	Wood Frame	(4) Interior		Heat Pump			Hot Tub	Prefab 1 Story			Finished ?			Auto. Doors:		
		Drywall Paneled					Unvented Hood	Prefab 2 Story			Mech. Doors:			Area:		
	Building Style: HUD	Plaster Wood T&G					Vented Hood	Heat Circulator			% Good:			Storage Area:		
		Trim & Decoration					Intercom	Raised Hearth			No Conc. Floor:					
	Yr Built	Ex	X	Ord			Jacuzzi Tub	Wood Stove								
	Remodeled						Jacuzzi repl.Tub	Direct-Vented Ga								
	1983	0					Oven									
	Condition: Average	Size of Closets					Microwave									
		Lg	X	Ord			Standard Range									
							Self Clean Range									
	Room List	Doors		Solid	X	H.C.	Sauna									
	Basement	(5) Floors					Trash Compactor									
	1st Floor	Kitchen:					Central Vacuum									
	2nd Floor	Other:					Security System									
	2 Bedrooms	Other:														
	(1) Exterior	No./Qual. of Fixtures														
		Ex.	X	Ord.												
	Wood/Shingle	(6) Ceilings														
	Aluminum/Vinyl															
	Brick	No. of Elec. Outlets														
	Insulation	Many	X	Ave.												
	(2) Windows	(7) Excavation														
	Many	Basement: 0 S.F.														
	Avg.	Crawl: 0 S.F.														
X	Few	Slab: 0 S.F.														
	Large	Height to Joists: 0.0														
	Avg.	(8) Basement														
	Small	Conc. Block														
	X	Poured Conc.														
	Wood Sash	Stone														
	Metal Sash	Treated Wood														
	Vinyl Sash	Concrete Floor														
	Double Hung	(9) Basement Finish														
	Horiz. Slide															
	Casement	(14) Water/Sewer														
	Double Glass	Public Water														
	Patio Doors	Public Sewer														
	Storms & Screens	Water Well														
	(3) Roof	1000 Gal Septic														
	Gable	2000 Gal Septic														
	Hip	Lump Sum Items:														
	Gambrel															
	Mansard															
X	Flat															
	Shed															
	Asphalt Shingle	(10) Floor Support														
X	Metal	Joists:														
	Chimney: Metal	Unsupported Len:														
		Cntr.Sup:														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDS KAY IRENE ESTATE	BERGEY MALVIN J & CHRISTI	130,000	04/27/2021	WD	03-ARM'S LENGTH	2021-01520	PROPERTY TRANSFER	100.0
RICHARDS KAY ESTATE	RICHARDS KAY IRENE ESTATE	0	12/21/2020	OTH	06-COURT JUDGEMENT	2021-001143	DEED	0.0
RICHARDS RONALD		0	01/05/2008	AFF	33-TO BE DETERMINED	2008-0175DC	PROPERTY TRANSFER	0.0

Property Address: 9765 W JENNINGS RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 04/27/2021

Owner's Name/Address: BERGEY MALVIN J & CHRISTI  
 9765 W JENNINGS RD  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 178,247 TCV/TFA: 154.73

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	313.00	368.40	0.8941	0.9796	90	100		24,673
	Gravel Road	313 Actual Front Feet, 2.65 Total Acres Total Est. Land Value = 24,673							

Tax Description: SEC 16 T22N R8W PCL D OF THE SURVEY  
 RECORDED IN LIBER S-1 PP 541 & 542  
 MISSAUKEE COUNTY RECORDS. 2.65A.  
 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	12,300	76,800	89,100			75,588C
2024	12,300	65,900	78,200			73,316C
2023	9,600	63,800	73,400			69,825C
2022	7,800	58,700	66,500			66,500S

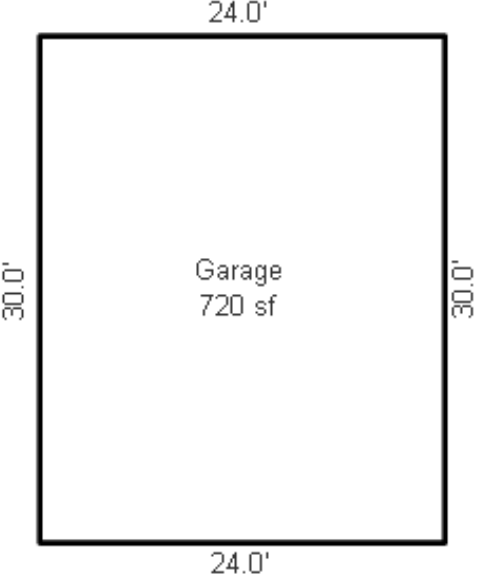
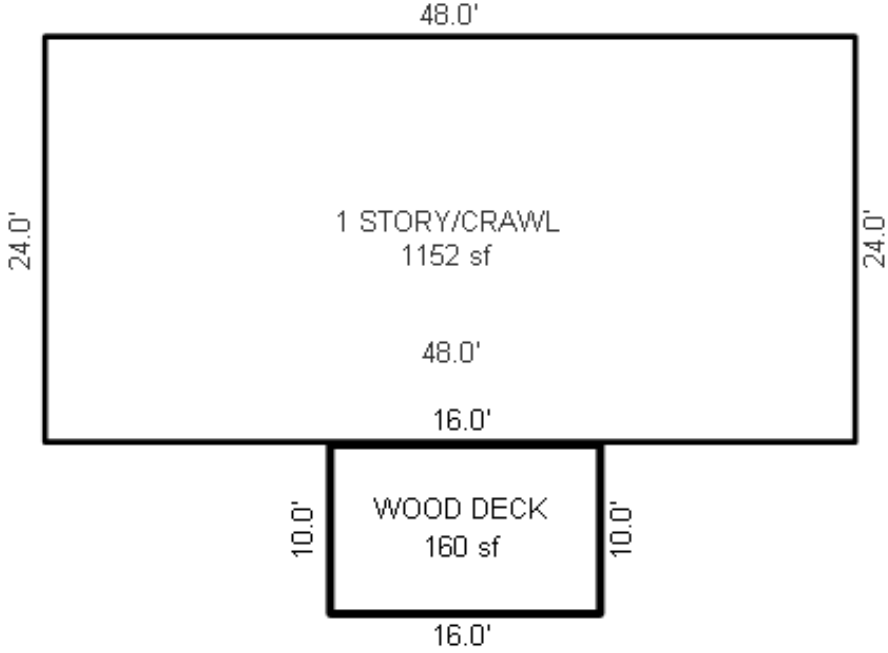
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Size of Closets												
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		X	Ord		Small									
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall													
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(13) Plumbing												
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		(14) Water/Sewer												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Cls CD		Blt 1994				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Crawl Space	1,152				
Other Additions/Adjustments										Total:		131,421	105,138			
Plumbing										Average Fixture(s)	1	1,212	970			
3 Fixture Bath										1	3,805	3,044				
Water/Sewer										1000 Gal Septic	1	4,485	3,588			
Water Well, 50 Feet										1	2,548	2,038				
Deck										Treated Wood	160	3,448	2,758			
Garages										Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Built-Ins										Base Cost	720	25,690	20,552			
Appliance Allow.										1	1,906	1,525				
Notes:										Totals:		174,515	139,613			
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:												153,574				

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





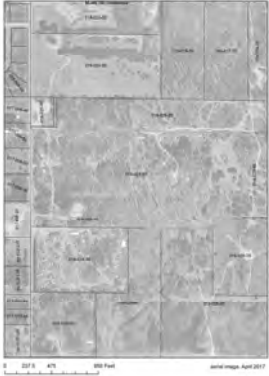
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUNION LORETTA M ETAL	GUNNERSON MATTHEW &	10,000	01/06/2004	QC	21-NOT USED/OTHER	04-0/1639	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2635 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/19/2004					
Owner's Name/Address	MAP #:					
GUNNERSON TRAVIS & GUNNERSON MATTHEW 2635 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 196,386 TCV/TFA: 136.38					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
SEC 16 T22N R8W (6*2007) N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & EXC THAT PART OF BEG 653.47 FT N OF SE COR, TH N 800 FT, W 800 FT, S 800 FT, E 800 FT TO POB LYING N'LY OF S 1/8 LINE & EXC E'LY 508.47 FT THOF & EXC S 165 FT OF W 1320 FT THOF. 42.4318A. SPLIT ON 5/21/2019 PART TO 009-016-023-70; FORMELRY SEC 16 T22N R8W N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT. W 800 FT S 800 FT,E 800 S 1/8 LINE & EXC OF. 47.43AC. 009-016-023-80;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		* Factors *					
				Residentia 66 - 120	\$3700	42.43 Acres	3700	100	
				42.43 Total Acres Total Est. Land Value = 156,998					
				Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: 3.5 Concrete	5.70	240	69	944	
				Fencing: Wire Mesh, #9	3.61	200	0	0	
				Total Estimated Land Improvements True Cash Value = 944					

2020 Lake Township Parcel Map



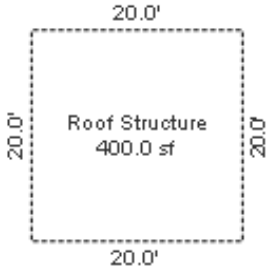
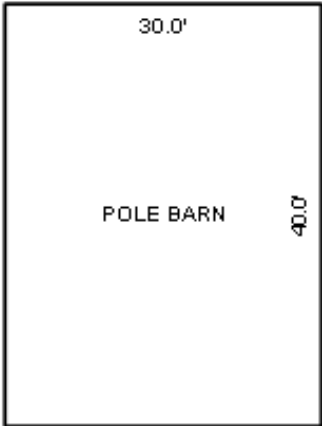
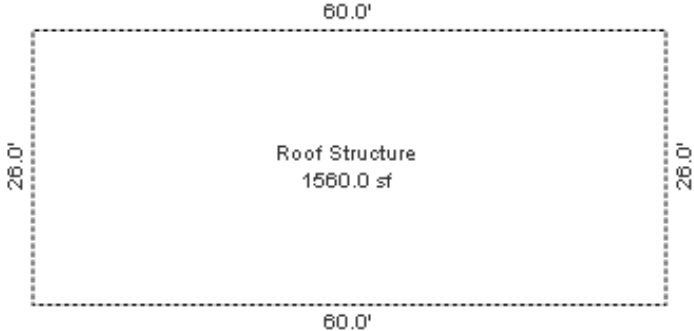
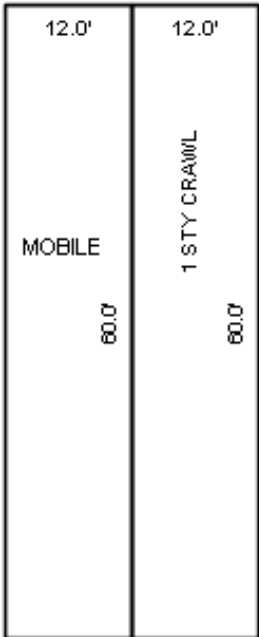
9 completed ;  
6-023-00;  
-023-70;  
-----  
7 completed ;  
6-023-00;  
-023-80;

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	78,500	19,700	98,200			46,839C
Rolling	2024	59,400	20,000	79,400			45,431C
Low	2023	50,900	21,800	72,700			43,268C
High	2022	42,400	18,000	60,400			41,208C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 02/07/2012 INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON TRAVIS & GUNNER	STAATS DONALD & SHAWN	1	05/24/2019	QC	09-FAMILY	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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2705 S LACHANCE 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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STAATS DONALD & SHAWN 2244 W DIVISION ST CADILLAC MI 49601	2025 Est TCV 20,487
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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
Residentia 18	-29	@\$3700	5.00	Acres	3700	100		18,500
5.00 Total Acres							Total Est. Land Value =	18,500

Land Improvement Cost Estimates			
---------------------------------	--	--	--

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.49	150	50	1,987
Total Estimated Land Improvements True Cash Value =				1,987

Tax Description SEC 16 T22N R8W (0*2019) S 165 FT OF W 1320 FT OF N 1/2 OF SW 1/4. 5A. SPLIT ON 05/21/2019 FROM 009-016-023-00; Comments/Influences CAR SALVAGE AREA Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ; Parent Parcel(s): 009-016-023-00; Child Parcel(s): 009-016-023-70; -----	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
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Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	900	10,200			5,282C
2024	7,500	1,000	8,500			5,124C
2023	6,500	900	7,400			4,880C
2022	5,000	800	5,800			4,648C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JILL C	GUNNERSON MATTHEW & TRAVI	1	03/17/2014	QC	09-FAMILY	2014-00975 QD	DEED	100.0
GUNNERSON TRAVIS & MATTHE	GUNNERSON JILL C	0	10/12/2007	QC	21-NOT USED/OTHER	2007/3612	DEED	100.0

Property Address: X S LACHANCE 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: GUNNERSON MATTHEW & TRAVIS  
 6400 W JENNINGS RD  
 LAKE CITY MI 49651

2025 Est TCV 37,000

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 PARTOF>40@\$3700 10.00 Acres 3700 100 37,000  
 10.00 Total Acres Total Est. Land Value = 37,000

Tax Description: SEC. 16 T22N, R8W BEG 1453.47 FT N OF S/4 COR, TH N TO S LINE OF N/2 OF N/2 OF N/2 OF SW/4, TH E 508..47 FT, S TO A PT 508.47 FT W OF POB, TH E TO POB. 9.998 Ac M/L

Split on 11/26/2007 from 009-016-023-00; Comments/Influences

Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ; Parent Parcel(s): 009-016-023-00; Child Parcel(s): 009-016-023-80;

Topography of Site

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

X PRIVATE RD

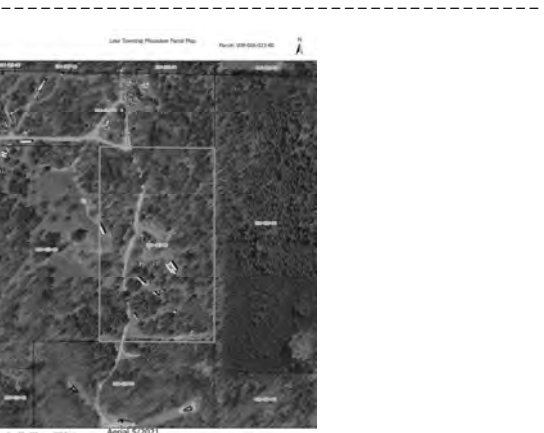
Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who When What 2025 18,500 0 18,500 11,366C

TPC 12/27/2017 INSPECTED 2024 15,000 0 15,000 11,025C

2023 14,000 0 14,000 10,500C

2022 10,000 0 10,000 10,000S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ JOHN FRANK	GUNNERSON GAY D	0	02/14/2020	OTH	06-COURT JUDGEMENT	2020-01690	DEED	0.0
GUNNERSON JOANN	SCHWARTZ GAY D & JOHN FRA	1	08/28/2017	QC	09-FAMILY	2017-02674	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9954 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Garage	12/31/2003	20030466	Complete
Owner's Name/Address	P.R.E. 0%		MAP #:		2025 Est TCV 50,288 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 16 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
231-775-8930		Fencing: Wd, Solid, 6 ft.	26.49	428	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	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	100	25,100			3,077C
2024	15,000	62,000	77,000			46,908C
2023	14,000	60,100	74,100			44,675C
2022	10,000	55,300	65,300			42,548C

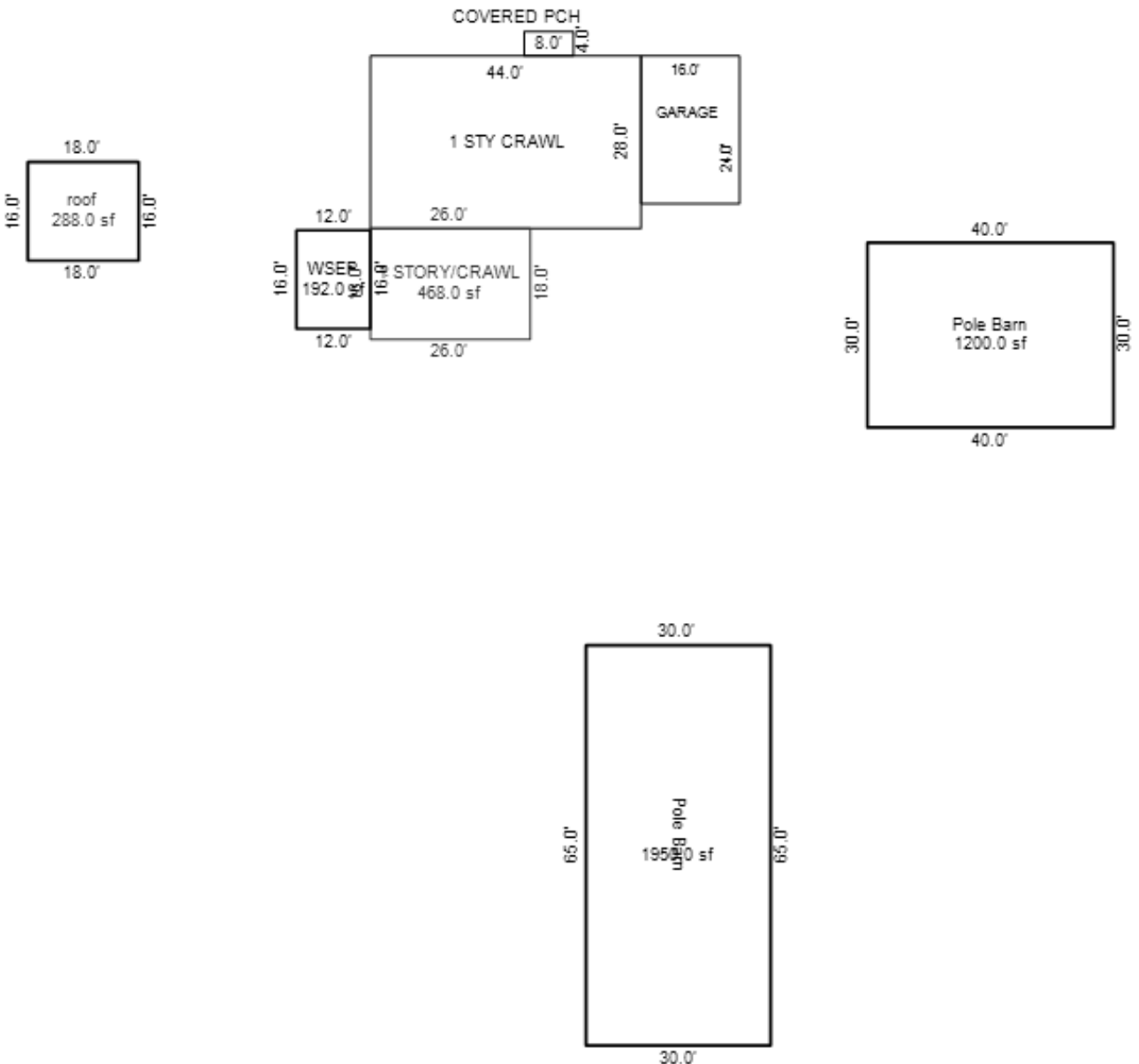
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1950 % Good: 0 Storage Area: 0 No Conc. Floor: 1950			
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	Remodeled	Size of Closets		No./Qual. of Fixtures			(12) Electric	Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F.		Cls D		Blt 1948	
1948 EXP	2003	Ex	X	Ord		Min	100	Amps Service	(11) Heating System: Forced Air w/ Ducts			X 1.100				
Condition: Average Part. Construct.: 1%		Lg	X	Ord		Small	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.						
Room List		Doors		Solid	X	H.C.	Many	X	Ave.		Few	(13) Plumbing				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			Plumbing			Stories Exterior Foundation			Size	Cost New	Depr. Cost	
(1) Exterior		Kitchen: Other: Other:		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Plumbing						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement			Class: D Exterior: Pole (Unfinished)			3 Fixture Bath			1	-3,199	-1,759	
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			Solar Water Heat			1	-1,818	-1,000
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			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			384	12,687	6,978	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			384	-2,108	-1,159	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			1950	36,699	20,184
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			1950	-10,706	-5,888	
Chimney:		(14) Water/Sewer		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			1200	22,584	12,421	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			1200	-6,588	-3,623	
		Lump Sum Items:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			Totals:	47,551	26,153	
		Notes:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: D Exterior: Pole (Unfinished)			No Concrete Floor			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY: 28,768 1% Completed => Est. True Cash Value 2025 =			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAATS SHAWN LEE & STATS	STAATS DONALD J & ELIZABE	0	07/13/2016	QC	09-FAMILY	2016-02351	PROPERTY TRANSFER	0.0
STAATS DONALD J & ELIZABE	STAATS DONALD J & ELIZABE	0	07/13/2016	WD	09-FAMILY	2016-02352	PROPERTY TRANSFER	0.0
STAATS DONALD J & ELIZABE	STAATS SHAWN LEE	0	04/04/2016	WD	09-FAMILY	2016-01034	PROPERTY TRANSFER	0.0
STAATS DONALD J & ELIZABE	STAATS DONALD J & ELIZABE	1	02/13/2014	WD	09-FAMILY	2014-00664	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2761 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	08/27/2021	2021-0590	100%	
	P.R.E. 0%					

Owner's Name/Address	MAP #:
STAATS DONALD J & ELIZABETH J 2761 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 371,507 TCV/TFA: 21.25

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value
			COMMERCIAL 20A M/L 3700 15.00 Acres 3700 100 55,500
			15.00 Total Acres Total Est. Land Value = 55,500

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. SEC 16 T22N R8W N 660 FT OF W 990 FT OF SW 1/4 OF SW 1/4. 15A.				Description Rate Size % Good Cash Value
				D/W/P: 4in Ren. Conc. 8.24 400 50 1,648
				Metal Prefab 16.09 192 50 1,544
				Wood Frame 22.73 756 50 8,592
				Total Estimated Land Improvements True Cash Value = 11,784

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates
BLDG ONE CONSTRUCTED OF USED MATERIAL.				Description Rate Size % Good Cash Value
				D/W/P: 4in Ren. Conc. 8.24 400 50 1,648
				Metal Prefab 16.09 192 50 1,544
				Wood Frame 22.73 756 50 8,592
				Total Estimated Land Improvements True Cash Value = 11,784

Topography of Site	X	Improved	Vacant	Land Improvement Cost Estimates
Level				Description Rate Size % Good Cash Value
Rolling				D/W/P: 4in Ren. Conc. 8.24 400 50 1,648
Low				Metal Prefab 16.09 192 50 1,544
High				Wood Frame 22.73 756 50 8,592
Landscaped				Total Estimated Land Improvements True Cash Value = 11,784
Swamp				
Wooded				
Pond				
Waterfront				
Ravine				
Wetland				
Flood Plain				



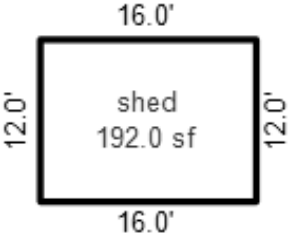
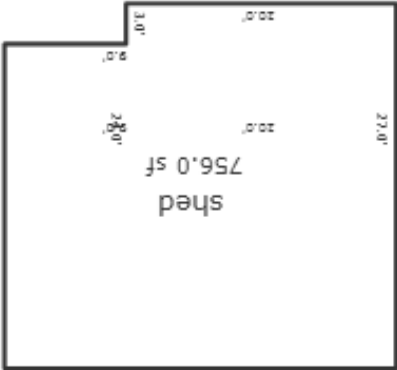
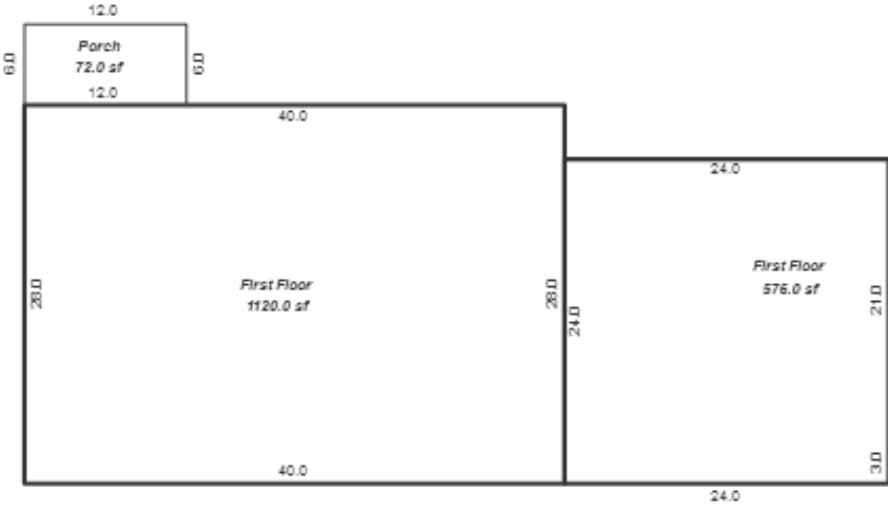
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/11/2022	INSPECTED	2025	27,800	158,000	185,800			66,200C
JWV	11/05/2021	INSPECTED	2024	29,300	152,200	181,500			64,210C
TPC	12/27/2017	INSPECTED	2023	22,500	162,900	185,400			61,153C
			2022	15,000	131,800	146,800			58,241C

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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 72 40	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:	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home													0 Front Overhang 0 Other Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Average Effec. Age: 35 Floor Area: Total Base New : 190,731 Total Depr Cost: 66,754 Estimated T.C.V: 53,403					
Town Home	(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 0										
Duplex	Drywall Paneled	Plaster Wood T&G	(12) Electric			(11) Heating System: Forced Warm Air			Ground Area = 2487 SF		Floor Area = 2487 SF.										
A-Frame	Trim & Decoration		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas		Building Areas										
Wood Frame	Ex	Ord	Min	No./Qual. of Fixtures			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost			
Building Style: HUD	Size of Closets		Ex. Ord. Min			No. of Elec. Outlets			Main Home			Ribbed		Metal		960					
Yr Built 0	Lg Ord Small		Many Ave. Few			(13) Plumbing			Addition			Siding		Crawl		960					
Remodeled 0	Doors Solid H.C.		1 Average Fixture(s)			(14) Water/Sewer			Addition			Siding		Crawl		567					
Condition: Average	(5) Floors		1 3 Fixture Bath			Public Water			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		950		332	
Room List	Kitchen: Other: Other:		2 Fixture Bath			Public Sewer			Plumbing			Water/Sewer		1000 Gal Septic		1		4,795		1,678	
Basement	(6) Ceilings		Softener, Auto			Water Well			Plumbing			Water Well, 100 Feet		1		5,725		2,004			
1st Floor	No. of Elec. Outlets		Softener, Manual			1000 Gal Septic			Deck			Treated Wood		72		2,110		738			
2nd Floor	Many Ave. Few		No Plumbing			1000 Gal Septic			Treated Wood			40		1,576		552					
Bedrooms	(7) Excavation		Extra Toilet			1000 Gal Septic			Appliance Allow.			1		2,727		954					
(1) Exterior	Basement: 0 S.F. Crawl: 1527 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Sink			2000 Gal Septic			Notes:			Totals:		190,731		66,754					
Wood/Shingle	(8) Basement		Separate Shower			Lump Sum Items:			ECF (201B COMMERCIAL GROUP B) 0.800 => TCv:			190,731		66,754						53,403	
Aluminum/Vinyl	Conc. Block Poured Conc. Stone		Ceramic Tile Floor																		
Brick	Treated Wood Concrete Floor		Ceramic Tile Wains																		
Insulation	(9) Basement Finish		Ceramic Tub Alcove																		
(2) Windows	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Vent Fan																		
Many Avg. Few	Large Avg. Small																				
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																				
Gable Hip Flat	Gambrel Mansard Shed																				
Asphalt Shingle	(10) Floor Support																				
Chimney:	Joists: Unsupported Len: Cntr.Sup:																				

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Desc. of Bldg/Section: CAL 210, WITH SCALE  
 Calculator Occupancy: Warehouses - Storage

Class: D	Construction Cost					
Floor Area: 4,000	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 14,994	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 10	Heat#1: Space Heaters, Gas with Fan 0%					
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 0%					
Depr. Table : 2%	Ave. SqFt/Story: 4000					
Effective Age : 25	Ave. Perimeter: 268					
Physical %Good: 60	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1985 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: Low						

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 268

Base Rate for Upper Floors = 34.61

Adjusted Square Foot Cost for Upper Floors = 34.61

Total Floor Area: 4,000 Base Cost New of Upper Floors = 138,440

Reproduction/Replacement Cost = 138,440

Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 83,064

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
/CI14/SERS/DEQU/HOI/FRAL/HBUSL	33133.33	1	1.00	100	33,133

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 104,577  
 Replacement Cost/Floor Area= 42.89 Est. TCV/Floor Area= 26.14

(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-Metallic				Sodium Vapor				
				Toilets				Bus Duct				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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Desc. of Bldg/Section: CAL 210  
 Calculator Occupancy: Warehouses - Storage

Class: D,Pole Floor Area: 2,100 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost					
	High	Above Ave.	Ave.	X	Low	
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** **					
	Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2100 Ave. Perimeter: 160 Has Elevators:					
Year Built Remodeled	Area: Perimeter: Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	*** Basement Info ***					
	* 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 = 30.46

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.04 100%  
 Adjusted Square Foot Cost for Upper Floors = 35.50

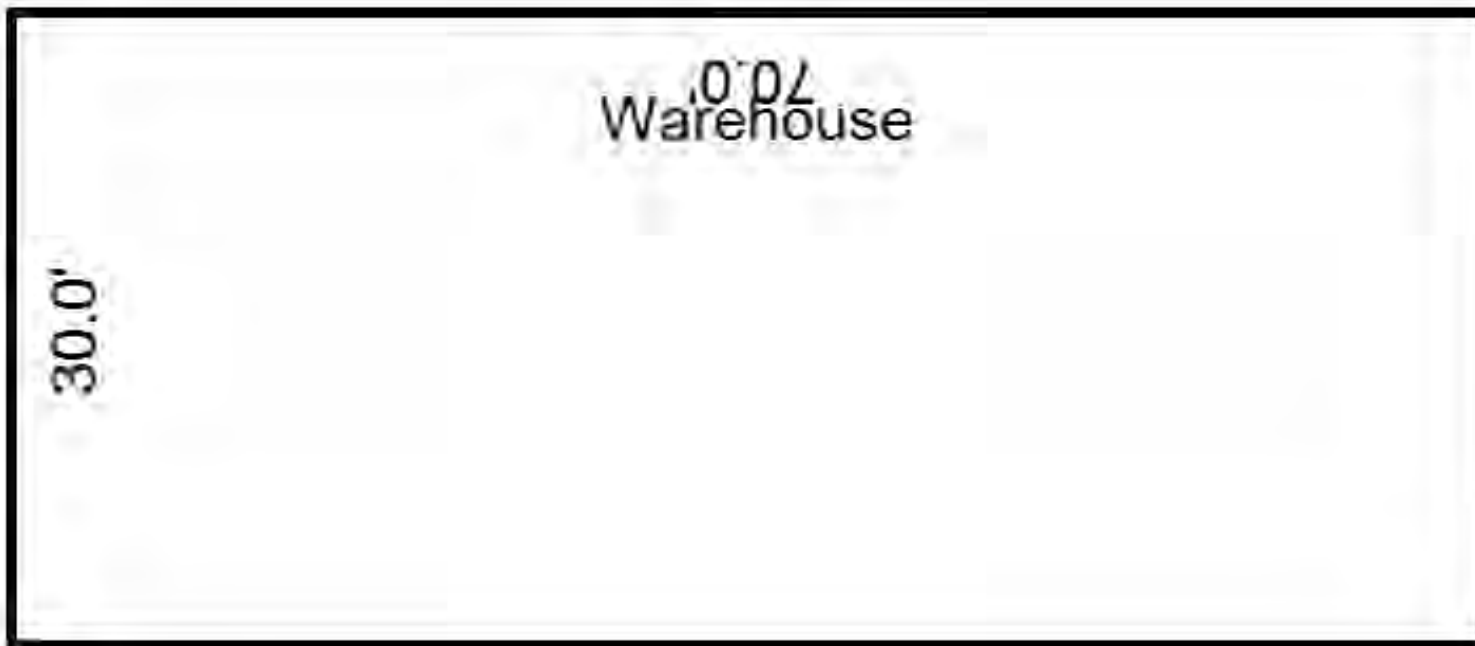
Total Floor Area: 2,100 Base Cost New of Upper Floors = 74,550

Reproduction/Replacement Cost = 74,550  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 44,730

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 40,257  
 Replacement Cost/Floor Area= 35.50 Est. TCV/Floor Area= 19.17

(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	
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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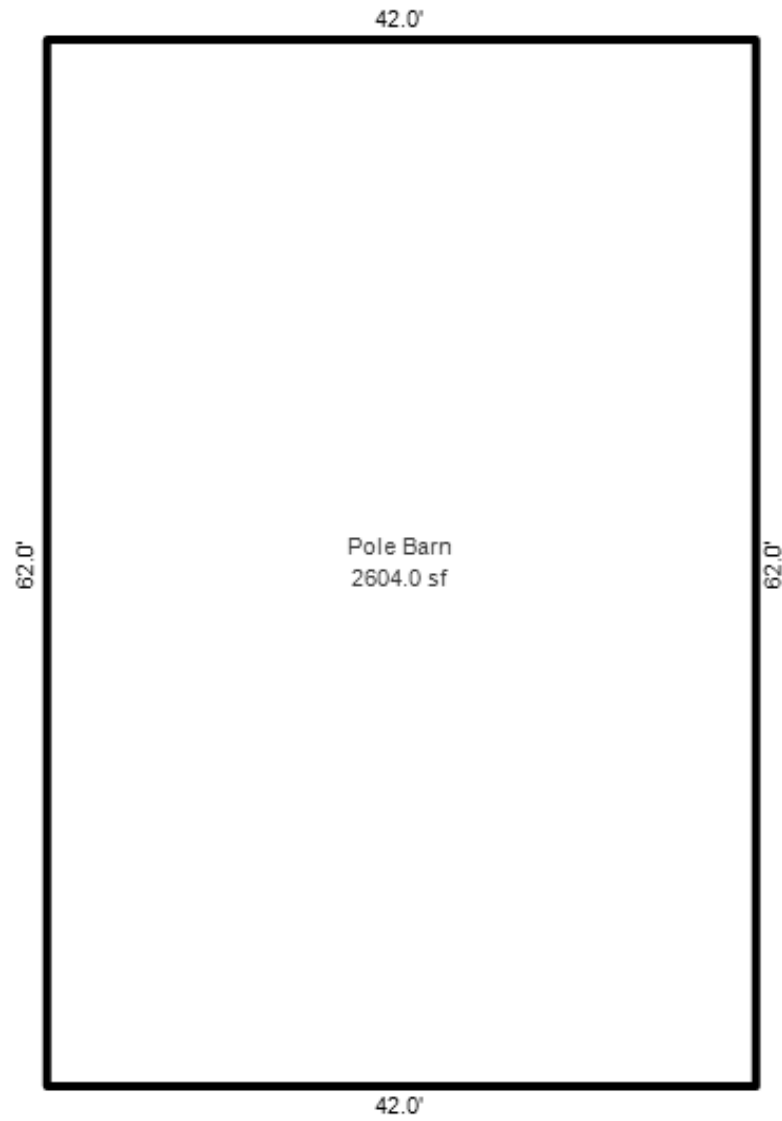


Desc. of Bldg/Section: STORGE W/LIFT Calculator Occupancy: Shed - Utility Light Commercial Building	
Class: D,Pole Floor Area: 2,604 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2604 Ave. Perimeter: 208 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1985 Year Built Remodeled	Area #1: Type #1: Area #2: Type #2:
14 Overall Bldg Height	* Mezzanine Info * Area: Type: Low
Comments: SOUTH OF OFFICE/PROCESSING	

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Low Cost	Stories: 1 Story Height: 14 Perimeter: 208
Overall Building Height: 14	
Base Rate for Upper Floors = 16.63	
Adjusted Square Foot Cost for Upper Floors = 16.63	
Total Floor Area: 2,604	Base Cost New of Upper Floors = 43,305
Reproduction/Replacement Cost = 43,305	
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost = 25,983
Unit in Place Items Rate Quantity Arch %Good Depr.Cost	
/CI14/SERS/DEQU/HOI/GDRI/AAUTL 14470.48	1 1.00 100 14,470
ECF (201B COMMERCIAL GROUP B)	0.900 => TCV of Bldg: 3 = 36,408
Replacement Cost/Floor Area= 22.19	Est. TCV/Floor Area= 13.98

(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\*\*\*



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Desc. of Bldg/Section: EAST SIDE OF LOT  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 2,090  
 Gross Bldg Area: 14,994  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 25  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 2090					
Ave. Perimeter: 194					
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: 194

Base Rate for Upper Floors = 15.95

Adjusted Square Foot Cost for Upper Floors = 15.95

Total Floor Area: 2,090 Base Cost New of Upper Floors = 33,336

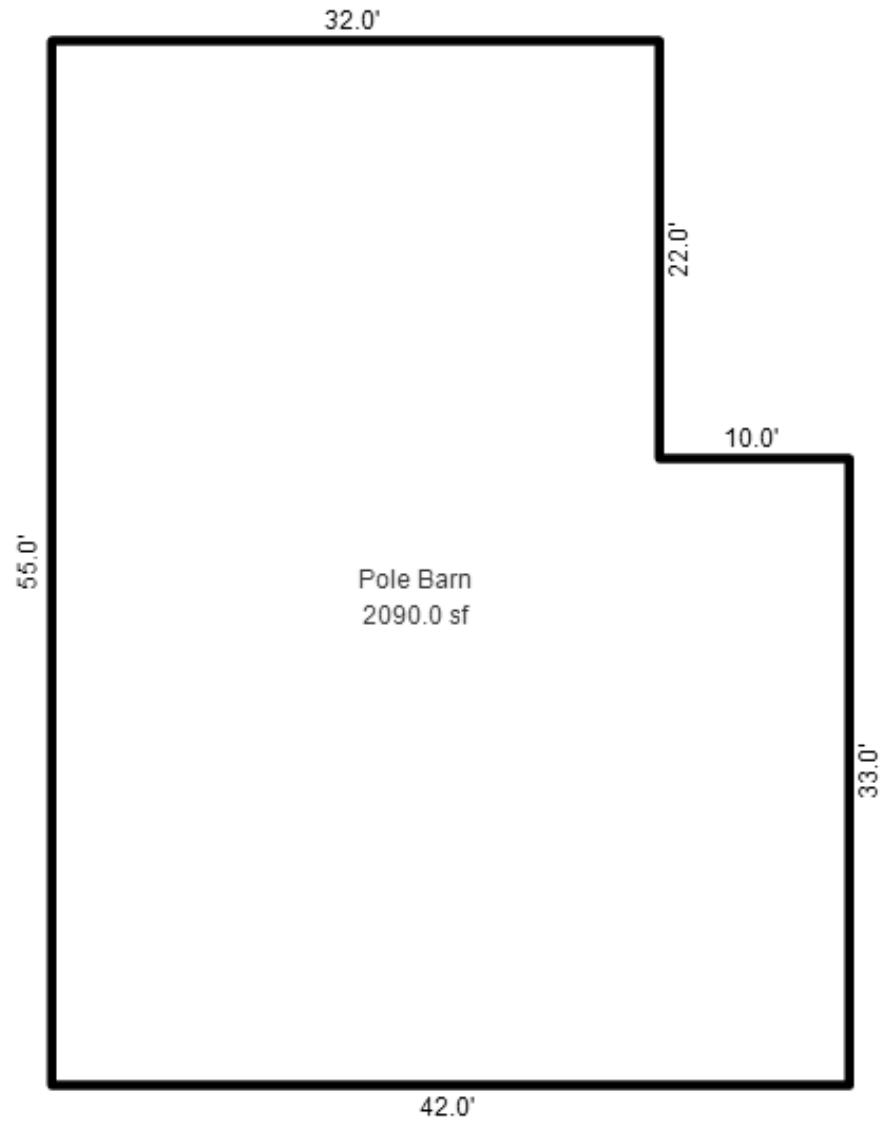
Reproduction/Replacement Cost = 33,336

Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 20,002

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 4 = 18,001  
 Replacement Cost/Floor Area= 15.95 Est. TCV/Floor Area= 8.61

(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	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											
(6) Ceiling:				Coal Stoker											
				Hand Fired Boiler											

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



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Desc. of Bldg/Section: PERMIT 20210590  
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole  
 Floor Area: 4,200  
 Gross Bldg Area: 14,994  
 Stories Above Grd: 1  
 Average Sty Hght : 16  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 5  
 Physical %Good: 82  
 Func. %Good : 100  
 Economic %Good: 100

Year Built Remodeled  
 Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: No Heating or Cooling 0%  
 Heat#2: Electric, Cable or Baseboard 0%  
 Ave. SqFt/Story: 4200  
 Ave. Perimeter: 280  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat:

\* 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: 280

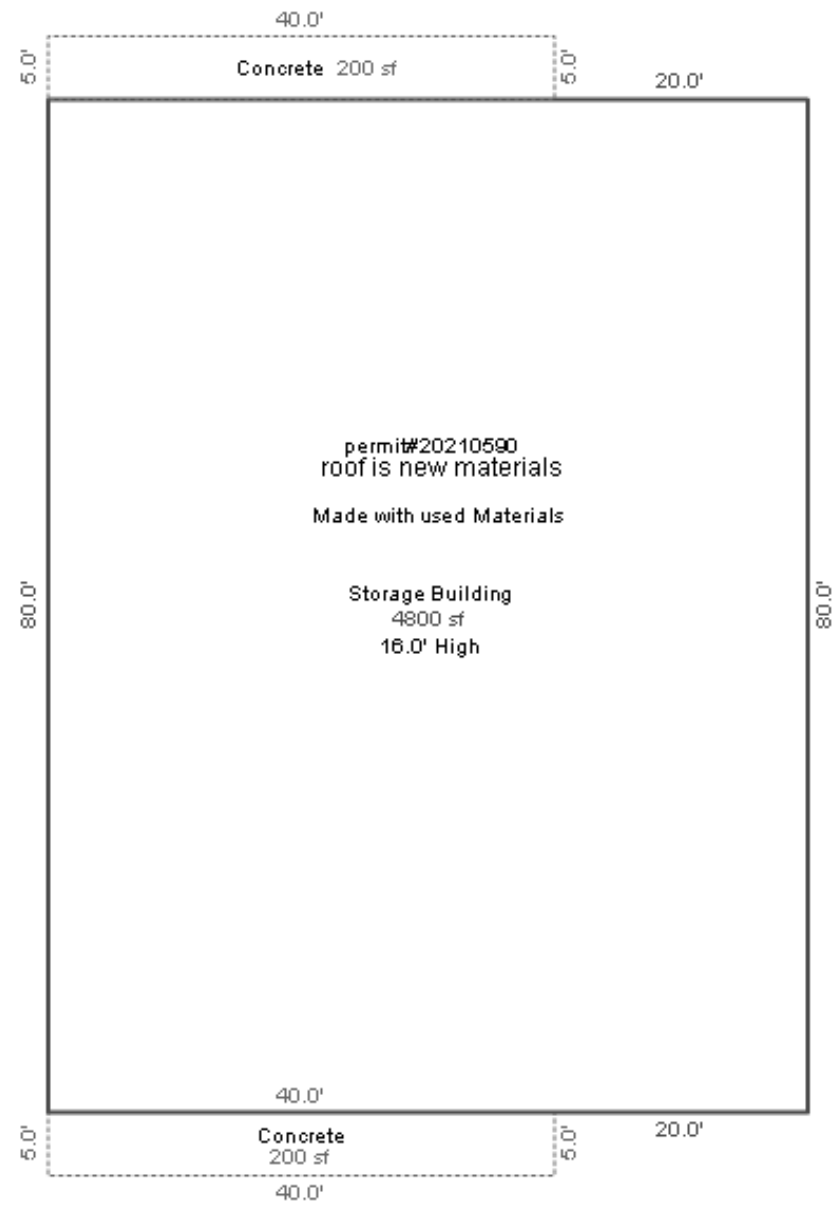
Base Rate for Upper Floors = 16.64  
 Adjusted Square Foot Cost for Upper Floors = 16.64

Total Floor Area: 4,200 Base Cost New of Upper Floors = 69,888  
 Reproduction/Replacement Cost = 69,888  
 Total Depreciated Cost = 57,308

Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0  
 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 5 = 51,577  
 Replacement Cost/Floor Area= 16.64 Est. TCV/Floor Area= 12.28

(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	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures	Flex Conduit	(13) Roof Structure: Slope=0
(3) Frame:	3-Piece Baths	Rigid Conduit	
(4) Floor Structure:	2-Piece Baths	Armored Cable	
(5) Floor Cover:	Shower Stalls	Non-Metalic	
(6) Ceiling:	Toilets	Bus Duct	(14) Roof Cover:
	Urinals	Incandescent	
	Wash Bowls	Fluorescent	
	Water Heaters	Mercury	
	Wash Fountains	Sodium Vapor	
	Water Softeners	Transformer	
	(9) Sprinklers:		
	(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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
WIGGINS JON PO BOX 968 917 COTEY ST CADILLAC MI 49601		MAP #:		2025 Est TCV 107,598 TCV/TFA: 81.51								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 16 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & S 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 15 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHILD PCL		Gravel Road		Residentia 8 - 17	@\$5000	15.00	Acres	5000	100			75,000
		Paved Road		15.00 Total Acres				Total Est. Land Value =		75,000		
		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				
Who		When	What	2025	37,500	16,300	53,800		27,102C			
TPC 12/27/2017 INSPECTED				2024	22,500	16,500	39,000		26,288C			
				2023	21,000	18,000	39,000		25,037C			
				2022	15,000	14,900	29,900		23,845C			



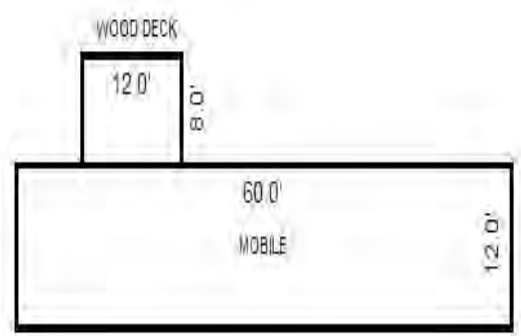
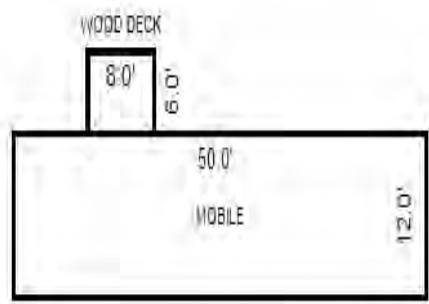
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 45 Floor Area: Total Base New : 61,843 Total Depr Cost: 21,891 Estimated T.C.V: 17,513			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1973	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 720 SF Floor Area = 720 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Type						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Ext. Walls						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Roof/Fnd.						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Metal						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Solar Water Heat Water Well, 50 Feet			Size						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Deck			Total:						
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)			Treated Wood 96			Cost New						
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Depr. Cost						
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Skirting, Metal or Vinyl, Vertical			Totals:							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes: 12X60			Water/Sewer			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:						

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





Sketch by Apex 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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Warm Air Wall Furnace Warm & Cool Air Heat Pump									48	Treated Wood																																																																															
	Building Style: HUD		Drywall Paneled																																																																																											
	Yr Built 1971		Plaster Wood T&G																																																																																											
	Remodeled 0		Trim & Decoration																																																																																											
	Condition: Average		Ex X Ord																																																																																											
	Room List		Min																																																																																											
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets																																																																																											
	(1) Exterior		Lg X Ord																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick		Small																																																																																											
	Insulation		Doors																																																																																											
	(2) Windows		Solid X H.C.																																																																																											
X	Many Avg. X Few		(5) Floors																																																																																											
	Large Avg. X Small		Kitchen: Other: Other:																																																																																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings																																																																																											
	(3) Roof		No./Qual. of Fixtures																																																																																											
X	Gable Hip Flat		Ex. X Ord. Min																																																																																											
	Gambrel Mansard Shed		No. of Elec. Outlets																																																																																											
X	Asphalt Shingle		Many X Ave. Few																																																																																											
	Chimney: Metal		(13) Plumbing																																																																																											
			Average Fixture(s)																																																																																											
			1 3 Fixture Bath																																																																																											
			2 Fixture Bath																																																																																											
			Softener, Auto																																																																																											
			Softener, Manual																																																																																											
			Solar Water Heat																																																																																											
			No Plumbing																																																																																											
			Extra Toilet																																																																																											
			Extra Sink																																																																																											
			Separate Shower																																																																																											
			Ceramic Tile Floor																																																																																											
			Ceramic Tile Wains																																																																																											
			Ceramic Tub Alcove																																																																																											
			Vent Fan																																																																																											
			(14) Water/Sewer																																																																																											
			Public Water																																																																																											
			Public Sewer																																																																																											
			Water Well																																																																																											
			1 1000 Gal Septic																																																																																											
			2000 Gal Septic																																																																																											
			Lump Sum Items:																																																																																											
			Joists: Unsupported Len: Cntr.Sup:																																																																																											
<p>Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1971</p> <p>(11) Heating System: Wall Furnace</p> <p>Ground Area = 600 SF Floor Area = 600 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>40,126</td> <td>14,044</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>124</td> <td>1,389</td> <td>486</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,795</td> <td>1,678</td> </tr> <tr> <td>Solar Water Heat</td> <td></td> <td></td> <td>1</td> <td>2,648</td> <td>927</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>48</td> <td>1,705</td> <td>767</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>2,727</td> <td>954</td> </tr> <tr> <td colspan="4">Totals:</td> <td>53,390</td> <td>18,856</td> </tr> </tbody> </table> <p>Notes: 12X50 INVADER</p> <p>ECF (4012 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 15,085</p>																	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	600			Total:				40,126	14,044	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			124	1,389	486	Water/Sewer						1000 Gal Septic			1	4,795	1,678	Solar Water Heat			1	2,648	927	Deck						Treated Wood			48	1,705	767	Built-Ins						Appliance Allow.			1	2,727	954	Totals:				53,390	18,856
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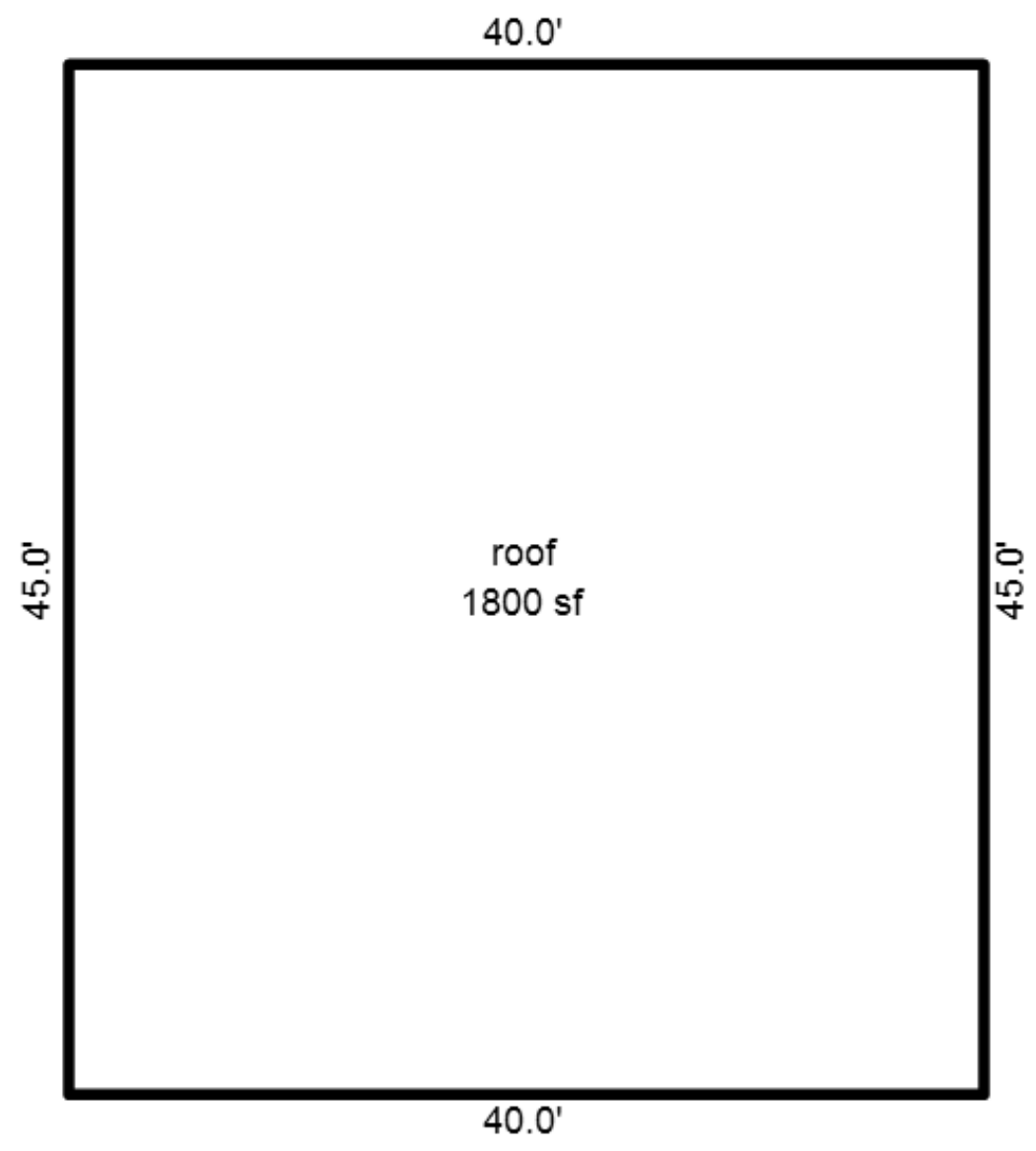
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status		
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
GUNNERSON STEVEN R ETAL 9513 W JENNINGS RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 73,000						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 16 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 265 FT IF N 300 FT THOF. 18.1749A. (3*1998)		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		Residentia 18	-29	@\$3700	18.17 Acres	3700 100	67,229	
		Paved Road		18.17 Total Acres Total Est. Land Value = 67,229						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X 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	33,600	2,900	36,500			12,424C
		Low		2024	27,300	2,800	30,100			12,051C
		High		2023	23,600	2,800	26,400			11,478C
		Landscaped		2022	18,200	2,200	20,400			10,932C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	04/30/2021	INSPECTED						
		TPC	12/27/2017	INSPECTED						
		TPC	05/10/2016	INSPECTED						



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Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 170			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	45 x 40 = 1800			
Cost New	\$ 12,411			
Phy./Func./Econ. %Good	50/100/100 50.0			
Depreciated Cost	\$ 6,206			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930			
% Good	50			
Est. True Cash Value	\$ 5,771			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5771 / All Cards: 5771				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GUNNERSON GARY GUY	ANEJA RAJESH	1	09/01/2020	WD	03-ARM'S LENGTH	2020-02512	DEED	100.0			
GUNNERSON JOAAN L	GUNNERSON GARY GUY	248,000	12/01/2010	LC	03-ARM'S LENGTH	2010-3331LC	DEED	0.0			
WILDBIZ LLC	GUNNERSON JOAAN L	0	11/30/2010	LC	06-COURT JUDGEMENT	L2010/P05238	DEED	0.0			
GUNNERSON GARY GUY (M/M)	GUNNERSON JOANN L	1	11/04/2008	QC	21-NOT USED/OTHER	2008/3934	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2555 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
ANEJA RAJESH 2555 S LACHANCE RD LAKE CITY MI 49651		2025 Est TCV 472,332 TCV/TFA: 100.03									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
SEC 16 T22N R8W W 235 FT OF N 290 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4. 1.5645A. (0*1998) Split on 11/16/2006 into 009-016-025-99; Comments/Influences		X	Public Improvements		* Factors *						
Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (Adjacent owner)		X	Electric		Description	Rate	Size	% Good	Cash Value		
Parent Parcel(s): 009-016-025-90; Child Parcel(s): 009-016-025-99;		X	Gas		D/W/P: Asphalt Paving	2.91	5000	100	14,550		
-----		X	Curb		D/W/P: 4in Ren. Conc.	7.40	12806	100	94,764		
		X	Street Lights		Wood Frame	24.17	144	50	1,740		
		X	Standard Utilities		Unit in Place Item(s)						
		X	Underground Utils.		Description	Rate	Size	% Good	Cash Value		
		X	Topography of Site			0.00	1	88	0		
		X	Level		Total Estimated Land Improvements True Cash Value =					111,054	
		X	Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Low		2025	14,100	222,100	236,200			168,730C
		X	High		2024	9,400	191,400	200,800			163,657C
		X	Landscaped		2023	7,300	162,100	169,400			155,864C
		X	Swamp		2022	5,900	148,900	154,800			148,442C
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		X	When	What							
		X	TPC 04/30/2021	INSPECTED							
		X	JWV 08/06/2018	INSPECTED							
		X	JWV 08/06/2018	INSPECTED							

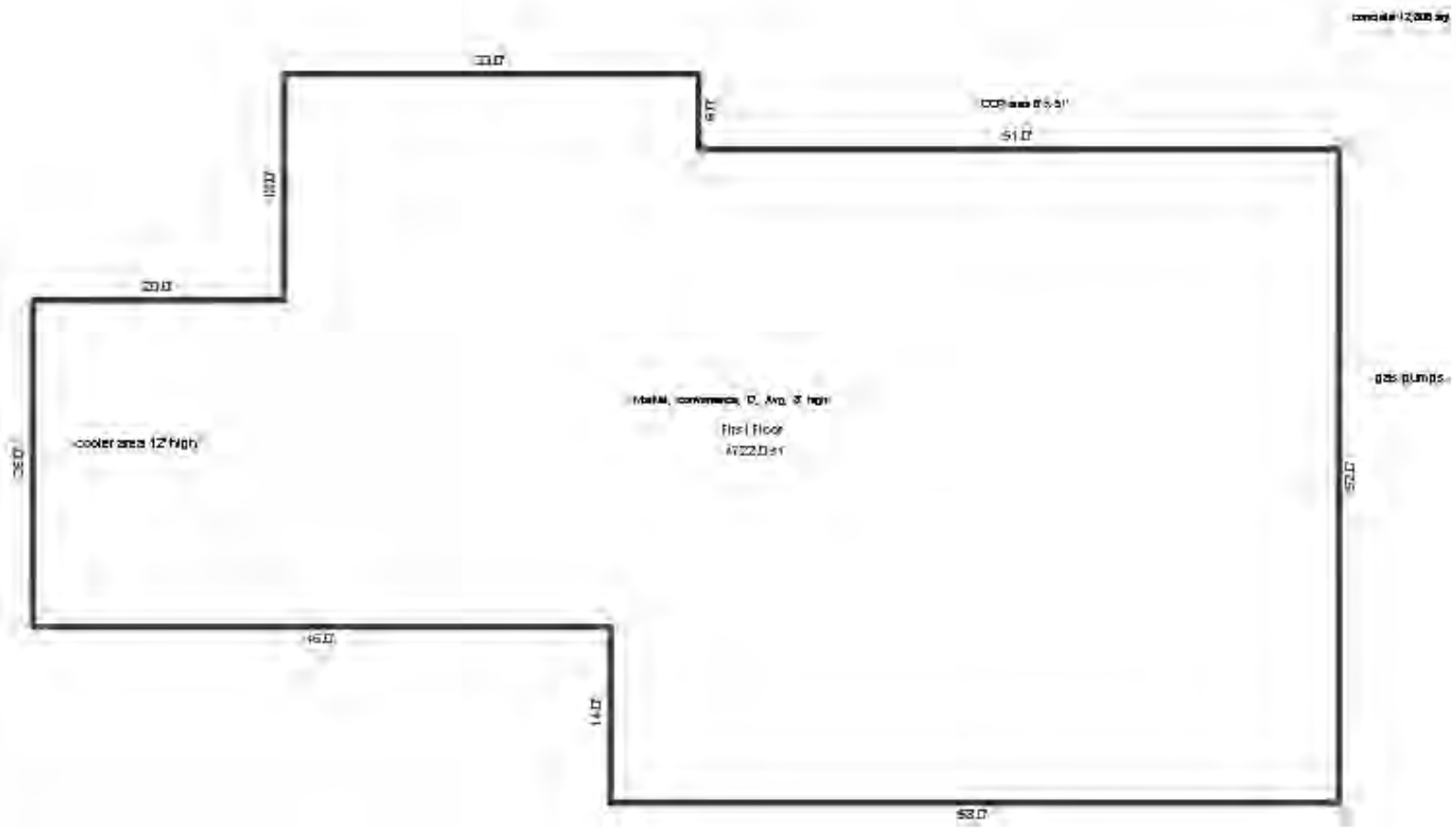


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Desc. of Bldg/Section: CAL 116 Calculator Occupancy: Markets - Convenience				<<<<< Calculator Cost Computations >>>>>											
Class: D Floor Area: 4,722 Gross Bldg Area: 4,722 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D      Quality: Average Stories: 1      Story Height: 8      Perimeter: 324		Base Rate for Upper Floors = 102.14									
Construction Cost				High      Above Ave.      X Ave.      Low		** ** Calculator Cost Data ** **									
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100				Quality: Average Heat#1: Forced Air Furnace      100 Heat#2: Forced Air Furnace      0% Ave. SqFt/Story: 4722 Ave. Perimeter: 324 Has Elevators:		(10) Heating system: Forced Air Furnace      Cost/SqFt: 8.27      100% Adjusted Square Foot Cost for Upper Floors = 110.41									
1997 Year Built Remodeled				Area: Perimeter: Type:		Total Floor Area: 4,722      Base Cost New of Upper Floors = 521,356									
Overall Bldg Height				Heat: Hot Water, Radiant Floor		Reproduction/Replacement Cost = 521,356 Eff. Age: 30      Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 208,542									
Comments:				*** Basement Info ***		<<<<< Segregated Cost Computations >>>>>									
				Area #1: Type #1: Area #2: Type #2:		Costs taken from Segregated Cost Section 3: Stores & Commercials		Item Description      Cost      # or Height      Storys							
				* Mezzanine Info *		Col.      Rate      SqFt      Adj.      Adj.      Cost		(39) Miscellaneous Canopies & Marquees: Wood Frame      1 Up      31.92      603      1.000      1.000      19,248 Miscellaneous Built-in Construction: Cold Storage, for each inch over 2" add      2 Up      0.00      2026      1.000      1.000      0							
* Sprinkler Info *				Area: Type: Average		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:      Fixtures:				603 Wood Frame 2026 Cold Storage, for each inch			
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      Urinals 2-Piece Baths      Wash Bowls Shower Stalls      Water Heaters Toilets      Wash Fountains Water Softeners				Flex Conduit      Incandescent Rigid Conduit      Fluorescent Armored Cable      Mercury Non-Metalic      Sodium Vapor Bus Duct      Transformer							
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure:      Slope=0				(40) Exterior Wall:			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness      Bsmnt Insul.			
(6) Ceiling:				Gas Oil      Coal Stoker      Hand Fired Boiler											

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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2555 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:					
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GUNNERSON JOANN & GUNNERSON GARY G 9513 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 9,692					
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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/	30.00	300.00	1.6069	0.9306	200	100	8,972
30 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =	8,972

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 16 T22N R8W W 265 FT OF N 300 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 235 FT OF N 290 FT THEREOF. .2606A. (0*2006) Split on 11/16/2006 from 009-016-025-90; Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	14.41	100 50	720
Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (From Adjacent Owner)	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value = 720		

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	4,500	300	4,800			1,428C
	2024	5,000	0	5,000			1,386C
	2023	3,500	0	3,500			1,320C
	2022	3,000	0	3,000			1,258C

Parent Parcel(s): 009-016-025-90;  
Child Parcel(s): 009-016-025-99;  
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN L & STEVE	BAKER RICKY C	14,000	02/26/2013	QC	09-FAMILY	2013-00572	PROPERTY TRANSFER	100.0

Property Address: 9662 W KELLY RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: BAKER RICKY C  
 4789 S LA CHANCE RD  
 LAKE CITY MI 49651  
 2025 Est TCV 106,102 TCV/TFA: 108.27

Tax Description: SEC 16 T22N R8W SE 1/4 OF SW 1/4 EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT, W 800FT, S 800 FT, E 800 FT TO POB LYING S'LY OF S 1/8 LINE. 27.88A.  
 Comments/Influences: WET ON SOUTH SIDE

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 Residentia INFERIOR@\$1400 20.00 Acres 1400 100 28,000  
 Residentia 18 -29 @\$3700 7.88 Acres 3700 100 29,156  
 27.88 Total Acres Total Est. Land Value = 57,156

Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.  
 Land Improvement Cost Estimates: Description, Rate, Size % Good, Cash Value  
 Wood Frame 28.50 576 50 8,208  
 Total Estimated Land Improvements True Cash Value = 8,208

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

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

Who When What 2025 28,600 24,500 53,100 39,791C

TPC 04/03/2018 INSPECTED 2024 25,800 24,800 50,600 38,595C

TPC 05/19/2014 INSPECTED 2023 24,200 26,500 50,700 36,758C

2022 19,900 22,000 41,900 35,008C

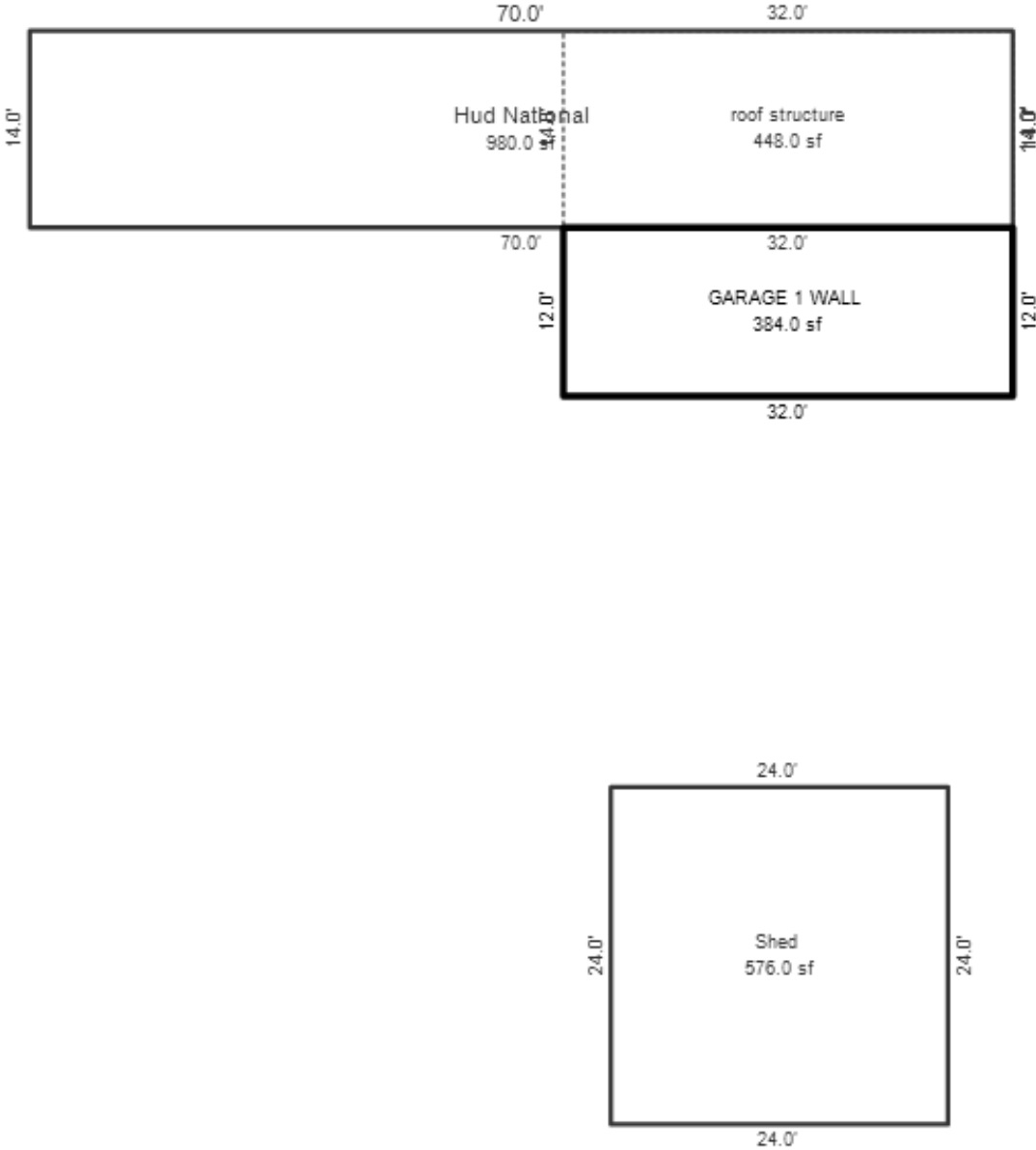


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G										
Building Style: HUD		Trim & Decoration		Size of Closets						Class: Good Effec. Age: 25 Floor Area: Total Base New : 115,733 Total Depr Cost: 50,923 Estimated T.C.V: 40,738		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1988	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg		X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service										
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 1988				
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.	X	Ord.		Min	(11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44 Building Areas								
(2) Windows		(7) Excavation		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			Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Main Home		Ribbed	Metal	980			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Total:		71,929	31,649				
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			Skirting, Metal or Vinyl, Vertical		168	1,977	870				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Plumbing		Average Fixture(s)		1	1,219	536				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Water/Sewer		Water/Sewer		1000 Gal Septic	1	5,556	2,445			
									Garages		Water Well, 50 Feet	1	2,879	1,267			
									Class: BC Exterior: Pole (Unfinished)		Garages	832	28,255	12,432			
									Base Cost		Appliance Allow.	1	3,918	1,724			
									Built-Ins		Totals:	115,733	50,923				
									Notes: 1988 REDMAN		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		40,738				

\*\*\* 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.
CONSUMERS ENERGY COMPANY	VERTICAL BRIDGE AM LLC	176,239	05/24/2022	WD	03-ARM'S LENGTH	2022-02164	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9590 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 554,169 TCV/TFA: 1112.79					

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 16 T22N R8W BEG 653.47 FT N OF SE COR OF SW 1/4 TH N 800 FT, W 800 FT, S 800 FT E 800 FT TO POB. 14.69A.	X			COMMERCIAL 10A M/L	6000	14.69 Acres	6000	100		88,140
				14.69 Total Acres Total Est. Land Value =						88,140

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
EQUIPMENT ON 900-140-00 COMMUNICATION BLDG,EQP & TOWER ASSESSED HERE.	X	Dirt Road					
TOWER BUILT IN 2000. CONSTRUCTION COST 382,083.	X	Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas	TOWER \$382,083 YEAR 2000	1.00	374441	100	374,441
		Curb	/CI16/YARI/CHALF/08'/29	21.65	591	100	12,795
		Street Lights	/CI16/YARI/CHALF/08'/3	3.15	611	100	1,925
		Standard Utilities	/CI16/YARI/CHALF/08'/GATW15	1,040.00	1	100	1,040
		Underground Utils.	/CI16/YARI/CHALF/08'/GATW5	560.00	1	100	560
			Total Estimated Land Improvements True Cash Value =				403,451



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	44,100	233,000	277,100			269,446C
2024	73,500	232,000	305,500			261,345C
2023	22,000	226,900	248,900			248,900S
2022	22,000	224,300	246,300			246,300S

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Who	When	What
JWV	11/14/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/19/2014	INSPECTED

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

Desc. of Bldg/Section: EQUIPMENT BLDG  
 Calculator Occupancy: Warehouses - Storage

Class: C  
 Floor Area: 306  
 Gross Bldg Area: 498  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 5  
 Physical %Good: 90  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 306  
 Ave. Perimeter: 80  
 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

2006 Year Built Remodeled  
 Overall Bldg Height  
 Comments:

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 80

Base Rate for Upper Floors = 80.18

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.81 100%  
 Adjusted Square Foot Cost for Upper Floors = 106.99

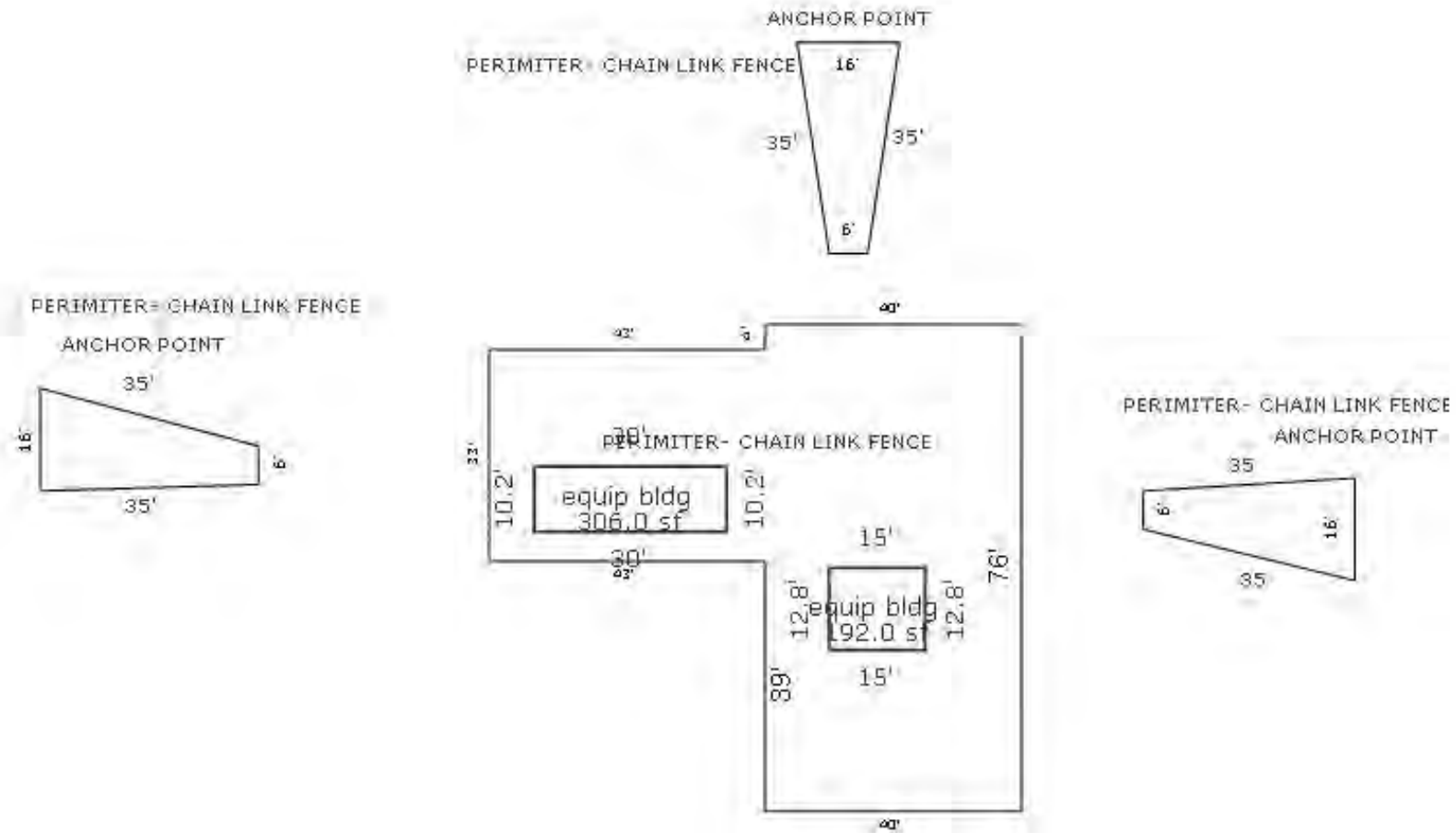
Total Floor Area: 306 Base Cost New of Upper Floors = 32,739

Reproduction/Replacement Cost = 32,739  
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0  
 Total Depreciated Cost = 29,465

ECF (201A GENERAL COMMERCIAL ) 1.440 => TCV of Bldg: 1 = 42,430  
 Replacement Cost/Floor Area= 106.99 Est. TCV/Floor Area= 138.66

(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	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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Desc. of Bldg/Section: EQUIPMENT BLDG Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>	
Class: C Floor Area: 192 Gross Bldg Area: 498 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: C      Quality: Average Stories: 1      Story Height: 10      Perimeter: 55	
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 60.62	
2006 Year Built Remodeled Overall Bldg Height		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 20.35      100% Adjusted Square Foot Cost for Upper Floors = 80.97	
Comments:		Total Floor Area: 192      Base Cost New of Upper Floors = 15,546 Reproduction/Replacement Cost = 15,546 Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 13,991	
Construction Cost High      Above Ave.      Ave.      X      Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling      100 Heat#2: No Heating or Cooling      0% Ave. SqFt/Story: 192 Ave. Perimeter: 55 Has Elevators:		ECF (201A GENERAL COMMERCIAL )      1.440 => TCV of Bldg: 2 = 20,148 Replacement Cost/Floor Area= 80.97      Est. TCV/Floor Area= 104.94	
*** 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:				Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil					
		Coal Stoker		Hand Fired Boiler			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE DORIS	BARRINGER HAROLD & BARRIN	1	06/25/2014	QC	21-NOT USED/OTHER	2014-02300	DEED	100.0
PRICE DORIS J	PRICE DORIS & BARRINGER &	0	09/30/2013	QC	09-FAMILY	2013-03433	DEED	0.0
HUNT MARY E & PRICE DORIS	PRICE DORIS J	0	07/10/2013	AFF	07-DEATH CERTIFICATE	2013-03432 DC	DEED	0.0

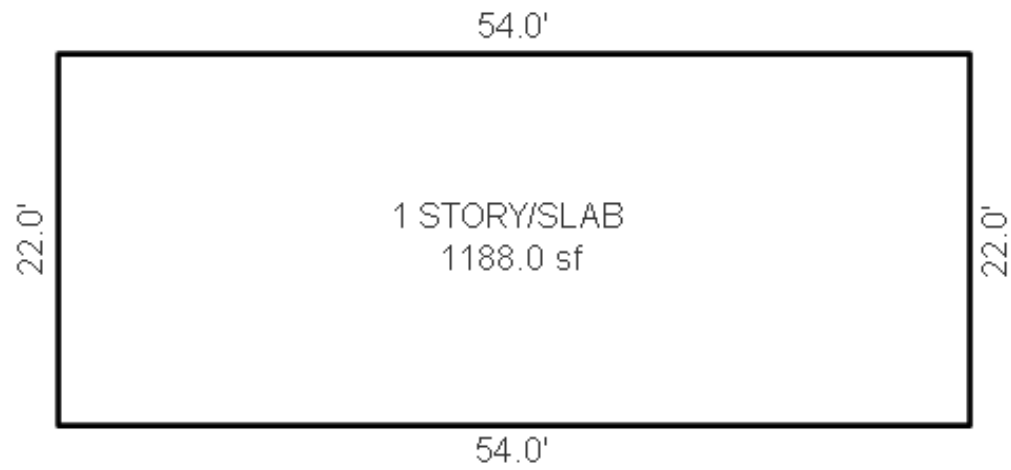
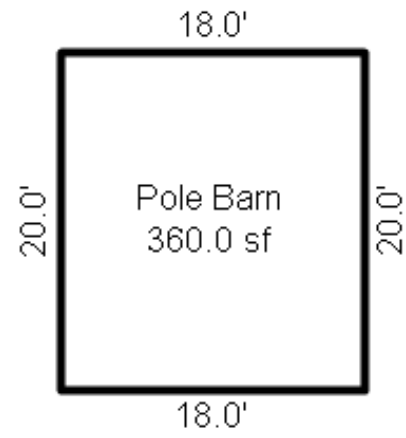
  

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
2610 S BLODGET RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 100% 11/15/2018								
Owner's Name/Address	MAP #:								
BARRINGER HAROLD & BARRINGER LINDA 2610 S BLODGET RD LAKE CITY MI 49651	2025 Est TCV 311,140 TCV/TFA: 261.90								
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		Residentia 30 - 65	\$3700	59.04 Acres	3700	100 218,455			
		Residentia ROW @ ZERO		0.13 Acres	0	100 0			
				59.17 Total Acres		Total Est. Land Value = 218,455			
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
SEC 16 T22N R82 (8*2020) NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 EXCEPT S 660 FT OF E 220 FT THOF, & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 59.1667 A 009-016-027-00 SPLIT PART TO -95 FORMERLY . SEC 16 T22N R8W NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 62.50 A.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Comments/Influences		Topography of Site							
Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ; 2020 Lake Township Parcel Map 009-016-027-00; -027-95;	X	Level Rolling Low High Landscaped Swamp Wooded							
	X	Pond Waterfront Ravine							
	X	Wetland Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2025	109,200	46,400	155,600		85,646C
				2024	88,600	39,100	127,700		83,071C
				2023	70,900	37,900	108,800		79,116C
				2022	53,100	35,200	88,300		75,349C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1960 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X	Ex	X	Ord								
Yr Built 1960	Remodeled 0						Min								
Condition: Average		Size of Closets			Lg	X	Ord								
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service			Class: D Effec. Age: 40 Floor Area: 1,188 Total Base New : 140,432 Total Depr Cost: 84,259 Estimated T.C.V: 92,685					
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1960	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas					
	Insulation	X	Drywall	(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1188 S.F. Height to Joists: 0.0			(8) Basement			1 Story	Block	Slab	1,188		
X	Many Avg. X Few		Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) Water/Sewer Solar Water Heat Water Well, 50 Feet			Garages					
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Garages			Class: D Exterior: Pole (Unfinished)					
X	Asphalt Shingle	(9) Basement Finish		Notes:			Base Cost			360	9,029	5,417			
	Chimney: Block	(10) Floor Support		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 92,685			Appliance Allow.			1	1,638	983			
		Joists: Unsupported Len: Cntr.Sup:		Exterior 1 Story			Fireplaces			1	4,969	2,981			
				Totals:			Totals:				140,432	84,259			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRINGER HAROLD & BARRIN	HANNA LESLIE L	1,500	09/23/2020	QC	21-NOT USED/OTHER	2020-02769	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status	
S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST					
		P.R.E. 100% 11/23/2020					
Owner's Name/Address	MAP #:						
HANNA LESLIE L 2670 S BLODGET RD LAKE CITY MI 49651	2025 Est TCV 4,666						
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
	Public Improvements			* Factors * 220' X 660'			
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
	Residentia INFERIOR	\$1400	3.33 Acres	1400	100	Value	
	3.33 Total Acres					Total Est. Land Value =	4,666
							4,666

**Tax Description**  
 SEC16T22NR8W (0\*2020) S 660 FT OF E 220 FT OF W 1/2 OF NE1/4 OF SE 1/4 3.3333 A SPLIT ON 08/27/2020 FROM 009-016-027-00;  
**Comments/Influences**  
 Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;  
 Parent Parcel(s): 009-016-027-00;  
 Child Parcel(s): 009-016-027-95;

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

**Topography of Site**

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,300	0	2,300			2,273C
2024	2,300	0	2,300			2,205C
2023	2,300	0	2,300			2,100C
2022	2,000	0	2,000			2,000S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KINKEMA RYAN/ LONGSTREET	HANNA JAMES D	70,000	10/31/2017	WD	03-ARM'S LENGTH	2017-03448	PROPERTY TRANSFER	100.0
NEWTN DALE G & LORI A (H/	KINKEMA RYAN & LONGSTREET	84,500	04/03/2008	WD	03-ARM'S LENGTH	2008/1068	DEED	100.0
		38,000	04/01/2000	WD	33-TO BE DETERMINED	336:282	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2540 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Addition	07/23/2003	20030226	Complete
	P.R.E. 100% 10/31/2017					

Owner's Name/Address	MAP #:
HANNA JAMES D 2540 S BLODGETT ROAD LAKE CITY MI 49651	2025 Est TCV 119,271 TCV/TFA: 171.37

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	165.00	660.00	1.0493	1.1334	90 100 17,660
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					
	165 Actual Front Feet, 2.50 Total Acres					Total Est. Land Value = 17,660

Tax Description	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2 1/2 A.	Description			
Comments/Influences	Wood Frame	23.08	160 50	1,846

20808408 \$99,900 2007 20807012 \$109,900	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value
	Description			
	LAND IMPROVE 1000	1,000.00	1 95	950
	Total Estimated Land Improvements True Cash Value =			2,796

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	8,800	50,800	59,600			38,262C
X Rolling	2024	5,000	43,800	48,800			37,112C
Low	2023	4,000	42,400	46,400			35,345C
High	2022	3,500	39,000	42,500			33,662C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

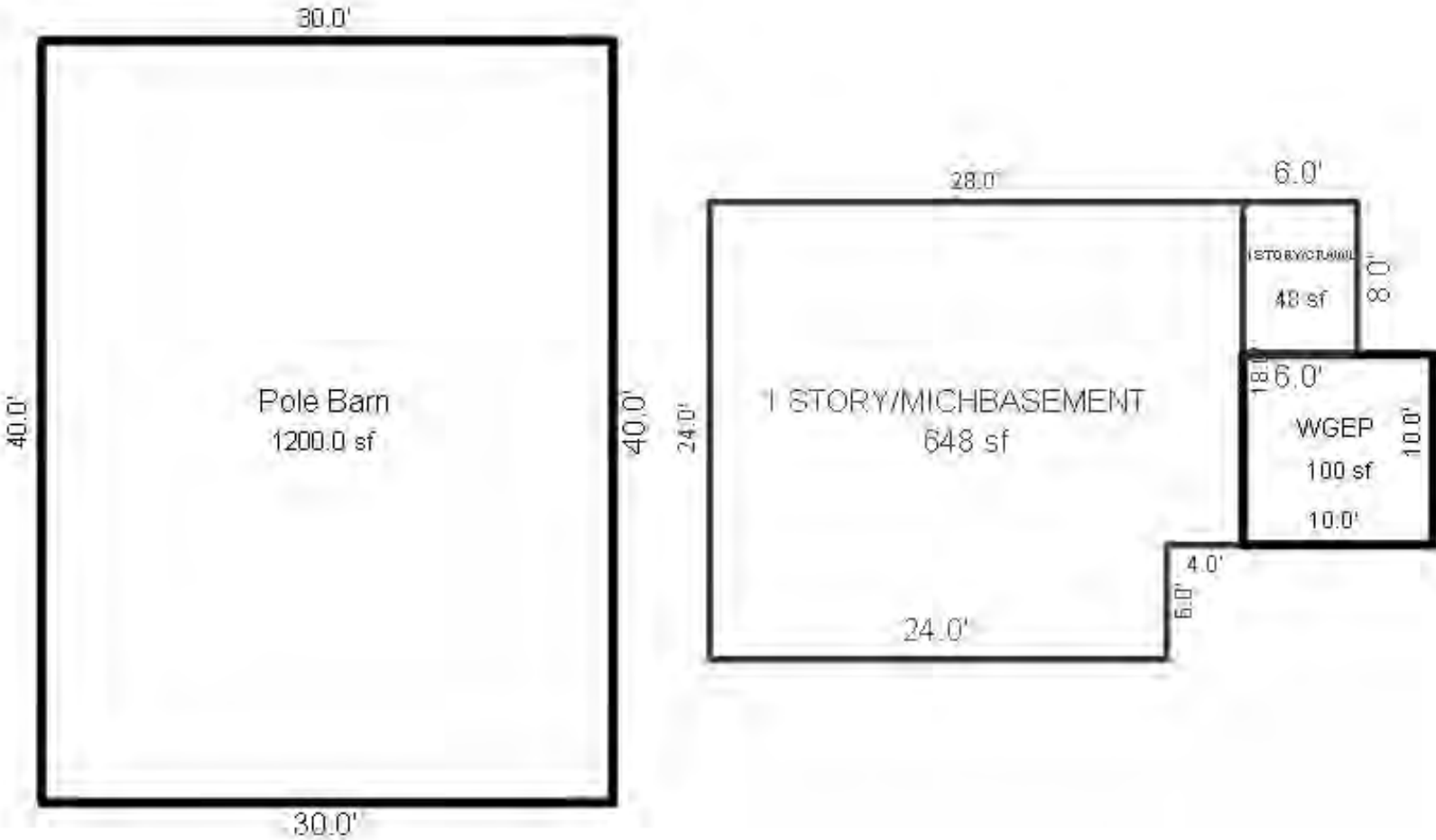


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2024	5,000	43,800	48,800			37,112C
TPC	12/27/2017	INSPECTED	2023	4,000	42,400	46,400			35,345C
TPC	11/03/2017	INSPECTED	2022	3,500	39,000	42,500			33,662C

\*\*\* 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.				
DENMAN ADAM	DENMAN ADAM	0	03/22/2024	WD	15-LADY BIRD	2024-00626	PROPERTY TRANSFER	0.0				
NATIONSTAR MORTGAGE LLC	DENMAN ADAM LEE	41,000	05/31/2017	PTA	11-FROM LENDING INSTITUT	PTA	PROPERTY TRANSFER	100.0				
MAXWELL JAMES J & MICHELE	DENMAN ADAM	55,000	01/27/2017	WD	03-ARM'S LENGTH	2017-00344	PROPERTY TRANSFER	100.0				
MAXWELL JAMES A & SANDRA	MAXWELL JAMES J & MICHELE	0	09/03/2004	WD	21-NOT USED/OTHER	05-0/1041	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2730 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/27/2018		2018-0118	100%			
Owner's Name/Address		P.R.E. 100% 08/01/2018		MAP #:		2025 Est TCV 216,098 TCV/TFA: 118.47						
DENMAN ADAM 2730 S BLODGETT 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 16 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4, & PCL B-1 OF SURVEY AS SHOWN IN LIBER S-5 PG 19 EXC PCL A-1 AS SHOWN IN BOOK OF SURVEYS AT S-5 P19 .5.01 AC. M/L SPLIT ON 01/02/2008 INTO 009-016-029-99;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Water Sewer	A 200' @ 90/FF	330.00	662.00	0.8823	1.1342	90	100		29,722
1/2017 GARAGE CONVERTED TO LIVING, YEAR OF CHANGE UNKNOWN. POSTED AS 2016 CHANGE - TIM 182576\$59,900 MODEST 3 BEDROOM 1 BATH HOME IN LAKE CITY. FEATURING 1ST FLOOR LAUNDRY AND AN OPEN FLOOR PLAN. HOME SITS ON 5 ACRES WITH A POND. CENTRALLY LOCATED BETWEEN LAKE CITY AND CADILLAC. THIS IS A NIGHT SLEEPING FROM 0800 TO 1000 EST. PER		X	Electric Gas Curb	330 Actual Front Feet, 5.01 Total Acres		Total Est. Land Value =						29,722
		Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates								
		Topography of Site		Description	Rate	Size	% Good	Cash Value				
		X	Level	D/W/P: 4in Concrete	6.39	320	50	1,022				
		X	Rolling	D/W/P: 4in Ren. Conc.	7.24	66	50	239				
		X	Low	Wood Frame	24.25	128	50	1,552				
		X	High	Wood Frame	33.18	48	50	796				
		X	Landscaped	Total Estimated Land Improvements True Cash Value =								
		X	Swamp	3,609								
		X	Wooded	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Pond	2025	14,900	93,100	108,000			72,282C		
		X	Waterfront	JWV 08/10/2018 INSPECTED	2024	5,000	85,800	90,800		70,109C		
		X	Ravine	TPC 12/27/2017 INSPECTED	2023	4,000	83,100	87,100		66,771C		
		X	Wetland	TPC 01/09/2017 INSPECTED	2022	3,500	76,300	79,800		63,592C		
		X	Flood Plain									



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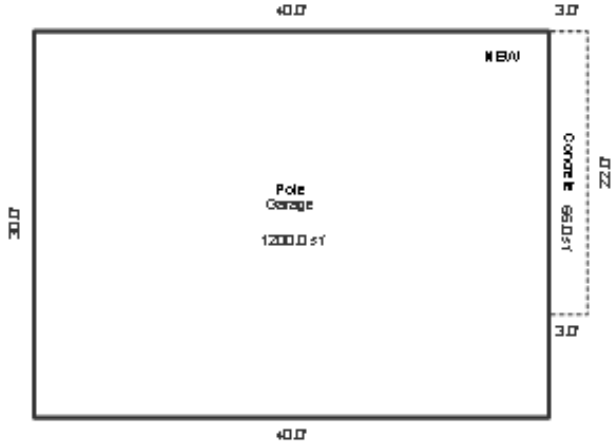
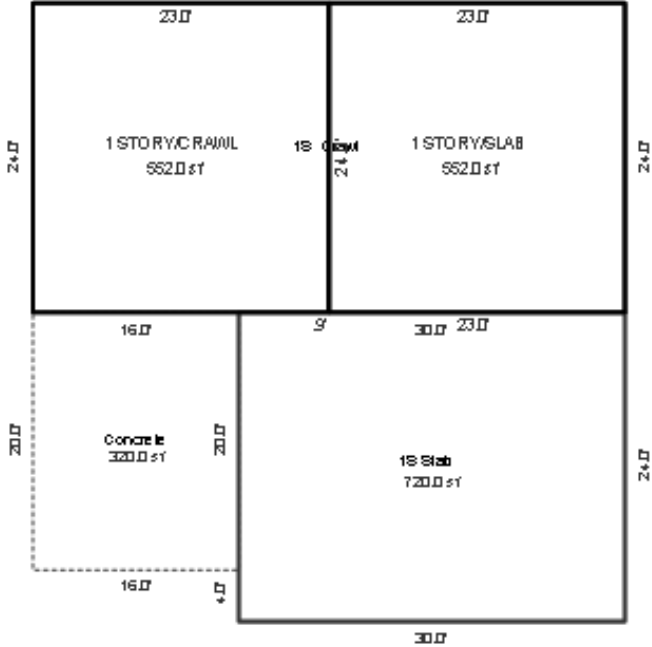
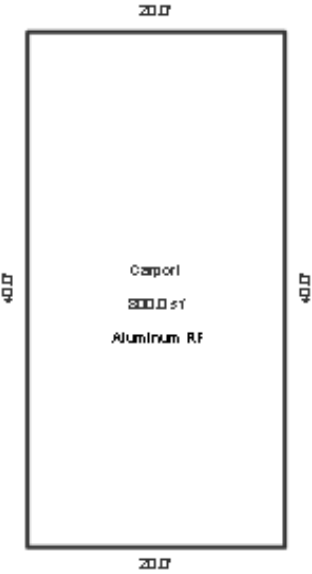
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2018 Car Capacity: Class: CD 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		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1996		Remodeled 2018			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 4 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation															
(2) Windows																
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 552 S.F. Slab: 1272 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
(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										Class: CD Effec. Age: 30 Floor Area: 1,824 Total Base New : 237,359 Total Depr Cost: 166,152 Estimated T.C.V: 182,767		E.C.F. X 1.100		Bsmnt Garage: Carport Area: 800 Roof: Aluminum		
No./Qual. of Fixtures Ex. X Ord. Min										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1824 SF Floor Area = 1824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD Blt 1996				
Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 552 1 Story Siding Crawl Space 552 1 Story Siding Slab 720 Total: 190,386 133,270										Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 848 Water/Sewer 1000 Gal Septic 1 4,485 3,139 Water Well, 50 Feet 1 2,548 1,784						
Garages Class: CD Exterior: Pole (Unfinished) Door Opener 1 478 335 Base Cost 1200 25,548 17,884										Fireplaces Wood Stove 1 2,118 1,483						
Carports Aluminum 800 10,584 7,409										Totals: 237,359 166,152						
Notes: 2018 ADDITION ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 182,767																

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

- 8.0' x 12.0' MTL Shed
- 8.0' x 16.0' W/D Shed
- 6.0' x 8.0' W/D 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.
VELTING MARK & EARLINA	TAYLOR BRIAN K & LORI	9,000	07/10/2020	WD	03-ARM'S LENGTH	2020-01962	PROPERTY TRANSFER	100.0
COOPER RONALD L & THELMA	VELTING MARK & EARLINA	6,500	01/31/2020	WD	03-ARM'S LENGTH	2020-00281	PROPERTY TRANSFER	100.0
		7,000	09/01/1998	WD	33-TO BE DETERMINED	322:267	DEED	0.0

Property Address: 2658 S BLODGETT 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: TAYLOR BRIAN K & LORI  
 320 S 15TH ST  
 OOSTBURG WI 53070  
 2025 Est TCV 17,673

Improved X Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: . SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4. 2.50 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	8,800	0	8,800			3,520C
2024	5,000	0	5,000			3,415C
2023	4,000	0	4,000			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.
KOŁODZIEJ PATRICIA	KOŁODZIEJ PATRICIA TRUST	0	05/02/2019	QC	09-FAMILY	2019-03174	PROPERTY TRANSFER	0.0
KOŁODZIEJ ROSALIA TRUST	KOŁODZIEJ PATRICIA	0	05/01/2019	QC	09-FAMILY	2019-02206	PROPERTY TRANSFER	0.0
KOŁODZIE ROSALIA	KOŁODZIEJ ROSALIA TRUST	0	11/03/2017	QC	09-FAMILY	2017-03708	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGETT 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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KOŁODZIEJ PATRICIA TRUST 3055 GILLFORD DRIVE SE LOWELL MI 49331	2025 Est TCV 17,673					
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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	165.00	662.00	1.0493	1.1342	90	100		17,673
165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	17,673

Tax Description	X	Land Improvement Cost Estimates					
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. SEC 16 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.		Description	Rate	Size	% Good	Cash Value
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Comments/Influences		Wood Frame	19.27	200	0	0
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OLD SHACK NO VALUE	X	Total Estimated Land Improvements True Cash Value =					0
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		Topography of Site				
--	--	--------------------	--	--	--	--

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

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

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

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

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

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

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

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

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

	X	Ravine				
--	---	--------	--	--	--	--

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

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

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

		2025	8,800	0	8,800			3,520C
--	--	------	-------	---	-------	--	--	--------

		2024	5,000	0	5,000			3,415C
--	--	------	-------	---	-------	--	--	--------

		2023	4,000	0	4,000			3,253C
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		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.
POTKAN HELEN ETAL	WEED PAULA K	28,000	12/01/2010	WD	03-ARM'S LENGTH	2010-5248WD	PROPERTY TRANSFER	100.0
POTKAN FELIX-HELEN POTKAN	POTKAN HELEN ETAL (J/T)	0	10/03/2005	QC	21-NOT USED/OTHER	05-0/4576	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2520 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/14/2020	2020-0139	100%
	P.R.E. 100% 11/01/2019		VIOLATION LETTER	09/12/2019	2019-2520	100%

Owner's Name/Address	MAP #:
WEED PAULA K 2520 S BLODGETT RD LAKE CITY MI 49651	2025 Est TCV 111,078 TCV/TFA: 118.42

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.	X		* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
21001937 \$39,900-34,900	X		A 200' @ 90/FF	165.00	662.00	1.0493	1.1342	90 100	17,673
			165 Actual Front Feet, 2.51 Total Acres				Total Est. Land Value =	17,673	
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 4in Ren. Conc.	8.06	2247	0	0		
	X		Wood Frame	22.77	350	50	3,985		
			Wood Frame	33.21	72	50	1,195		
			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 =				10,180		



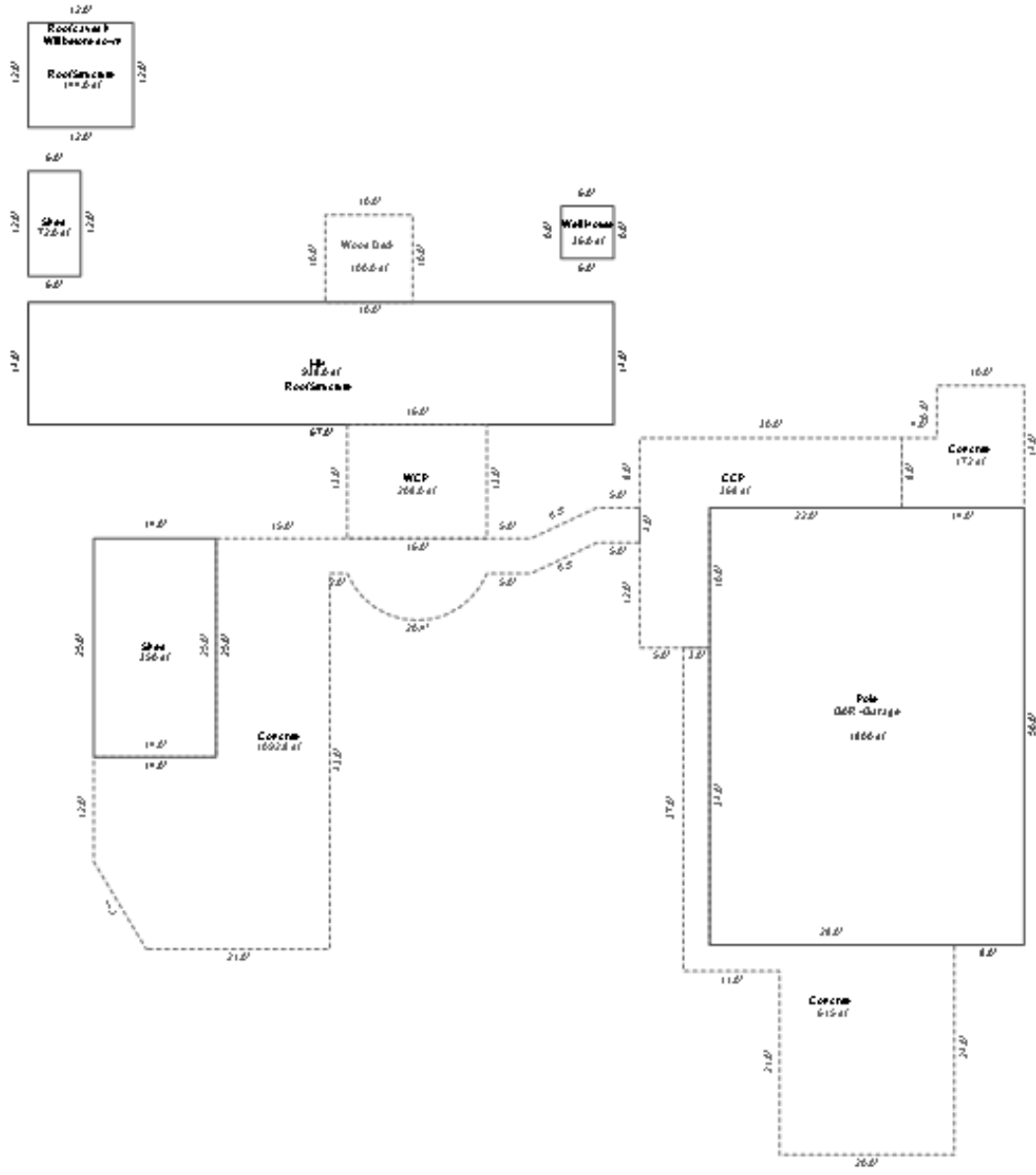
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	8,800	46,700	55,500			31,951C
Rolling							
Low							
X High	2024	5,000	48,700	53,700			30,991C
Landscaped							
Swamp							
X Wooded	2023	4,000	49,800	53,800			29,516C
Pond							
Waterfront							
Ravine							
Wetland	2022	3,500	43,700	47,200			28,111C
Flood Plain							

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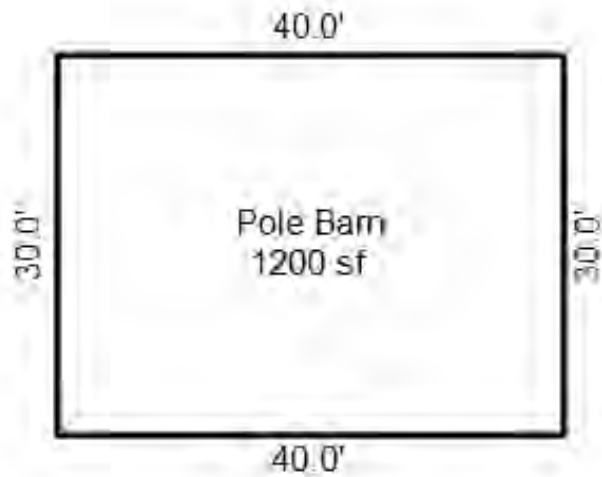
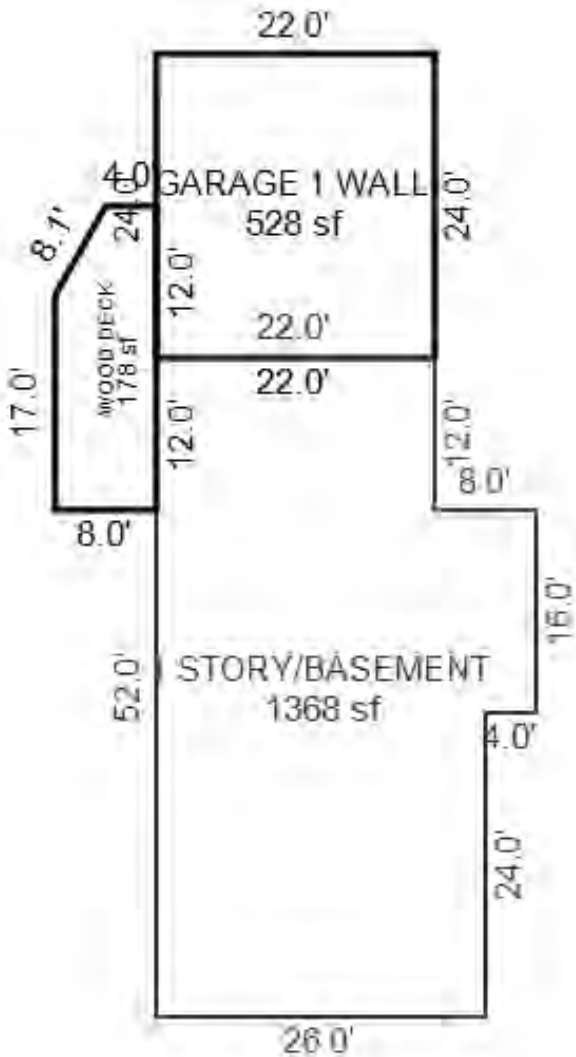


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
2670 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/21/1994									
HANNA LESLIE L & HAUGHT EVE L 2670 BLODGETT LAKE CITY MI 49651		MAP #:		2025 Est TCV 185,307 TCV/TFA: 135.46							
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
				A 200' @ 90/FF	165.00	657.36	1.0493	1.1322	90	100	17,642
				165 Actual Front Feet, 2.49 Total Acres			Total Est. Land Value =		17,642		
08-28-08 Combine 009-016-029-99 with this		X		Dirt Road							
Comments/Influences		X		Gravel Road							
Split/Comb. on 01/02/2008 completed		X		Paved Road							
		X		Storm Sewer							
		X		Sidewalk							
		X		Water Sewer							
		X		Electric							
				Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				Topography of Site							
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	8,800	83,900	92,700		46,903C	
		TPC 04/30/2021	INSPECTED		2024	5,000	71,900	76,900	76,900M	45,493C	
		TPC 12/27/2017	INSPECTED		2023	4,000	69,700	73,700		43,327C	
		TPC 04/08/2013	INSPECTED		2022	3,500	64,100	67,600		41,264C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 178	Type 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 1,368 Total Base New : 234,499 Total Depr Cost: 152,423 Estimated T.C.V: 167,665		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:						
Yr Built 1976	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1368 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1976						
Condition: Average		Lg		X	Ord		Min	Building Areas		Size 1,368		Cost New 173,101		Depr. Cost 112,515				
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Stories 1 Story		Exterior Siding		Foundation Basement		Total: 173,101		112,515	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 Common Wall: 1 Wall 1 -2,476 Class: CD Exterior: Pole (Unfinished) Base Cost 1200 25,548 Built-Ins Appliance Allow. 1 1,906 1,239		Totals: 234,499		152,423				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:		167,665								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many		X	Ave.											
(2) Windows		(7) Excavation		Basement: 1368 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Water Well										
X	Wood Sash Metal Sash Vinyl Sash	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1		1000 Gal Septic										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		1		2000 Gal Septic										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHANK SHARON LEE	SHANK SHARON LEE	0	09/11/2023	QC	15-LADY BIRD	2023-02428	DEED	0.0
SHANK SHARON LEE	SHANK SHARON LEE	0	08/18/2023	QC	15-LADY BIRD	2023-02265	DEED	0.0
SHANK SHARON LEE	SHANK SHARON LEE	0	05/16/2019	QC	09-FAMILY	2019-01511	DEED	0.0
SHANK SHARON L	SHANK SHARON L	0	05/02/2019	QC	09-FAMILY	2019-01406	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9100 W KELLY RD			Commercial	08/28/2007	20070598	Complete

Owner's Name/Address	P.R.E. 55% 07/21/1994	MAP #:
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SHANK SHARON LEE 9100 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 405,283 TCV/TFA: 208.48
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X	Improved	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
2012 EXEMPT LAND DIVISION TRANSFER TO 016-034-60, 5 AC	Residentia	30 - 65	3700	31.81	Acres	3700	100		117,682

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
	Dirt Road		
	Gravel Road		
	Paved Road		
	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
	Electric		
	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
	Land Improvement Cost Estimates		
	Description	Rate	Size % Good Cash Value
	D/W/P: Asphalt Paving	2.85	2900 0 0
	D/W/P: 4in Ren. Conc.	7.24	616 0 0
	Wood Frame	24.54	120 50 1,472

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
	Residential Local Cost Land Improvements		
	Description	Rate	Size % Good Cash Value
	LAND IMPROVE 5000	5,000.00	1 95 4,750
	Total Estimated Land Improvements True Cash Value =		6,222

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
	Topography of Site		
	Level		
	Rolling		
	Low		
	High		
	Landscaped		
	Swamp		
	Wooded		
	Pond		
	Waterfront		
	Ravine		
	Wetland		
	Flood Plain		



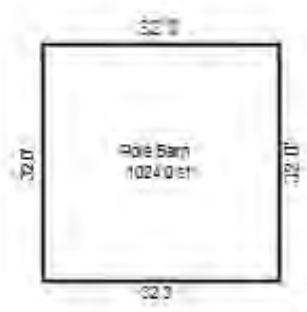
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	58,800	143,800	202,600			71,015C
2024	47,700	126,400	174,100			68,880C
2023	38,200	117,000	155,200			65,600C
2022	28,600	102,000	130,600			62,477C

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

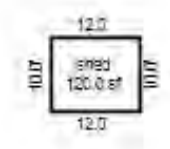
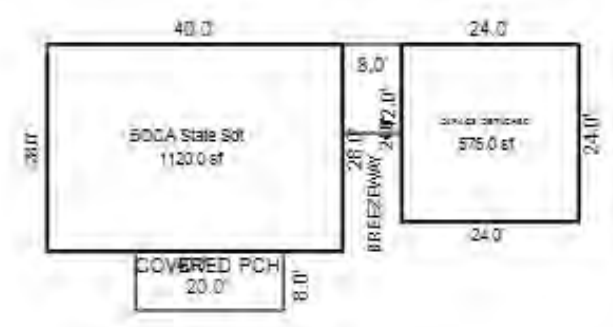
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							160	WCP (1 Story) 96 Brzwy, FW			
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 15 Floor Area: 1,080 Total Base New : 210,529 Total Depr Cost: 178,947 Estimated T.C.V: 196,842			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1998	Remodeled 0	Ex	X Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Electric Baseboard Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls CD		Blt 1998			
Condition: Average		Lg	Ord	X Small	No./Qual. of Fixtures			Building Areas			Size	Cost New	Depr. Cost			
Room List		Doors	Solid	X H.C.	125 Amps Service			Stories Exterior Foundation			1,080					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			1 Story Siding Crawl Space			Total:	123,701	105,144			
(1) Exterior		Kitchen: Other: Other:			125 Amps Service			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Plumbing								
(2) Windows		X Drywall			Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Water/Sewer								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Lump Sum Items:			Porches							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			WCP (1 Story)			160	6,112	5,195		
X	Asphalt Shingle	(10) Floor Support			Notes:			Garages								
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,509 16,583 Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,010 15,308 Class: CD Exterior: Pole (Unfinished) Base Cost 1024 21,801 18,531 Built-Ins Appliance Allow. 1 1,906 1,620 Breezeways Frame Wall 96 5,674 4,823			Totals:	210,529	178,947			
												ECF (4012 RURAL METES & BOUNDS) 1.100 => TC		196,842		

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log home

barber shop

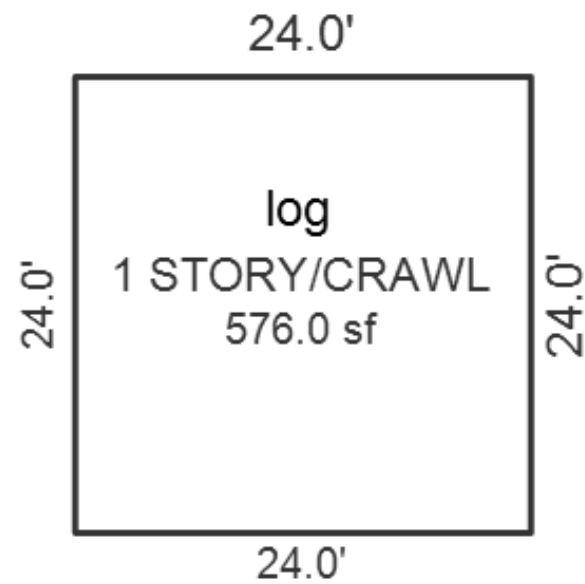


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																					
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Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																														
Yr Built 1846		Remodeled 1997		Ex	X	Ord	Min																																																																												
Condition: Average		Trim & Decoration			No./Qual. of Fixtures																																																																														
Room List		Lg	X	Ord	Small	0 Amps Service																																																																													
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(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min																																																																														
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(2) Windows		(7) Excavation			Many X Ave. Few																																																																														
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																																																																												
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X	Asphalt Shingle	(10) Floor Support		Chimney: Unsuported Len: Cntr.Sup:			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:																																																																												
<p>Cost Est. for Res. Bldg: 2 Single Family LOG Cls CD Blt 1846</p> <p>(11) Heating System: Space Heater</p> <p>Ground Area = 576 SF Floor Area = 576 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></td> <td>Pine Logs</td> <td>Crawl Space</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total:</td> <td>73,593</td> <td>40,477</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>667</td> </tr> <tr> <td colspan="4">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>1</td> <td>4,485</td> <td>2,467</td> </tr> <tr> <td colspan="4">Water Well, 50 Feet</td> <td>1</td> <td>2,548</td> <td>1,401</td> </tr> <tr> <td colspan="5">Totals:</td> <td>81,838</td> <td>45,012</td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story		Pine Logs	Crawl Space	576			Total:					73,593	40,477	Other Additions/Adjustments							Plumbing							Average Fixture(s)				1	1,212	667	Water/Sewer							1000 Gal Septic				1	4,485	2,467	Water Well, 50 Feet				1	2,548	1,401	Totals:					81,838	45,012
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pole grg

pole grg





Desc. of Bldg/Section: BARBER SHOP (JERRY'S BARBER)  
 Calculator Occupancy: Barber/Beauty Salons

Class: D  
 Floor Area: 288  
 Gross Bldg Area: 288  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 1.5%  
 Effective Age : 10  
 Physical %Good: 86  
 Func. %Good : 100  
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 288  
 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

2007 Year Built Remodeled

8 Overall Bldg Height

Comments:  
 12\*24

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 0  
 Overall Building Height: 8

Base Rate for Upper Floors = 145.35

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.70 100%  
 Adjusted Square Foot Cost for Upper Floors = 152.05

Total Floor Area: 288 Base Cost New of Upper Floors = 43,791

Reproduction/Replacement Cost = 43,791  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0  
 Total Depreciated Cost = 37,660

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 35,024  
 Replacement Cost/Floor Area= 152.05 Est. TCV/Floor Area= 121.61

(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	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Bsmnt Insul.
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(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\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAXWELL JAMES A & SANDRA	SHERMAN DAVID P JR	10,000	04/27/2012	WD	03-ARM'S LENGTH	2012-1590 WD	DEED	100.0
SHANK JERALD W & SHARON L	MAXWELL JAMES A & SANDRA	4,000	09/06/2005	WD	21-NOT USED/OTHER	05-0/3429	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	12/23/2010	2010-1223	Entered

Owner's Name/Address	MAP #:
SHERMAN DAVID P JR 2835 S BLODGETT ROAD LAKE CITY MI 49651	2025 Est TCV 26,021

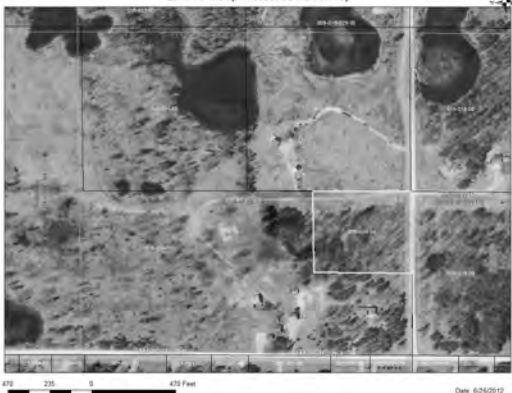
Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	328.00	396.02	0.8837	0.9975	90	100	26,021
			328 Actual Front Feet, 2.98 Total Acres						Total Est. Land Value =	26,021

**Tax Description**  
 2012-1590 WD Commencing at the SE corner of Section 16, T22N, R8W, Thence N00°04'57"E 330.02 feet along the East line of said Section 16 to the point of beginning; Thence N89° 17'07"W 396.02 feet parallel to the South line of said Section 16, Thence N00°04'57"E 327.62 feet parallel to said East section line; Thence S89°17'07"E 396.02 feet parallel to said South section line to a point on said East section line; Thence S00°04'57:W 327.62 feet along said East section line to the point of Beginning.

- 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	13,000	0	13,000			7,037C
		TPC 12/27/2017 INSPECTED	2024	13,000	0	13,000			6,826C
		TPC 10/10/2016 INSPECTED	2023	10,100	0	10,100			6,501C
		TPC 09/10/2012 INSPECTED	2022	8,200	0	8,200			6,192C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHANK JERALD W & SHARON L	GUNERSON MATTHEW A	1	04/27/2011	QC	21-NOT USED/OTHER	2011-01420QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9402 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATTHEW 6400 W JENNINGS ROAD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 63,138 TCV/TFA: 43.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			* Factors *					
SEC 16 T22N R8W (0*2001) W 660 FT OF SW 1/4 OF SE 1/4. 20A. AND 2011 EXEMPT TRANSFER FROM 016-034-00 ADDING W 165' OF E 1/2 OF SW 1/4 OF SE 1/4 SECT 16 TWP 22N RNG 8W 5 AC MOL	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
			Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			* Factors *					
			Description	Rate	Size	% Good	Cash Value	
			Wood Frame	19.27	200	50	1,927	
			Total Estimated Land Improvements True Cash Value =					1,927

Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
2011 EXEMPT TRANSFER FROM 034-00 5A 2011: EXEMPT LAND TRANSFER OF PARCEL LINE FROM 009-016-34-00.	X		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia INFERIOR	\$1400	25.00 Acres	1400	100	35,000
			25.00 Total Acres				Total Est. Land Value =	35,000

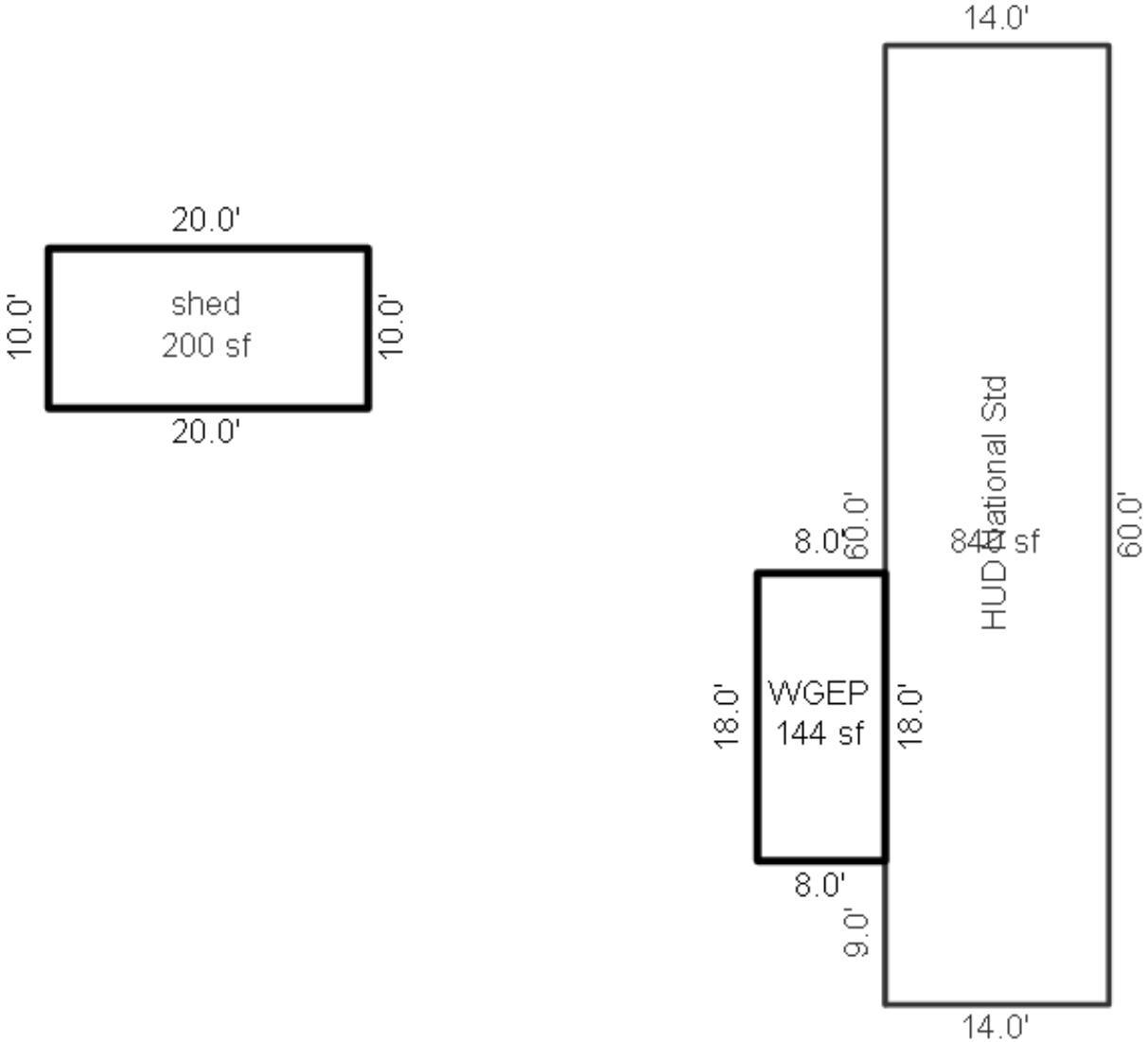


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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	17,500	14,100	31,600			25,365C
Rolling	2024	17,500	14,300	31,800			24,603C
Low	2023	17,500	15,400	32,900			23,432C
High	2022	15,000	12,800	27,800			22,317C
Landscaped							
X Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							

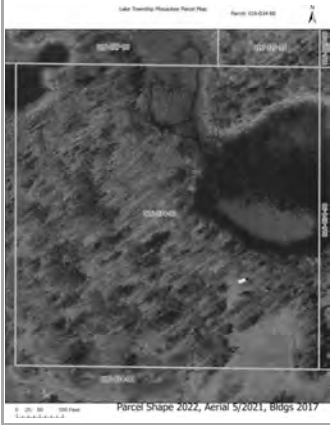
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 52,760							
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
SUMMERS JAMES E 3909 BURTCR ROAD FORT GRATIOT MI 48059		Public Improvements				* Factors *									
Tax Description		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 16 T22N R8W N 665 FT OF E 1324.22 FT OF S 1/2 OF SE 1/4 EXC E 662.11 FT THOF. 10.108A.		X Paved Road		Storm Sewer		A 200' @ 90/FF		660.00	660.00	1.0000	0.0000	90	100*		0
Comments/Influences		Sidewalk		Water		Residentia 8 - 17 @\$5000		10.11	Acres	5000	100				50,550
21101074 \$24,900		X Electric		Gas		* denotes lines that do not contribute to the total acreage calculation.		660 Actual Front Feet, 10.11 Total Acres		Total Est. Land Value =				50,550	
		X Sewer		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value				
		X Ad-Hoc Unit-In-Place Items		Description		/CI16/YARI/PATR/WOOIBCL		9.21	240	100	2,210	Total Estimated Land Improvements True Cash Value = 2,210			
		X Curb		Street Lights		Standard Utilities		Underground Utils.							
		Topography of Site		Level		X Rolling		Low		High		Landscaped		Swamp	
		X Wooded		X Pond		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	
		TPC 04/30/2021		INSPECTED				2025	25,300	1,100	26,400			3,984C	
		TPC 12/27/2017		INSPECTED				2024	15,200	1,100	16,300			3,865C	
								2023	14,200	1,100	15,300			3,681C	
								2022	10,100	0	10,100			3,506C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS FARGO BANK	MOORE TROY & KINA	75,000	07/29/2011	CD	21-NOT USED/OTHER	2011-02498	DEED	100.0
PELTON DOUGLAS S & KEMMIE	SHERIFF / WELLS FARGO	0	12/22/2010	SD	33-TO BE DETERMINED	2010-480SD	PROPERTY TRANSFER	0.0
		8,500	12/01/1996	WD	33-TO BE DETERMINED	327:809	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2840 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/13/2016	2016-0438	100%

Owner's Name/Address	MAP #:
MOORE TROY & KINA 2840 S BLODGETT RD LAKE CITY MI 49651	2025 Est TCV 259,328 TCV/TFA: 234.69

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason
SEC 16 T22N R8W N 665 FT OF E 662.11 FT OF S 1/2 OF SE 1/4. 10.108A.	X	Dirt Road		Residentia 8 - 17 @\$5000	10.11 Acres	5000	100	50,550
Comments/Influences		Gravel Road		10.11 Total Acres Total Est. Land Value =				50,550
21101435 \$80,000, 77 DOM	X	Paved Road		Land Improvement Cost Estimates				
		Storm Sewer		Description		Rate	Size % Good	Cash Value
		Sidewalk		Wood Frame		21.11	256 50	2,702
		Water		Sewer		21.11	256 50	2,702
	X	Electric		Residential Local Cost Land Improvements				
		Gas		Description		Rate	Size % Good	Cash Value
		Curb		LAND IMPROVE 1000		1,000.00	1 97	970
		Street Lights		Total Estimated Land Improvements True Cash Value =				6,374
		Standard Utilities						
		Underground Utils.						

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	25,300	104,400	129,700			66,753C
	X Low	2024	15,200	90,000	105,200			64,746C
	X High	2023	14,200	87,100	101,300			61,663C
	Landscaped	2022	10,100	80,100	90,200			58,727C
	Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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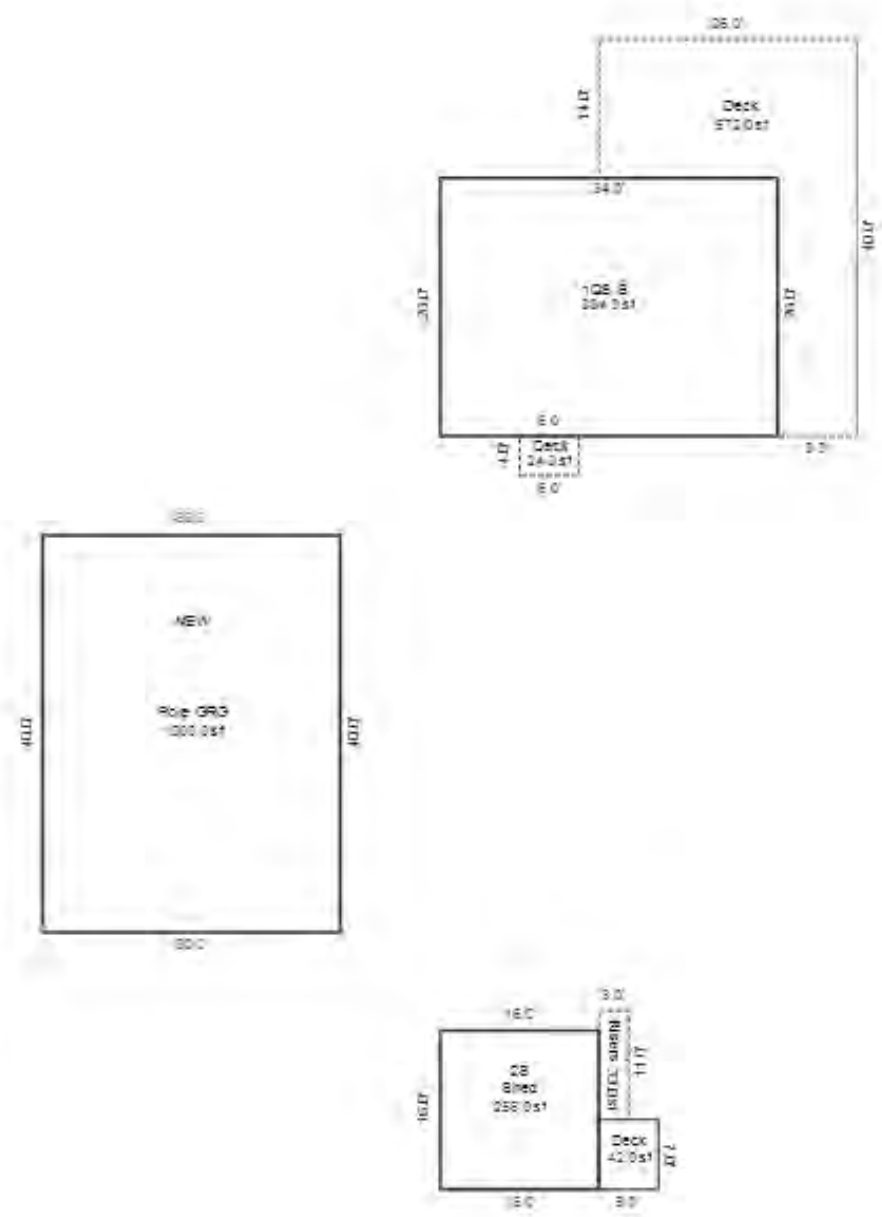
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	25,300	104,400	129,700			66,753C
JWV	12/03/2016	INSPECTED	2024	15,200	90,000	105,200			64,746C
JWV	10/15/2016	INSPECTED	2023	14,200	87,100	101,300			61,663C
			2022	10,100	80,100	90,200			58,727C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 352 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 14 Floor Area: 1,105 Total Base New : 220,717 Total Depr Cost: 184,004 Estimated T.C.V: 202,404			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 884 SF Floor Area = 1105 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Cls CD		Blt 2001				
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		150 Amps Service			No. of Elec. Outlets			Stories Exterior Foundation			884		134,948		116,054		
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			1.25 Story Siding Basement			Total:		884		16,142		8,071	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			884		1,212		1,042		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water/Sewer			1		2,559		2,201		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Basement: 884 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			1		4,485		3,857		
(2) Windows		(7) Excavation		(8) Basement			(14) Water/Sewer			Treated Wood			1		5,560		4,782		
X	Many Avg. X Few	Large Avg. X Small	884 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			Treated Wood			1		7,939		6,828			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood			1		1,381		1,188		
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Treated Wood			1		1,578		1,357		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Garages			1200		25,548		21,971			
X	Asphalt Shingle	(10) Floor Support		Notes:			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 352 13,784 Storage Over Garage 352 3,675 Class: CD Exterior: Pole (Unfinished) Base Cost 1200 25,548 Built-Ins Appliance Allow. 1 1,906			Totals:		220,717		184,004					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:			202,404												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOE	GUNERSON JOE PHIL (LE ETA	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0
		12,000	03/01/1997	WD	33-TO BE DETERMINED	341:742	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	2025 Est TCV 25,535
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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	269.38	663.00	0.9283	1.1347	90	100	25,535
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269 Actual Front Feet, 4.10 Total Acres						Total Est. Land Value =	25,535
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Tax Description	X	Dirt Road
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SEC 17 T22N R8W (0*1999) PCL A OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 4.1A.	X	Gravel Road
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Comments/Influences		Paved Road
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SEE SPLIT FILE	X	Storm Sewer
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	X	Sidewalk
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	X	Water
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	X	Sewer
--	---	-------

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

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

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

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

	X	Standard Utilities
--	---	--------------------

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

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

	X	Low
--	---	-----

	X	High
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	X	Landscaped
--	---	------------

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

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

	X	Pond
--	---	------

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

	X	Ravine
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	X	Wetland
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	X	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	12,800	0	12,800			6,338C
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2024	12,800	0	12,800			6,148C
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2023	9,900	0	9,900			5,856C
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2022	6,700	0	6,700			5,578C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	2025 Est TCV 32,393 TCV/TFA: 53.54
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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
A 200' @ 90/FF	220.00	660.00	0.9765	1.1334	90	100		21,912
220 Actual Front Feet, 3.33 Total Acres Total Est. Land Value =								21,912

Tax Description	X
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SEC 17 T22N R8W (0*1999) PCL B OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 3.33A.	X
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Comments/Influences	X
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99 SLIT FROM 001-00 FOR 00	X
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		Dirt Road	
		Gravel Road	
		Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
		Sewer	
		Electric	
		Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,000	5,200	16,200			7,542C
2024	11,000	5,300	16,300			7,316C
2023	8,500	5,800	14,300			6,968C
2022	5,500	4,800	10,300			6,637C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	07/10/2018	2018-9997	100%
	P.R.E. 0%		MH	11/20/2009	20090645	100%

Owner's Name/Address	MAP #:	2025 Est TCV 31,845
GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																									
SEC 17 T22N R8W (0*1999) PCL C OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 5.11A.		X		<p>* Factors *</p> <table border="1"> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> <tr> <td>A 200' @ 90/FF</td> <td>337.26</td> <td>660.00</td> <td>0.8775</td> <td>1.1334</td> <td>90</td> <td>100</td> <td>30,189</td> </tr> <tr> <td colspan="7">337 Actual Front Feet, 5.11 Total Acres</td> <td>Total Est. Land Value =</td> <td>30,189</td> </tr> </table>	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	A 200' @ 90/FF	337.26	660.00	0.8775	1.1334	90	100	30,189	337 Actual Front Feet, 5.11 Total Acres							Total Est. Land Value =	30,189
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																						
A 200' @ 90/FF	337.26	660.00	0.8775	1.1334	90	100	30,189																						
337 Actual Front Feet, 5.11 Total Acres							Total Est. Land Value =	30,189																					

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
99 SPLIT FROM 001-00 FOR 00	X						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/30/2022	INSPECTED		2025	15,100	800	15,900			2,946C
TPC 04/30/2021	INSPECTED		2024	15,100	800	15,900			2,858C
TPC 12/27/2017	INSPECTED		2023	11,700	800	12,500			2,722C
			2022	8,400	33,800	42,200			24,868C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	2025 Est TCV 13,912
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia PARTOF>20@	\$3700	3.76 Acres	3700	100				13,912
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		3.76 Total Acres					Total Est. Land Value =	13,912
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Tax Description	X	Dirt Road
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SEC 17 T22N R8W (0*1999) PCL D OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 3.76A.	X	Gravel Road
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Comments/Influences	X	Paved Road
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99 SPLIT FROM 001-00 FOR 00	X	Storm Sewer
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	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
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2025	7,000	0	7,000			5,341C
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2024	5,600	0	5,600			5,181C
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2023	5,600	0	5,600			4,935C
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2022	4,700	0	4,700			4,700S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHEELER NATHAN (FORMER HU	WHEELER CASSIE (SW)	0	06/26/2007	QC	21-NOT USED/OTHER	2007/2535	DEED	0.0
		15,500	07/01/2001	WD	33-TO BE DETERMINED	02-0:1118	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2088 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	05/12/2016	2014-0445	100%

Owner's Name/Address	MAP #:
WHEELER CASSIE 2088 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 175,815 TCV/TFA: 104.65

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
SEC 17 T22N R8W BEG S 0 DEG 46'22"E 423.27 FT FROM NE COR OF NE 1/4 TH S 0 DEG 46'22"E 200 FT,N 87 DEG 29'10"W 656.04 FT, N 0 DEG 23' 42"W 200 FT, S 87 DEG 29'10"E 654.72 FT TO POB. 3A.	X		Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
			Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
97 SPLIT FROM 001-00 FOR 98	X	Wood Frame	22.25	455 50	5,062
		Wood Frame	26.78	140 50	1,874
		Total Estimated Land Improvements True Cash Value =			6,936

Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling	X	2025	9,000	78,900	87,900			46,198C
Low		2024	4,500	75,300	79,800			44,809C
High		2023	4,500	65,500	70,000			42,676C
Landscaped		2022	3,800	57,300	61,100			40,644C
Swamp								
Wooded	X							
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

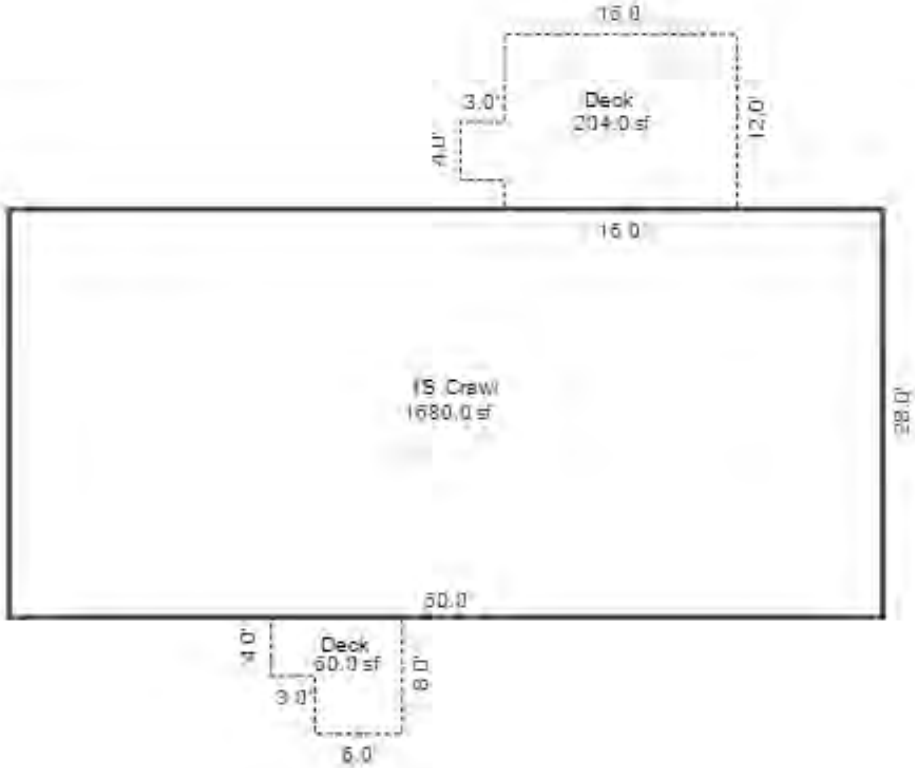


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 60 204	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																	
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,680 Total Base New : 235,749 Total Depr Cost: 188,599 Estimated T.C.V: 150,879		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:									
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C		Blt 2002									
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Ground Area = 1680 SF		Floor Area = 1680 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1			1 Story		Siding		Crawl Space		1,680		Total:		207,889		166,311	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,455		1,164			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			2			Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		60		1,930	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2			Plumbing		Average Fixture(s)		3 Fixture Bath		Water/Sewer		1		4,580		3,664	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			1			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		60		1,930	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		60		1,930	
X	Gable Hip Flat		Gambrel Mansard Shed	1			1			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		60		1,930	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		60		1,930	
Chimney: Metal		Lump Sum Items:		1			1			Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		60		1,930	
		Totals:		235,749			188,599			Notes: 2002 SWEETHART MHD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		150,879											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTON HELEN L TR	WILDS TOM & FELICIA	30,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01719	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	PTA	09-FAMILY	2010-5559	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	03-ARM'S LENGTH	2009/1631	DEED	0.0
		22,000	11/01/1996	WD	33-TO BE DETERMINED	331:1218	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2040 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/29/2018	2018-0289	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
WILDS TOM & FELICIA 10355 W ROUND LAKE RD LAKE CITY MI 49651	2025 Est TCV 189,323 TCV/TFA: 98.61

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	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	A 200' @ 90/FF 153.84 285.98 1.0678 0.9195 90 100 154 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 13,595
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Tax Description	X	Land Improvement Cost Estimates
SEC 17 T22N R8W (0*1999) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.01A. SPLIT ON 10/06/2021 PARTS TO 009-017-001-31, 009-017-011-32, 009-017-011-33, 009-017-001-35, 009-017-001-36. FORMERLY 2018 BEG AT NE COR OF NE14/ TH N89DEG 43'01"W 1311.12', S 0DEG 23'42"E 271.94FT, S 87DEG 29'10"E 1314.85' N 0DEG 46' 22" W 323.11' TO POB SEC17 T22N R8W 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PTN 017-001-30 TO	X	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 7.24 576 0 0

X	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	LAND IMPROVE 2500	2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =			2,500

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	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	6,800	87,900	94,700			91,706C
2024	6,800	89,100	95,900		95,900A	88,949C
2023	5,300	83,700	89,000		89,000A	84,714C
2022	3,800	55,600	59,400			58,395C

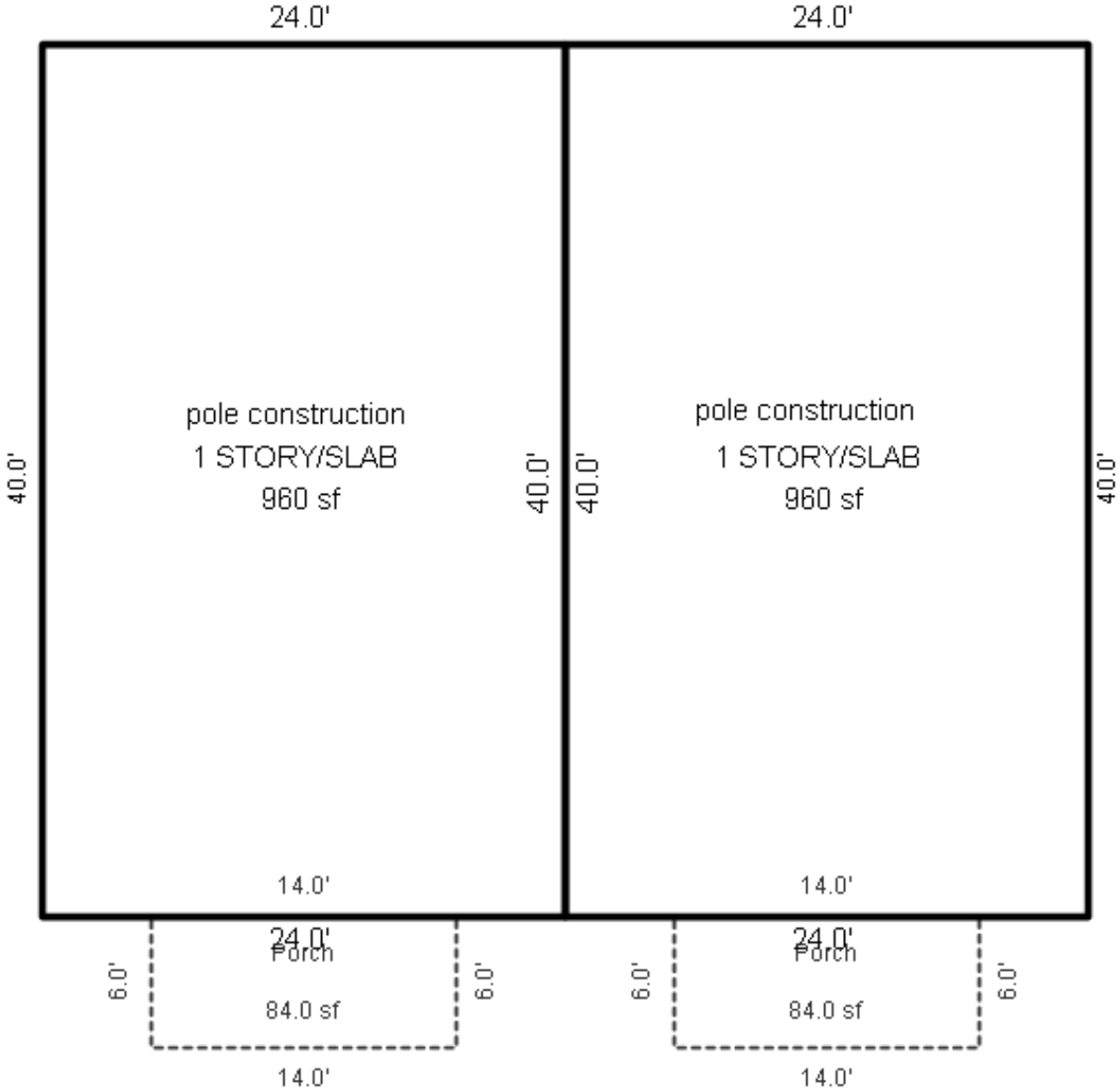


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 5 Floor Area: 960 Total Base New : 260,492 Total Depr Cost: 247,468 Estimated T.C.V: 173,228			84	WCP (1 Story)	Bsmnt Garage:								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	(12) Electric			Cost Est. for Res. Bldg: 1 Duplex 1S Exterior Units: 2 Interior Units: 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			E.C.F. X 0.700			Roof: Asph.Shingle							
Yr Built 2019	Remodeled 2022	Ex	Ord	Min	0 Amps Service			Building Areas			Size			Cost New		Depr. Cost				
Condition: Average		Size of Closets			No./Qual. of Fixtures			Stories			Foundation			Total:			204,018		96,908	
Room List		Doors	Solid	H.C.	Ex. Ord. Min			Exterior Siding			Slab			2,425			2,304			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No. of Elec. Outlets			Other Additions/Adjustments			Average Fixture(s)			2,425			2,304			
(1) Exterior		Kitchen: Other: Other:			Many Ave. Few			Plumbing			3 Fixture Bath			3,805			3,615			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			(13) Plumbing			Water/Sewer			2000 Gal Septic			8,991			8,541			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 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			Porches			Water Well, 100 Feet			5,560			5,282			
Many Avg. Few		Large Avg. Small			(14) Water/Sewer			WCP (1 Story)			WCP (1 Story)			84			3,728		3,542	
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			Notes: 2022 DUPLEX - POLE ECF (4012 RURAL METES & BOUNDS) 0.700 => TCV:			Totals:			260,492			247,468			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:															
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
Asphalt Shingle		(9) Basement Finish																		
Chimney:		(10) Floor Support																		
		Joists: Unsupported Len: Cntr.Sup:																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDS TOM & FELICIA	AVERILL JAMES & MARY	15,000	10/15/2021	WD	32-SPLIT VACANT	2021-03557	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5561WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	03-ARM'S LENGTH	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2016 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		New House	04/07/2022	2022-0165	100%

Owner's Name/Address	MAP #:	2025 Est TC	2025 Est TC	2025 Est TC	2025 Est TC
AVERILL JAMES & MARY 121 W GARDNER SPARTA MI 49345		134,077	134,077	191.54	

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 17 T22N R8W (0*2021) PCL 2 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.01A. 10/2021 SPLIT FROM 009-017-001-30 FORMERLY 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 983.32 FT FROM NE COR TH S 0 DEG 23'42"E 284.67 FT, N 87 DEG 29'10"E 164.1 FT, N 0 DEG 23'42"W 278.28 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.06A.	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>153.86</td> <td>285.95</td> <td>1.0678</td> <td>0.9195</td> <td>90</td> <td>100</td> <td></td> <td>13,596</td> </tr> <tr> <td colspan="8">154 Actual Front Feet, 1.01 Total Acres</td> <td>Total Est. Land Value = 13,596</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	153.86	285.95	1.0678	0.9195	90	100		13,596	154 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 13,596
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
A 200' @ 90/FF	153.86	285.95	1.0678	0.9195	90	100		13,596																							
154 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 13,596																							

Public Improvements

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

X Electric  
Gas  
Curb  
Street Lights  
Standard Utilities  
Underground Utils.



Comments/Influences

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

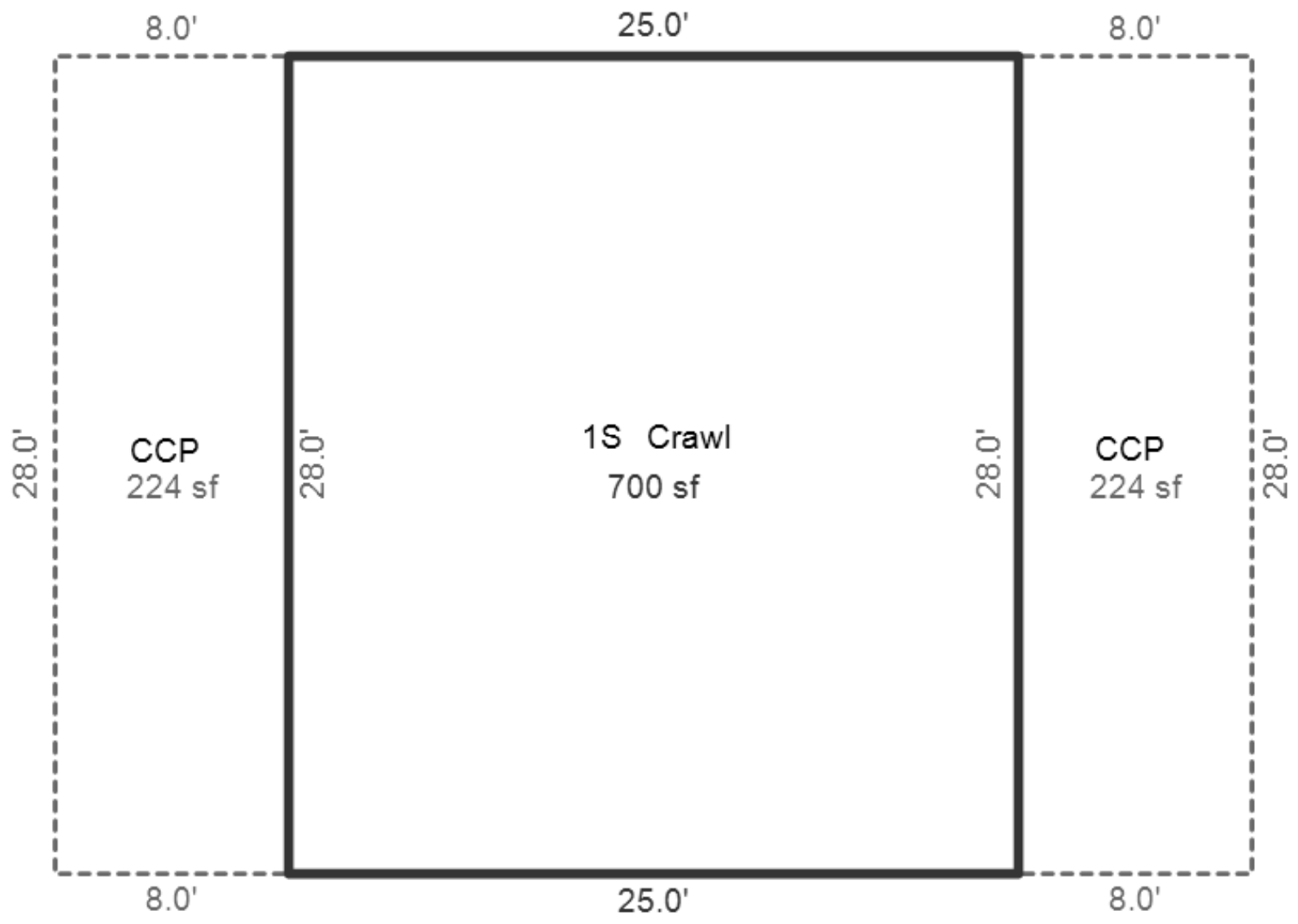
Who	When	What	2025	2024	2023	2022
			6,800	6,800	5,300	3,800
JWV	08/03/2022	INSPECTED		51,700		
TPC	04/30/2021	INSPECTED		51,100		
TPC	05/02/2016	INSPECTED				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,800	60,200	67,000			59,637C
2024	6,800	51,700	58,500			57,844C
2023	5,300	51,100	56,400			55,090C
2022	3,800	0	3,800			3,800S

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







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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDS TOM & FELICIA	POWELL ELIZABETH ANN	100,000	06/27/2022	WD	25-PARTIAL CONSTRUCTION	2022-02129	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5562WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2012 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	11/29/2023	PB23-0268	100%
	P.R.E. 100% 06/27/2022		New House	03/22/2022	2022-0134	100%

Owner's Name/Address	MAP #:	2025 Est TC	2025 Est TC	2025 Est TC	2025 Est TC
POWELL ELIZABETH ANN 2012 S LACHANCE RD LAKE CITY MI 49651		156,566	156,566	181.21	181.21

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 17 T22N R8W (0*2021) PCL 3 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.15A. 10/2021 SPLIT FROM 009-017-001-30 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 819.42 FT FROM NE COR TH S 0 DEG 23'42"E 291.05 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 284.67 FT, S 89 DEG 43'01"E 163.9 FT TO POR 1.08A	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/FF	164.00	305.45	1.0509	0.9348	90	100	14,500
				164 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 14,500							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Concrete	6.39	114	50	364			
				Total Estimated Land Improvements True Cash Value = 364							



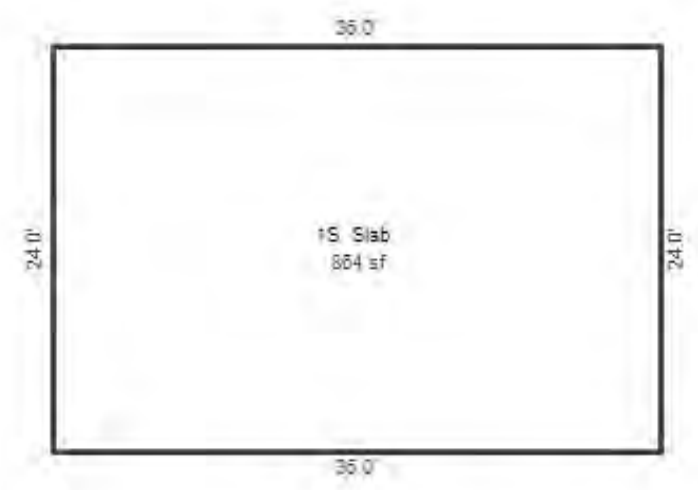
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X														2025	7,300	71,000	78,300			71,688C
															2024	7,300	50,400	57,700			57,700S
															2023	5,600	50,000	55,600			55,600S
															2022	4,100	0	4,100			1,665C

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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: 2024 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: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 3 Floor Area: 864 Total Base New : 132,803 Total Depr Cost: 128,820 Estimated T.C.V: 141,702					
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97		Cls CD		Blt 2022									
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
A-Frame		Plaster Wood T&G		Ex. Ord Min			1 Story		Siding		Slab		864		102,081		99,019			
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		1,176			
Building Style: 1S		Ex Ord Min		Many Ave. Few			Water/Sewer		1000 Gal Septic		1		4,485		4,350					
Yr Built 2022	Remodeled 0	Size of Closets		(13) Plumbing			Garages		Water Well, 50 Feet		1		2,548		2,472					
Condition: Average		Lg Ord Small		1 Average Fixture(s)			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		700		22,477		21,803					
Room List		Doors Solid H.C.		3 Fixture Bath			Base Cost		Totals:		132,803		128,820							
Basement		(5) Floors		2 Fixture Bath			Notes: POLE FOUNDATION		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		141,702									
1st Floor		Kitchen:		Softener, Auto																
2nd Floor		Other:		Softener, Manual																
Bedrooms		Other:		No Plumbing																
(1) Exterior		(6) Ceilings		Extra Toilet																
Wood/Shingle		No. of Elec. Outlets		Extra Sink																
Aluminum/Vinyl		Many Ave. Few		Separate Shower																
Brick		1 1		Ceramic Tile Floor																
Insulation		(7) Excavation		Ceramic Tile Wains																
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0		Ceramic Tub Alcove																
Many Avg. Few		Large Avg. Small		Vent Fan																
Wood Sash		(8) Basement		(14) Water/Sewer																
Metal Sash		Conc. Block		Public Water																
Vinyl Sash		Poured Conc.		Public Sewer																
Double Hung		Stone		Water Well																
Horiz. Slide		Treated Wood		1 1000 Gal Septic																
Casement		Concrete Floor		1 2000 Gal Septic																
Double Glass		(9) Basement Finish		Lump Sum Items:																
Patio Doors		Recreation SF																		
Storms & Screens		Living SF																		
(3) Roof		Walkout Doors (B)																		
Gable		No Floor SF																		
Hip		Walkout Doors (A)																		
Flat		1 1																		
Asphalt Shingle		(10) Floor Support																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:																		

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




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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDS TOM & FELICIA	HINKAMP LUCAS W	15,000	02/21/2024	WD	03-ARM'S LENGTH	2024-00377	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5563WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
2010 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		New House	07/23/2024	PB24-0109	0%
	P.R.E. 0%		STORAGE	10/30/2023	2023-0696	0%

Owner's Name/Address	MAP #:	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
HINKAMP LUCAS W 222 N HURON ST LAKE CITY MI 49651	2025 Est TCV 14,404				
					* Factors *
					Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Public Improvements	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 17 T22N R8W (0*2021) PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.12A. 10/2021 SPLIT FROM 009-017-001-30 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 655.52 FT FROM NE COR TH S 0 DEG 23'42"E 297.44 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 291.05 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.11A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	7,200	0	7,200			7,200S
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.			2024	7,200	0	7,200			1,787C
					2023	5,600	0	5,600			1,702C
					2022	4,100	0	4,100			1,621C



00  
QUESTED BY  
PIN 017-001-30 TO  
34, -35, -36, -37

Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDS TOM & FELICIA	STARLIN KIM J & TROY E	167,500	01/18/2023	WD	25-PARTIAL CONSTRUCTION	2023-00146	PROPERTY TRANSFER	100.0
SUTTON HELEN L TRUST	WILDS TOM & FELICIA	30,000	05/25/2018	WD	19-MULTI PARCEL ARM'S LE	L2018-01719	DEED	0.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5559WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2008 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/24/2022	2022-0577	100%
	P.R.E. 100% 01/27/2023					

Owner's Name/Address	MAP #:
STARLIN KIM J & TROY E 2008 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 195,979 TCV/TFA: 171.91

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	164.00	292.17	1.0509	0.9245	90	100	14,339
			164 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =	14,339

**Tax Description**  
 SEC 17 T22N R8W (0\*2021) PCL 5 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.1A.  
 10/2021 SPLIT FROM 009-017-001-30  
 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37  
 SEC 17 T22N R8W (0\*1999) BEG N 89 DEG 43'01"W 491.62 FT FROM NE COR TH S 0 DEG 23'42"E 303.83 FT, N 87 DEG 29'10"W 164.10 FT, N 0 DEG 23'42"W 297.44 FT, S 89 DEG 43'01"E 163.9 FT TO POB 1 13A



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

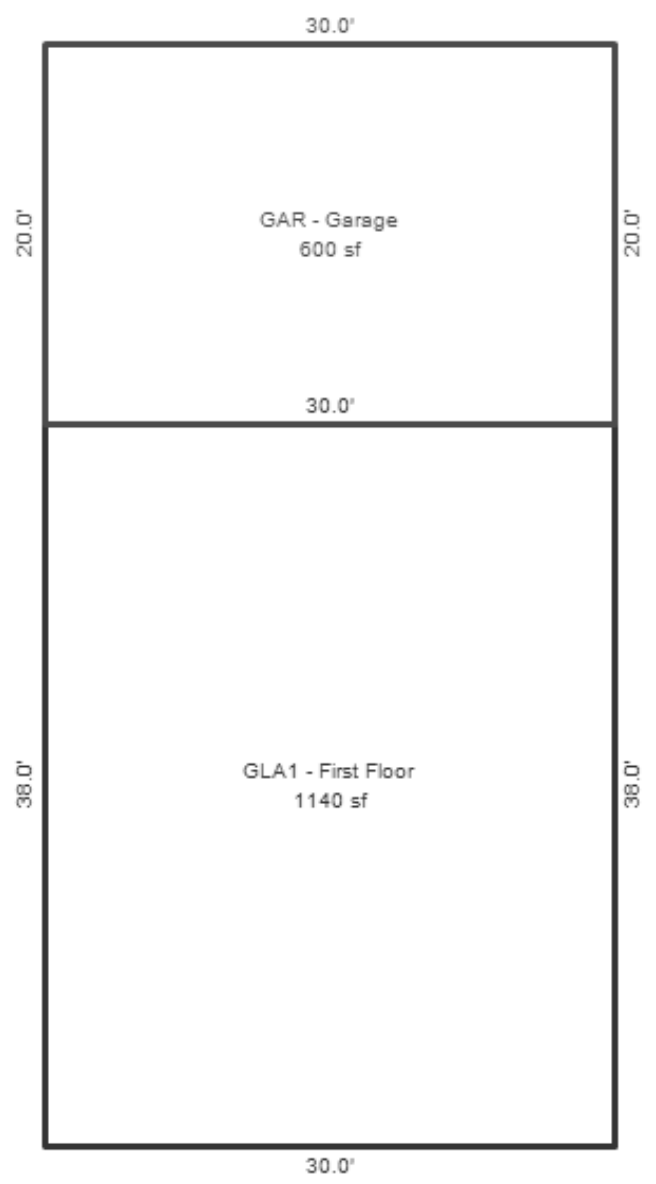
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,200	90,800	98,000			87,738C
2024	7,200	77,900	85,100			85,100S
2023	5,600	43,600	49,200			45,271C
2022	4,100	0	4,100			1,592C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 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: 600 % 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 No Heating/Cooling			Class: CD Effec. Age: 1 Floor Area: 1,140 Total Base New : 166,793 Total Depr Cost: 165,127 Estimated T.C.V: 181,640								
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			No./Qual. of Fixtures			E.C.F. X 1.100					
	Yr Built 2023	Remodeled 0	Trim & Decoration	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 2023			
	Condition: Average	Ex	Ord	Min	0 Amps Service			Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
	Room List	Lg	Ord	Small	(12) Electric			Building Areas			1 Story Siding Slab 1,140		Total: 129,811 128,514		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,212 1,200 3 Fixture Bath 1 3,805 3,767			
	(1) Exterior	Kitchen: Other: Other:		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer		1000 Gal Septic 1 4,485 4,440 Water Well, 50 Feet 1 2,548 2,523			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 600 22,548 22,323 Door Opener 1 478 473			
	Insulation	(7) Excavation		Many Ave. Few			Built-Ins			Appliance Allow.		1 1,906 1,887			
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0		(14) Water/Sewer			Notes: POLES FOUNDATION			Totals: 166,793 165,127		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 181,640			
	Many Avg. Few Large Avg. Small	(8) Basement		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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
	(3) Roof	(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
	Chimney:	Joists: Unsupported Len: Cntr.Sup:													

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



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



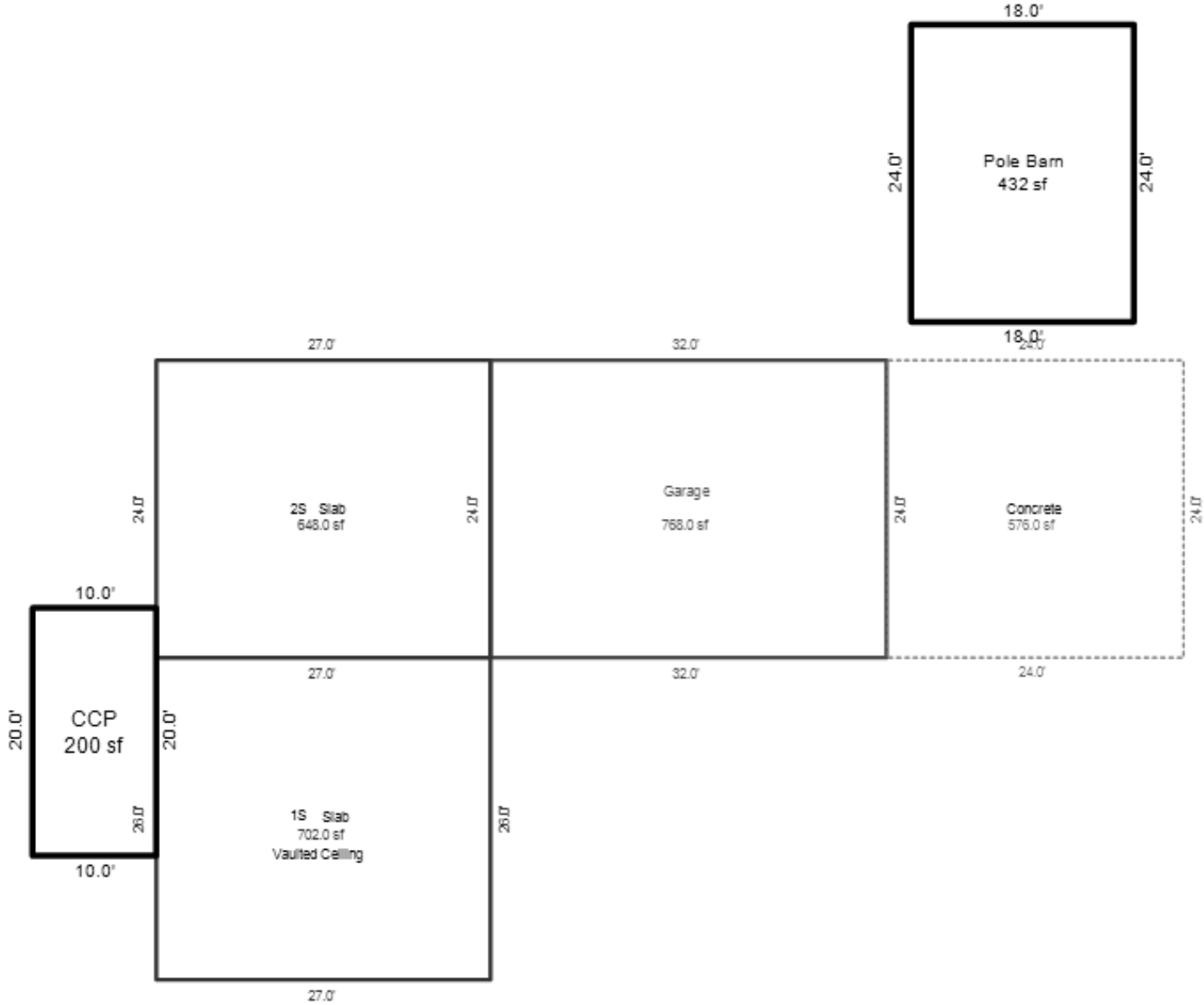
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WILDS TOM & FELICIA	RABOCAJA VALENTINA	15,000	09/29/2023	WD	03-ARM'S LENGTH	2023-02618	DEED	100.0						
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5559WD	PROPERTY TRANSFER	0.0						
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
2006 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 14,274						
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
RABOCAJA VALENTINA 2106 SWITZERLAND RD NORTH PORT FL 34288		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		X		Dirt Road		A 200' @ 90/FF		164.00	286.86	1.0509	0.9202	90	100	14,274
SEC 17 T22N R8W (0*2021) PCL 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.08A.		X		Gravel Road		164 Actual Front Feet, 1.08 Total Acres		Total Est. Land Value =				14,274		
10/2021 SPLIT FROM 009-017-001-30		X		Paved Road										
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37		X		Storm Sewer										
SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 327.72 FT FROM NE COR TH S 0 DEG 23'42"E 310.22 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 303.83 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.16A.		X		Sidewalk										
QUESTED BY PIN 017-001-30 TO 34, -35, -36, -37		X		Water										
		X		Sewer										
		X		Electric										
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
		X		Topography of Site										
		X		Level										
		X		Rolling										
		X		Low										
		X		High										
		X		Landscaped										
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
		X		PRIVATE RD										
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/30/2021 INSPECTED		TPC 05/02/2016 INSPECTED				2025	7,100	0	7,100			7,100S
		TPC 04/30/2021 INSPECTED		TPC 05/02/2016 INSPECTED				2024	7,100	0	7,100			7,100S
		TPC 04/30/2021 INSPECTED		TPC 05/02/2016 INSPECTED				2023	5,600	0	5,600			1,641C
		TPC 04/30/2021 INSPECTED		TPC 05/02/2016 INSPECTED				2022	4,100	0	4,100			1,563C

\*\*\* Information herein deemed reliable 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 200	Type CCP (1 Story)	Year Built: 2019 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 4 Floor Area: 1,998 Total Base New : 288,918 Total Depr Cost: 277,364 Estimated T.C.V: 305,100		
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls CD			Blt 2020					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1350 SF			Floor Area = 1998 SF.					
A-Frame		Trim & Decoration		Size of Closets			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		Lg Ord Small			No./Qual. of Fixtures			2 Story Siding Slab 648			702					
Building Style: 1.5S		Doors Solid H.C.		(5) Floors			No. of Elec. Outlets			1 Story Siding Slab 702			Total: 222,599 213,696					
Yr Built 2020		Remodeled 0		Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments			Plumbing					
Condition: Average		Lg Ord Small		Kitchens: Other: Other:			0 Amps Service			Average Fixture(s)			1 1,212 1,164					
Room List		Doors Solid H.C.		Kitchens: Other: Other:			No./Qual. of Fixtures			3 Fixture Bath			2 7,610 7,306					
Basement		(6) Ceilings		Kitchens: Other: Other:			Ex. Ord. Min			Water/Sewer			2000 Gal Septic					
1st Floor		No./Qual. of Fixtures		Kitchens: Other: Other:			Many Ave. Few			Porches			Water Well, 100 Feet					
2nd Floor		No. of Elec. Outlets		Kitchens: Other: Other:			(13) Plumbing			CCP (1 Story)			200 4,732 4,543					
5 Bedrooms		Average Fixture(s)		Kitchens: Other: Other:			1 Average Fixture(s)			Garages			Class: CD Exterior: Pole (Finished)					
(1) Exterior		3 Fixture Bath		Kitchens: Other: Other:			3 3 Fixture Bath			Class: CD Exterior: Pole (Unfinished)			Base Cost 768 23,846 22,892					
Wood/Shingle		2 Fixture Bath		Kitchens: Other: Other:			2 2 Fixture Bath			Door Opener 1 478 459			Built-Ins					
Aluminum/Vinyl		Softener, Auto		Kitchens: Other: Other:			1 1000 Gal Septic			Appliance Allow.			1 1,906 1,830					
Brick		Softener, Manual		Kitchens: Other: Other:			1 2000 Gal Septic			Notes: POLES FOUNDATION			Totals: 288,918 277,364					
Insulation		No Plumbing		Kitchens: Other: Other:			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 305,100								
(2) Windows		Extra Toilet		Kitchens: Other: Other:														
Many Avg. Few		Extra Sink		Kitchens: Other: Other:														
Large Avg. Small		Separate Shower		Kitchens: Other: Other:														
Wood Sash		Ceramic Tile Floor		Kitchens: Other: Other:														
Metal Sash		Ceramic Tile Wains		Kitchens: Other: Other:														
Vinyl Sash		Vent Fan		Kitchens: Other: Other:														
Double Hung		(8) Basement		Kitchens: Other: Other:														
Horiz. Slide		Conc. Block		Kitchens: Other: Other:														
Casement		Poured Conc.		Kitchens: Other: Other:														
Double Glass		Stone		Kitchens: Other: Other:														
Patio Doors		Treated Wood		Kitchens: Other: Other:														
Storms & Screens		Concrete Floor		Kitchens: Other: Other:														
(3) Roof		(9) Basement Finish		Kitchens: Other: Other:														
Gable		Recreation SF		Kitchens: Other: Other:														
Hip		Living SF		Kitchens: Other: Other:														
Flat		Walkout Doors (B)		Kitchens: Other: Other:														
Asphalt Shingle		No Floor SF		Kitchens: Other: Other:														
Chimney:		Walkout Doors (A)		Kitchens: Other: Other:														
		(10) Floor Support		Kitchens: Other: Other:														
		Joists: Unsupported Len: Cntr.Sup:		Kitchens: Other: Other:														

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

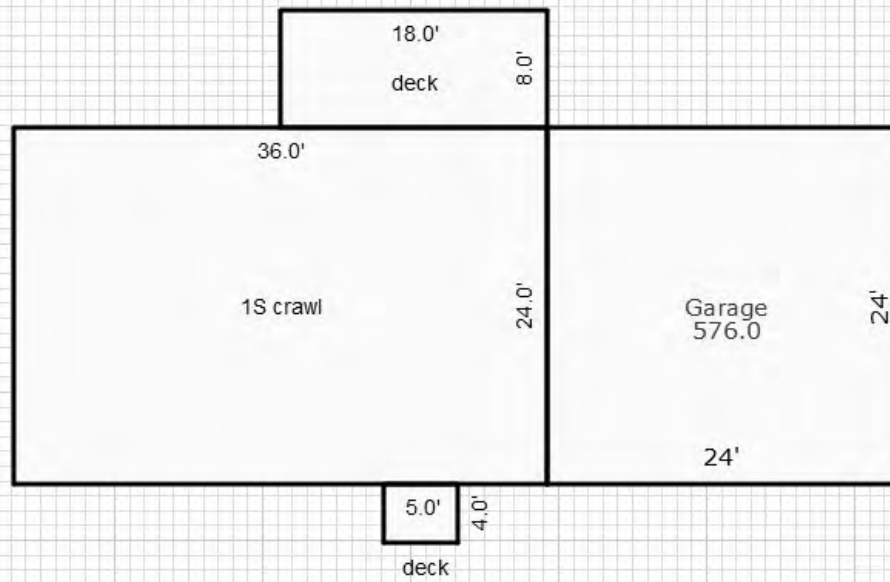


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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		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: 2007 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					64	Treated Wood																				
	Building Style: 1S		Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace																										
	Yr Built 1968 REL		Trim & Decoration		(12) Electric																										
	Remodeled 1985		Ex X Ord Min		200 Amps Service																										
	Condition: Average		Size of Closets		No./Qual. of Fixtures																										
	Room List		Lg X Ord Small		Ex. X Ord. Min																										
	Basement 1st Floor 2nd Floor 3 Bedrooms		Doors Solid X H.C.		No. of Elec. Outlets																										
	(1) Exterior		(5) Floors		Many X Ave. Few																										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Other: Other:		(13) Plumbing																										
	(2) Windows		(6) Ceilings		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Many Avg. X Avg. Few Large Avg. Small		(7) Excavation		(14) Water/Sewer																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Basement: 0 S.F. Crawl: 864 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																										
	(3) Roof		(8) Basement		Lump Sum Items:																										
X	Gable Hip Flat X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
	Chimney:		(9) Basement Finish																												
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																												
			(10) Floor Support																												
			Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>102,401</td> <td>61,440</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	864			Total:				102,401	61,440	E.C.F. X 1.100		Cls CD Blt 1968	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	864																												
Total:				102,401	61,440																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 2 Fixture Bath 1 2,559 1,535 Water/Sewer 1000 Gal Septic 1 4,485 2,691 Water Well, 100 Feet 1 5,560 3,336 Deck Treated Wood 64 1,952 1,171 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Built-Ins Appliance Allow. 1 1,906 1,144 Totals: 140,000 83,999																															
Notes:																															
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC												92,399																			

\*\*\* 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.
GUNERSON MATTHEW A	MOOMEY RICHARD WILLIAM	10,000	07/27/2022	QC	32-SPLIT VACANT	2022-02432	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2468 LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	06/01/2023	2023-0300	100%	
Owner's Name/Address	P.R.E. 0%	Commercial	06/01/2023	2023-0299	0%	
MOOMEY RICHARD WILLIAM PO BOX 825 CADILLAC MI 49601	MAP #:	Commercial	06/01/2023	2023-0298	100%	
	2025 Est TCV 604,752 TCV/TFA: 37.06	Commercial	06/01/2023	2023-0297	100%	

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
BEG AT E 1/4 COR, TH S 89DEG 53'54"W 660 FT, N 0DEG, 46'20"W 330 FT, N 89DEG 53'54"E 660FT, S 0 DEG 46'20"E 330 FT TO POB SEC17 T22N R8W 5 A M/L. SPLIT ON 07/27/2022 FROM 009-017-001-60;				INFO FOR SIZE 0	330.00	660.00	1.0000	0.0000	0	100*		0
				COMMERCIAL 4-6A	6000	5.00	Acres	6000	100			30,000
				* denotes lines that do not contribute to the total acreage calculation.								
				330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 30,000								

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
Split/Comb. on 07/27/2022 completed 07/27/2022 TIM ; Parent Parcel(s): 009-017-001-60; Child Parcel(s): 009-017-001-61;	D/W/P: Crushed Rock	2.13	10000 100	21,300
	Total Estimated Land Improvements True Cash Value =			21,300

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	15,000	287,400	302,400			292,185C
JWV	09/13/2023	INSPECTED	2024	14,900	268,500	283,400			283,400S
JWV	12/03/2022	INSPECTED	2023	11,600	133,800	145,400			145,400S
			2022	0	0	0			0

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



Desc. of Bldg/Section: 20220681 #700  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole  
 Floor Area: 960  
 Gross Bldg Area: 16,320  
 Stories Above Grd: 1  
 Average Sty Hght : 11  
 Bsmnt Wall Hght

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: 960  
 Ave. Perimeter: 128  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:  
 Type:  
 Heat:

\* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Sprinkler Info \*  
 Area:  
 Type: Low

2022 Year Built Remodeled  
 11 Overall Bldg Height

Comments:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 11 Perimeter: 128  
 Overall Building Height: 11

Base Rate for Upper Floors = 39.37  
 Adjusted Square Foot Cost for Upper Floors = 39.37

Total Floor Area: 960 Base Cost New of Upper Floors = 37,795  
 Reproduction/Replacement Cost = 37,795  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 36,283

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 32,655  
 Replacement Cost/Floor Area= 39.37 Est. TCV/Floor Area= 34.02

(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	
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\*\*\*

Desc. of Bldg/Section: 20220682 #710 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11						
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 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> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 39.37 Adjusted Square Foot Cost for Upper Floors = 39.37 Total Floor Area: 960 Base Cost New of Upper Floors = 37,795 Reproduction/Replacement Cost = 37,795 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 36,283						
2022 Year Built Remodeled 11 Overall Bldg Height		Area: Perimeter: Type: Heat: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
Comments:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 32,655 Replacement Cost/Floor Area= 39.37 Est. TCV/Floor Area= 34.02						

(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	
(3) Frame:	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(4) Floor Structure:	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
	(9) Sprinklers:	(14) Roof Cover:	
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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

Desc. of Bldg/Section: 20220683 #720 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 37.65
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:				Adjusted Square Foot Cost for Upper Floors = 37.65 Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,180 Reproduction/Replacement Cost = 45,180 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 43,373	
2022	Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat:				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 3 = 39,036 Replacement Cost/Floor Area= 37.65 Est. TCV/Floor Area= 32.53	
11	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low					
Comments:							

(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	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Many Unfinished Typical 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\*\*\*

Desc. of Bldg/Section: 20220684 #730 Calculator Occupancy: Warehouses - Mini				<<<<<< Calculator Cost Computations >>>>>>													
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght				Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11									
		High		Above Ave.		Ave.		X		Low							
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:				Base Rate for Upper Floors = 37.65  Adjusted Square Foot Cost for Upper Floors = 37.65  Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,180  Reproduction/Replacement Cost = 45,180 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 43,373									
2022		Year Built Remodeled		Area:				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 4 = 39,036									
11		Overall Bldg Height		Perimeter:				Replacement Cost/Floor Area= 37.65 Est. TCV/Floor Area= 32.53									
Comments:				Type:													
				Heat:													
				* 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: Fixtures:									
X		Poured Conc		Brick/Stone		Block		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:								Flex Conduit				Incandescent					
								Rigid Conduit				Fluorescent					
								Armored Cable				Mercury					
								Non-Metallic				Sodium Vapor					
								Bus Duct				Transformer					
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:					
												Thickness Bsmnt Insul.					
(6) Ceiling:				(10) Heating and Cooling:				(14) Roof Cover:									
		Gas Oil		Coal Stoker		Hand Fired Boiler											

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

Desc. of Bldg/Section: 20220707 #740 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11						
		High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:		Base Rate for Upper Floors = 39.37  Adjusted Square Foot Cost for Upper Floors = 39.37  Total Floor Area: 960 Base Cost New of Upper Floors = 37,795  Reproduction/Replacement Cost = 37,795 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 36,283						
2022 Year Built Remodeled	Area: Perimeter: Type: Heat:		*** Basement Info ***		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 5 = 32,655 Replacement Cost/Floor Area= 39.37 Est. TCV/Floor Area= 34.02					
11 Overall Bldg Height	* Mezzanine Info *									
Comments:		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:		Footings		(8) Plumbing:						
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Outlets:                      Fixtures:			
				Total Fixtures	Urinals	Few Average                      Few Average				
(3) Frame:				3-Piece Baths	Wash Bowls	Many Unfinished                      Many Unfinished				
				2-Piece Baths	Water Heaters	Typical                                      Typical				
				Shower Stalls	Wash Fountains	Flex Conduit                      Incandescent				
(4) Floor Structure:				Toilets	Water Softeners	Rigid Conduit                      Fluorescent				
						Armored Cable                      Mercury		(40) Exterior Wall:		
						Non-Metalic                      Sodium Vapor		Thickness                      Bsmnt Insul.		
						Bus Duct                                      Transformer				
(5) Floor Cover:						(13) Roof Structure: Slope=0				
				(10) Heating and Cooling:						
				Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:			
(6) Ceiling:										

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

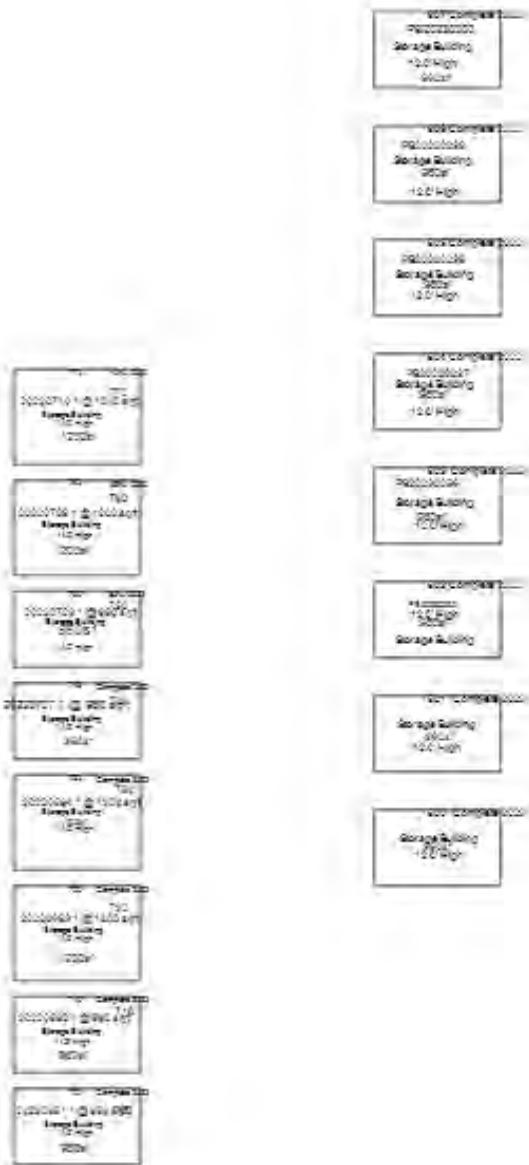


Desc. of Bldg/Section: 20220709 #760 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11			
		High	Above Ave.	Ave.	X	Low	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:		Base Rate for Upper Floors = 37.65  Adjusted Square Foot Cost for Upper Floors = 37.65  Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,180  Reproduction/Replacement Cost = 45,180 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 43,373			
2022 Year Built Remodeled	Area: Perimeter: Type: Heat:		*** Basement Info ***		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 7 = 39,036 Replacement Cost/Floor Area= 37.65 Est. TCV/Floor Area= 32.53		
11 Overall Bldg Height	* Mezzanine Info *						
Comments:		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:                      Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil	Coal Stoker	Hand Fired Boiler			

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







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

Desc. of Bldg/Section: 20230253 #800  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 960		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 16,320		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 12		Heat#1: Electric, Cable or Baseboard 0%				
Bsmnt Wall Hght		Heat#2: Electric, Cable or Baseboard 0%				
Depr. Table : 4%		Ave. SqFt/Story: 960				
Effective Age : 1		Ave. Perimeter: 128				
Physical %Good: 96		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2023 Year Built		Perimeter:				
Remodeled		Type:				
12 Overall Bldg Height		Heat:				
Comments:		* 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: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.19  
 Adjusted Square Foot Cost for Upper Floors = 40.19

Total Floor Area: 960 Base Cost New of Upper Floors = 38,583  
 Reproduction/Replacement Cost = 38,583  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 37,040

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 9 = 33,336  
 Replacement Cost/Floor Area= 40.19 Est. TCV/Floor Area= 34.72

(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	
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\*\*\*

Desc. of Bldg/Section: 20230254 #801  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 960		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 16,320		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 12		Heat#1: Electric, Cable or Baseboard 0%				
Bsmnt Wall Hght		Heat#2: Electric, Cable or Baseboard 0%				
Depr. Table : 4%		Ave. SqFt/Story: 960				
Effective Age : 1		Ave. Perimeter: 128				
Physical %Good: 96		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2023	Year Built	Perimeter:				
	Remodeled	Type:				
12	Overall Bldg	Heat:				
	Height	* Mezzanine Info *				
Comments:		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: 12 Perimeter: 128  
 Overall Building Height: 12

Base Rate for Upper Floors = 40.19  
 Adjusted Square Foot Cost for Upper Floors = 40.19

Total Floor Area: 960 Base Cost New of Upper Floors = 38,583  
 Reproduction/Replacement Cost = 38,583  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 37,040

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 10 = 33,336  
 Replacement Cost/Floor Area= 40.19 Est. TCV/Floor Area= 34.72

(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	Urinals		Flex Conduit	Incandescent	
		3-Piece Baths	Wash Bowls		Rigid Conduit	Fluorescent	
		2-Piece Baths	Water Heaters		Armored Cable	Mercury	(40) Exterior Wall:
		Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor	Thickness
		Toilets	Water Softeners		Bus Duct	Transformer	Bsmnt Insul.
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas	Coal	Hand Fired			
		Oil	Stoker	Boiler			
(6) Ceiling:							

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

Desc. of Bldg/Section: 20230255 #802 Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>						
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12  Base Rate for Upper Floors = 40.19  Adjusted Square Foot Cost for Upper Floors = 40.19  Total Floor Area: 960 Base Cost New of Upper Floors = 38,583  Reproduction/Replacement Cost = 38,583 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 37,040  ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 11 = 33,336 Replacement Cost/Floor Area= 40.19 Est. TCV/Floor Area= 34.72						
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 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: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat:  * 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				
2023	Year Built Remodeled							
12	Overall Bldg Height							
Comments:								

(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	
	Average Typical	Few Average Many Unfinished Typical	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:	(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\*\*\*

Desc. of Bldg/Section: 20230256 #803 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12  Base Rate for Upper Floors = 40.19  Adjusted Square Foot Cost for Upper Floors = 40.19	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:  *** Basement Info ***	
2023	Year Built Remodeled	Area: Perimeter: Type: Heat:	
12	Overall Bldg Height	* Mezzanine Info *	
Comments:		Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X	Poured Conc	Footings	Block
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets:	
		Fixtures:	
		Few Average Unfinished Typical	Few Average Unfinished Typical
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: 20230297 #804 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High    Above Ave.    Ave.    X    Low		Class: D,Pole    Quality: Low Cost Stories: 1    Story Height: 12    Perimeter: 128 Overall Building Height: 12		Base Rate for Upper Floors = 40.19  Adjusted Square Foot Cost for Upper Floors = 40.19	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:		Total Floor Area: 960    Base Cost New of Upper Floors =    38,583  Eff. Age:1    Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 96 /100/100/100/96.0 Reproduction/Replacement Cost =    38,583 Total Depreciated Cost =    37,040		ECF (201B COMMERCIAL GROUP B)    0.900 => TCV of Bldg: 13 =    33,336 Replacement Cost/Floor Area= 40.19    Est. TCV/Floor Area= 34.72	
2023	Year Built Remodeled	Area:		*** Basement Info ***			
12	Overall Bldg Height	Perimeter:		* Mezzanine Info *			
Comments:		Type:		* Sprinkler Info *			
		Heat:		Area:			
				Type: Low			
(1) Excavation/Site Prep:				(7) Interior:			
(2) Foundation:				(8) Plumbing:			
X	Poured Conc	Brick/Stone	Block	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:			
(5) Floor Cover:				(10) Heating and Cooling:			
				Gas Oil	Coal Stoker	Hand Fired Boiler	
(6) Ceiling:							
				(11) Electric and Lighting:			
				(13) Roof Structure:    Slope=0			
				(14) Roof Cover:			
				(39) Miscellaneous:			
				Outlets:			
				Fixtures:			
				Few Average Unfinished Typical	Few Average Unfinished Typical		
				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer		
				(40) Exterior Wall:			
				Thickness    Bsmnt Insul.			

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

Desc. of Bldg/Section: 20230298 #805 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 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: 128 Overall Building Height: 12	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		<input type="checkbox"/> High	<input type="checkbox"/> Above Ave.	<input type="checkbox"/> Ave.	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Low	Base Rate for Upper Floors = 40.19  Adjusted Square Foot Cost for Upper Floors = 40.19
2023 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:				Total Floor Area: 960 Base Cost New of Upper Floors = 38,583  Reproduction/Replacement Cost = 38,583 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 37,040	
12 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat:				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 14 = 33,336 Replacement Cost/Floor Area= 40.19 Est. TCV/Floor Area= 34.72	
Comments:		* 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:		Fixtures:			
<input checked="" type="checkbox"/> Poured Conc	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> Block	<input type="checkbox"/> Many Above Ave.	<input type="checkbox"/> Average Typical	<input type="checkbox"/> Few None	<input type="checkbox"/> Few Average Unfinished Typical	<input type="checkbox"/> Few Average 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:					<input type="checkbox"/> Thickness <input type="checkbox"/> Bsmnt Insul.			
(6) Ceiling:		<input type="checkbox"/> Gas Oil	<input type="checkbox"/> Coal Stoker	<input type="checkbox"/> Hand Fired Boiler	(14) Roof Cover:					

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

Desc. of Bldg/Section: 20230299 #806 Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole		Class: D,Pole Quality: Low Cost	
Floor Area: 960		Stories: 1 Story Height: 12 Perimeter: 128	
Gross Bldg Area: 16,320		Overall Building Height: 12	
Stories Above Grd: 1		Base Rate for Upper Floors = 40.19	
Average Sty Hght : 12		Adjusted Square Foot Cost for Upper Floors = 40.19	
Bsmnt Wall Hght		Total Floor Area: 960 Base Cost New of Upper Floors = 38,583	
Depr. Table : 4%		Reproduction/Replacement Cost = 38,583	
Effective Age : 1		Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
Physical %Good: 96		Total Depreciated Cost = 37,040	
Func. %Good : 100		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 15 = 33,336	
Economic %Good: 100		Replacement Cost/Floor Area= 40.19 Est. TCV/Floor Area= 34.72	
2023 Year Built Remodeled		Area: Perimeter: Type: Heat:	
12 Overall Bldg Height		*** Basement Info ***	
Comments:		* Mezzanine Info *	
		* 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	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Unfinished Typical Many Average Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall: Thickness Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil	Coal Stoker	Hand Fired Boiler			

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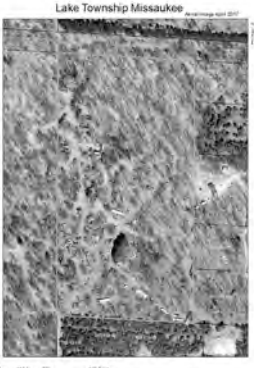


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOE P & LISA A	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
OLD RR RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON JOE PHIL (LE ETAL)	MAP #:					
10022 W WALNUT ST	2025 Est TCV 71,632					
LAKE CITY MI 49651						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 17 T22N R8W BEG 50 FT S OF C/L OF FORMER RR R/W ON N & S 1/8 LINE TH S 1278 FT, E 660 FT, N TO S LINE FORMER RR R/W W'LY TO POB. 19.36A.				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 18	-29	@\$3700	19.36	Acres	3700	100		71,632
				19.36 Total Acres Total Est. Land Value = 71,632								

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	35,800	0	35,800			18,453C
			2024	29,000	0	29,000			17,899C
			2023	25,200	0	25,200			17,047C
			2022	19,400	0	19,400			16,236C

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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 ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 01/01/2025									
Owner's Name/Address		MAP #:		2025 Est TCV 263,699									
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements			* Factors *								
SPLIT ON 10/28/2024 FROM 009-017-002-00;		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Dirt Road			Residentia PARTOF>80@\$3700 71.27 Acres 3700 100 263,699								
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;		Gravel Road			71.27 Total Acres Total Est. Land Value = 263,699								
Parent Parcel(s): 009-017-002-00;		Paved Road											
Child Parcel(s): 009-017-002-01,		Storm Sewer											
009-017-002-34, 009-017-002-32,		Sidewalk											
009-017-002-30, 009-017-002-28,		Water											
009-017-002-26, 009-017-002-24,		Sewer											
009-017-002-22;		Electric											
-----		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	131,800	0	131,800			56,929C		
		TPC 04/30/2021 INSPECTED			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.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 01/01/2025									
Owner's Name/Address		MAP #:		2025 Est TCV 42,735									
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements			* Factors *								
PCL N OF THE SURVEY RECORDED IN LIBER S-6 P205		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SPLIT ON 10/28/2024 FROM 009-017-002-00;		Dirt Road			Residentia PARTOF>80@	\$3700	11.55	Acres	3700	100			42,735
Comments/Influences		Gravel Road			11.55 Total Acres Total Est. Land Value = 42,735								
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;		Paved Road											
Parent Parcel(s): 009-017-002-00;		Storm Sewer											
Child Parcel(s): 009-017-002-01,		Sidewalk											
009-017-002-34, 009-017-002-32,		Water											
009-017-002-30, 009-017-002-28,		Sewer											
009-017-002-26, 009-017-002-24,		Electric											
009-017-002-22;		Gas											
-----		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	21,400	0	21,400			9,229C		
		TPC 10/26/2024 INSPECTED			2024	0	0	0			0		
		TPC 04/30/2021 INSPECTED			2023	0	0	0			0		
					2022	0	0	0			0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status	
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 01/01/2025					
Owner's Name/Address		MAP #:		2025 Est TCV 38,813					
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Tax Description		Public Improvements		* Factors *					
PCL M OF THE SURVEY RECORDED IN LIBER S-6 P205 SPLIT ON 10/28/2024 FROM 009-017-002-00; Comments/Influences		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 Residentia PARTOF>80@\$3700 10.49 Acres 3700 100 38,813 10.49 Total Acres Total Est. Land Value = 38,813			
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30, 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;		Topography of Site							
-----		X		Level Rolling Low High Landscaped Swamp					
		X		Wooded Pond Waterfront Ravine Wetland Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	19,400	0	19,400	8,626C
					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.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 01/01/2025										
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 34,928								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
PCL L OF THE SURVEY RECORDED IN LIBER S-6 P205 SPLIT ON 10/28/2024 FROM 009-017-002-00; Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30, 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----		Gravel Road		Residentia PARTOF>80@\$3700	9.44 Acres	3700	100					34,928
		Paved Road		9.44 Total Acres Total Est. Land Value = 34,928								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2025	17,500	0	17,500			8,626C		
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2024	0	0			0		
		TPC 04/30/2021 INSPECTED			2023	0	0			0		
					2022	0	0			0		

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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 ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 01/01/2025								
Owner's Name/Address		MAP #:		2025 Est TCV 39,960								
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
PCL K OF THE SURVEY RECORDED IN LIBER S-6 P205 SPLIT ON 10/28/2024 FROM 009-017-002-00; Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30, 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;		Topography of Site		Residentia PARTOF>80@\$3700		10.80 Acres	3700	100	10.80 Total Acres		Total Est. Land Value =	39,960
-----		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	20,000	0	20,000		8,626C		
		TPC 04/30/2021 INSPECTED			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.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 01/01/2025										
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 39,960								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
PCL J OF THE SURVEY RECORDED IN LIBER S-6 P205 SPLIT ON 10/28/2024 FROM 009-017-002-00; Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30, 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----		Gravel Road		Residentia PARTOF>80@\$3700		10.80	Acres	3700	100			39,960
		Paved Road		10.80 Total Acres		Total Est. Land Value =						39,960
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	20,000	0	20,000			8,626C		
		Low		2024	0	0	0			0		
		High		2023	0	0	0			0		
		Landscaped		2022	0	0	0			0		
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2025	20,000	0	20,000			8,626C	
		TPC 04/30/2021 INSPECTED			2024	0	0	0			0	
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			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.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 01/01/2025										
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 39,960								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
PCL I OF THE SURVEY RECORDED IN LIBER S-6 P205 SPLIT ON 10/28/2024 FROM 009-017-002-00; Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30, 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----		Gravel Road		Residentia PARTOF>80@\$3700	10.80	Acres	3700	100				39,960
		Paved Road		10.80 Total Acres Total Est. Land Value = 39,960								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2025	20,000	0	20,000			8,626C		
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2024	0	0			0		
		TPC 04/30/2021 INSPECTED			2023	0	0			0		
					2022	0	0			0		

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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 ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 01/01/2025															
Owner's Name/Address		MAP #:		2025 Est TCV 46,842															
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS														
Tax Description		Public Improvements		* Factors *															
PCL H OF THE SURVEY RECORDED IN LIBER S-6 P205		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
SPLIT ON 10/28/2024 FROM 009-017-002-00;				Gravel Road		A 200' @ 90/FF		399.03	408.51	0.8414	1.0053	90	100		30,377				
Comments/Influences				Paved Road		Residentia PARTOF>80@\$3700		4.45	Acres	3700	100				16,465				
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;				Storm Sewer		399 Actual Front Feet, 8.19 Total Acres		Total Est. Land Value =						46,842					
Parent Parcel(s): 009-017-002-00;				Sidewalk															
Child Parcel(s): 009-017-002-01,				Water															
009-017-002-34, 009-017-002-32,				Sewer															
009-017-002-30, 009-017-002-28,				Electric															
009-017-002-26, 009-017-002-24,				Gas															
009-017-002-22;				Curb															
-----				Street Lights															
				Standard Utilities															
				Underground Utils.															
				Topography of Site															
				Level															
				Rolling															
				X Low															
				High															
				Landscaped															
				Swamp															
				X Wooded															
				Pond															
				Waterfront															
				Ravine															
				Wetland															
				Flood Plain															
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
				Who		When		What		2025		23,400		0		23,400		3,554C	
				TPC 04/30/2021 INSPECTED		2024		0		0		0				0			
						2023		0		0		0				0			
						2022		0		0		0				0			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOLSTRA SARAH	KOOLSTRA DWIGHT M	0	07/03/2024	QC	06-COURT JUDGEMENT	2024-01758	DEED	0.0
KOOLSTRA DWIGHT & SARAH	KOOLSTRA DWIGHT & SARAH	0	02/03/2023	WD	15-LADY BIRD	2023-00303	PROPERTY TRANSFER	0.0
REINHART KURT	KOOLSTRA DWIGHT & SARAH	255,000	05/04/2021	WD	03-ARM'S LENGTH	2021-01654	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	REINHART KURT	1	05/11/2020	QC	09-FAMILY	2020-01356	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10646 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		New House	03/21/2019	2019-0074	100%
	P.R.E. 100% 05/05/2021					

Owner's Name/Address	MAP #:
KOOLSTRA DWIGHT M 10646 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 296,536 TCV/TFA: 193.06

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *				PARCEL G		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	300.00	419.63	0.9036	1.0120	90	100		24,691	
Gravel Road	300 Actual Front Feet, 2.89 Total Acres							Total Est. Land Value =	24,691

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC17 T22N R8W PCL G OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "G" PART OF THE SOUTHEAST 1/4 OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH 1/4 LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH 1/4 LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 675.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 425.51 FEET	Water	D/W/P: 3.5 Concrete	6.49	15	0	0
	Sewer	D/W/P: 4in Ren. Conc.	8.06	265	0	0
	Electric	Residential Local Cost Land Improvements				
	Gas	Description	Rate	Size	% Good	Cash Value
	Curb	LAND IMPROVE 1000	1,000.00	1	100	1,000
	Street Lights	Total Estimated Land Improvements True Cash Value =				1,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	2025	12,300	136,000	148,300			130,376C
Rolling	2024	12,300	116,700	129,000		129,000A	126,456C
Low	2023	9,600	119,000	128,600	0M		0
High	2022	7,500	107,200	114,700	0M		0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

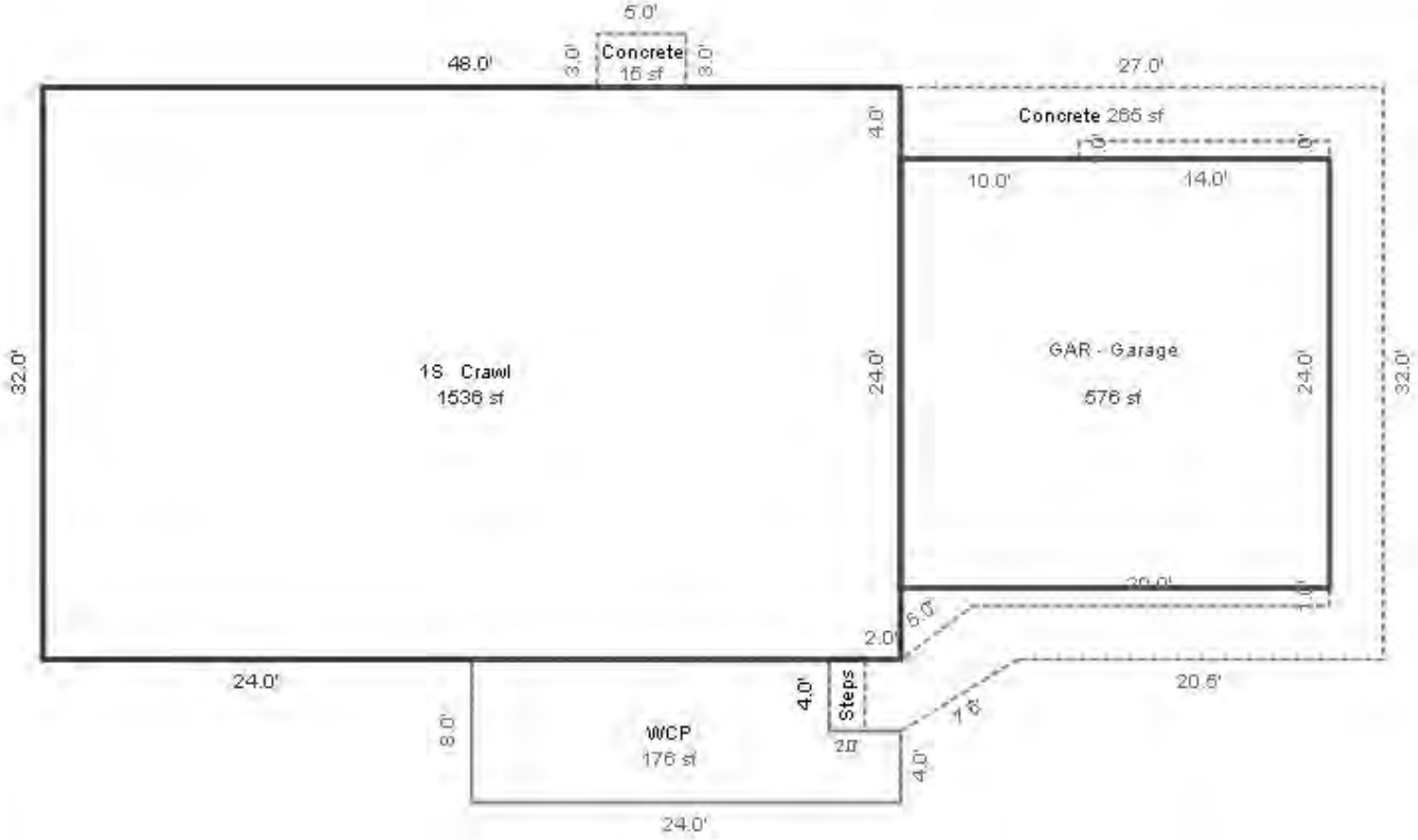
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	01/12/2021	INSPECTED	2024	12,300	116,700	129,000		129,000A	126,456C
TPC	02/07/2020	INSPECTED	2023	9,600	119,000	128,600	0M		0
TPC	05/06/2018	INSPECTED	2022	7,500	107,200	114,700	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	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 184	Type WCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	184	WCP (1 Story)	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 2020							
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric			Ground Area = 1536 SF Floor Area = 1536 SF.							
A-Frame		Trim & Decoration		Ex Ord Min			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96							
Wood Frame		Size of Closets		Lg Ord Small			No./Qual. of Fixtures			Building Areas							
Building Style: 1S		Doors Solid H.C.		(5) Floors			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost							
Yr Built 2020		Remodeled 0		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding Crawl Space 1,536							
Condition: Average		Lump Sum Items:		(6) Ceilings			(13) Plumbing			Total: 207,894 199,580							
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing							
Insulation		(9) Basement Finish		(14) Water/Sewer			Notes:			Water/Sewer							
(2) Windows		Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			1000 Gal Septic 1 4,795 4,603 Water Well, 100 Feet 1 5,725 5,496							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Porches			WCP (1 Story) 184 7,494 7,194							
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 23,479 Common Wall: 1 Wall 1 -2,647 -2,541							
Asphalt Shingle		Chimney:					Built-Ins			Appliance Allow. 1 2,727 2,618							
							Totals:			256,480 246,223							
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			270,845							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEESEMAN REAL ESTATE DEVE	MCDONALD ALLEN L & KAY M	294,900	09/07/2023	WD	25-PARTIAL CONSTRUCTION	2023-02433	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	10,000	06/21/2023	WD	16-LC PAYOFF	2023-01741	DEED	0.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-0534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10598 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/10/2021	2021-0524	100%

Owner's Name/Address	MAP #:
MCDONALD ALLEN L & KAY M 10598 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 297,806 TCV/TFA: 241.73

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *		PARCEL F	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/FF	300.00	431.24	0.9036	1.0190	90 100	24,860
300 Actual Front Feet, 2.97 Total Acres						Total Est. Land Value = 24,860

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC17 T22N R8W PCL F OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "F" PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01 '1 0"W 399.00 FEET; THENCE S89°54'24"W 375.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 437.29 FEET	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	8.06	288 95	2,205
Total Estimated Land Improvements True Cash Value = 2,205					

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X	2025	12,400	136,500	148,900			133,617C



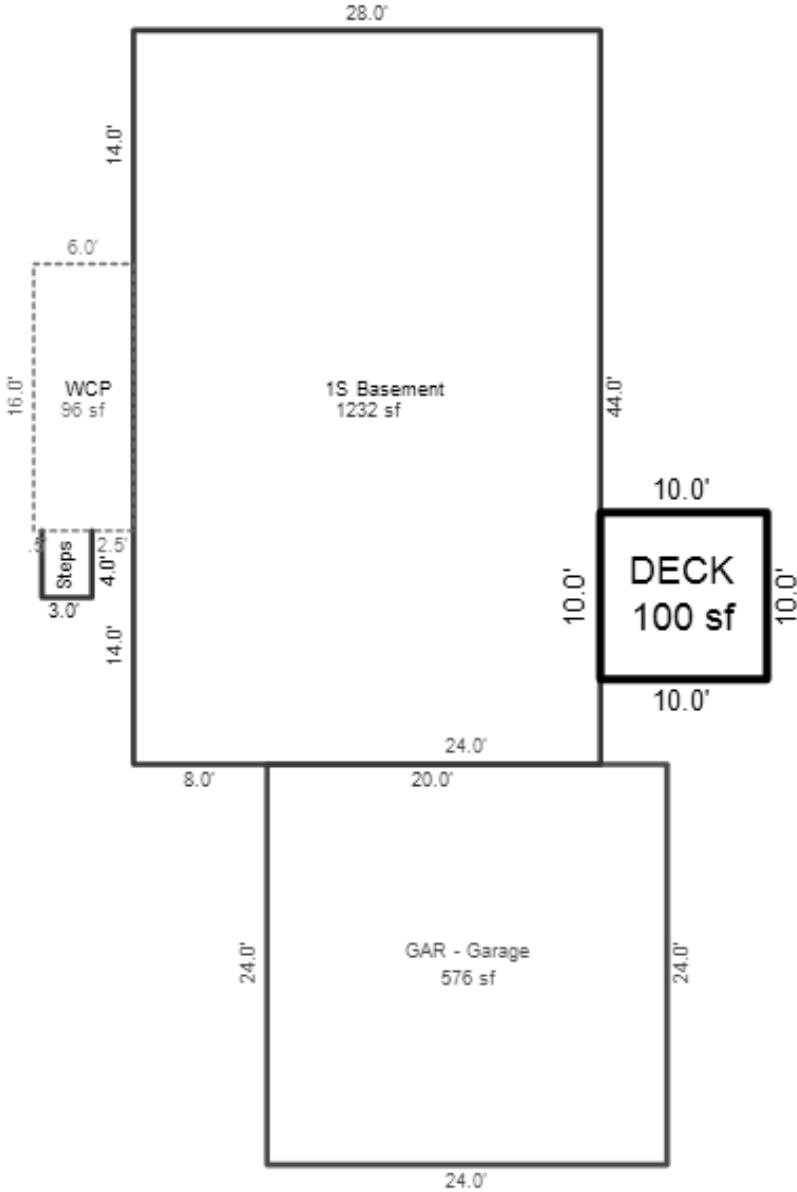
Who	When	What	2025	2024	2023	2022
TPC	08/26/2023	INSPECTED		12,400	117,200	129,600
JWV	09/27/2022	INSPECTED		9,700	90,900	100,600
JWV	08/10/2021	INSPECTED		7,500	11,700	19,200

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 100	Type WCP (1 Story) 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?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 1 Floor Area: 1,232 Total Base New : 248,624 Total Depr Cost: 246,128 Estimated T.C.V: 270,741			E.C.F. X 1.100	Bsmnt Garage:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Total Base New : 248,624 Total Depr Cost: 246,128 Estimated T.C.V: 270,741				E.C.F. X 1.100	Carport Area:			
Yr Built 2023	Remodeled 0	Ex	Ord		Min	No./Qual. of Fixtures Ex. Ord. Min			Total Base New : 248,624 Total Depr Cost: 246,128 Estimated T.C.V: 270,741				E.C.F. X 1.100	Roof:		
Condition: Average		Trim & Decoration		Size of Closets Lg Ord Small			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C 10 Blt 2023						
Room List		Doors	Solid	H.C.	(12) Electric 0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Story Siding Basement 1,232			Total: 202,603 200,568						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,455 1,440 3 Fixture Bath 1 4,580 4,534						
(2) Windows		(8) Basement		Water/Sewer			Water/Sewer			1000 Gal Septic 1 4,795 4,747 Water Well, 100 Feet 1 5,725 5,668						
	Many Avg. Few Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Porches			WCP (1 Story) 96 4,599 4,553						
	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		(10) Floor Support			Deck			Treated Wood 100 2,518 2,493						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 24,212 Common Wall: 1 Wall 1 -2,647 -2,621 Door Opener 1 539 534						
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 248,624 246,128						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:			270,741						
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GEESEMAN REAL ESTATE DEVELOPMENT IN 316 S 37 RD CADILLAC MI 49601		2025 Est TCV 25,026				


Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *		PARCEL E		Value			
Description			Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
Dirt Road			A 200' @ 90/FF	300.00	442.86	0.9036	1.0258	90 100	25,026	
Gravel Road			300 Actual Front Feet, 3.05 Total Acres						Total Est. Land Value =	25,026
Paved Road										
Storm Sewer										
Sidewalk										
Water										
Sewer										
Electric										
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										

Tax Description  
 SEC17 T22N R8W PCL E OF THE SURVEY  
 RECORDED 2019-02917 IN LIBER S-5 P 0293  
 MORE FULLY DESCRIBED AS PARCEL "E"  
 PART OF THE SOUTHWEST¼ OF SECTION 17,  
 T22N, R8W DESCRIBED AS COMMENCING AT THE  
 SOUTH ¼ CORNER OF SAID SECTION 17; THENCE  
 N00°01'10"W 1321.45 FEET ALONG THE NORTH  
 & SOUTH¼ LINE TO A POINT ON THE SOUTH YA  
 LINE OF SAID SECTION 17; THENCE  
 CONTINUING ALONG SAID NORTH & SOUTH ¼  
 LINE N00°01'10"W 399.00 FEET; THENCE  
 S89°54'24"W 75.60 FEET TO THE POINT OF  
 BEGINNING; THENCE S00°00'00"E 449.08 FEET

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	12,500	0	12,500			7,043C
2024	12,500	0	12,500			6,832C
2023	9,700	0	9,700			6,507C
2022	7,500	0	7,500			6,198C

2019 Lake Township Parcel Map



9 completed ;  
 7-002-00;  
 -002-46,  
 002-42,  
 002-38,  
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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GEESEMAN REAL ESTATE DEVELOPMENT IN 316 S 37 RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 25,189					

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
	Public Improvements			* Factors *			PARCEL D		
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
				A 200' @ 90/FF	300.00	454.48	0.9036 1.0324	90 100	25,189
				300 Actual Front Feet, 3.13 Total Acres			Total Est. Land Value =	25,189	

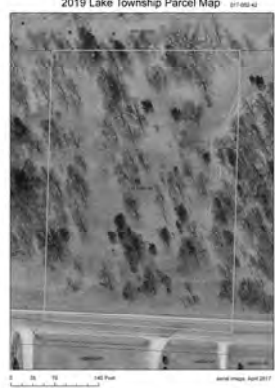
Tax Description

SEC17 T22N R8W PCL D OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "D" PART OF THE SOUTH½ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH¼ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; TO THE POINT OF BEGINNING; THENCE N89°54'24"E 224.40 FEET; THENCE S00°00'00"E 460.86

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	12,600	0	12,600			7,043C
2024	12,600	0	12,600			6,832C
2023	9,800	0	9,800			6,507C
2022	7,500	0	7,500			6,198C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURTIS LARRY A & MARRY E	CURTIS LARRY A & MARRY E	1	08/07/2024	QC	09-FAMILY	2024-01930	PROPERTY TRANSFER	0.0
GEESEMAN REAL ESTATE DEVE	CURTIS LARRY A & MARRY	27,250	03/27/2024	WD	03-ARM'S LENGTH	2024-00593	PROPERTY TRANSFER	100.0
REINHART JAN S &* BRENDA	GEESEMAN REAL ESTATE DEVE	0	03/26/2024	WD	16-LC PAYOFF	2024-00592	DEED	0.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10420 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	10/08/2024	PE24-0192	100%
	P.R.E. 0%		Pole Barn	06/28/2024	PB24-0093	100%

Owner's Name/Address	MAP #:
CURTIS LARRY A & MARRY E TRUST 609 LAKESHORE DR CADILLAC MI 49601	2025 Est TCV 74,359 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																															
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">PARCEL C</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>300.00</td> <td>466.09</td> <td>0.9036</td> <td>1.0390</td> <td>90</td> <td>100</td> <td>25,348</td> </tr> <tr> <td colspan="6">300 Actual Front Feet, 3.21 Total Acres</td> <td>Total Est. Land Value =</td> <td>25,348</td> </tr> </tbody> </table>	Public Improvements		* Factors *		PARCEL C			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	A 200' @ 90/FF	300.00	466.09	0.9036	1.0390	90	100	25,348	300 Actual Front Feet, 3.21 Total Acres						Total Est. Land Value =	25,348
Public Improvements		* Factors *		PARCEL C																													
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																										
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300 Actual Front Feet, 3.21 Total Acres						Total Est. Land Value =	25,348																										

Tax Description	X	Land Improvement Cost Estimates															
SEC17 T22N R8W PCL C OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "C" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH¼ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 224.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>6.87</td> <td>457</td> <td>50</td> <td>1,570</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,570</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.87	457	50	1,570	Total Estimated Land Improvements True Cash Value =				1,570
Description	Rate	Size	% Good	Cash Value													
D/W/P: 4in Concrete	6.87	457	50	1,570													
Total Estimated Land Improvements True Cash Value =				1,570													

X	Topography of Site
X	<ul style="list-style-type: none"> <li>Level</li> <li>Rolling</li> <li>Low</li> <li>High</li> <li>Landscaped</li> <li>Swamp</li> <li>Wooded</li> <li>Pond</li> <li>Waterfront</li> <li>Ravine</li> <li>Wetland</li> <li>Flood Plain</li> </ul>



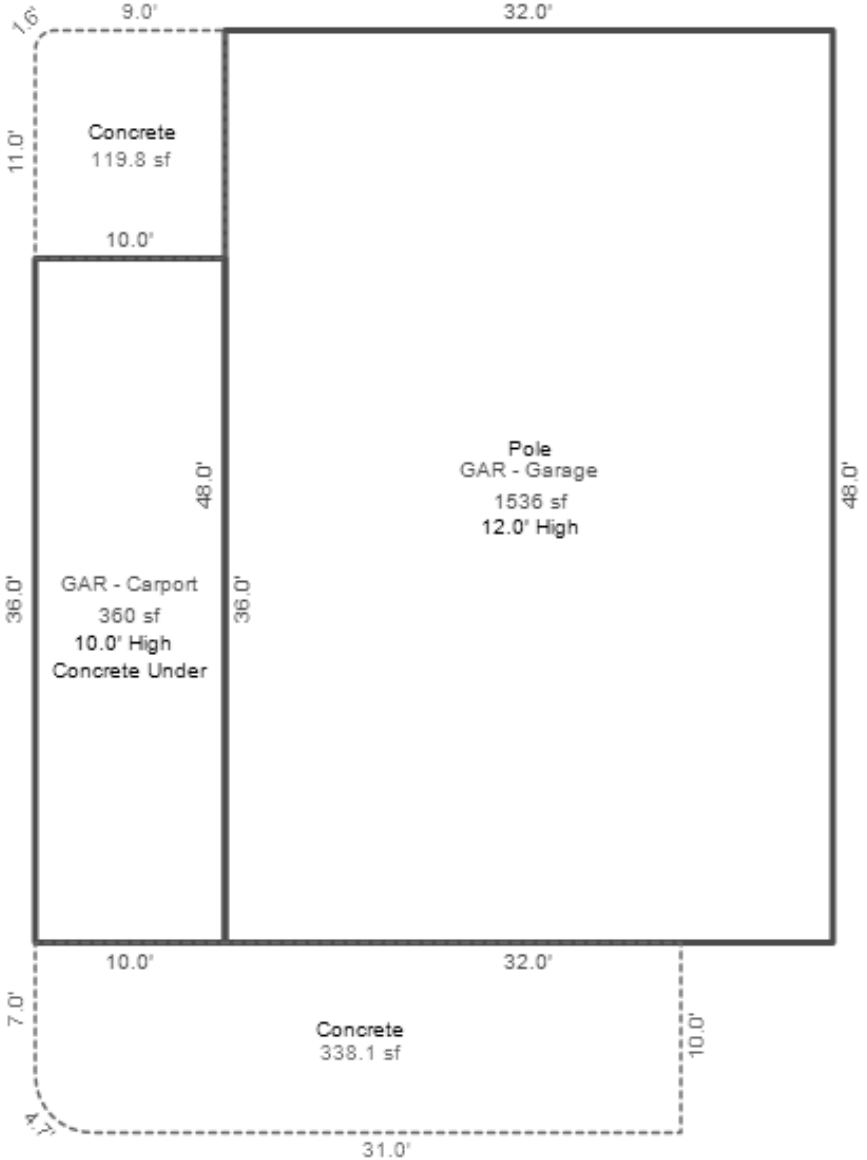
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	12,700	24,500	37,200			37,200S
TPC	08/07/2024	INSPECTED	2024	12,700	0	12,700			6,832C
TPC	05/30/2022	INSPECTED	2023	9,900	0	9,900			6,507C
TPC	04/30/2021	INSPECTED	2022	7,500	0	7,500			6,198C

\*\*\* 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	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 360	Type WCP (1 Story)	Year Built: 2024 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: 1536 % 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: 1 Floor Area: 0 Total Base New : 43,563 Total Depr Cost: 43,128 Estimated T.C.V: 47,441			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:						
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace											
	Yr Built 2024	Remodeled 0	Trim & Decoration	No./Qual. of Fixtures			(12) Electric											
	Condition: Average	Ex	Ord	Min	0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls C Blt 2024					
	Room List	Doors	Solid	H.C.	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Many			Ave.			Building Areas								
	(1) Exterior	Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Plumbing 3 Fixture Bath Porches WCP (1 Story) Garages Solar Water Heat Class: C Exterior: Pole (Unfinished) Base Cost			Size 1 360 1536 Totals:		Cost New -4,580 11,617 36,526 43,563		Depr. Cost -4,534 11,501 36,161 43,128	
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			(14) Water/Sewer											
	(2) Windows	(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish															
X	Asphalt Shingle Metal	(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.
ALLEN KEVIN & FAITH	GUOAN JAMES R	24,000	01/10/2023	WD	03-ARM'S LENGTH	2023-00096	PROPERTY TRANSFER	100.0
GEESEMAN REAL ESTATE DEVE	ALLEN KEVIN & FAITH	25,000	09/09/2022	WD	03-ARM'S LENGTH	2022-02847	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	10,000	09/09/2022	WD	16-LC PAYOFF	2022-02848	DEED	0.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10384 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	02/01/2024	PB24-0003	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
GUOAN JAMES R 2008 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 52,766 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *		PARCEL B	
			Description	Frontage	Depth	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	300.00	477.71	25,504
			300 Actual Front Feet, 3.29 Total Acres			Total Est. Land Value =

Tax Description  
 SEC17 T22N R8W PCL B OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "B" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH¼ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E



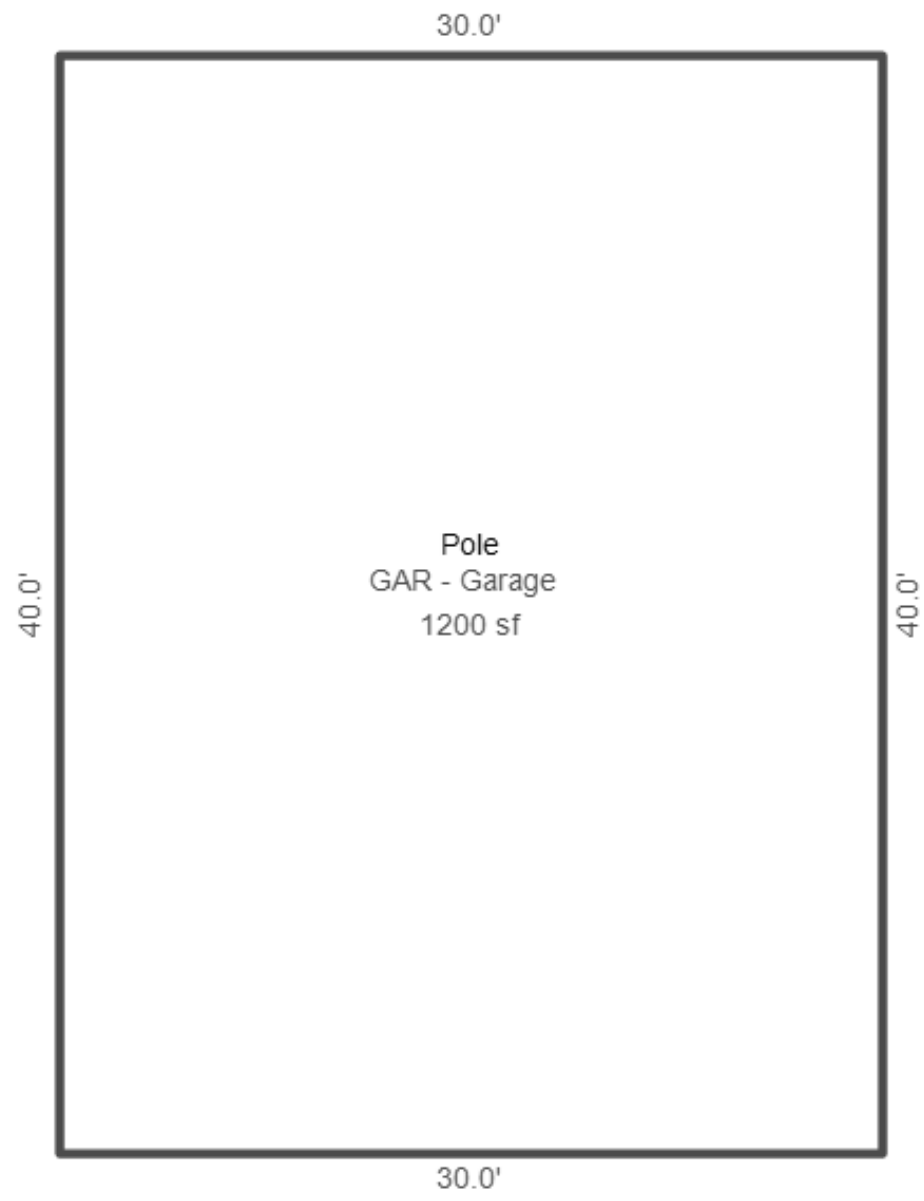
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	12,800	13,600	26,400			25,156C
Rolling	2024	12,800	11,600	24,400			24,400S
Low	2023	9,900	0	9,900			9,900S
High	2022	7,500	0	7,500			6,198C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 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	
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 2023		
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=99/100/100/100/99				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2023		Remodeled 0		Basement 1st Floor 2nd Floor Bedrooms			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Lg Ord Small		(5) Floors			3 Fixture Bath		Other Additions/Adjustments		Plumbing		1 -4,580 -4,534		
Room List		Doors Solid H.C.		(6) Ceilings			2 Fixture Bath		Notes:		Garages		2 1,078 1,067		
Basement		Lg Ord Small		(7) Excavation			Softener, Auto		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Door Opener		1200 28,536 28,251		
1st Floor		Lg Ord Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat		Totals:		Base Cost		25,034 24,784		
2nd Floor		Lg Ord Small		(8) Basement			No Plumbing								
Bedrooms		Lg Ord Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet								
(1) Exterior		Lg Ord Small		(9) Basement Finish			Extra Sink								
Wood/Shingle		Lg Ord Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower								
Aluminum/Vinyl		Lg Ord Small		(10) Floor Support			Ceramic Tile Floor								
Brick		Lg Ord Small		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Wains								
Insulation		Lg Ord Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tub Alcove								
(2) Windows		Lg Ord Small		Lump Sum Items:			Vent Fan								
Many Avg. Few		Lg Ord Small													
Large Avg. Small		Lg Ord Small													
Wood Sash		Lg Ord Small													
Metal Sash		Lg Ord Small													
Vinyl Sash		Lg Ord Small													
Double Hung		Lg Ord Small													
Horiz. Slide		Lg Ord Small													
Casement		Lg Ord Small													
Double Glass		Lg Ord Small													
Patio Doors		Lg Ord Small													
Storms & Screens		Lg Ord Small													
(3) Roof		Lg Ord Small													
Gable		Lg Ord Small													
Hip		Lg Ord Small													
Flat		Lg Ord Small													
Asphalt Shingle		Lg Ord Small													
Chimney:		Lg Ord Small													

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUKOWSKI KENNETH A & KINO	TAYLOR LAURA J	240,000	01/05/2023	WD	03-ARM'S LENGTH	2023-00067	PROPERTY TRANSFER	100.0
REINHART KURT A	BUKOWSKI KENNETH A & KINO	199,900	05/01/2020	WD	03-ARM'S LENGTH	2020-01291	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	REINHART KURT A	0	04/06/2018	QC	09-FAMILY	2018-03345	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10360 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/01/2018	2018-0126	100%

Owner's Name/Address	MAP #:
TAYLOR LAURA J 10360 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 257,356 TCV/TFA: 191.49

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	273.95	485.10	0.9244	1.0494	90 100	23,916
			323 Actual Front Feet, 2.78 Total Acres Total Est. Land Value = 23,916						

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
SPILT ON 04/16/2018 FROM 009-017-002-00; DESCRIPTION FOR PARCEL "A" BOOK OF SURVEYS S-5 PAGE 264 PART OF THE SOUTHEAST 114 OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSOUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE N00'01'10"W 1321.45 FEET ALONG THE NORTH-SOUTH 1 I 4 LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 118 LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID 1 I 4 LINE N00'01'10"W 399.00 FEET; THENCE N89'54'18"E	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	Wood Frame	25.13	180 50	2,261
		Gas				
		Curb				
	Street Lights					
	Standard Utilities					
	Underground Utils.					
	Topography of Site					



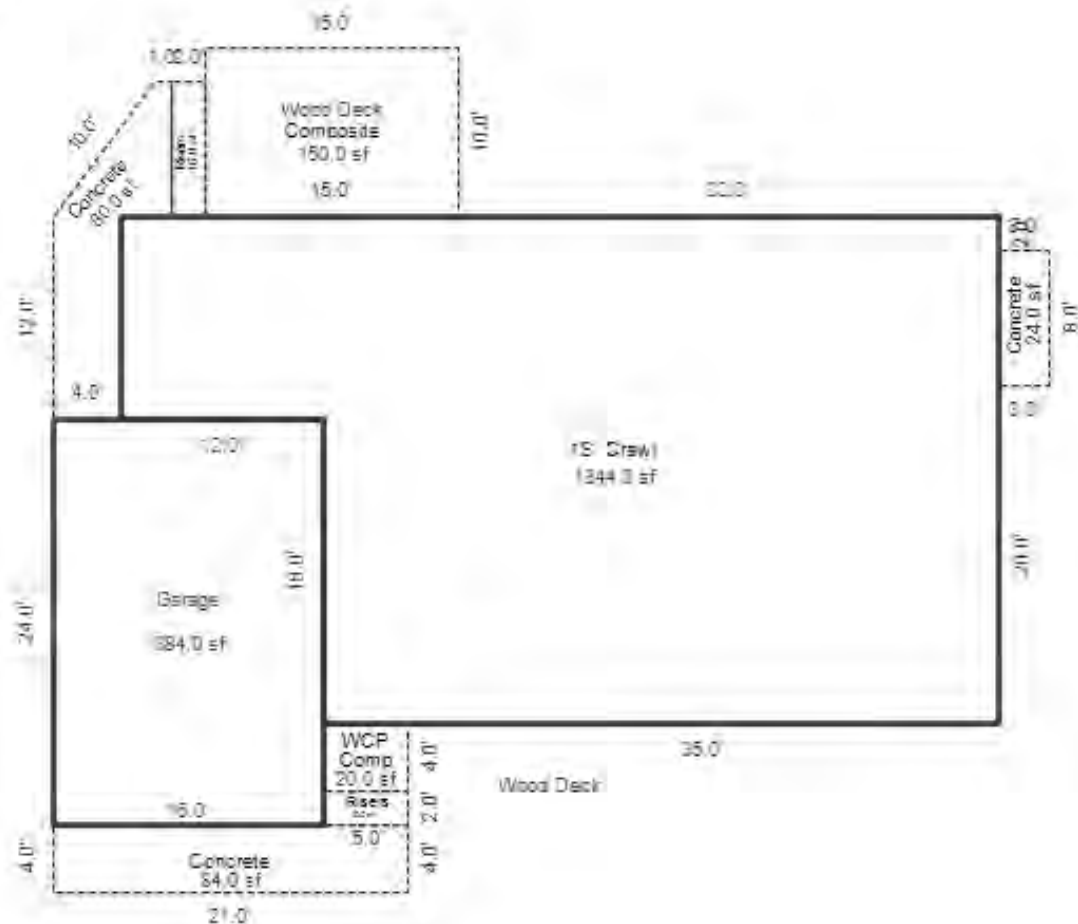
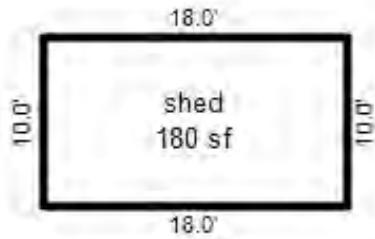
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X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
														2025	12,000	116,700	128,700			115,781C
														2024	12,000	100,300	112,300			112,300S
														2023	9,300	101,200	110,500			101,755C
														2022	6,800	90,300	97,100			95,862C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 20 150	Type WCP (1 Story) Composite	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X			X			X			X		X	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 6 Floor Area: 1,344 Total Base New : 223,033 Total Depr Cost: 209,651 Estimated T.C.V: 230,616			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2018	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 2018		
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas					
Room List		Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,344			Total: 176,058 165,495		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Garages			
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 100 Feet			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 384 22,241 20,907 Door Opener 1 539 507			
(2) Windows		(8) Basement		Basement Finish			(13) Plumbing			Garages			Built-Ins			
Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath			Water/Sewer			Porches			
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:			(14) Water/Sewer			Porches			Deck				
X	Gable Hip Flat	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			WCP (1 Story)			Composite			Totals: 223,033 209,651	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:			230,616			

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



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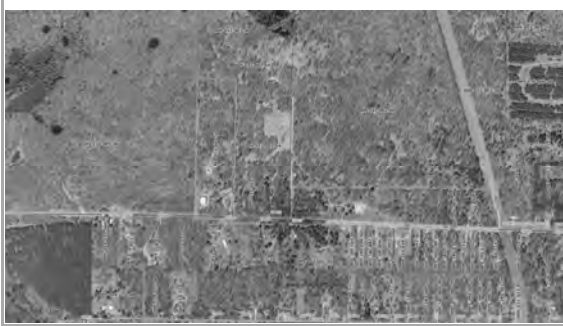
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON MATTHEW ALLEN	CICHELLI RYAN	62,300	04/04/2017	LC	03-ARM'S LENGTH	2017-01371	DEED	100.0
REINHART JAN S & BRENDA (	GUNNERSON MATTHEW ALLEN	48,300	04/04/2007	WD	32-SPLIT VACANT	2007/1081	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10944 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	07/20/2022	2022-9999	100%
	P.R.E. 0%		VIOLATION LETTER	06/19/2020	2020-9998	100%
Owner's Name/Address	MAP #:					
	2025 Est TCV 139,054					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
CICHELLI RYAN 8270 W BLUE RD LAKE CITY MI 49651		X		* Factors *							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				Residentia 18	-29	@\$3700	21.02	Acres	3700	100	77,774
				21.02 Total Acres		Total Est. Land Value =					77,774

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 17 T22N R8W (0*2007) BEG AT W/4 COR TH N0°20'15"E 493.19 FT, N 89°53'58"E 504.59 FT, S 0°20'24"W 1814.51 FT, S 89°54'17"W 504.56 FT, N0°20'24"E 1321.26 FT TO POB. 21.02 Ac. M/L Split on 05/16/2007 from 009-017-002-00;	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric	Fencing: Wd, Solid, 6 ft.	30.45	500	50	7,612
		Gas	Fencing: Wd, Solid, 6 ft.	30.45	940	50	14,311
		Curb	Fencing: Wd, Solid, 6 ft.	30.45	500	50	7,612
		Street Lights	Wood Frame	27.27	128	50	1,745
		Standard Utilities	Residential Local Cost Land Improvements				
		Underground Utils.	Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 10000	10,000.00	3	100	30,000
			Total Estimated Land Improvements True Cash Value =				61,280

Comments/Influences  
 PRIVATE ZOO - RED TAG BY CODE OFFICE  
 HTTPS://CICHELLISECONDCHANCE.COM/  
 Split/Comb. on 05/16/2007 completed  
 05/16/2007 RAY ;  
 Parent Parcel(s): 009-017-002-00;  
 Child Parcel(s): 009-017-002-50,  
 009-017-002-60, 009-017-002-64,  
 009-017-002-68;



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	38,900	30,600	69,500			54,129C
		TPC 04/30/2021 INSPECTED	2024	31,500	30,900	62,400			52,502C
		JWV 09/29/2020 INSPECTED	2023	27,300	29,800	57,100			50,002C
		TPC 05/06/2018 INSPECTED	2022	21,000	28,300	49,300			47,621C

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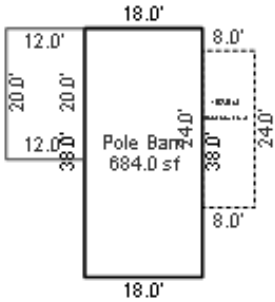
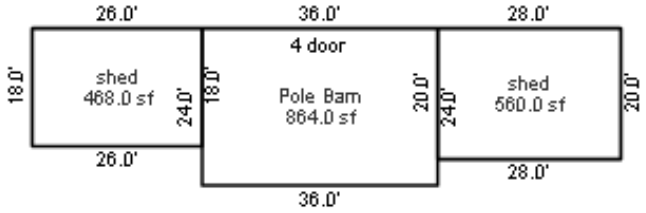
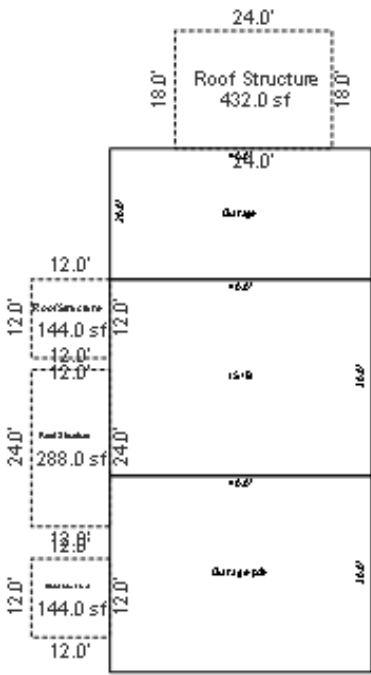
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
10810 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/16/2007		MAP #:		2025 Est TCV 435,847 TCV/TFA: 179.21											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
REINHART JAN S & BRENDA J 10810 W ROSTED RD LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Tax Description		Dirt Road		Residentia PARTOF>20@\$3700		16.55 Acres		3700 100		61,235									
SEC 17 T22N R8W (0*2007) PCL B-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.55 Ac. M/L.		X Paved Road		16.55 Total Acres		Total Est. Land Value =				61,235									
Split on 05/16/2007 from 009-017-002-00;		Storm Sewer		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value													
Comments/Influences		Sidewalk		Wood Frame		19.79		468 50		4,631									
20807700 \$128,900		Water		Wood Frame		19.79		560 50		5,541									
Split/Comb. on 05/16/2007 completed		X Electric		Total Estimated Land Improvements True Cash Value =						10,172									
05/16/2007 RAY ;		Gas																	
Parent Parcel(s): 009-017-002-00;		Curb																	
Child Parcel(s): 009-017-002-50,		Street Lights																	
009-017-002-60, 009-017-002-68;		Standard Utilities																	
-----		Underground Utils.																	
		Topography of Site																	
		Level																	
		X Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		X Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value							
		Who		When		What		2025		30,600		187,300		217,900				132,872C	
		TPC 11/01/2019		INSPECTED		2024		24,800		161,500		186,300				128,877C			
		TPC 05/06/2018		INSPECTED		2023		21,500		156,300		177,800				122,740C			
		TPC 12/27/2017		INSPECTED		2022		14,900		143,500		158,400				116,896C			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
URSO JOSEPH R & KRISTIN L	STATEN JEFFREY & MEGAN	300,000	09/12/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02899	PROPERTY TRANSFER	100.0
VANHOUTEN JOSHUA	URSO JOSEPH R & KRISTIN L	245,000	11/20/2020	WD	03-ARM'S LENGTH	2020-03505	PROPERTY TRANSFER	100.0
VANHOUTEN EDWARD & JOYCE	VANHOUTEN JOSHUA	0	10/13/2020	WD	16-LC PAYOFF	2020-03049	DEED	0.0
REINHART JAN S & BRENDA	VANHOUTEN JOSH	17,000	04/13/2016	QC	32-SPLIT VACANT	2016-01721 &02	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10800 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Addition	01/24/2012	2012-0016	100%
	P.R.E. 100% 09/26/2022					

Owner's Name/Address	MAP #:
STATEN JEFFREY & MEGAN 10800 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 353,617 TCV/TFA: 180.05

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

			Residentia PARTOF>20@\$3700 18.86 Acres 3700 100 69,782
			18.86 Total Acres Total Est. Land Value = 69,782

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 17 T22N R8W (0*2007) PCL B-2 & B-4 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.02 A & 2.84 A. M/L 2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER TO 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L B-4 DESCRIBED IN QD 2016-01721 AS PART OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321 26 FEET ALONG THE WEST	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	29.11	96 50	1,397
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			1,397

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Level	2025	34,900	141,900	176,800			154,753C
X	Rolling	2024	28,300	121,800	150,100			150,100S
	Low	2023	24,500	120,500	145,000			145,000S
	High	2022	17,000	111,800	128,800			125,922C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



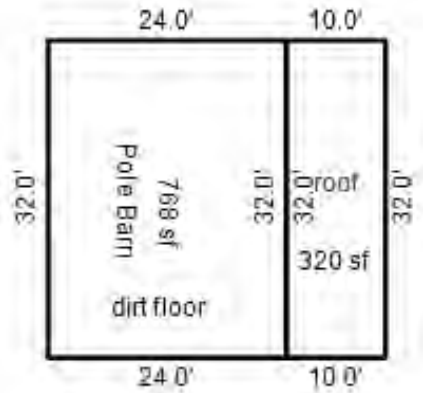
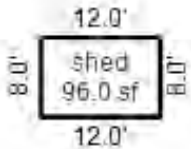
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	34,900	141,900	176,800			154,753C
	TPC 07/26/2022	INSPECTED	2024	28,300	121,800	150,100			150,100S
	TPC 04/30/2021	INSPECTED	2023	24,500	120,500	145,000			145,000S
	TPC 08/07/2020	INSPECTED	2022	17,000	111,800	128,800			125,922C

\*\*\* 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.													
URSO JOSEPH R & KRISTIN L	STATEN JEFFREY & MEGAN	300,000	09/12/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02899	PROPERTY TRANSFER	100.0													
VANHOUTEN JOSHUA	URSO JOSEPH R & KRISTIN L	245,000	11/20/2020	WD	19-MULTI PARCEL ARM'S LE	2020-03505	PROPERTY TRANSFER	100.0													
REINHART JAN S & BRENDA	VANHOUTEN JOSH	17,000	04/13/2016	QC	19-MULTI PARCEL ARM'S LE	2016-01721	PROPERTY TRANSFER	100.0													
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status													
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/26/2022																	
Owner's Name/Address		MAP #:		2025 Est TCV 28,046																	
STATEN JEFFREY & MEGAN 10800 W ROSTED RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																
Tax Description		Public Improvements		* Factors *																	
2016-02532 AFF & 2016-01721 SEC 17 T22N R8W (0*2007) PCL B-3 OF THE SURVEY RECORDED IN LIBER S-5 P 36 COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321.26 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 504.56 FEET ALONG SAID SOUTH L/8LINE TO THE POINT OF BEGINNING; THENCE N 00 DEGREES, 20 MINUTES, 24 SECONDS E 755.23 FEET PARALLEL TO SAID WEST SECTION LINE; MINUTES, 17 RALLEL TO SAID "E 139.97 FEET; MINUTES, 09 A POINT ON SAID 89 DEGREES, 54 3.23 FEET ALONG HE POINT OF N ON FILE***		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		X		Electric		Residentia PARTOF>20@\$3700		7.58 Acres		3700		100								28,046	
		X		Gas		7.58 Total Acres		Total Est. Land Value =												28,046	
		X		Curb																	
		X		Street Lights																	
		X		Standard Utilities																	
		X		Underground Utils.																	
		X		Topography of Site																	
		X		Level																	
		X		Rolling																	
		X		Low																	
		X		High																	
		X		Landscaped																	
		X		Swamp																	
		X		Wooded																	
		X		Pond																	
		X		Waterfront																	
		X		Ravine																	
		X		Wetland																	
		X		Flood Plain																	
		X		Year																	
		X		Land Value																	
		X		Building Value																	
		X		Assessed Value																	
		X		Board of Review																	
		X		Tribunal/Other																	
		X		Taxable Value																	
		X		Who																	
		X		When																	
		X		What																	
		X		2025																	
		X		14,000																	
		X		0																	
		X		14,000																	
		X		11,400																	
		X		0																	
		X		9,900																	
		X		0																	
		X		6,800																	
		X		2024																	
		X		11,400																	
		X		0																	
		X		9,900																	
		X		0																	
		X		6,800																	
		X		2023																	
		X		11,400																	
		X		0																	
		X		9,900																	
		X		0																	
		X		6,800																	
		X		2022																	
		X		14,000																	
		X		0																	
		X		11,400																	
		X		9,900																	
		X		6,800																	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REINHART JAN & BRENDA	BADOVINAC ANTHONY J	94,500	08/20/2004	WD	21-NOT USED/OTHER	04-0/3588	DEED	100.0
BADOVINAC ANTHONY J	GUNNERSON MATTHEW ALLAN	1	08/20/2004	WD	21-NOT USED/OTHER	04-0/3620	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATTHEW ALLAN 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 163,820					

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	30 - 65		\$3700	38.60	Acres	3700	100	142,820
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			53.60 Total Acres Total Est. Land Value = 163,820					

Taxpayer's Name/Address	X	Topography of Site
GUNNERSON MATTHEW ALLAN 6400 W JENNINGS RD LAKE CITY MI 49651	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Tax Description  
 EC 17 T22N R8W (0\*2004) BEGS 0 DEG  
 01'10"E 320.89 FT & S 87 DEG 29'10"E  
 138.36 FT FROM N 1/4 COR, TH S 87 DEG  
 29'10"E 1176.49 FT, SO DEG 23'39"E  
 2284.46 FT, SO DEG 22'15"E 1420.25 FT, N  
 88 DEG 24'44"W 85.41 FT, N 16 DEG  
 DEG 31'03"W  
 03"W 638.51 FT, N  
 FT, N 16 DEG  
 . 53.6A.



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/28/2017 INSPECTED			2025	81,900	0	81,900			43,589C
			2024	68,400	0	68,400			42,279C
			2023	56,800	0	56,800			40,266C
			2022	43,700	0	43,700			38,349C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		11,375	06/01/2002	WD	33-TO BE DETERMINED	02-0:2776	DEED	0.0

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

Owner's Name/Address	MAP #:					
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ODREN RONALD G & KATHLEEN M 8715 W SAPPHIRE LAKE CITY MI 49651	2025 Est TCV 27,306					
--	---------------------	--	--	--	--	--

	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	>40	\$3700	7.38	Acres	3700	100		27,306
--	--	--	--	-------------------	-----	--------	------	-------	------	-----	--	--------

				7.38 Total Acres			Total Est. Land Value =					27,306
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Tax Description	X	Dirt Road										
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SEC 17 T22N R8W (0*2002) THAT PART OF W 1/2 OF NE 1/4 LYING N OF N LINE OF FORMER RR R/W. 7.38A.		Gravel Road										
--	--	-------------	--	--	--	--	--	--	--	--	--	--

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

02 SPLIT FROM 002-00 FOR 03		Storm Sewer										
-----------------------------	--	-------------	--	--	--	--	--	--	--	--	--	--

ADJUSTED LAND RATE FOR 05..WAS PREVIOUSLY CALCULATED AT		Sidewalk										
---	--	----------	--	--	--	--	--	--	--	--	--	--

10 AC RATE IN ERROR.		Water										
----------------------	--	-------	--	--	--	--	--	--	--	--	--	--

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

		Electric										
--	--	----------	--	--	--	--	--	--	--	--	--	--

		Gas										
--	--	-----	--	--	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	X	Flood Plain										
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		PRIVATE RD										
--	--	------------	--	--	--	--	--	--	--	--	--	--

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

		2025		13,700		0		13,700						10,457C
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		2024		11,100		0		11,100						10,143C
--	--	------	--	--------	--	---	--	--------	--	--	--	--	--	---------

		2023		11,100		0		11,100						9,660C
--	--	------	--	--------	--	---	--	--------	--	--	--	--	--	--------

		2022		9,200		0		9,200						9,200S
--	--	------	--	-------	--	---	--	-------	--	--	--	--	--	--------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTZ LOUIS	BARTZ LOUIS A & CAROLE L	0	12/12/2012	QC	09-FAMILY	2012-04096 QD	DEED	0.0
		67,500	06/01/1999	WD	33-TO BE DETERMINED	329:1168	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 09/03/2015 Qual. Fr. PA 42					
--	--	--	--	--	--	--

Owner's Name/Address	MAP #:
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BARTZ LOUIS A & CAROLE L 2376 108TH STREET BYRON CENTER MI 49315	2025 Est TCV 106,554
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
X	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

Residentia INFERIOR@	\$1400	76.11 Acres	1400	100				106,554
76.11 Total Acres Total Est. Land Value =								106,554

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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SEC 17 T22N R8W (0*1999) BEG S 0 DEG		Level							
20'23"W 76.62 FT FROM NW CORTH S 87 DEG		X Rolling							
29'10"E 5288.52 FT, S 0 DEG 46'22"E		X Low							
100.16 FT, N 87 DEG 29'10"W 2630.67 FT, S		X High							
0 DEG 01 '38"E 226.14 FT, S 60 DEG		Landscaped							
13'22"W 3074.36 FT, N 0 DEG 20'23"E		X Swamp							
1969.71 FT TO POB. 76.11A.		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		X PRIVATE RD							

99 SPLIT 8.92 AC TO 008-50 FOR 00			2025	53,300	0	53,300			50,278C
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			2024	53,300	0	53,300			48,767C
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			2023	53,300	0	53,300			46,445C
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			2022	45,700	0	45,700			44,234C
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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.
KEBERLY PAUL E & GERALDIN	ALLEN JOSHUA J & AMANDA L	330,000	09/20/2024	WD	03-ARM'S LENGTH	2024-02351	PROPERTY TRANSFER	100.0
KEBERLY PAUL E & GERALDIN	KEBERLY PAUL E & GERALDIN	1	07/12/2011	QC	21-NOT USED/OTHER	2011-02268	PROPERTY TRANSFER	0.0
		22,000	08/01/2000	WD	33-TO BE DETERMINED	339:275	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10955 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/15/2009	20090483	Complete
	P.R.E. 100% 09/20/2024		Addition	08/23/2005	20050278	Complete

Owner's Name/Address	MAP #:
ALLEN JOSHUA J & AMANDA L 10955 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 342,012 TCV/TFA: 244.29

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
SEC 17 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.7A.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Value
231-775-5896			Residentia 8 - 17 @\$5000	10.70 Acres	5000 100	53,500
			10.70 Total Acres			Total Est. Land Value = 53,500
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Ren. Conc.	7.24	648 0	0
			D/W/P: Asphalt Paving	2.85	550 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 97	2,425
			Total Estimated Land Improvements True Cash Value = 2,425			



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

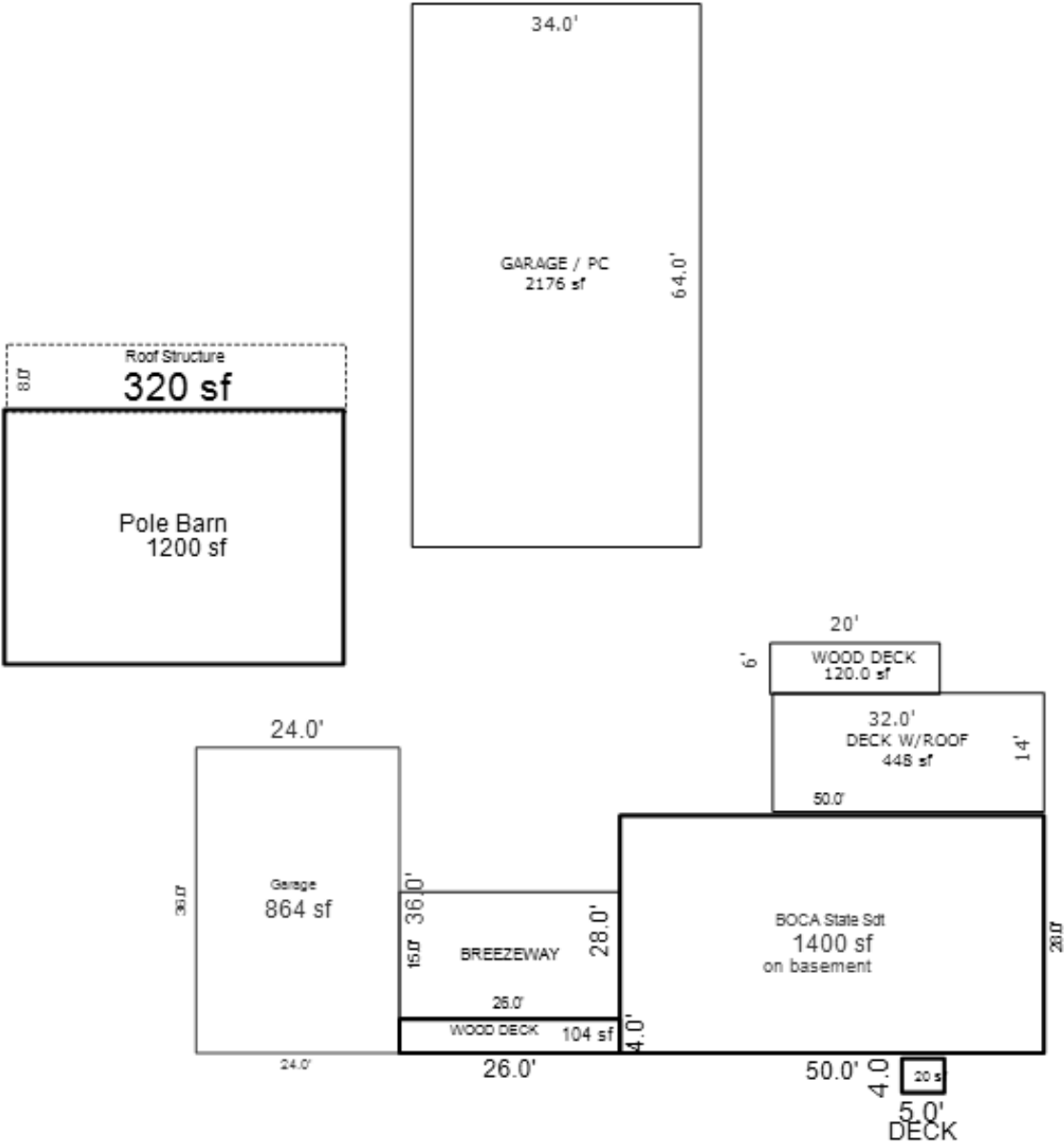
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	26,800	144,200	171,000			171,000S
2024	16,100	129,200	145,300			92,148C
2023	15,000	127,900	142,900			87,760C
2022	11,200	115,300	126,500			83,581C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 448 120 104 20 390	Type Treated Wood Treated Wood Treated Wood Treated Wood Brzwy, FW	Year Built: 2002 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 24 Floor Area: 1,400 Total Base New : 341,908 Total Depr Cost: 260,079 Estimated T.C.V: 286,087			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 2001			
Condition: Average		Lg	X	Ord		Small	150 Amps Service			(11) Heating System: Forced Heat & Cool								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1400 SF Floor Area = 1400 SF.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Size 1,400		Cost New 181,024		Depr. Cost 137,579	
(2) Windows		(8) Basement		Basement Finish			2			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Water/Sewer								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			14) Water/Sewer			Deck								
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Treated Wood Treated Wood Treated Wood									
X	Asphalt Shingle	Chimney:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages										
*** Information herein deemed reliable but not guaranteed***								Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 31,843 24,201 Door Opener 1 478 363 Class: CD Exterior: Pole (Unfinished) Door Opener 2 956 727 Base Cost 2176 46,327 35,209 Class: CD Exterior: Pole (Unfinished) Base Cost 1200 25,548 19,416			<<<<< 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.

Property Address: W ROSTED RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 06/14/2000  
 Building Permit(s): MAP #: 2025 Est TCV 51,300  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: BORCHERS KURT F & LAURA R AND  
 BORCHERS JEAN R  
 10685 W ROSTED ROAD  
 LAKE CITY MI 49651

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 10.26 Acres 5000 100 51,300  
 10.26 Total Acres Total Est. Land Value = 51,300

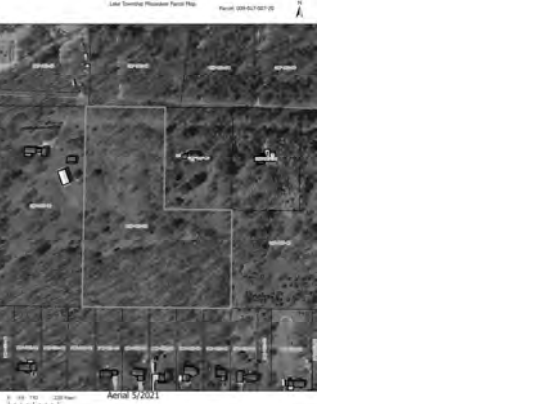
Taxpayer's Name/Address: BORCHERS KURT F & LAURA R AND  
 BORCHERS JEAN R  
 10685 W ROSTED ROAD  
 LAKE CITY MI 49651

Tax Description: SEC 17 T22N R8W PCL B OF THE SURVEY  
 RECORDED IN LIBER S-3 PG 331. 10.26A.

Comments/Influences: 96 SPLIT FROM 007-00 FOR 97

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

Topography of Site



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	25,700	0	25,700			11,707C
			2024	15,400	0	15,400			11,355C
			2023	14,400	0	14,400			10,815C
			2022	10,300	0	10,300			10,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,000	06/01/1998	WD	33-TO BE DETERMINED	319:1236	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10685 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BORCHERS KURT F & LAURA R & BORCHERS JEAN R 10685 W ROSTED ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 387,618 TCV/TFA: 155.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 17 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 12.95A.	X		Dirt Road			
Comments/Influences	X		Gravel Road			
			Paved Road			
96 SPLIT FROM 007-00 FOR 97	X		Storm Sewer			
			Sidewalk			

Public Improvements		* Factors *			
Description	Rate	Size	% Good	Cash Value	
Water	6.49	376	50	1,220	
Sewer	21.93	216	50	2,368	
Total Estimated Land Improvements True Cash Value =				3,588	

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 3.5 Concrete	6.49	376	50	1,220	
Metal Prefab/Conc.	21.93	216	50	2,368	
Total Estimated Land Improvements True Cash Value =				3,588	



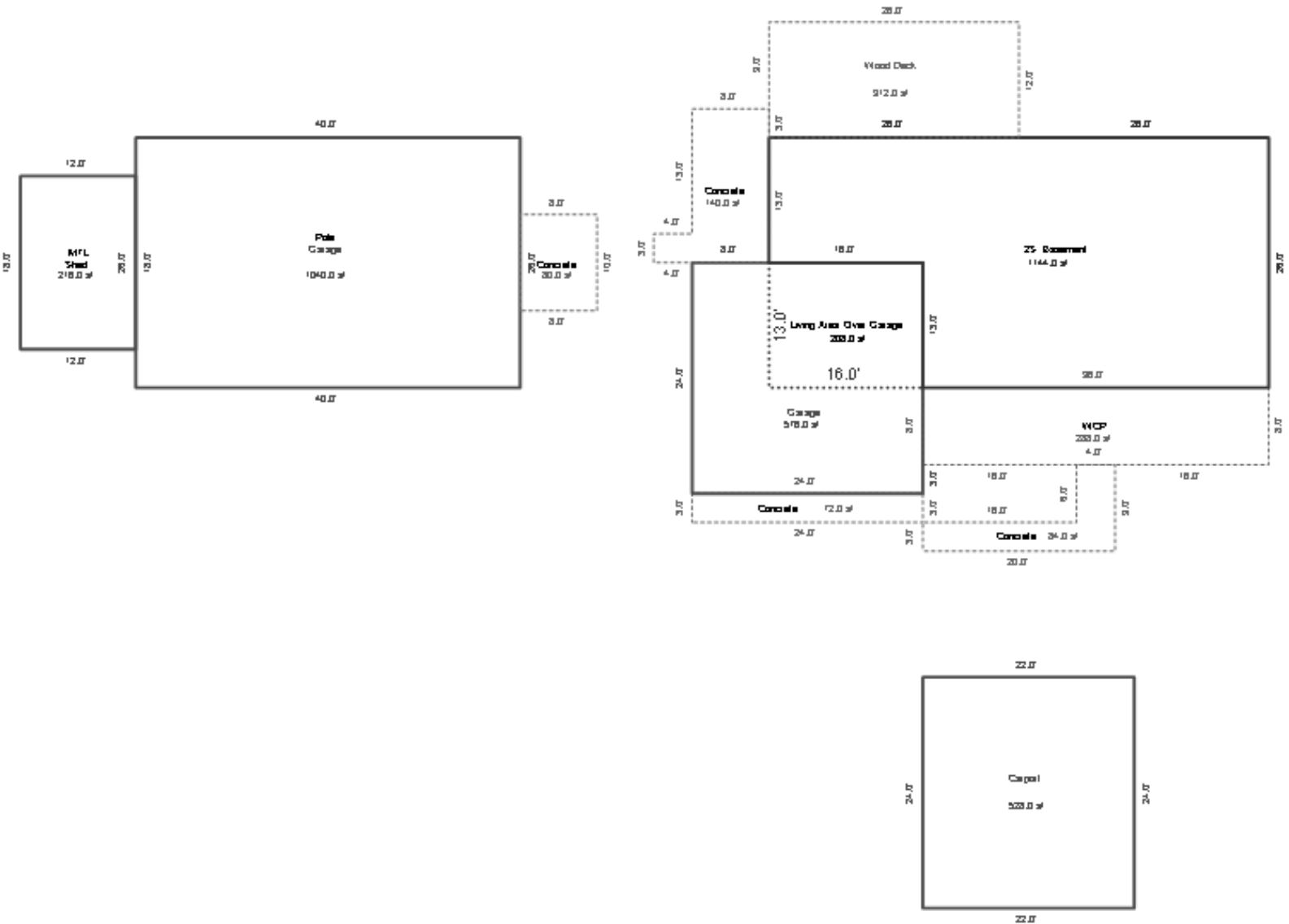
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	32,400	161,400	193,800			119,357C
X	Rolling	2024	19,400	138,800	158,200			115,769C
X	Low	2023	18,100	137,100	155,200			110,257C
X	High	2022	13,000	123,400	136,400			105,007C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/05/2019	INSPECTED	2024	19,400	138,800	158,200			115,769C
TPC	12/27/2017	INSPECTED	2023	18,100	137,100	155,200			110,257C
			2022	13,000	123,400	136,400			105,007C

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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.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
10811 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 05/01/1997									
CHENARD PETER E 10811 W ROSTED ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 346,802 TCV/TFA: 158.79							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 17 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A. Comments/Influences		Public Improvements		* Factors *							
96 SPLIT FROM 007-00 FOR 97		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	300.00	450.00	0.9036	1.0299	90	100	25,126
		Paved Road		300 Actual Front Feet, 3.10 Total Acres			Total Est. Land Value =		25,126		
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	3.06	495	0	0			
		Sewer		D/W/P: 4in Ren. Conc.	8.06	432	0	0			
		Electric		Wood Frame	24.64	192	50	2,365			
		Gas		Residential Local Cost Land Improvements							
		Curb		Description	Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVE 2500	2,500.00	1	97	2,425			
		Standard Utilities		Total Estimated Land Improvements True Cash Value =			4,790				
		Underground Utils.									
Topography of Site											
X Level											
Rolling											
Low											
X High											
Landscaped											
Swamp											
X Wooded											
Pond											
Waterfront											
Ravine											
Wetland											
Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2025	12,600	160,800	173,400	99,444C			
TPC 12/27/2017 INSPECTED		2024	12,600	138,300	150,900	96,454C					
TPC 08/03/2011 INSPECTED		2023	9,800	136,700	146,500	91,861C					
		2022	9,000	123,300	132,300	87,487C					

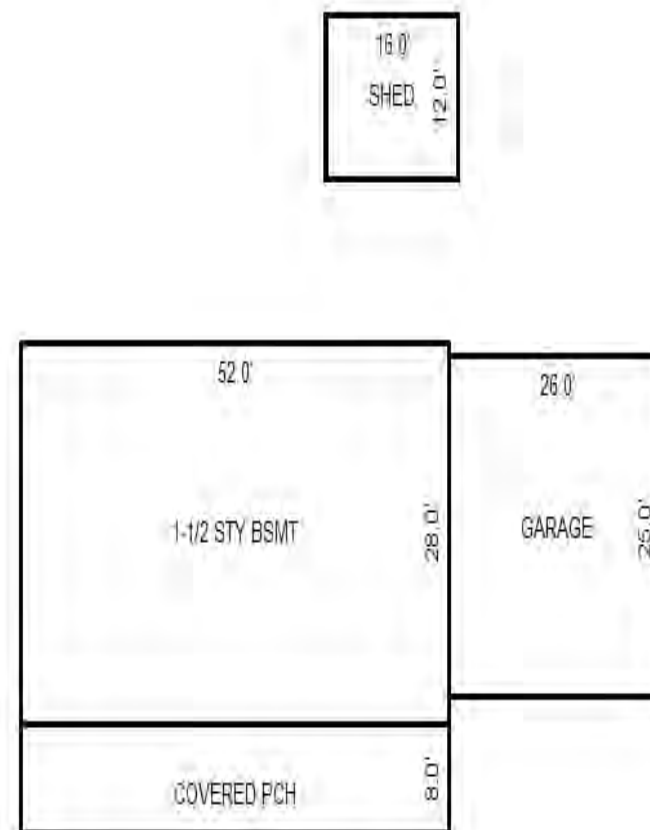


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Missaukee, Michigan

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 650 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									416	WCP	(1 Story)		
Building Style: 1.5S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 2,184 Total Base New : 338,940 Total Depr Cost: 288,078 Estimated T.C.V: 316,886			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace											
Room List		Doors		Solid	X	H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 1996					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Ex.	X	Ord.		Min	Ground Area = 1456 SF Floor Area = 2184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)	1.5 Story Siding Basement			1,456	Total:	273,175	232,178				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
X		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			1 3 Fixture Bath 2 Fixture Bath Solar Water Heat No Plumbing Water/Sewer			1000 Gal Septic Water Well, 100 Feet			1 1,455 1,237 1 4,580 3,893 1 3,064 2,604					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Water/Sewer			Porches			1 4,795 4,076 1 5,725 4,866					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			WCP (1 Story) 416 13,404 11,393			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 650 32,123 27,305 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 1 539 458					
Chimney:										Built-Ins			Appliance Allow. 1 2,727 2,318					
										Notes:			Totals: 338,940 288,078					
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			316,886					

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



Sketched 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.
ROLLER KACI J	ERICKSON MICHAEL & TINA	135,000	10/18/2017	WD	03-ARM'S LENGTH	2017-0326	PROPERTY TRANSFER	100.0
		82,500	08/01/1997	WD	33-TO BE DETERMINED	313:405	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10757 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	05/10/2018	2018-0156	100%

Owner's Name/Address	MAP #:
ERICKSON MICHAEL & TINA 10757 W ROSTED ROAD LAKE CITY MI 49651	2025 Est TCV 234,196 TCV/TFA: 204.72

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A 200' @ 90/FF	300.00	450.00	0.9036	1.0299	90	100		25,126
	300 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 25,126

Tax Description	X	Land Improvement Cost Estimates
SEC 17 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.		

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
SPLIT FROM 007-00 FOR 97		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	6.87	119	0	0
		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



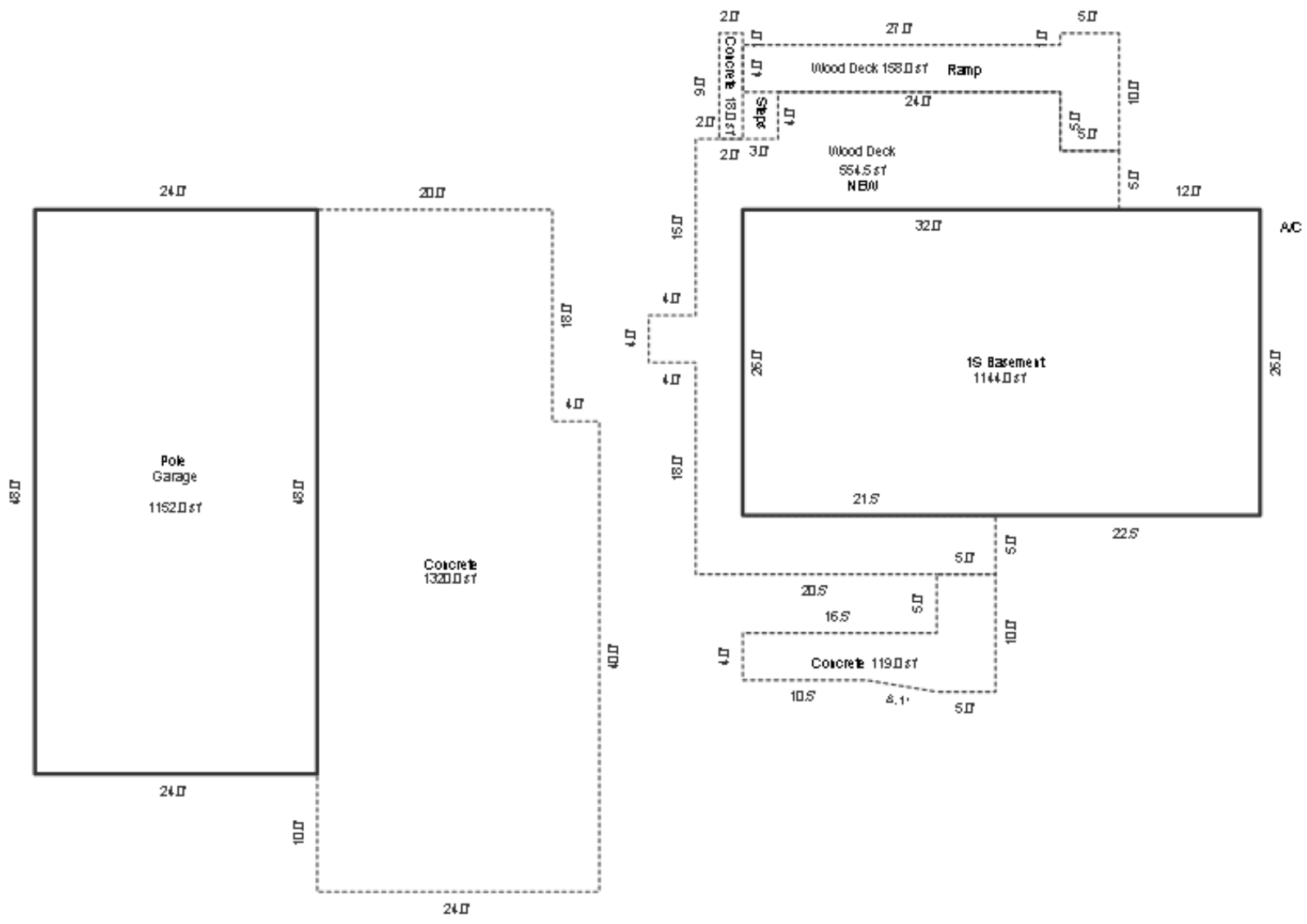
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,600	104,500	117,100			80,191C
2024	12,600	89,800	102,400			77,780C
2023	9,800	88,800	98,600			74,077C
2022	9,000	80,200	89,200			70,550C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							107 Pine 712 Treated Wood 20 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: C -5 Effec. Age: 18 Floor Area: 1,144 Total Base New : 229,010 Total Depr Cost: 187,791 Estimated T.C.V: 206,570			E.C.F. X 1.100		Bsmnt Garage:	
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures						
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 -5 Blt 1997			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				(13) Plumbing			Building Areas						
(2) Windows		(7) Excavation		Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Basement 1,144 Total: 164,166 134,620					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Other Additions/Adjustments						
X	Double Hung Horiz. Slide Casement						Public Water Public Sewer Water Well			Recreation Room 216 4,117 3,376 Plumbing Average Fixture(s) 1 1,455 1,193 3 Fixture Bath 1 4,580 3,756 Water/Sewer 1000 Gal Septic 1 4,795 3,932 Water Well, 100 Feet 1 5,725 4,694						
X	Double Glass Patio Doors Storms & Screens						Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Treated Wood Treated Wood			Built-Ins Appliance Allow. 1 2,727 2,236 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1152 27,395 22,464						
(3) Roof							Lump Sum Items:			Notes:						
X	Gable Hip Flat	Gambrel Mansard Shed						1000 Gal Septic 2000 Gal Septic			Totals: 1152 229,010 187,791					
X	Asphalt Shingle									ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 206,570						
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.				
SECRETARY OF HUD	LOONEY AMANDA L	75,000	12/07/2017	CD	11-FROM LENDING INSTITUT	2017-03869	PROPERTY TRANSFER	100.0				
US BANK NATIONAL ASSOC	SECRETARY OF HUD	10	08/25/2017	WD	11-FROM LENDING INSTITUT	2017-02895	DEED	0.0				
METESH JEROME P & KIMBERL	US BANK NATIONAL ASSOC	78,720	11/18/2016	SD	10-FORECLOSURE	2016-03856	DEED	0.0				
STOCKWELL JOSEPH & TRIPP	METESH JEROME P & KIMBERL	97,000	04/24/2015	WD	03-ARM'S LENGTH	2015-01547	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
10639 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Addition		09/18/2006		20060305	Complete			
Owner's Name/Address		P.R.E. 100% 12/07/2017		MAP #:		2025 Est TCV 166,577 TCV/TFA: 145.61						
LOONEY AMANDA L 10639 W ROSTED 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 17 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 1.03A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A 200' @ 90/FF 150.00 300.00 1.0746 0.9306 90 100 13,500								
20807006 \$108,000 2007		X	Paved Road	150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 13,500								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	Ad-Hoc Unit-In-Place Items								
		X	Sewer	Description	Rate	Size	% Good	Cash Value				
		X	Electric	/CI16/YARI/CHALF/04'/211	9.70	66	50	320				
		X	Gas	/CI16/YARI/VINF/451L	22.80	80	50	912				
		X	Curb	Total Estimated Land Improvements True Cash Value = 1,232								
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site									
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	6,800	76,500	83,300			55,904C	
		TPC 05/30/2022	INSPECTED		2024	6,800	63,600	70,400			54,224C	
		TPC 04/30/2021	INSPECTED		2023	5,300	62,900	68,200			51,642C	
		TPC 12/27/2017	INSPECTED		2022	3,800	56,700	60,500			49,183C	

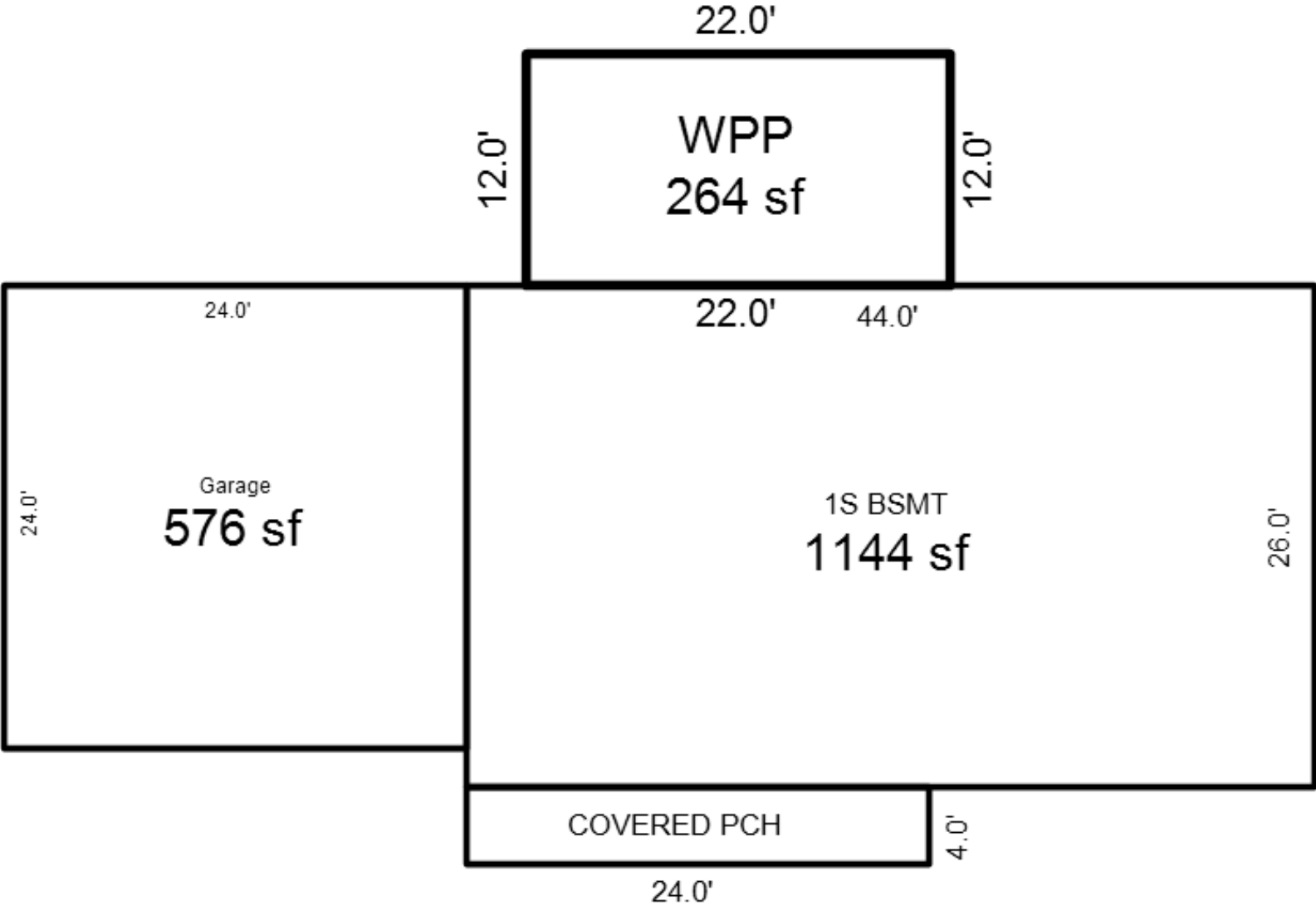


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 96 264 120	Type WCP (1 Story) WPP Treated Wood	Year Built: 2006 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	(4) Interior		Trim & Decoration		X	Ex		Ord	Min																																																																				
Building Style: 1S		Size of Closets		X	Lg		Ord		Small	Doors			Solid	X	H.C.																																																																			
Yr Built 1996	Remodeled 0	Condition: Average		Room List		(5) Floors		(12) Electric		200		Amps Service		No./Qual. of Fixtures																																																																				
Basement	1st Floor	2nd Floor	3 Bedrooms	(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement																																																																				
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows		Many Avg.		X	Large Avg.	Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	X	Double Glass Patio Doors Storms & Screens	(3) Roof		X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer																																																																				
X	Asphalt Shingle	Chimney:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		151,845																																																																						
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas													Cls CD		Blt 1996																																																																			
<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>1,144</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>148,946</td> <td>104,263</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,144			Total:				148,946	104,263	E.C.F. X 1.100		Bsmnt Garage:		Carport Area:		Roof:																																													
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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.
DORLAND JEFFREY P	SIDDALL TRISTAN	25,000	04/26/2023	LC	03-ARM'S LENGTH	2023-01119	DEED	100.0
		10,000	03/01/2001	WD	03-ARM'S LENGTH	01-0:2909	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10190 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 05/19/2023					
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Owner's Name/Address	MAP #:
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SIDDALL TRISTAN 2948 S 49 RD CADILLAC MI 49601	2025 Est TCV 27,229 TCV/TFA: 29.92
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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	150.00	319.44	1.0746	0.9453	90	100		13,714
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150 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value =	13,714
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Tax Description	X	Topography of Site
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SEC 17 T22N R8W (0*2000) BEG 1057 FT S & 840 FT W OF NE COR OF SE 1/4, W 150 FT, S TO C/L ROSTED ROAD, E'LY 150 FT, N TO POB. 1.1019A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
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Comments/Influences	X	Electric
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1976 BARRON MH FOR 05	X	Gas Curb Street Lights Standard Utilities Underground Utils.
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Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Rolling	X	2025	6,900	6,700	13,600			13,600S
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Low		2024	6,900	6,800	13,700			13,700S
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High		2023	5,300	8,200	13,500			7,716C
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Landscaped		2022	4,500	6,800	11,300			7,349C
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Swamp								
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Wooded	X							
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Pond								
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Waterfront								
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Ravine								
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Wetland								
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Flood Plain								
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Who	When	What	2025	6,900	6,700	13,600		13,600S
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TPC 04/30/2021	INSPECTED		2024	6,900	6,800	13,700		13,700S
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TPC 12/27/2017	INSPECTED		2023	5,300	8,200	13,500		7,716C
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TPC 10/29/2013	INSPECTED		2022	4,500	6,800	11,300		7,349C
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Licensed To: Township of Lake, County of								
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Missaukee, Michigan								
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*** Information herein deemed reliable but not guaranteed***								
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Sketch by Apex 1/7/21

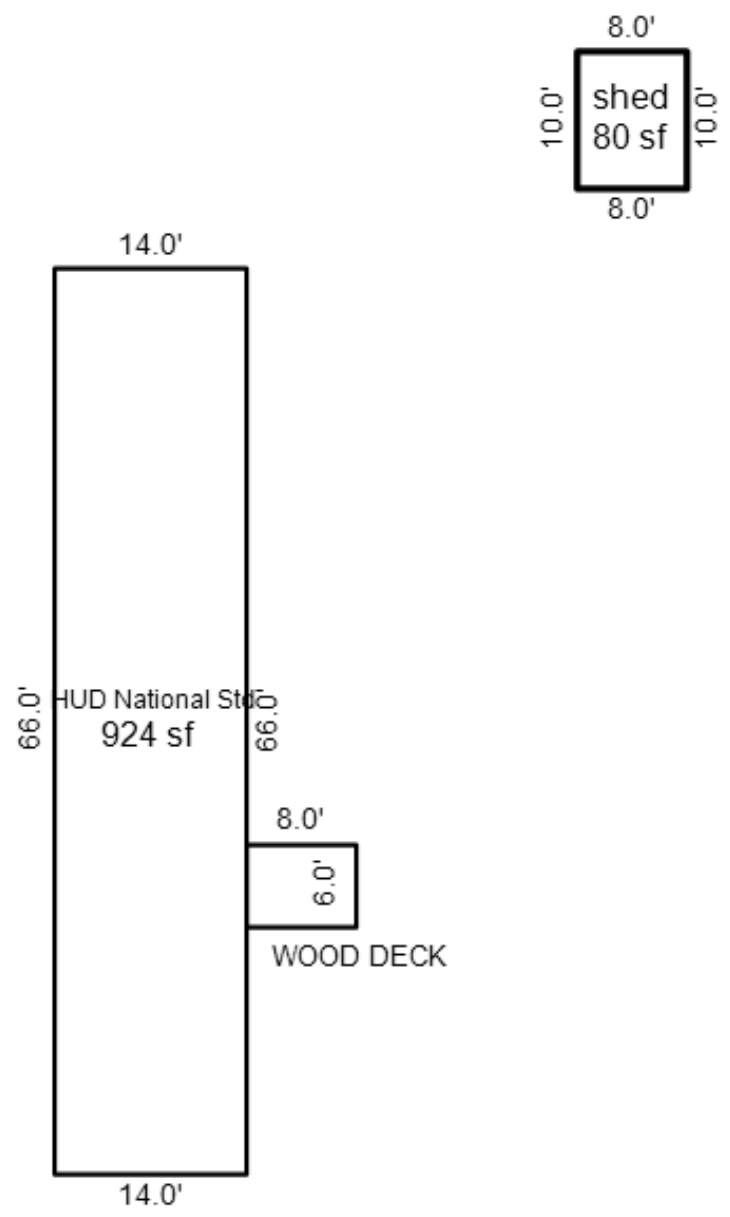
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	DEED	0.0			
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0			
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0			
		10,000	02/01/2002	WD	33-TO BE DETERMINED	02-0:0669	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
10092 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663		2025 Est TCV 61,598 TCV/TFA: 66.66									
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
				A 200' @ 90/FF	150.00	370.00	1.0746	0.9807	90	100	14,227
				150 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 14,227							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good			Cash Value	
				Metal Prefab	20.36	80	95			1,548	
				Total Estimated Land Improvements True Cash Value = 1,548							
Comments/Influences											
97 SPLIT 1.27 AC TO 008-18 FOR 98											
96 SPLIT 3.3 AC TO 008-20 FOR 97											
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
Ravine											
Wetland											
Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2025	7,100	23,700	30,800	22,320C				
TPC 04/30/2021 INSPECTED	2024	7,100	24,000	31,100		21,649C					
TPC 12/27/2017 INSPECTED	2023	5,500	26,100	31,600		20,619C					
	2022	4,500	21,500	26,000		19,638C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G							48	Treated Wood	
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: Average Effec. Age: 10 Floor Area: Total Base New : 75,366 Total Depr Cost: 57,279 Estimated T.C.V: 45,823			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1995	
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Ground Area = 924 SF Floor Area = 924 SF.						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas						
(1) Exterior		(6) Ceilings		Other:			X			Type						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		No. of Elec. Outlets			X			Ext. Walls						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Roof/Fnd.						
X	Many Avg. X Few	Large Avg. X Small		Basement			3 Fixture Bath			Plywood						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath			Comp.Shingle						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Size						
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1			Total:						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1			Cost New						
Chimney: Metal				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Depr. Cost						
				Lump Sum Items:			Notes:			Totals:						
							ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			54,662					45,823	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON GORDON C TRUST	DRAPER DAVID M	0	05/30/2023	QC	21-NOT USED/OTHER	2023-01524	PROPERTY TRANSFER	100.0
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0
GUNNERSON GORDON	GUNNERSON GORDON C TRUST	0	12/13/2018	QC	09-FAMILY	2018-04070	PROPERTY TRANSFER	0.0

Property Address: 10130 W ROSTED RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: DRAPER DAVID M  
 8400 E DRIVE NORTH  
 BATTLE CREEK MI 49014  
 2025 Est TCV 30,850 TCV/TFA: 39.35

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 150.00 370.00 1.0746 0.9807 90 100 14,227  
 150 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 14,227

Tax Description: SEC 17 T22N R8W (0\*1997) BEG 1057 FT S & 540 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.  
 Comments/Influences:

Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.  
 Land Improvement Cost Estimates: Description, Rate, Size % Good, Cash Value  
 Wood Frame 27.41 64 91 1,596  
 Total Estimated Land Improvements True Cash Value = 1,596

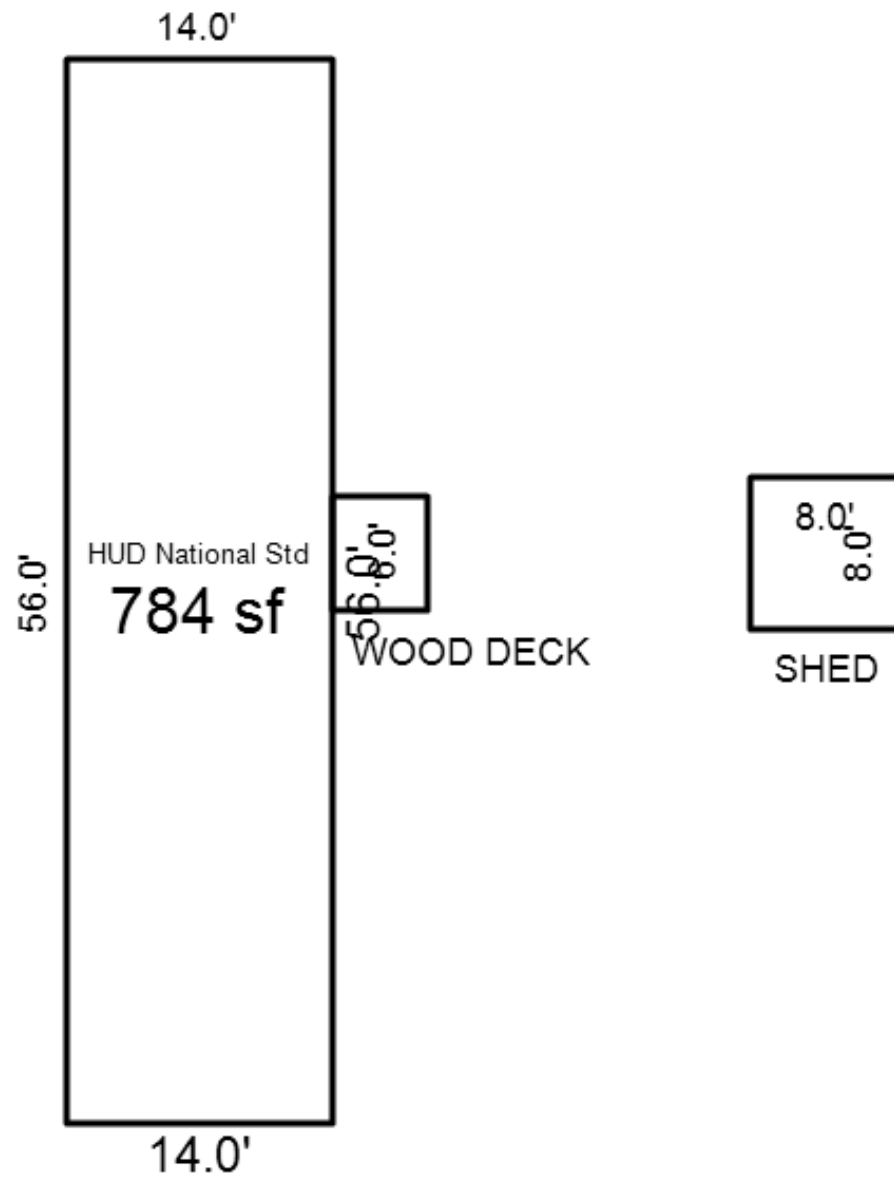


Topography of Site:  
 X Level Rolling Low High Landscaped Swamp  
 X Wooded Pond Waterfront Ravine Wetland Flood Plain  
 Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value  
 2025 7,100 8,300 15,400 15,400S  
 2024 7,100 8,400 15,500 15,500S  
 2023 5,500 9,100 14,600 9,898C  
 2022 4,500 7,500 12,000 9,427C


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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	
2730 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%							
MCLAIN DOUGLAS F & MELISSA A 2730 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 344,715 TCV/TFA: 89.77					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
SEC 17 T22N R8W BEG 1057 FT S OF E 1/4 COR W'LY 390 FT S 370 FT TO C/L ROSTED ROAD, E'LY 390 FTN 377.19 TO POB. 3.3127A.		Public Improvements		* Factors *					
Comments/Influences		Electric		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
GOOD LOC..CORNER LOT		Gas		INFO FOR SIZE 0 390.00 370.00 1.0000 0.0000 0 100* 0					
		Curb		COMMERCIAL 2-4A 9000 3.31 Acres 9000 100 29,817					
		Street Lights		* denotes lines that do not contribute to the total acreage calculation. 390 Actual Front Feet, 3.31 Total Acres Total Est. Land Value = 29,817					
		Standard Utilities		Land Improvement Cost Estimates					
		Underground Utils.		Description Rate Size % Good Cash Value					
Topography of Site		Wood Frame		20.78 340 94 6,641					
X Level		Ad-Hoc Unit-In-Place Items		Ad-Hoc Unit-In-Place Items					
Rolling		Description		Description Rate Size % Good Cash Value					
Low		/CI16/YARI/OUTL/2AVG/FLO5		558.00 1 100 558					
High		Total Estimated Land Improvements True Cash Value =		7,199					
Landscaped		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Swamp		Who	When	What	2025	14,900	157,500	172,400	87,150C
Wooded		TPC 04/30/2021	INSPECTED		2024	9,800	152,900	162,700	84,530C
Pond		TPC 12/27/2017	INSPECTED		2023	9,800	129,500	139,300	80,505C
Waterfront		TPC 06/21/2011	INSPECTED		2022	9,800	102,100	111,900	76,672C
Ravine		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan							
Wetland									
Flood Plain									

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Desc. of Bldg/Section: CAL 58  
 Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: D  
 Floor Area: 3,840  
 Gross Bldg Area: 3,840  
 Stories Above Grd: 1  
 Average Sty Hght : 16  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 15  
 Physical %Good: 68  
 Func. %Good : 100  
 Economic %Good: 100

2003 Year Built Remodeled

Overall Bldg Height

Comments:  
 3 PORTABLE HOIST ON PP

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 85%					
Heat#2: Package Heating & Cooling 15%					
Ave. SqFt/Story: 3840					
Ave. Perimeter: 256					
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: 16 Perimeter: 256

Base Rate for Upper Floors = 74.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.48 85%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 21.16 15%  
 Combined Heating System adjustment: 7.83 100%

Adjusted Square Foot Cost for Upper Floors = 81.83

Total Floor Area: 3,840 Base Cost New of Upper Floors = 314,235

Reproduction/Replacement Cost = 314,235

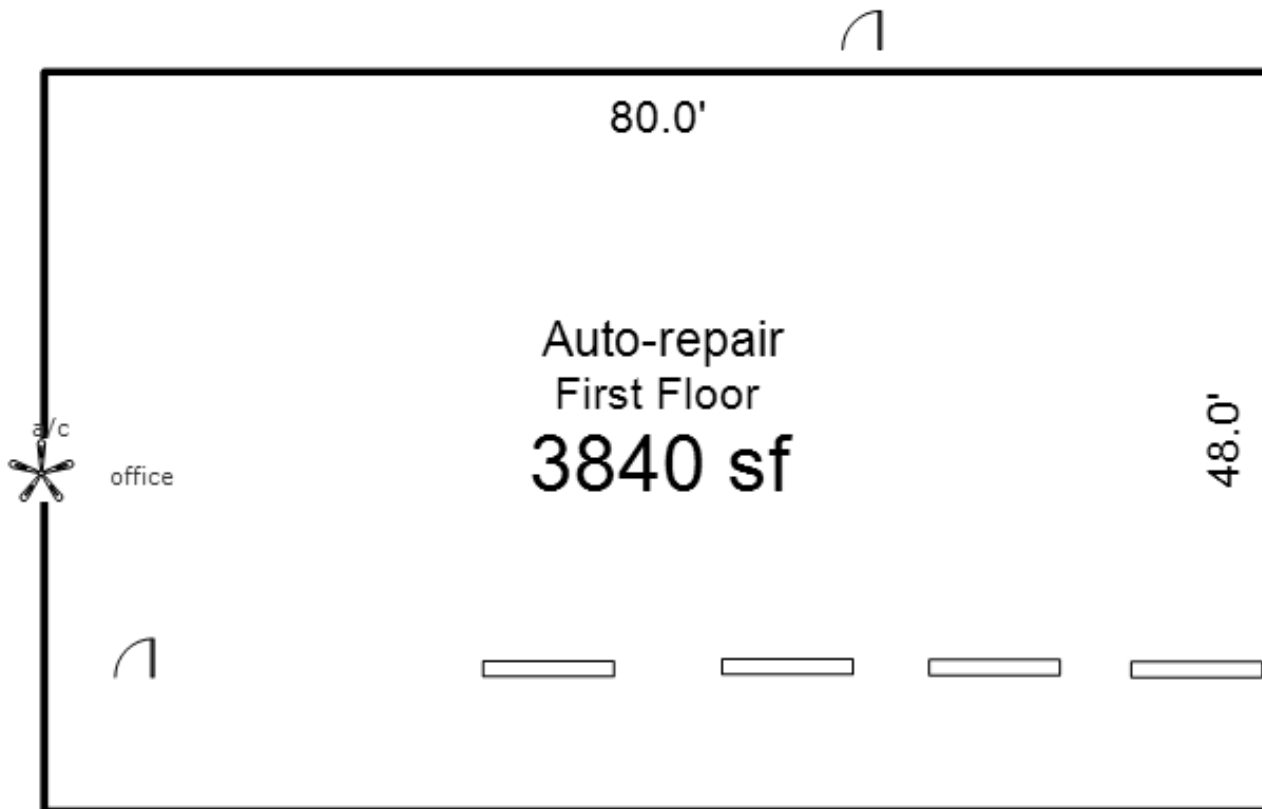
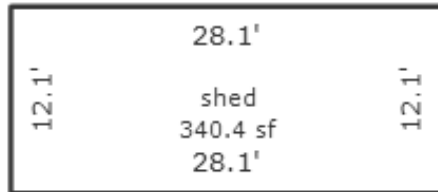
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 213,680

ECF (201A GENERAL COMMERCIAL ) 1.440 => TCV of Bldg: 1 = 307,699  
 Replacement Cost/Floor Area= 81.83 Est. TCV/Floor Area= 80.13

(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	
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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concrete apron



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWISHER SANDRA & SWISHER	GREGORY MICHAEL RAY SR &	17,000	09/17/2020	LC	03-ARM'S LENGTH	2020-02692	DEED	100.0
SWISHER GERALD F SR & SAN	SWISHER SANDRA & SWISHER	0	04/04/2019	QC	09-FAMILY	2019-00873	DEED	50.0
REMINGTON REX & JEAN M	SWISHER GERALD F SR & SAN	25,000	12/01/1996	LC	03-ARM'S LENGTH	308:940	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10150 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	08/08/2022	2022-0534	100%
	P.R.E. 50% 06/29/2024		HUD/NATIONAL STD	07/25/2022	2022-0501	100%
Owner's Name/Address	MAP #:					
GREGORY MICHAEL RAY SR & MABEL E 10150 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 40,590 TCV/TFA: 20.71					

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 17 T22N R8W BEG 1057 FT S & 690 FT W OF E 1/4 POST TH W 170 FT S TO C/L ROSTED RD, E 170 FT N TO POB. 1.2606A.	X		Dirt Road	161.00	340.90	1.0557	0.9608	90	100	14,698
	X		Gravel Road	161 Actual Front Feet,	1.26 Total Acres	Total Est. Land Value =				14,698
	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



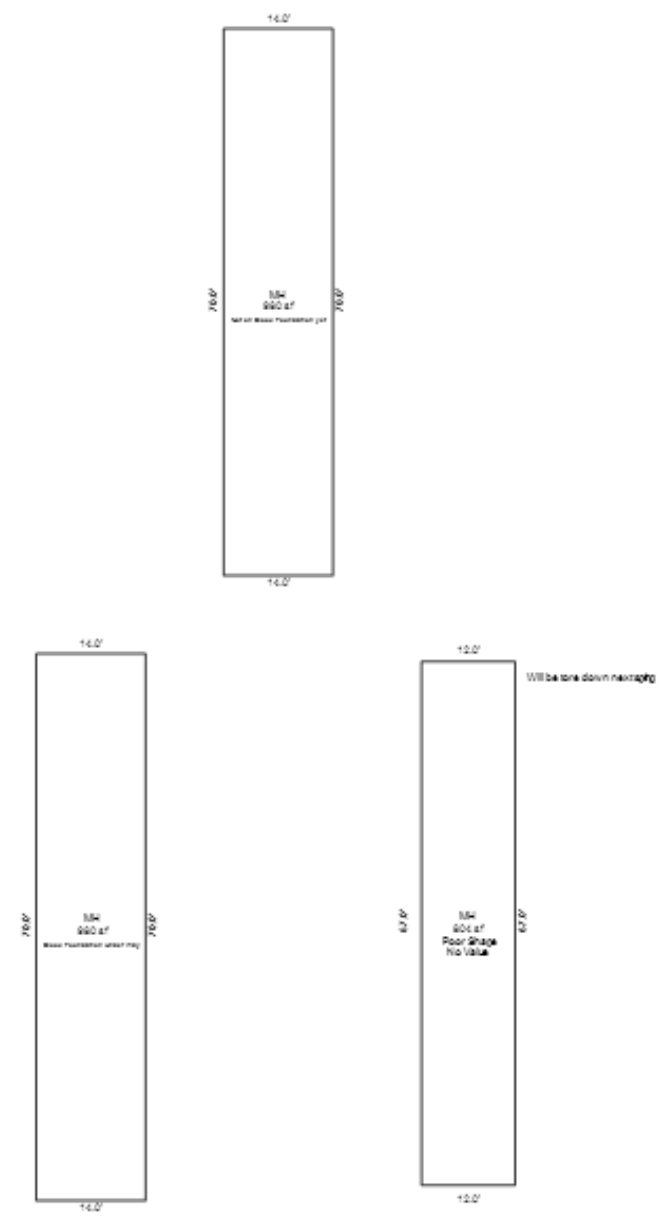
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	7,300	13,000	20,300			20,300S
JWV	10/27/2022	INSPECTED	2024	7,300	13,200	20,500		20,500A	20,359C
TPC	04/04/2022	INSPECTED	2023	5,700	14,400	20,100			19,390C
TPC	12/27/2017	INSPECTED	2022	4,800	9,500	14,300	5,760J		5,039C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	
	Mobile Home	Insulation		Wood	Coal	Steam										
	Town Home	0	Front Overhang	X			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									
	Duplex	0	Other Overhang												(4) Interior	
	A-Frame															
X	Wood Frame	Drywall		Central Air Wood Furnace			(12) Electric			Total Base New : 46,232 Total Depr Cost: 16,182 Estimated T.C.V: 12,946			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
X	Metal Frame	Paneled														
Building Style: HUD		Trim & Decoration														
Yr Built	Remodeled	Ex	Ord	Min												
1980	0	Size of Closets														
Condition: Poor		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															
	Aluminum/Vinyl															
	Brick															
	Insulation															
(2) Windows		(7) Excavation														
Many	Large	Basement: 0 S.F.														
Avg.	Avg.	Crawl: 0 S.F.														
Few	Small	Slab: 0 S.F.														
		Height to Joists: 0.0														
	Wood Sash	(8) Basement														
	Metal Sash	Conc. Block														
	Vinyl Sash	Poured Conc.														
	Double Hung	Stone														
	Horiz. Slide	Treated Wood														
	Casement	Concrete Floor														
	Double Glass	(9) Basement Finish														
	Patio Doors															
	Storms & Screens															
(3) Roof		(14) Water/Sewer														
	Gable	Recreation SF														
	Hip	Living SF														
	Flat	Walkout Doors (B)														
	Asphalt Shingle	No Floor SF														
		Walkout Doors (A)														
	Chimney:	(10) Floor Support														
		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	HUD	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	X
Town Home		(4) Interior													
Duplex		Drywall Paneled													
A-Frame		Plaster Wood T&G													
Building Style:		Trim & Decoration													
HUD		Ex		Ord		Min									
Yr Built		Size of Closets													
1980		Lg		Ord		Small									
Remodeled		Doors		Solid		H.C.									
0		(5) Floors													
Condition: Poor		Kitchen:													
Room List		Other:													
Basement		Other:													
1st Floor		(6) Ceilings													
2nd Floor		No. of Elec. Outlets													
3 Bedrooms		Many		Ave.		Few									
(1) Exterior		(7) Excavation													
Wood/Shingle		Basement: 0 S.F.													
Aluminum/Vinyl		Crawl: 0 S.F.													
Brick		Slab: 0 S.F.													
Insulation		Height to Joists: 0.0													
(2) Windows		(8) Basement													
Many		Conc. Block													
Avg.		Poured Conc.													
Few		Stone													
Large		Treated Wood													
Avg.		Concrete Floor													
Small		(9) Basement Finish													
Wood Sash		Recreation SF													
Metal Sash		Living SF													
Vinyl Sash		Walkout Doors (B)													
Double Hung		No Floor SF													
Horiz. Slide		Walkout Doors (A)													
Casement		(10) Floor Support													
Double Glass		Joists:													
Patio Doors		Unsupported Len:													
Storms & Screens		Cntr.Sup:													
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN & GUNNERS	LAKE TOWNSHIP	0	06/27/2013	QC	21-NOT USED/OTHER	2013-02312 QC	DEED	0.0
GUNNERSON JOANN L, SURVIV	GUNNERSON VICKI	39,500	09/05/1998	LC	09-FAMILY	2013-02312 QC	DEED	100.0
		20,000	06/01/1996	WD	33-TO BE DETERMINED	305:33	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2676 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME	07/19/2013	2013-0326	100%
	P.R.E. 100% 07/26/2013					

Owner's Name/Address	MAP #:
GUNNERSON VICKIE 2676 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 78,579 TCV/TFA: 98.72

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 8 - 17 @\$5000	10.02 Acres				5000	100		50,100
			10.02 Total Acres			Total Est. Land Value =					50,100

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
. SEC 17 T22N R8W E 990 FT OF N 1057 FT OF NE 1/4 OF SE 1/4 EXC N 528 FT THOF & EXC BEG 32 RDS S OF NE COR TH W 20 RDS, S 16 RDS, E 20 RDS, N 16 RDS TO POB. & EXCEPT 2013-02312 QD Part of the Northeast 1/4 of the Southeast 1/4, Section 17, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as COMM at the East 1/4 corner of said Section 17, thence S 0 DEG 43'20" E 792.00 feet along the East line of said Section 17 to the Point of Beginning, thence S00°43'20"E 5.60 feet along said	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,100	14,200	39,300			19,215C
2024	15,000	14,400	29,400			18,638C
2023	14,000	15,100	29,100			17,751C
2022	10,000	12,800	22,800			16,906C

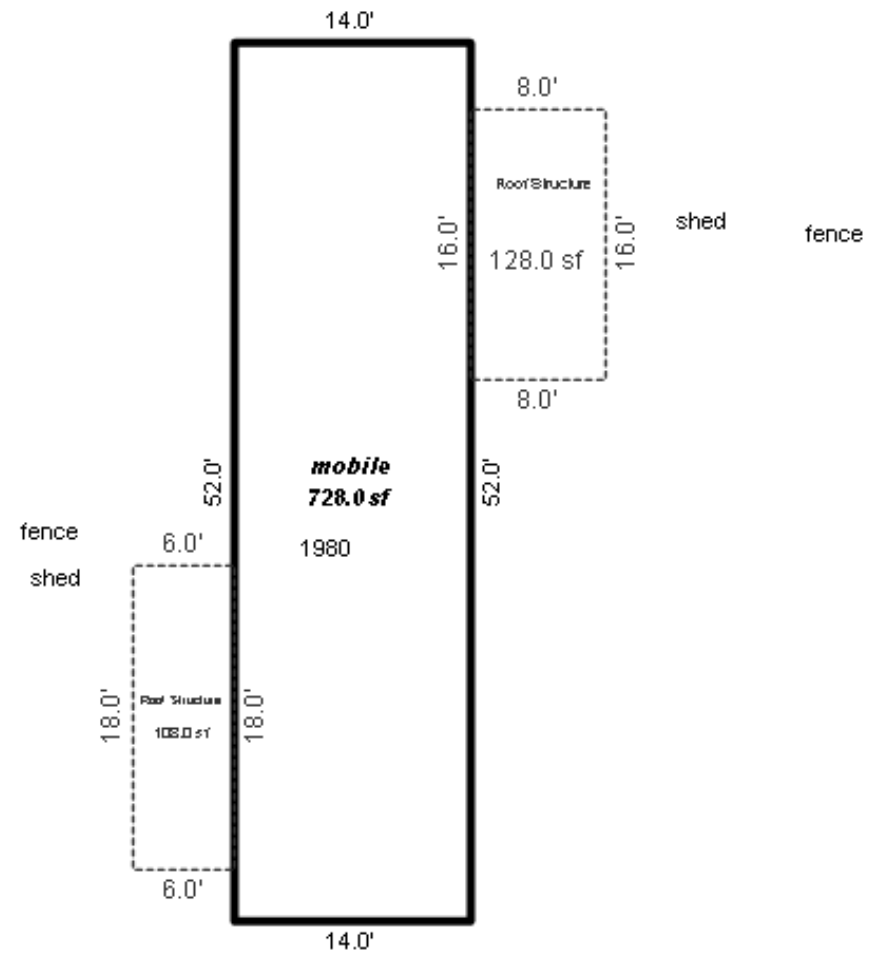
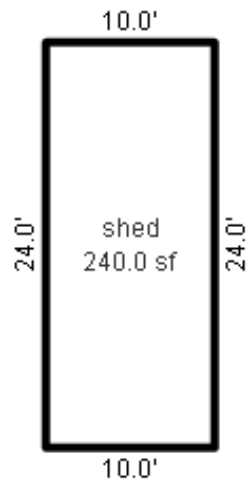
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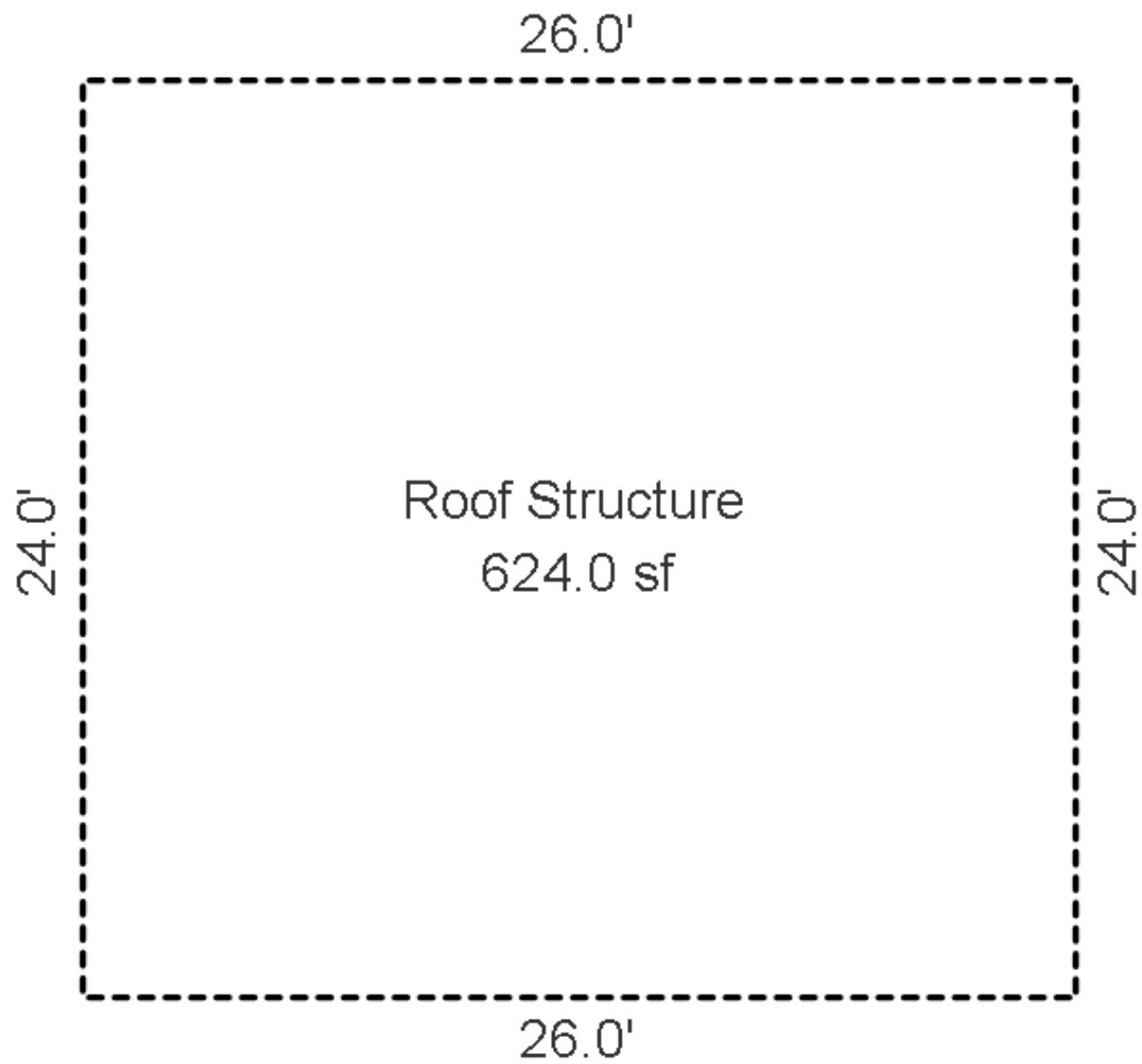
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			108	Treated Wood			Car Capacity:	
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack			128	Treated Wood	Class:			
	Duplex	0	Other Overhang				Two Sided			Garbage Disposal	Exterior 1 Story			Exterior:		
	A-Frame	(4) Interior					Exterior 2 Story			Bath Heater	Prefab 1 Story			Brick Ven.:		
	Wood Frame	Drywall					Exterior 2 Story			Vent Fan	Prefab 2 Story			Stone Ven.:		
		Paneled					Heat Pump			Hot Tub	Heat Circulator			Common Wall:		
		Plaster					Unvented Hood			Unvented Hood	Raised Hearth			Foundation:		
	Building Style:	Wood T&G					Vented Hood			Intercom	Wood Stove			Finished ?		
	HUD	Trim & Decoration					Jacuzzi Tub			Jacuzzi repl.Tub	Direct-Vented Ga			Auto. Doors:		
Yr Built	Remodeled	Ex					Ord	Min	Oven	Class: Average			Mech. Doors:			
1980 OWN	0	Size of Closets					Microwave			Effec. Age: 30			% Good:			
Condition: Poor		Lg		Ord	Small	Standard Range	Floor Area:			Storage Area:						
Room List		Doors		Solid	H.C.	Self Clean Range	Total Base New : 68,701			E.C.F.		No Conc. Floor:				
Basement		(5) Floors		Central Air			Total Depr Cost: 24,044			X 0.800		Bsmnt Garage:				
1st Floor		Kitchen:		Wood Furnace			Estimated T.C.V: 19,235					Carport Area:				
2nd Floor		Other:		(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1980				
Bedrooms		Other:		0 Amps Service			(11) Heating System: Forced Warm Air									
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Ground Area = 796 SF Floor Area = 796 SF.									
Wood/Shingle		Ex.		Ord.	Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35										
Aluminum/Vinyl		(6) Ceilings		Many			Building Areas									
Brick				Ave.			Type									
Insulation				Few			Ext. Walls									
(2) Windows		(7) Excavation		(13) Plumbing			Roof/Fnd.									
Many		Basement: 0 S.F.		Average Fixture(s)			Size									
Avg.		Crawl: 68 S.F.		3 Fixture Bath			Cost New									
Few		Slab: 0 S.F.		2 Fixture Bath			Depr. Cost									
Large		Height to Joists: 0.0		Softener, Auto			Total:			51,355		17,973				
Avg.		(8) Basement		Softener, Manual			Other Additions/Adjustments									
Small		Conc. Block		No Plumbing			Water/Sewer									
Wood Sash		Poured Conc.		Extra Toilet			1000 Gal Septic			1		4,795				
Metal Sash		Stone		Extra Sink			Solar Water Heat			1		2,648				
Vinyl Sash		Treated Wood		Separate Shower			Deck									
Double Hung		Concrete Floor		Ceramic Tile Floor			Treated Wood w/Roof (Deck Portion)			108		2,677				
Horiz. Slide		(9) Basement Finish		Ceramic Tile Wains			Treated Wood w/Roof (Roof portion)			108		1,931				
Casement				Ceramic Tub Alcove			Treated Wood w/Roof (Deck Portion)			128		3,045				
Double Glass				Vent Fan			Treated Wood w/Roof (Roof portion)			128		2,250				
Patio Doors				(14) Water/Sewer			Totals:			68,701		24,044				
Storms & Screens				Public Water			Notes: 1980 RELOCATED									
(3) Roof				Public Sewer			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY:					19,235				
Gable				Water Well												
Hip				1000 Gal Septic												
Flat				2000 Gal Septic												
Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney:		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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





Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 100			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	24 x 26 = 624			
Cost New	\$ 5,042			
Phy./Func./Econ. %Good	50/100/100 50.0			
Depreciated Cost	\$ 2,521			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930			
% Good	50			
Est. True Cash Value	\$ 2,345			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2345 / All Cards: 2345				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE JENNIFER J	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0
HELSEL JENNIFER J ETAL *	ROSE JENNIFER J (SW)	0	07/06/2007	QC	21-NOT USED/OTHER	2007/2677	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2520 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/11/1997					
Owner's Name/Address	MAP #:					
ROSE JENNIFER J 2520 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 154,078 TCV/TFA: 134.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 17 T22N R8W N 260 FT OF E 320 FT OF NE 1/4 OF SE 1/4. 1.91A.	X			A 200' @ 90/FF	260.00	320.00	0.9365	0.9457	90	100		20,725
				260 Actual Front Feet, 1.91 Total Acres						Total Est. Land Value =		20,725

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		Wood Frame	21.39	225 50	2,406
			Total Estimated Land Improvements True Cash Value =			2,406

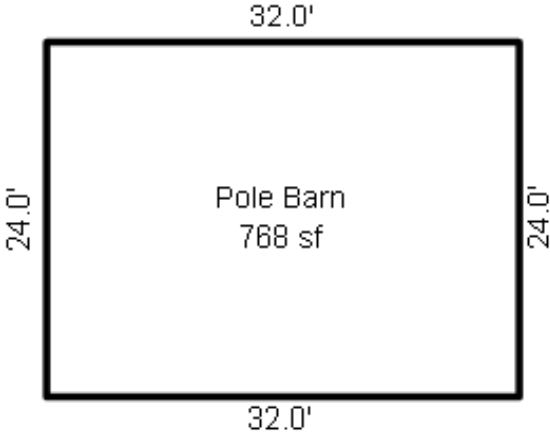
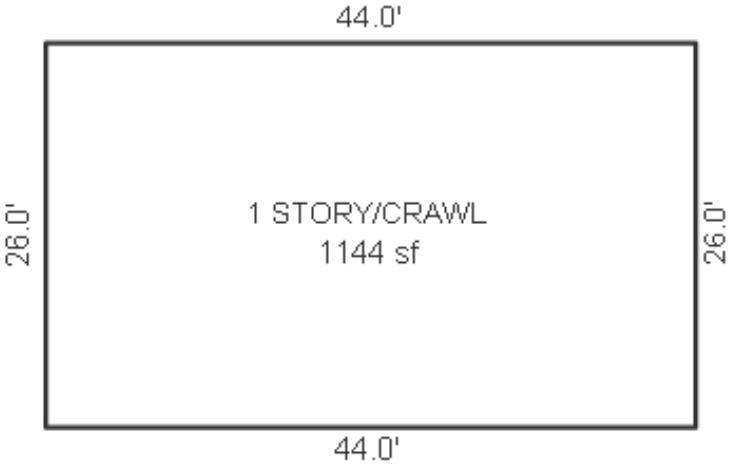
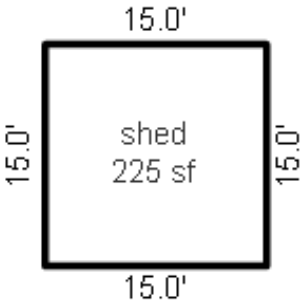
Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Who	When	What	2025	10,400	66,600	77,000



TPC 05/06/2018 INSPECTED	2024	10,400	57,300	67,700			45,282C
TPC 12/27/2017 INSPECTED	2023	8,100	55,500	63,600			43,126C
TPC 02/07/2012 INSPECTED	2022	6,500	51,000	57,500			41,073C

\*\*\* 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.
EVERITT JOHN C	MCGOWAN SHANE J	55,000	09/18/2020	WD	03-ARM'S LENGTH	2020-02728	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2580 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/18/2007	20070359	Complete

Owner's Name/Address	MAP #:
MCGOWAN SHANE J 2580 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 179,226 TCV/TFA: 110.63

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17	@\$5000	10.09 Acres	5000	100	50,450
			10.09 Total Acres Total Est. Land Value =					50,450

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value		
. SEC 17 T22N R8W N 528 FT OF NE 1/4 OF SE 1/4 EXC W 330 FT THOF & EXC N 260 FT OF E 320 FT THOF. 10.09A.		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Wood Frame	25.88	96 45	1,118		
		Total Estimated Land Improvements True Cash Value =					1,118



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	25,200	64,400	89,600			60,586C
2024	15,100	61,300	76,400			58,765C
2023	14,100	53,200	67,300			55,967C
2022	10,100	46,500	56,600			53,302C

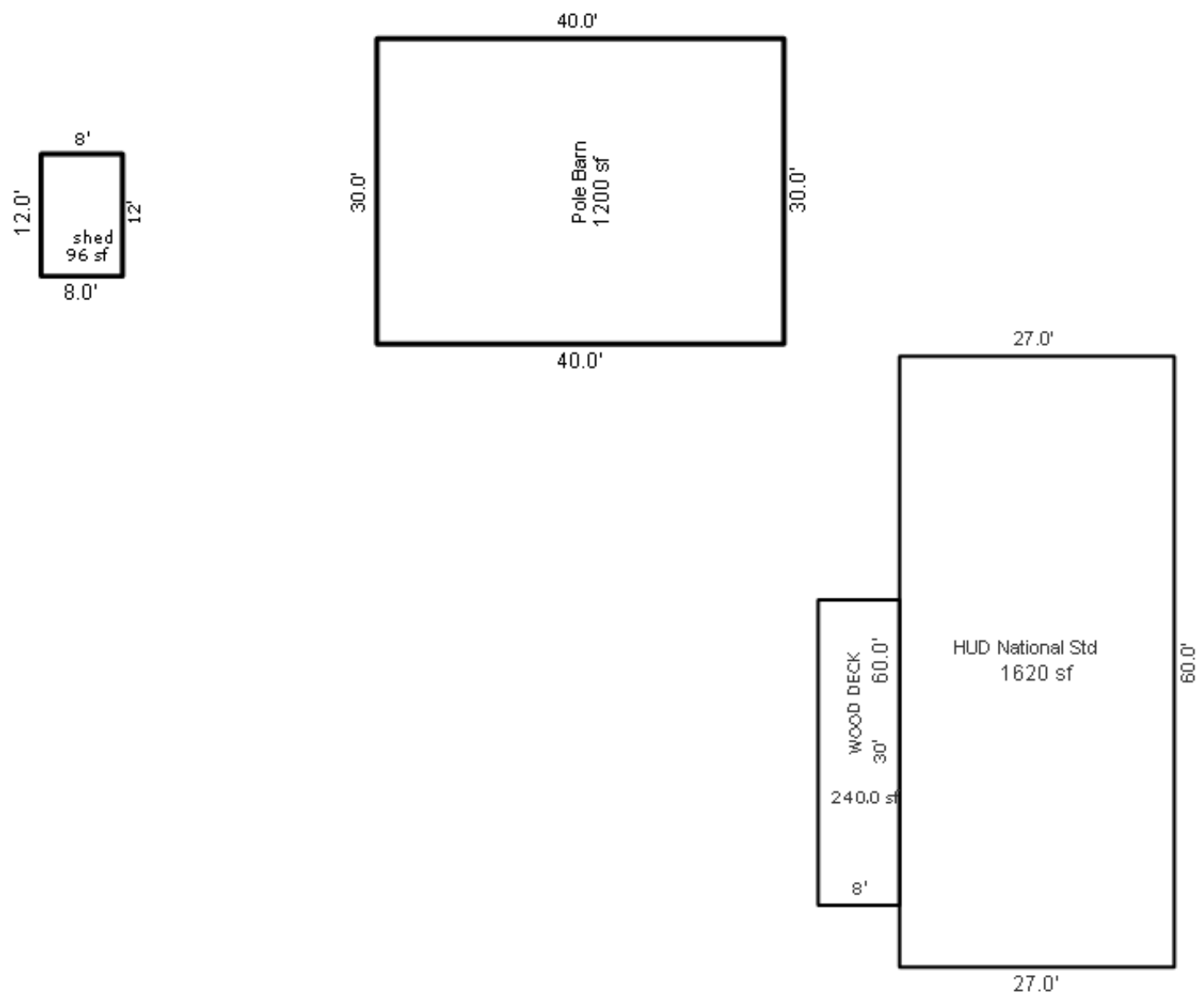
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Building Style: HUD		Trim & Decoration		(5) Floors Kitchen: Other: Other:			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Yr Built 1990	Remodeled 0	Size of Closets		(6) Ceilings X Drywall			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Condition: Average		Size of Closets		(7) Excavation Basement: 0 S.F. Crawl: 1620 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			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Room List		Size of Closets		(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			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Basement 1st Floor 2nd Floor Bedrooms		Size of Closets		(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
(1) Exterior		Size of Closets		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Wood/Shingle Aluminum/Vinyl Brick  Insulation		Size of Closets		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
(2) Windows		Size of Closets		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Size of Closets		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
(3) Roof		Size of Closets		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Asphalt Shingle		Size of Closets		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					
Chimney: Metal		Size of Closets		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Class: CD Effec. Age: 30 Floor Area: 1,620 Total Base New : 227,964 Total Depr Cost: 159,573 Estimated T.C.V: 127,658					

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



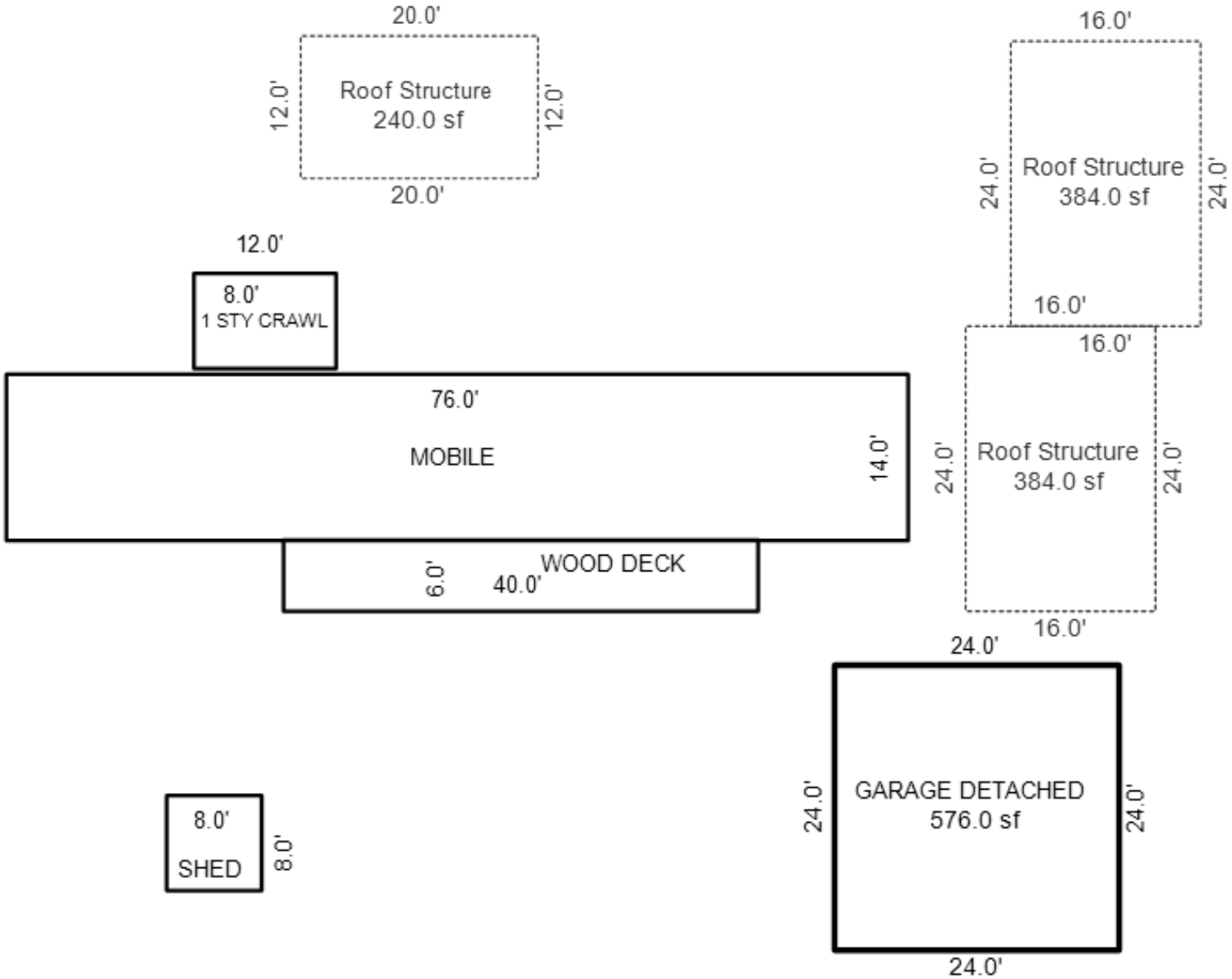


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family	Eavestrough 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: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	240 Treated Wood 384 Roof Cover Onl 240 Roof Cover Onl 384 Roof Cover Onl	Bsmnt Garage:	Roof:								
	Town Home Duplex A-Frame			(4) Interior	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Fair Effec. Age: 30 Floor Area: Total Base New : 108,132 Total Depr Cost: 37,847 Estimated T.C.V: 30,278									E.C.F. X 0.800							
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1160 SF Floor Area = 1160 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Cls Fair		Blt 1989										
Building Style: HUD		Size of Closets		No./Qual. of Fixtures			(12) Electric	Building Areas			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost		
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	150	Amps Service	Main Home			Ribbed		Metal		1064							
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Addition			Siding		Crawl		96						
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			Skirting, Metal or Vinyl, Vertical			168		1,835		642						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Plumbing			3 Fixture Bath		1		2,687		940				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 96 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Water/Sewer			1000 Gal Septic			1		4,485		1,570			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Deck			Treated Wood			240		4,500		1,575			
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			w/Roof (Roof portion)			384		5,245		1,836						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			1			w/Roof (Roof portion)			240		3,482		1,219						
(3) Roof		(14) Water/Sewer		Joists: Unsupported Len: Cntr.Sup:			1			w/Roof (Roof portion)			384		5,245		1,836						
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			576		19,509		6,828				
X	Asphalt Shingle	(15) Fireplaces		Notes: 1989 NEW MOON ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			Totals:			108,132		37,847		30,278									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN & GUNNERS	LAKE TOWNSHIP	1	06/27/2013	QC	21-NOT USED/OTHER	2013-02312 QC	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LAKE TOWNSHIP OLD JENNINGS CEMETERY 8105 W KELLY RD LAKE CITY MI 49651	MAP #:					
		2025 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			INFO FOR SIZE	0	264.00	330.00	1.0000	0.0000	0	100*	0
			COMMERCIAL <2A M/L			2.00	Acres	18000	100		36,000

Tax Description	Public Improvements	* denotes lines that do not contribute to the total acreage calculation.									
SEC 17 T22N R8W BEG 32 RDS S OF NE COR OF NE 1/4 OF SE 1/4 TH S 16 RDS, W 20 RDS, N 16 RDS, E 20 RDS TO POB. ALSO BEG 792 FT S OF E 1/4 COR, TH S 0 DEG 43'20"E 5.6 FT S 89 DEG 22'44"W 330 FT, N 0 DEG 43'20"W 8.6 FT, N 89 DEG 53'58"E 330 FT TO POB 2.0538A	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	264 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 36,000									



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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2023	0	0	0			0
		2022	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARRABEE JESSE C & SANDRA	STAATS DONALD J & SHAWN L	29,900	06/10/2024	WD	03-ARM'S LENGTH	2024-01436	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10091 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
STAATS DONALD J & SHAWN L 2761 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 28,229 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 17 T22N R8W (2*2003) BEG 922 FT N & 373 FT W OF SE COR OF SE 1/4, TH W 115 FT N TO C/L ROSTED ROAD, E 115 FT, S TO POB. .8923A.	X			A 200' @ 90/FF	115.00	286.00	1.1484	0.9196	90	100	10,929
				115 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 10,929							

Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
		Description					
03 SPLIT COMM'L BLDG TO 012-20 FOR 04	X	Wood Frame		22.78	168	25	957
		Wood Frame		23.66	144	25	852
		Total Estimated Land Improvements True Cash Value =					1,809

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	5,500	8,600	14,100			14,100S
Rolling		2024	5,000	13,600	18,600			11,059C
Low		2023	3,500	14,500	18,000			10,533C
High		2022	3,000	12,100	15,100			10,032C
Landsaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

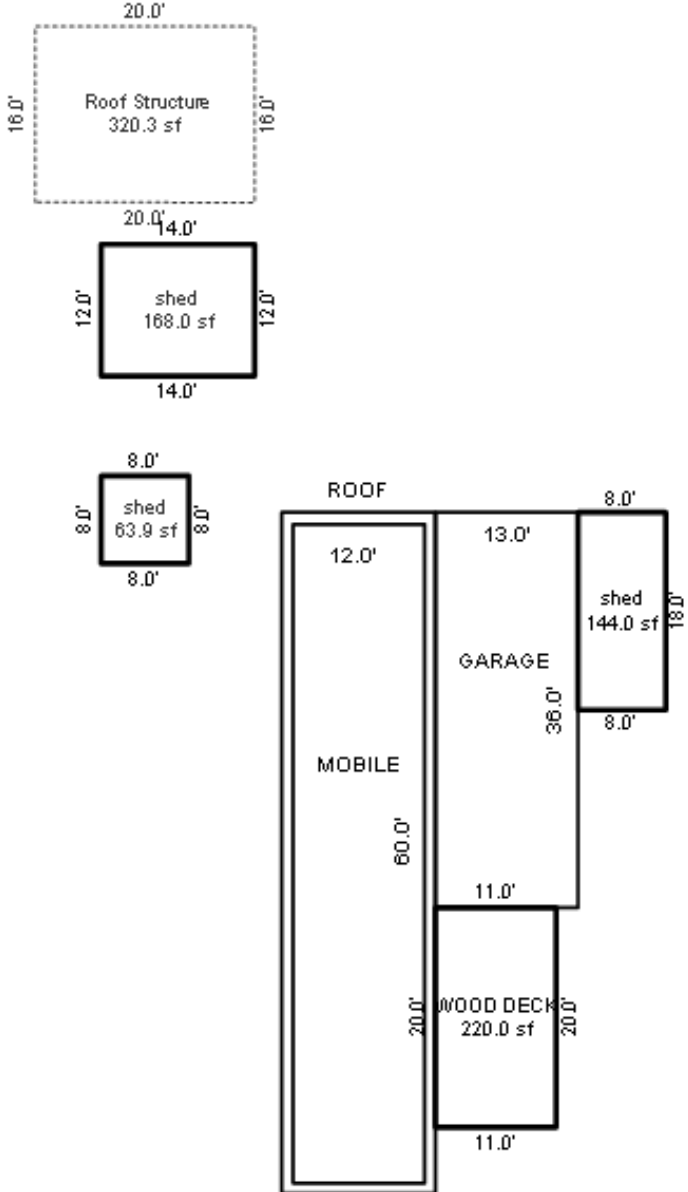


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 468 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 20,118 Total Depr Cost: 14,083 Estimated T.C.V: 15,491			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X No Heating/Cooling								
Yr Built 1969	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace								
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures						
Room List		Doors		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many X Ave. Few			(13) Plumbing								
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals:			Size 1 1 1		Cost New -3,805 4,485 2,548 16,890 20,118		Depr. Cost -2,663 3,139 1,784 11,823 14,083	
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		(8) Basement			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 1										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALL NATIONS PENTECOSTAL C	LARRABEE BRIAN TRUST	45,000	06/30/2015	WD	03-ARM'S LENGTH	2015-02345	PROPERTY TRANSFER	100.0
SHRIVER ELIZABETH	ALL NATIONS PENTECOSTAL C	2	11/14/2006	QC	21-NOT USED/OTHER	06-0/4137	DEED	100.0
JESSE C LARARABEE	ELIZABETH SHRIVER	57,000	08/21/2003	WD	21-NOT USED/OTHER	2003-04387	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
10055 ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/05/2016					
Owner's Name/Address	MAP #:					
LARRABEE BRIAN TRUST LARRABEE SANDRA TRUSTEE 10055 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 133,609 TCV/TFA: 129.47					

Taxpayer's Name/Address	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
LARRABEE BRIAN TRUST C/O MULDER LYNN 7799 S 8 MILE RD MC BAIN MI 49657	X	Dirt Road		A 200' @ 90/FF	183.00	286.00	1.0225	0.9196	90 100	15,485
		Gravel Road		183 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =						15,485
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC17 T22N R8W BET 922 FT N. OF SE COR OF SE1/4 TH W 373FT, N TO C/L ROSTED RD. E 373FT. S TO POB. EXC E'/Y 190FT THOF. 1.42 A 8/2023 SPLIT PART TO 009-017-012-25 FORMERLY SEC 17 T22N R8W (0*2003) BEG 922	X	Level	2025	7,700	59,100	66,800			37,413C
		Rolling	2024	7,700	50,700	58,400			36,289C
		Low	2023	10,300	50,100	60,400			34,561C
		High	2022	9,300	45,200	54,500			32,916C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

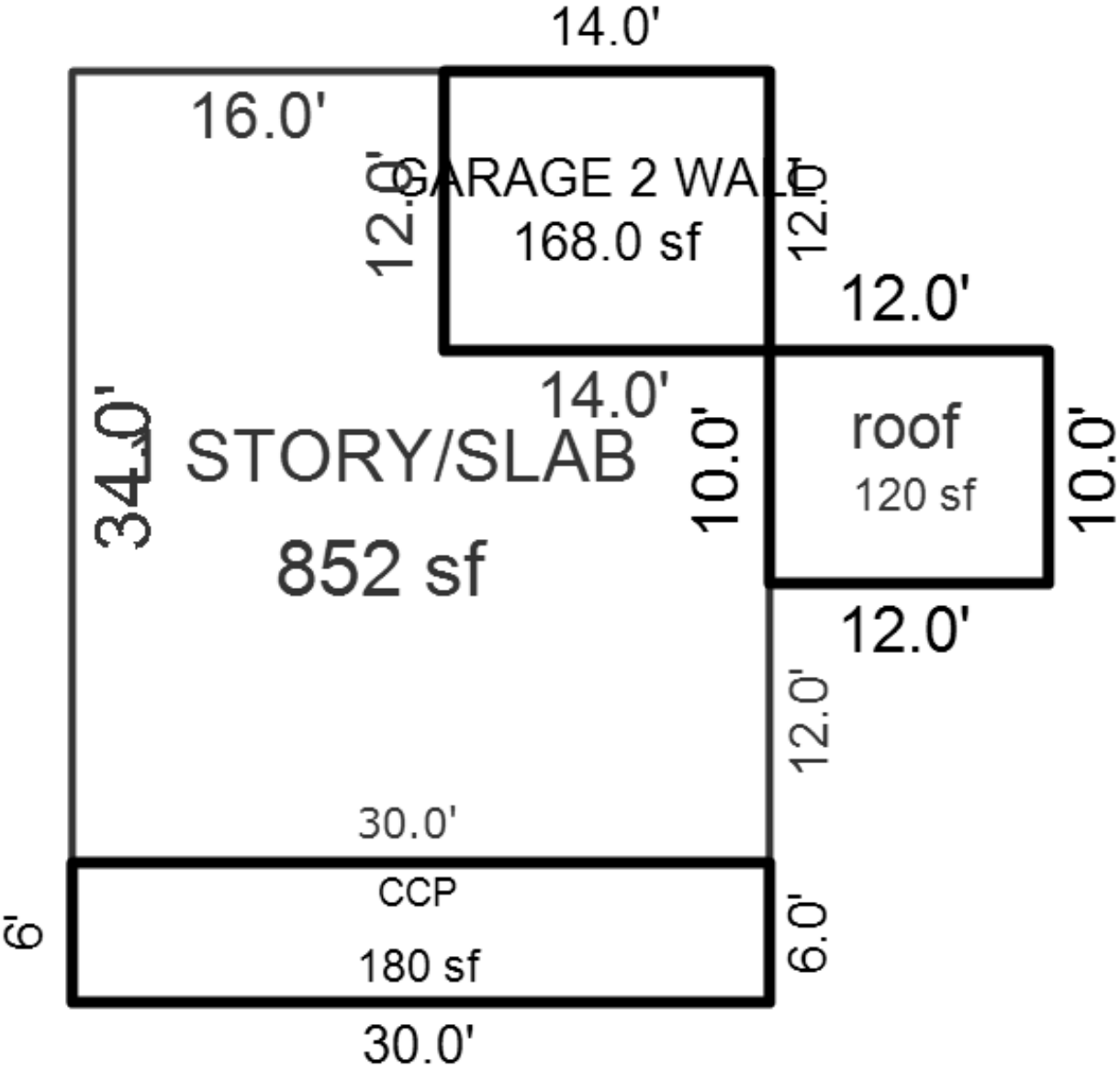


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 180 120	Type CCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 168 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:				
	Town 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: 20 Floor Area: 1,032 Total Base New : 134,245 Total Depr Cost: 107,385 Estimated T.C.V: 118,124	
Wood Frame		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1032 SF Floor Area = 1032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls D 10 Blt 2001						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Yr Built Remodeled 2001 0		Trim & Decoration		0 Amps Service			1 Story Siding Slab 1,032			Total: 117,495 93,985						
Condition: Average		Ex Ord Min		No./Qual. of Fixtures			Other Additions/Adjustments			Average Fixture(s) 1 1,010 808						
Room List		Lg Ord Small		No. of Elec. Outlets			Water/Sewer			1000 Gal Septic 1 4,203 3,362						
Basement 1st Floor 2nd Floor 1 Bedrooms		Doors Solid H.C.		(13) Plumbing			Porches			Water Well, 50 Feet 1 2,462 1,970						
(1) Exterior		(5) Floors		1 Average Fixture(s)			Garages			CCP (1 Story) 180 3,946 3,157						
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		3 Fixture Bath			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 2 Wall 1 -4,554 -3,643						
Insulation		(6) Ceilings		2 Fixture Bath			Door Opener 1 424 339			Base Cost 168 7,496 5,997						
(2) Windows		(7) Excavation		Softener, Auto			Deck			w/Roof (Roof portion) 120 1,763 1,410						
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1032 S.F. Height to Joists: 0.0		Softener, Manual			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 118,124						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No Plumbing												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet												
Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		Extra Sink												
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Separate Shower												
Chimney:		(10) Floor Support		Ceramic Tile Floor												
		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains												
				Ceramic Tub Alcove												
				Vent Fan												
				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.
		39,500	07/01/1999	WD	33-TO BE DETERMINED	329:618	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10160 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/12/2004	20040243	Complete
Owner's Name/Address	P.R.E. 100% 04/11/2002					
MURPHY BRUCE SR & BETTY 10160 W KELLY ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 237,744 TCV/TFA: 163.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
. SEC 17 T22N R8W BEG 968 FT W OF SE COR OF SE 1/4 TH N TO C/L ROSTED ROAD, E 280 FT, S 624 FT E 175 FT S TO S SEC LINE, W 455 FT TO POB. 10.4151A	X		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			Residentia 8 - 17	@\$5000	10.41 Acres	5000 100 52,050
			10.41 Total Acres			Total Est. Land Value = 52,050

Comments/Influences	X	Public Improvements	Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: Asphalt Paving	2.85	3700 0	0
	X	Gravel Road	D/W/P: 4in Ren. Conc.	7.24	226 0	0
	X	Paved Road	D/W/P: 3.5 Concrete	6.07	600 0	0
	X	Storm Sewer	Wood Frame	23.66	144 50	1,703
	X	Sidewalk	Wood Frame	20.23	352 50	3,560
		Water	Residential Local Cost Land Improvements			
		Sewer	Description	Rate	Size % Good	Cash Value
		Electric	LAND IMPROVE 2500	2,500.00	1 100	2,500
		Gas	Total Estimated Land Improvements True Cash Value = 7,763			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	26,000	92,900	118,900			67,604C
	X	Low	2024	15,600	88,500	104,100			65,572C
	X	High	2023	14,600	77,100	91,700			62,450C
	X	Landscaped	2022	10,400	67,700	78,100			59,477C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/25/2019	INSPECTED	2024	15,600	88,500	104,100			65,572C
TPC	12/27/2017	INSPECTED	2023	14,600	77,100	91,700			62,450C
TPC	08/01/2011	INSPECTED	2022	10,400	67,700	78,100			59,477C

\*\*\* 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	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: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			512 CSEP (1 Story) 192 Treated Wood 420 Treated Wood 320 Roof Cover Onl		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.		Central Air Wood Furnace		
Yr Built 1999	Remodeled 2004	Condition: Average		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		
Room List		(5) Floors		(12) Electric			150 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets	
Basement	1st Floor	Kitchen:		150 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few	
2nd Floor	3 Bedrooms	Other:		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing	
(1) Exterior		Other:		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		
X	Insulation	X Drywall		(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			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
(2) Windows		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:	

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

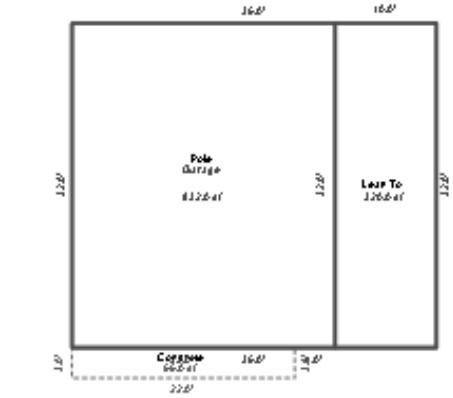
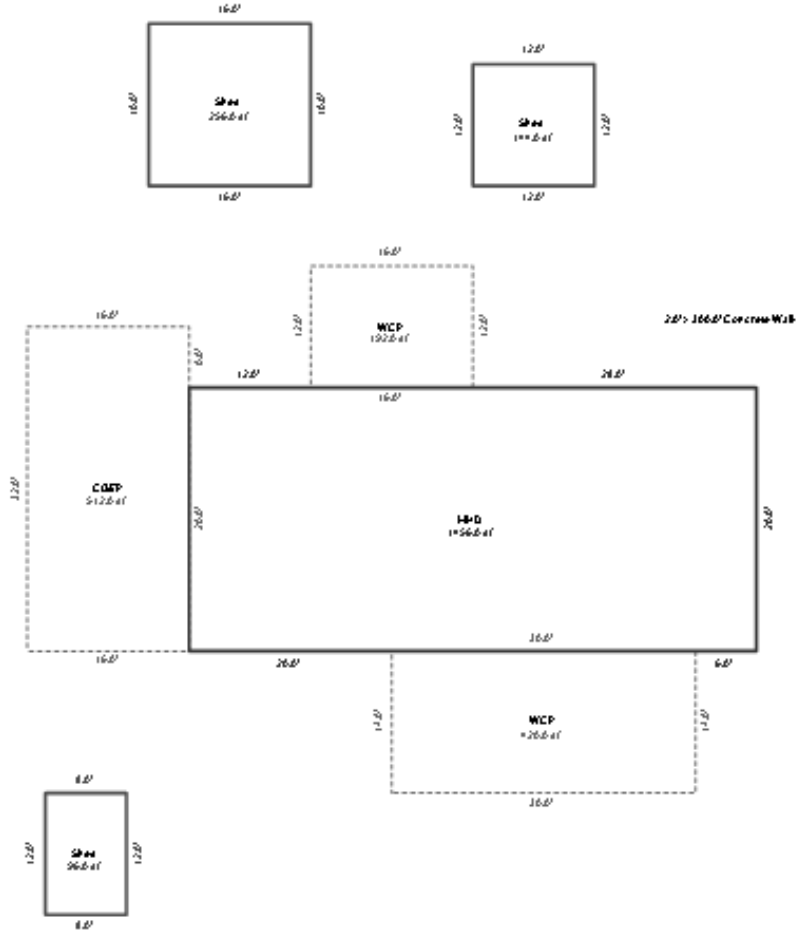
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				160,794	136,675

Other Additions/Adjustments

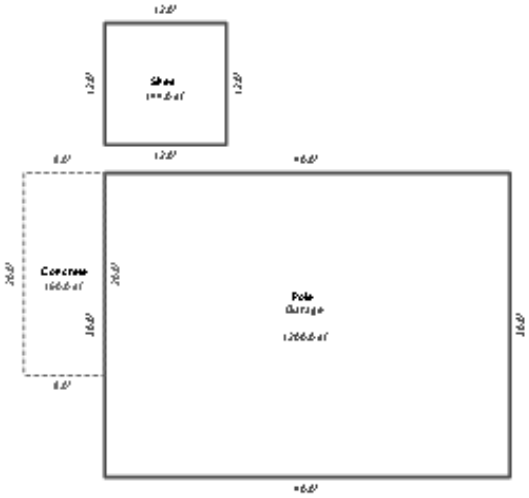
Item	Quantity	Unit Cost	Total Cost
Plumbing			
Average Fixture(s)	1	1,212	1,030
3 Fixture Bath	1	3,805	3,234
Water/Sewer			
1000 Gal Septic	1	4,485	3,812
Water Well, 100 Feet	1	5,560	4,726
Porches			
CSEP (1 Story)	512	17,229	14,645
Deck			
Treated Wood w/Roof (Deck Portion)	192	3,880	3,298
Treated Wood w/Roof (Roof portion)	192	2,918	2,480
Treated Wood w/Roof (Deck Portion)	420	6,489	5,516
Treated Wood w/Roof (Roof portion)	420	5,716	4,859
w/Roof (Roof portion)	320	4,397	3,737
Garages			
Class: CD Exterior: Pole (Unfinished)			
Door Opener	1	478	406
Base Cost	1200	25,548	21,716
Class: D Exterior: Pole (Unfinished)			
Base Cost	832	16,823	14,300
Door Opener	1	424	360

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

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



1766.8 sf Depth



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

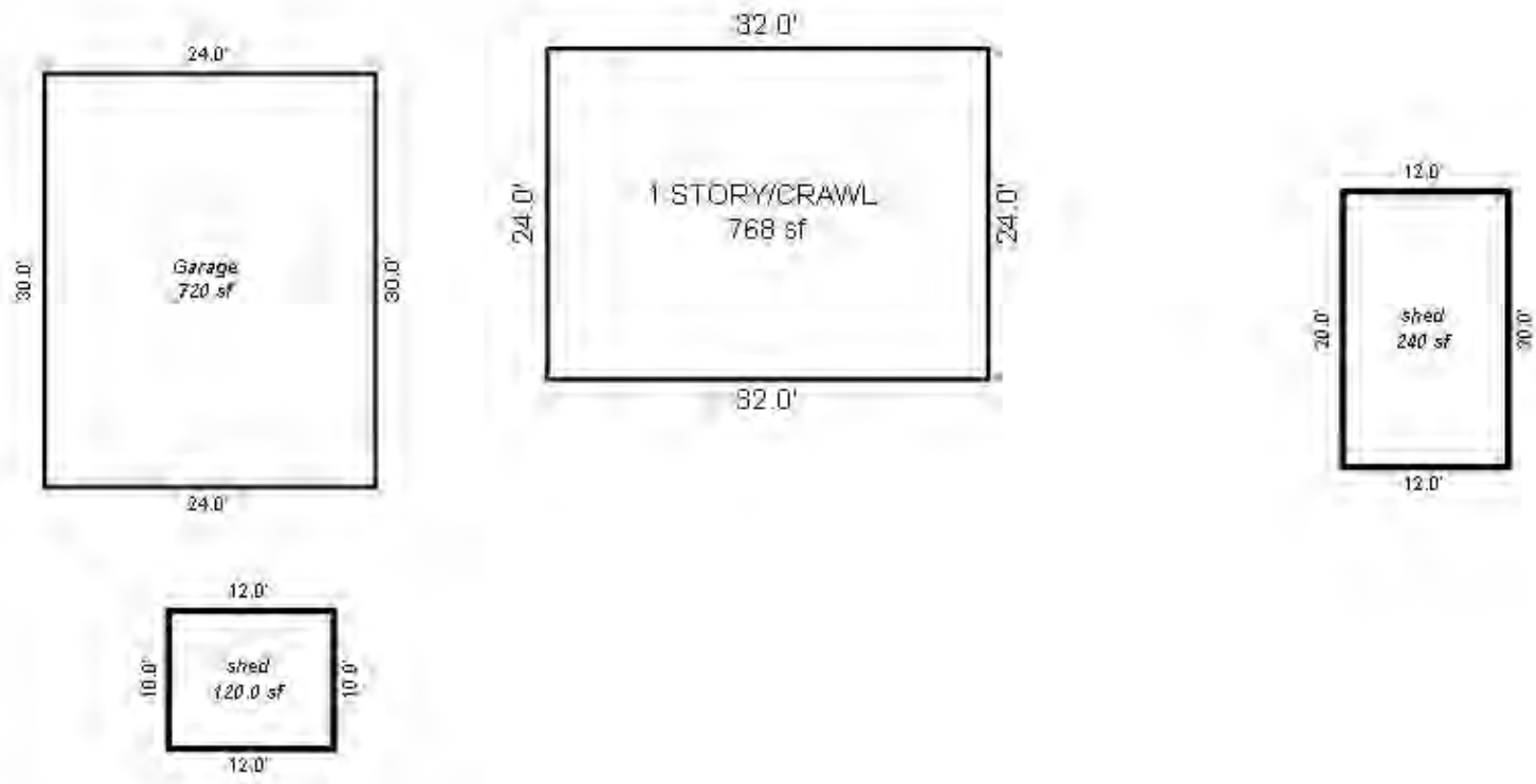
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COCHRANE KEVEN ESTATE	STAATS DONALD J & STAATS	0	12/21/2022	WD	05-CORRECTING TITLE	2023-00078	DEED	0.0				
COCHRANE KEVIN ESTATE	STAATS DONALD J & STAATS	140,000	11/22/2022	WD	03-ARM'S LENGTH	2022-03750	PROPERTY TRANSFER	100.0				
BALDWIN TIM	COCHRANE KEVIN	99	05/26/2005	QC	21-NOT USED/OTHER	05-0/2118	DEED	0.0				
COCHRANE KEVIN	BALDWIN TIM	16,900	10/01/2004	WD	20-MULTI PARCEL SALE REF	04-0/4150	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2874 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		03/18/2014		2014-0052	100%			
Owner's Name/Address		P.R.E. 100% 11/23/2022		MH		06/23/2005		20050193	Complete			
STAATS DONALD J & STAATS SHAWN L 2874 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 164,427 TCV/TFA: 214.10								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	292.00	945.36	0.9097	1.2399	90	100		29,643
		Paved Road		292 Actual Front Feet, 6.34 Total Acres Total Est. Land Value = 29,643								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 4in Concrete	6.39	300	0	0				
		Sewer		D/W/P: 4in Concrete	6.39	500	0	0				
		Electric		Wood Frame	21.25	240	50	2,550				
		Gas		Wood Frame	24.54	120	50	1,472				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description Rate Size % Good Cash Value								
		Standard Utilities		LAND IMPROVE 1000	1,000.00	1	95	950				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 4,972								
775-5117		Topography of Site										
11/02/2016 completed		Level										
17-012-60;		Rolling										
17-012-64;		Low										
-----		High										
16 completed		Landscaped										
6-03490 ;		Swamp										
17-012-60;		Wooded										
17-012-66;		Pond										
-----		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	14,800	67,400	82,200		69,798C		
		TPC 08/04/2022 INSPECTED			2024	9,500	58,200	67,700		67,700S		
		TPC 12/27/2017 INSPECTED			2023	8,900	56,900	65,800		65,800S		
		TPC 08/18/2014 INSPECTED			2022	6,300	54,800	61,100		39,206C		



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







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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAATS SHAWN LEE	STAATS DONALD JAMES	0	05/25/2022	QC	09-FAMILY	2022-01706	DEED	0.0
COCHRANE KEVIN	STAATS SHAWN	2,500	11/28/2016	WD	03-ARM'S LENGTH	2016-03870	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2888 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	10/08/2019	2019-0564	100%

Owner's Name/Address	MAP #:	2025 Est TCV	TCV/TFA:
STAATS DONALD JAMES 2874 S LACHANCE RD LAKE CITY MI 49651		44,884	35.07

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
			Public Improvements		* Factors *		Rate %Adj.	Reason	Value				
BEG 315 FT N OF SE COR OF SE 1/4, TH N 315 FT, W 300 FT, S 315 FT, E 300 FT TO POB SEC 17 T22N R8W 2.1694 A M/L FORMERLY BEG 630' N OF SE COR OF SE 1/4 TH N 292', W 688', S 338', E 175', S 269' E 213', N 315', E 300' TO POB SEC 17 T22N R8W 6.3371A 11/2016 SPLIT FROM 009-017-012-60			Dirt Road		A 200' @ 90/FF		315.00	300.00	0.8926	0.9306	90	100	23,550
			Gravel Road		315 Actual Front Feet, 2.17 Total Acres				Total Est. Land Value =				23,550

Comments/Influences  
 COMBINE ON 5/2022 WITH 009-017-012-66  
 SPLIT/COMB. ON 11/09/2016 COMPLETED  
 11/09/2016 TIM ;



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	11,800	10,600	22,400			16,318C
Who When What	2024	11,800	10,800	22,600			15,828C
TPC 04/30/2021 INSPECTED	2023	9,200	11,800	21,000			15,075C
JWV 09/22/2020 INSPECTED	2022	3,000	9,700	12,700			11,776C
TPC 12/27/2017 INSPECTED							

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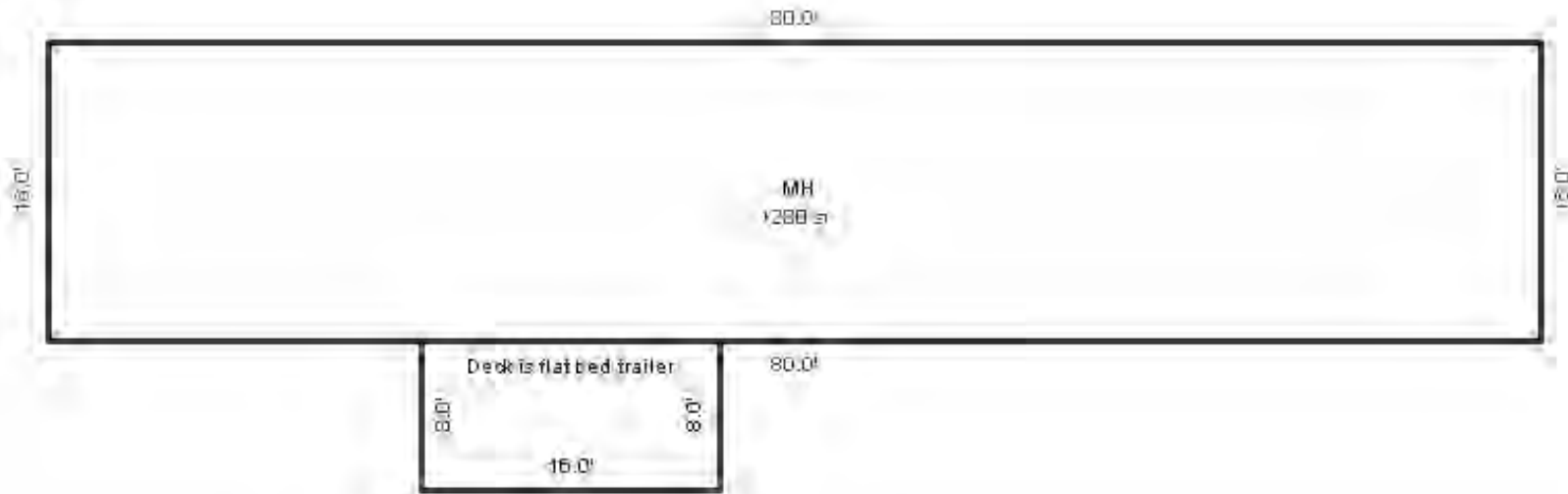
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 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:						
	Mobile Home	Insulation		Wood	Coal	Steam										X		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		
	Town Home	0	Front Overhang																	
	Duplex	0	Other Overhang																	
	A-Frame	(4) Interior																		
	Wood Frame	Drywall																		
		Paneled		Plaster																
		Wood T&G																		
	Building Style: HUD		Trim & Decoration																	
	Yr Built 1980	Remodeled 0	Ex	Ord	Min															
Condition: Average		Size of Closets																		
		Lg	Ord	Small																
Room List		Doors	Solid	H.C.	X			Central Air Wood Furnace												
	Basement	(5) Floors			(12) Electric															
	1st Floor	Kitchen:			0			Amps Service												
	2nd Floor	Other:																		
	3 Bedrooms	Other:																		
(1) Exterior		No./Qual. of Fixtures																		
	Wood/Shingle	Ex.	Ord.	Min																
	Aluminum/Vinyl	No. of Elec. Outlets																		
	Brick	Many	Ave.	Few																
	Insulation	(13) Plumbing																		
(2) Windows		(7) Excavation																		
Many	Large	Basement: 0 S.F.			2			Average Fixture(s)												
Avg.	Avg.	Crawl: 0 S.F.			3			Fixture Bath												
Few	Small	Slab: 0 S.F.			2			Fixture Bath												
Wood Sash		Height to Joists: 0.0			Softener, Auto			Softener, Manual												
Metal Sash		(8) Basement			Solar Water Heat			No Plumbing												
Vinyl Sash		Conc. Block			Extra Toilet			Extra Sink												
Double Hung		Poured Conc.			Separate Shower			Ceramic Tile Floor												
Horiz. Slide		Stone			Ceramic Tile Wains			Ceramic Tub Alcove												
Casement		Treated Wood			Vent Fan															
Double Glass		Concrete Floor																		
Patio Doors		(9) Basement Finish																		
Storms & Screens																				
(3) Roof		(14) Water/Sewer																		
Gable	Gambrel	Public Water																		
Hip	Mansard	Public Sewer																		
Flat	Shed	Water Well																		
Asphalt Shingle		1000 Gal Septic																		
Chimney:		2000 Gal Septic																		
		Lump Sum Items:																		
		Joists:																		
		Unsupported Len:																		
		Cntr.Sup:																		

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980  
 (11) Heating System: Forced Warm Air, Wood Furnace Add-On  
 Ground Area = 1280 SF Floor Area = 1280 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35  
 Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1280		
Total:				62,283	21,799
Other Additions/Adjustments					
Skirting, Plywd/Hrdbd			192	2,287	800
Plumbing					
3 Fixture Bath			1	2,687	940
Water/Sewer					
1000 Gal Septic			1	4,485	1,570
Water Well, 50 Feet			1	2,548	892
Built-Ins					
Appliance Allow.			1	1,906	667
Totals:				76,196	26,668

Notes:  
 ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 21,334

\*\*\* 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.				
SLUITER DUSTIN & WEAVER S	SLUITER DUSTIN	1	02/26/2024	QC	21-NOT USED/OTHER	2024-00397	DEED	0.0				
BALDWIN TIM	SLUITER DUSTIN & WEAVER S	152,500	04/16/2021	WD	03-ARM'S LENGTH	2021-01428	PROPERTY TRANSFER	100.0				
COCHRANE KEVIN	BALDWIN TIM	99	05/26/2005	WD	21-NOT USED/OTHER	05-0/2119	DEED	100.0				
BALDWIN TIM	COCHRANE KEVIN	0	05/26/2005	QC	21-NOT USED/OTHER	05-0/2118	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
10080 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		MH		10/09/2007		20070758	Complete			
Owner's Name/Address		P.R.E. 100% 04/20/2021		Garage		11/19/2004		20040450	Complete			
SLUITER DUSTIN 10080 W KELLY RD LAKE CITY MI 49651		MAP #:		MH		10/12/2004		20040403	Complete			
		2025 Est TCV 176,490 TCV/TFA: 116.73										
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
				A 200' @ 90/FF	150.00	363.29	1.0746	0.9762	90	100		14,162
				150 Actual Front Feet, 1.25 Total Acres Total Est. Land Value = 14,162								
				Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				Residential Local Cost Land Improvements								
				Description				Rate	Size % Good		Cash Value	
				LAND IMPROVE 1000				1,000.00	1 95		950	
				Total Estimated Land Improvements True Cash Value = 950								
				Topography of Site								
				Level								
				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	7,100	81,100	88,200		70,928C		
		TPC 01/22/2021 INSPECTED			2024	7,100	77,200	84,300		68,796C		
		TPC 12/27/2017 INSPECTED			2023	5,500	67,000	72,500		65,520C		
		TPC 08/01/2011 INSPECTED			2022	3,800	58,600	62,400		62,400S		

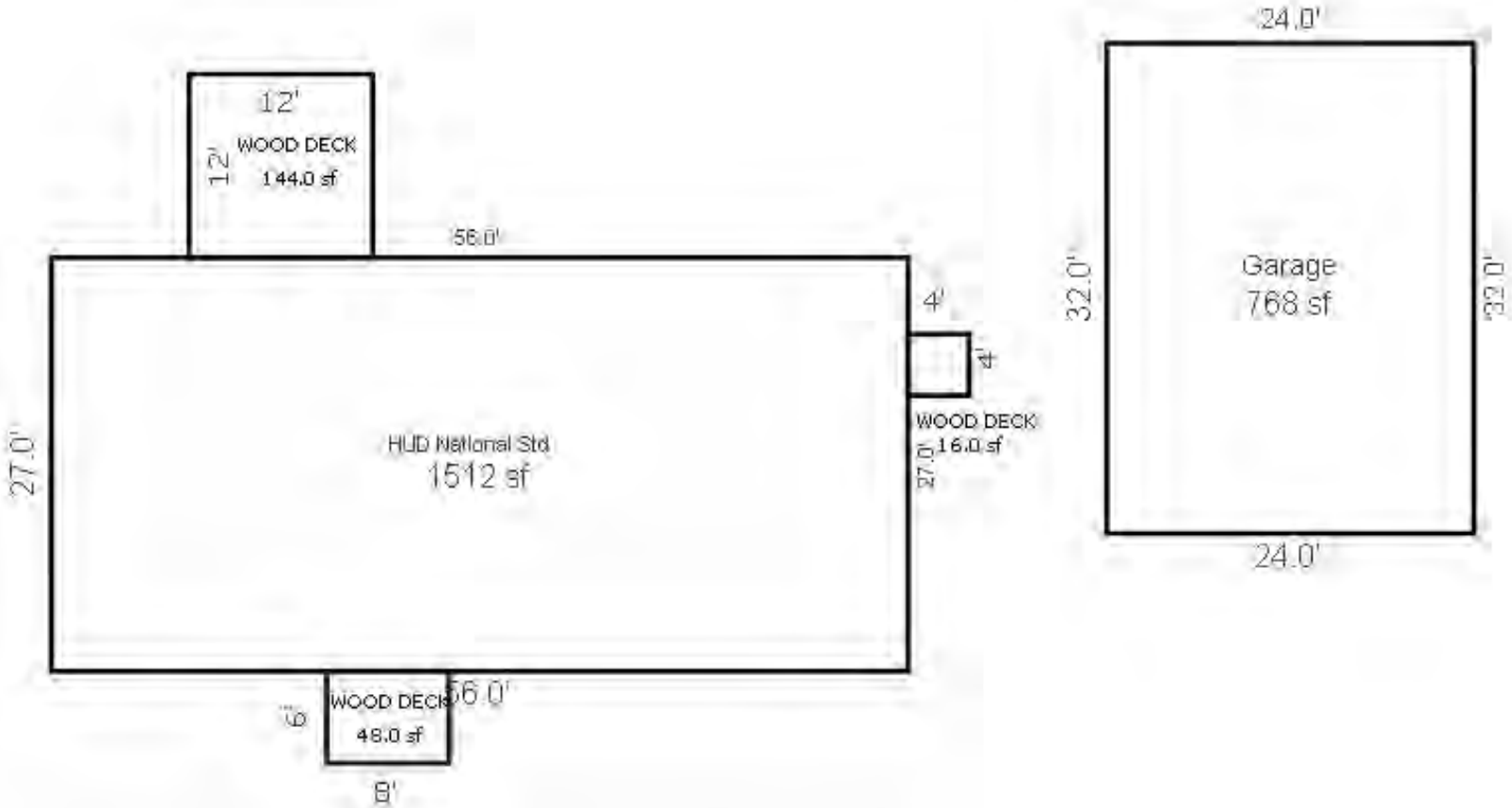


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 18 16	Type Treated Wood Treated Wood Treated Wood			Year Built: 2005 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: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 18 Floor Area: 1,512 Total Base New : 246,005 Total Depr Cost: 201,723 Estimated T.C.V: 161,378		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1512 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82		Cls C Blt 2004					
Yr Built 2004	Remodeled 2009	Ex	X	Ord	Min	No./Qual. of Fixtures		150 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		1		1 Story Siding Crawl Space		Total: 189,608 155,479					
Room List		Doors		Solid	X	H.C.	(13) Plumbing		2		Plumbing						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		1		Average Fixture(s)		Average Fixture(s)					
(1) Exterior		(6) Ceilings		X Drywall		Many		X		Ave.		Few					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1512 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		1		Separate Shower	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Separate Shower		1		1000 Gal Septic Water Well, 100 Feet		1		4,795 3,932 5,725 4,694	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well		1		1000 Gal Septic		1		2,727 2,236	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		2000 Gal Septic		Lump Sum Items:		Notes: 2004 REDMAN MHD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		161,378			
(3) Roof		Chimney:		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		2		Door Opener		1,078 884			
X	Gable Hip Flat	Gambrel Mansard Shed									Appliance Allow.		1		2,236 201,723		
X	Asphalt Shingle											Totals:		246,005 201,723			

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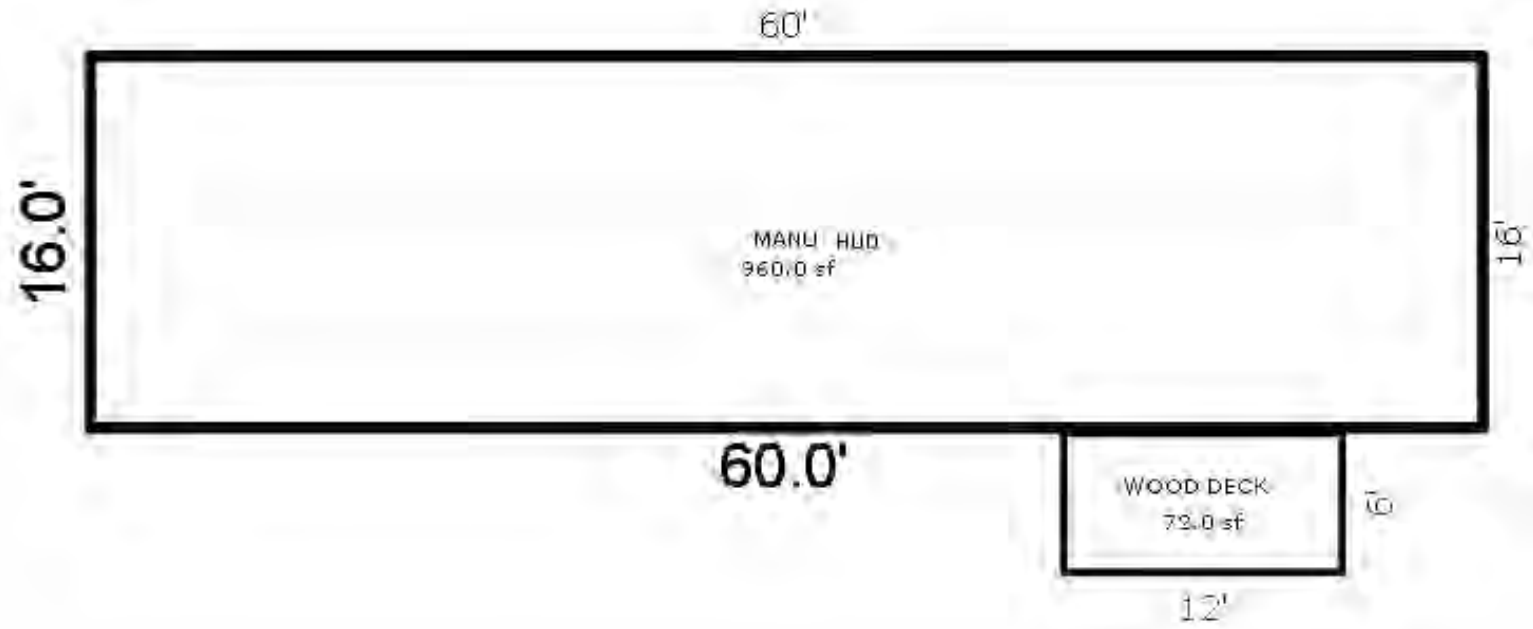


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
10060 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
BALDWIN TIM 8085 CONSTITUTION BLVD CADILLAC MI 49601		2025 Est TCV 37,510 TCV/TFA: 39.07									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 17 T22N R8W (0*2020) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE 1/4, TH S 89D 54' 37" W 63 FT, N 0 DEG 43' 20" W 200 FT, N 89D 54' 37" E 63 FT, S 0 DEG 43' 20" W 200 FT TO POB. .2893 A SPLITON 02/22/2021 FROM 009-017-012-68;		Public Improvements		* Factors *							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Split/Comb. on 02/22/2021 completed 02/22/2021 TIM ; Parent Parcel(s): 009-017-012-68; Child Parcel(s): 009-017-012-69;		Topography of Site		A 200' @ 90/FF	63.00	200.00	1.3348	0.8409	90	100	6,364
----- 		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		63 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	6,364	
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		2025	3,200	15,600	18,800			14,565C	
		TPC 05/06/2018 INSPECTED		2024	3,200	15,800	19,000			14,128C	
				2023	2,500	17,200	19,700			13,456C	
				2022	1,600	14,200	15,800			12,816C	

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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 72	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:	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Average Effec. Age: 20 Floor Area: Total Base New : 70,789 Total Depr Cost: 38,932 Estimated T.C.V: 31,146
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1997				
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Wall Furnace									
A-Frame		Plaster Wood T&G		0 Amps Service			Ground Area = 960 SF Floor Area = 960 SF.									
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
Building Style: HUD		Ex Ord Min		Ex. Ord. Min			Building Areas									
Yr Built 1997		Size of Closets		No. of Elec. Outlets			Type Ext. Walls Roof/Fnd. Size									
Remodeled 0		Lg Ord Small		Many Ave. Few			Main Home Siding Comp.Shingle 960									
Condition: Average		Doors Solid H.C.		(13) Plumbing			Water/Sewer									
Room List		(5) Floors		1 Average Fixture(s)			Other Additions/Adjustments									
Basement		Kitchen:		1 3 Fixture Bath			Skirting, Metal or Vinyl, Vertical 152			53,850		29,617				
1st Floor		Other:		1 2 Fixture Bath			Plumbing									
2nd Floor		Other:		Softener, Auto			Average Fixture(s) 1 950									
Bedrooms				Softener, Manual			2 Fixture Bath 1 2,007					1,104				
(1) Exterior		(6) Ceilings		No Plumbing			Water/Sewer									
Wood/Shingle				Extra Toilet			1000 Gal Septic 1 4,795					2,637				
Aluminum/Vinyl				Extra Sink			Water Well, 50 Feet 1 2,648					1,456				
Brick				Separate Shower			Deck									
Insulation				Ceramic Tile Floor			Treated Wood 72 2,110					1,160				
(2) Windows		(7) Excavation		Ceramic Tile Wains			Built-Ins									
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tub Alcove			Appliance Allow. 1 2,727					1,500				
Large Avg. Small		(8) Basement		Vent Fan			Totals: 70,789					38,932				
Wood Sash		Conc. Block		(14) Water/Sewer			Notes:									
Metal Sash		Poured Conc.		Public Water			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:					31,146				
Vinyl Sash		Stone		Public Sewer												
Double Hung		Treated Wood		Water Well												
Horiz. Slide		Concrete Floor		1 1000 Gal Septic												
Casement		(9) Basement Finish		1 2000 Gal Septic												
Double Glass				Lump Sum Items:												
Patio Doors																
Storms & Screens																
(3) Roof		(10) Floor Support														
Gable		Joists:														
Hip		Unsupported Len:														
Flat		Cntr.Sup:														
Asphalt Shingle																
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIELSKI JOHN PATRICK	DANIELSKI JOHN PATRICK ET	1	03/14/2017	QC	09-FAMILY	2017-00711	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10135 W ROSTED RD			MH	12/20/2005	20050420	Complete

Owner's Name/Address	MAP #:	2025 Est TCV	TCV/TFA:
DANIELSKI JOHN PATRICK ET AL 10135 W ROSTED ROAD LAKE CITY MI 49651		29,553	49.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
. SEC 17 T22N R8W BEG IN C/L ROSTED RD 688 FT W OF E SEC LINE, TH S 286 FT, E 200 FT, N 286 FT, W 200 FT TO POB. 1.3131A.	X		* Factors *						
			A 200' @ 90/FF	200.00	268.00	1.0000	0.9047	90	100
			200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 16,285						

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



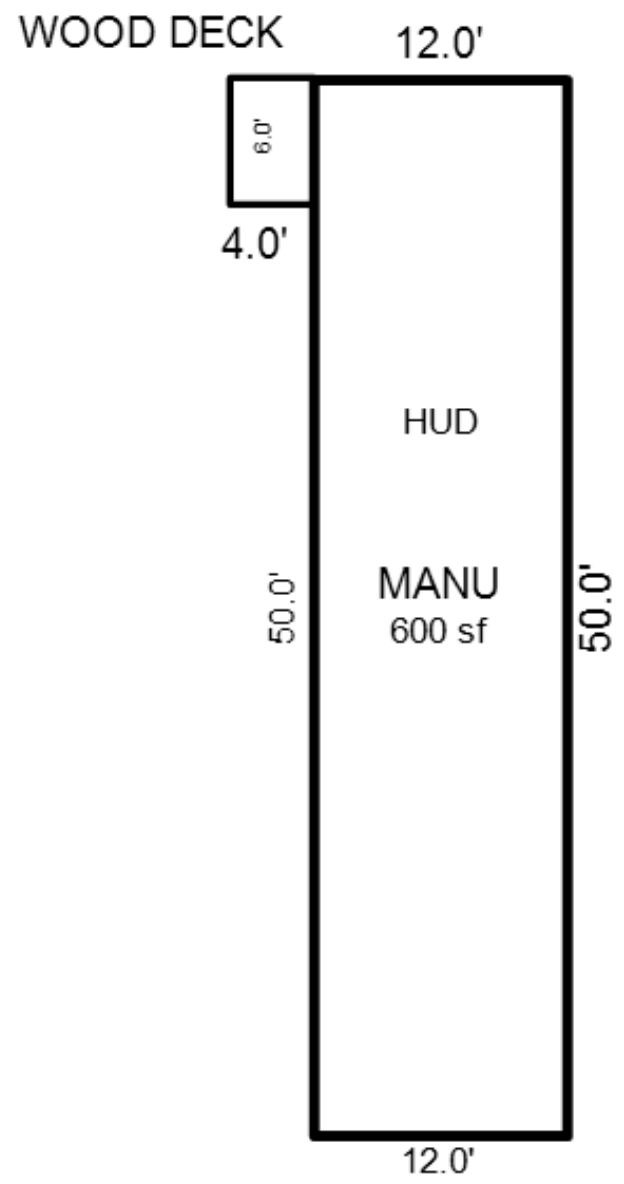
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	8,100	6,700	14,800			10,430C
TPC 12/27/2017 INSPECTED			2024	8,100	7,500	15,600			10,117C
TPC 04/18/2017 INSPECTED			2023	6,300	8,200	14,500			9,636C
			2022	6,000	6,700	12,700			9,178C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G							24	Treated Wood			
Building Style: HUD		Trim & Decoration		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump														
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: Fair Effec. Age: 40 Floor Area: Total Base New : 47,386 Total Depr Cost: 16,585 Estimated T.C.V: 13,268			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 600 SF Floor Area = 600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					Cls Fair Blt 1976			
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Main Home Ribbed Metal 600								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Ex.	X	Ord.		Min	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 34,971 12,240						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 144 1,572 550 Plumbing Average Fixture(s) 1 846 296 Water/Sewer 1000 Gal Septic 1 4,485 1,570 Water Well, 50 Feet 1 2,548 892								
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Built-Ins Appliance Allow. 1 1,906 667 Deck Treated Wood 24 1,058 370										
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)			(13) Plumbing			Totals: 47,386 16,585								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Notes: 1976								
X	Asphalt Shingle Metal			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 13,268								
X	Gable Hip Flat	Gambrel Mansard Shed																
Chimney: Metal																		

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

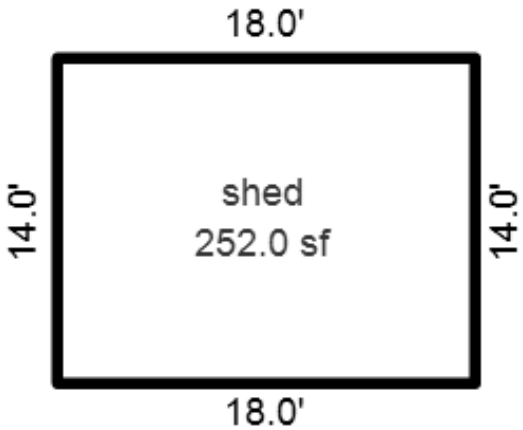




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 880	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Fair Effec. Age: 35 Floor Area: Total Base New : 79,080 Total Depr Cost: 27,677 Estimated T.C.V: 22,142			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair		Blt 1967				
Yr Built 1967	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 880 SF Floor Area = 880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas			Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Main Home	Ribbed	Metal	480						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Addition	Siding	Crawl	400						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			3 Fixture Bath			Other Additions/Adjustments			Plumbing			Average Fixture(s)			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Water/Sewer			1000 Gal Septic			Water Well, 100 Feet			
X	Insulation	(7) Excavation		Ex.			X	Ord.		Built-Ins			Appliance Allow.			Deck			
(2) Windows		Basement: 0 S.F. Crawl: 400 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Treated Wood			880			11,000			
X	Many Avg. Few	X	Large Avg. Small	1			1			Notes: Richardson #28914			ECF (4012 RURAL METES & BOUNDS) 0.800 => TC			22,142			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			3 Fixture Bath			Treated Wood			880			11,000			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood			880			11,000			
(3) Roof		(9) Basement Finish		1			2000 Gal Septic			Treated Wood			880			11,000			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Lump Sum Items:			Treated Wood			880			11,000		
X	Asphalt Shingle	(10) Floor Support		1			2000 Gal Septic			Treated Wood			880			11,000			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic			Treated Wood			880			11,000			

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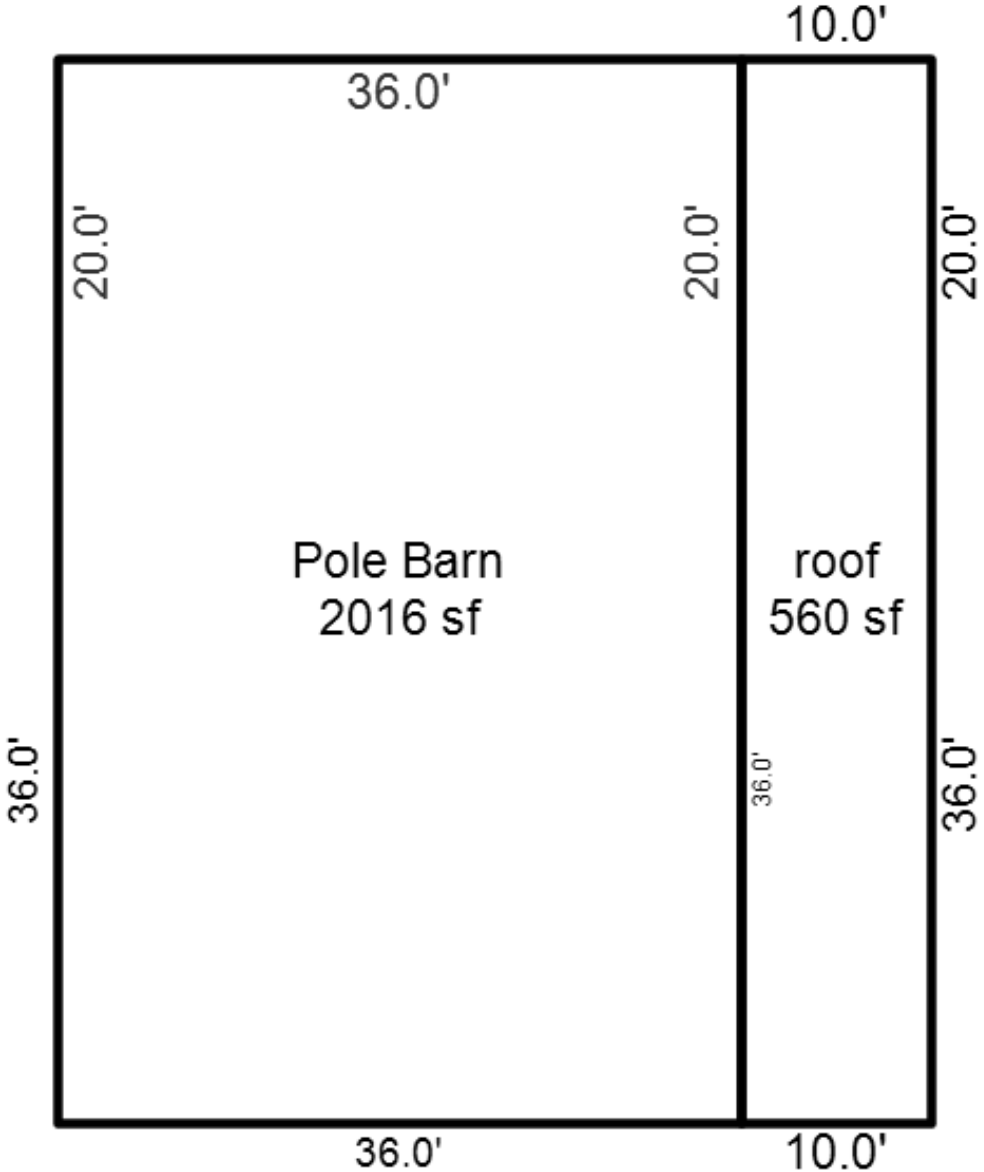


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 560	Type Roof Cover Onl	Year Built: 2007 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: 2016 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.100	Bsmnt Garage:	Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang
Wood Frame		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			No. of Elec. Outlets		Building Areas		Size	Cost New	Depr. Cost		
Building Style: GRG		Trim & Decoration			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Other Additions/Adjustments				Totals:	51,766
Yr Built	Remodeled	Ex	Ord	Min	X No Heating/Cooling			Stories Exterior Foundation		Plumbing		47,940	43,146		
2007 GAR	0	Lg	Ord	Small	Central Air Wood Furnace			3 Fixture Bath		Deck				47,940	43,146
Condition: Average		Size of Closets			(5) Floors			3 Fixture Bath		w/Roof (Roof portion)		51,766	46,589		
Room List		Doors	Solid	H.C.	Kitchen: Other: Other:			Softener, Auto 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				51,766	46,589
Basement	1st Floor	(6) Ceilings			(7) Excavation			Notes:		Class: C Exterior: Pole (Unfinished) Base Cost		51,766	46,589		
2nd Floor	Bedrooms	No. of Elec. Outlets			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		2016				51,766	46,589
(1) Exterior		Many Ave. Few			(8) Basement			Lump Sum Items:		Base Cost		51,766	46,589		
Wood/Shingle	Aluminum/Vinyl	Many Ave. Few			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost				51,766	46,589
Brick	Insulation	(9) Basement Finish			(14) Water/Sewer			Notes:		Base Cost		51,766	46,589		
(2) Windows		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:		Base Cost				51,766	46,589
Many	Large	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:		Base Cost		51,766	46,589		
Avg.	Avg.	(10) Floor Support			Lump Sum Items:			Notes:		Base Cost				51,766	46,589
Few	Small	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost		51,766	46,589		
Wood Sash	Metal Sash	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost				51,766	46,589
Vinyl Sash	Double Hung	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost		51,766	46,589		
Double Hung	Horiz. Slide	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost				51,766	46,589
Casement	Double Glass	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost		51,766	46,589		
Patio Doors	Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost				51,766	46,589
(3) Roof		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost		51,766	46,589		
Gable	Gambrel	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost				51,766	46,589
Hip	Mansard	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost		51,766	46,589		
Flat	Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost				51,766	46,589
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost		51,766	46,589		
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		Base Cost				51,766	46,589

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAUGHN BILLY W & SHIRLEY	RICHARDS BRIAN	69,900	08/24/2012	WD	03-ARM'S LENGTH	2012-02853	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2990 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	10/02/2015	2015-0493	100%

Owner's Name/Address	MAP #:
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 281,023 TCV/TFA: 93.55

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	300.00	315.00	0.9036	0.9420	90	100		22,983
300 Actual Front Feet, 2.17 Total Acres								Total Est. Land Value = 22,983

X		Land Improvement Cost Estimates		
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	144	45	369
D/W/P: Asphalt Paving	2.65	440	91	1,061
Total Estimated Land Improvements True Cash Value =				1,430

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

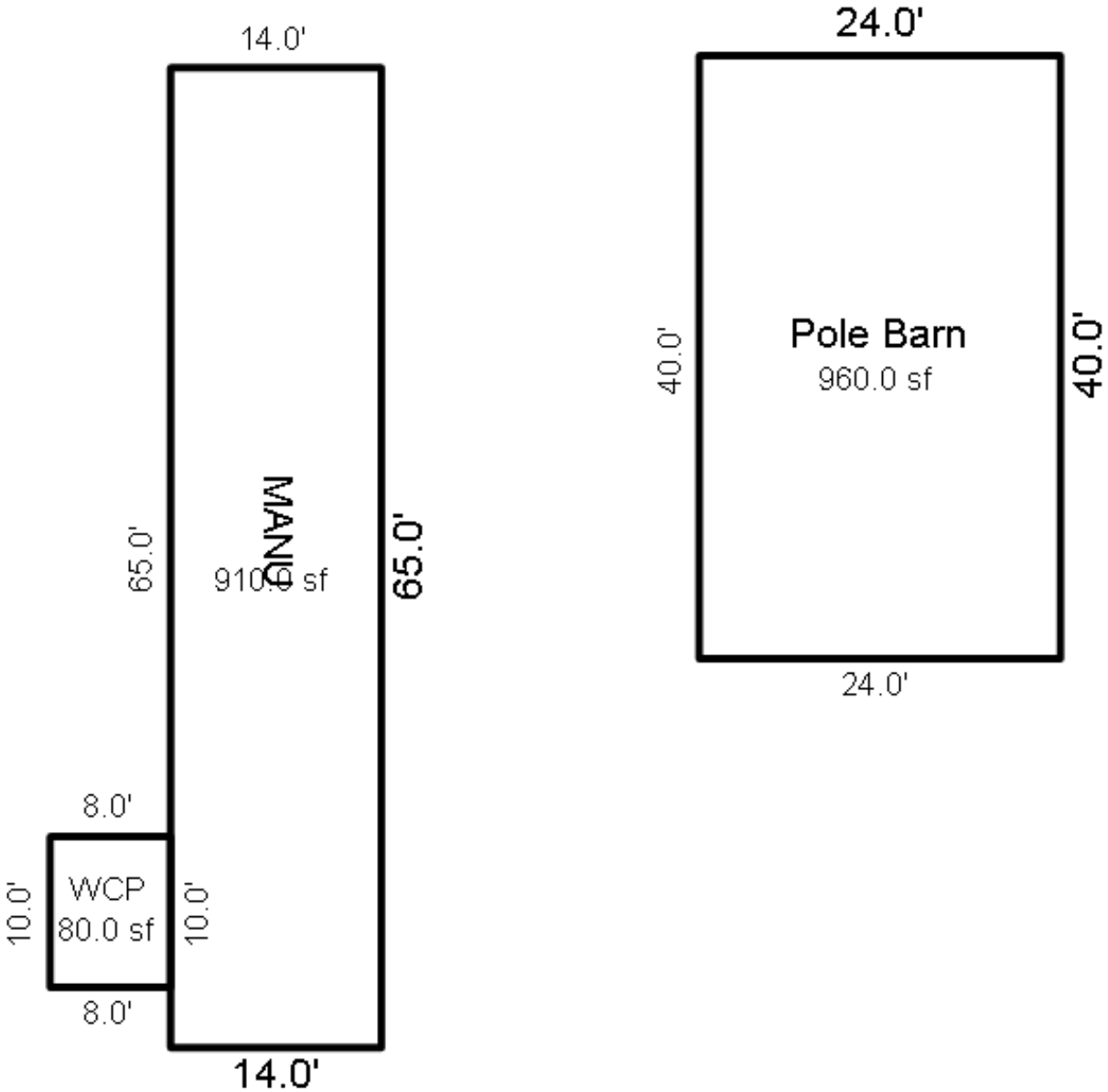


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,500	129,000	140,500			57,573C
2024	11,500	115,900	127,400			55,842C
2023	8,900	106,700	115,600			53,183C
2022	7,500	91,500	99,000			50,651C

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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: 1986																																										
	Mobile Home		Insulation		Wood										Coal	Steam	Interior 2 Story	1386	Roof Cover Onl	Class: C																																			
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Garbage Disposal	2nd/Same Stack	80	Treated Wood	Exterior: Pole																																										
	Duplex	0	Other Overhang		Wall Furnace									Bath Heater	Vent Fan	Exterior 1 Story	Exterior 2 Story	64	Brzwy, FW	Brick Ven.: 0																																			
	A-Frame			Warm & Cool Air			Hot Tub	Unvented Hood	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove								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	Class: Average	Effec. Age: 40	Floor Area:	Total Base New : 118,051	E.C.F.	X 0.800	Storage Area: 0	No Conc. Floor: 0																							
	Building Style: HUD	Drywall	Plaster				Size of Closets		Central Air		(12) Electric		(11) Heating System: Wall Furnace								Cls Average												Blt 1973																						
	Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	100		Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Ground Area = 910 SF		Floor Area = 910 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																																	
	Condition: Average	Trim & Decoration		Lg	X	Ord	Small	No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath																																
	Room List	Doors	Solid	X	H.C.	Central Air		Wood Furnace		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																			
	Basement	(5) Floors		(12) Electric		100		Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
	1st Floor	Kitchen:		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	2nd Floor	Other:		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Bedrooms	Other:		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	(1) Exterior	(6) Ceilings		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
X	Wood/Shingle	(7) Excavation		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Aluminum/Vinyl	Basement: 0 S.F.		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Brick	Crawl: 0 S.F.		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Insulation	Slab: 0 S.F.		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	(2) Windows	Height to Joists: 0.0		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
X	Many	X	Large	100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Avg.		Avg.	100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Few		Small	100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Wood Sash	(8) Basement		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Metal Sash	Conc. Block		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Vinyl Sash	Poured Conc.		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Double Hung	Stone		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Horiz. Slide	Treated Wood		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Casement	Concrete Floor		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Double Glass	(9) Basement Finish		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Patio Doors	Recreation SF		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Storms & Screens	Living SF		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	(3) Roof	Walkout Doors (B)		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
X	Gable	No Floor SF		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Hip	Walkout Doors (A)		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Flat	Recreation SF		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Gambrel	Living SF		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Mansard	Walkout Doors (B)		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Shed	No Floor SF		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
X	Asphalt Shingle	Walkout Doors (A)		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
	Chimney: Brick	(10) Floor Support		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
		Joists:		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
		Unsupported Len:		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
		Cntr.Sup:		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan										
		Lump Sum Items:		100		Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing																								

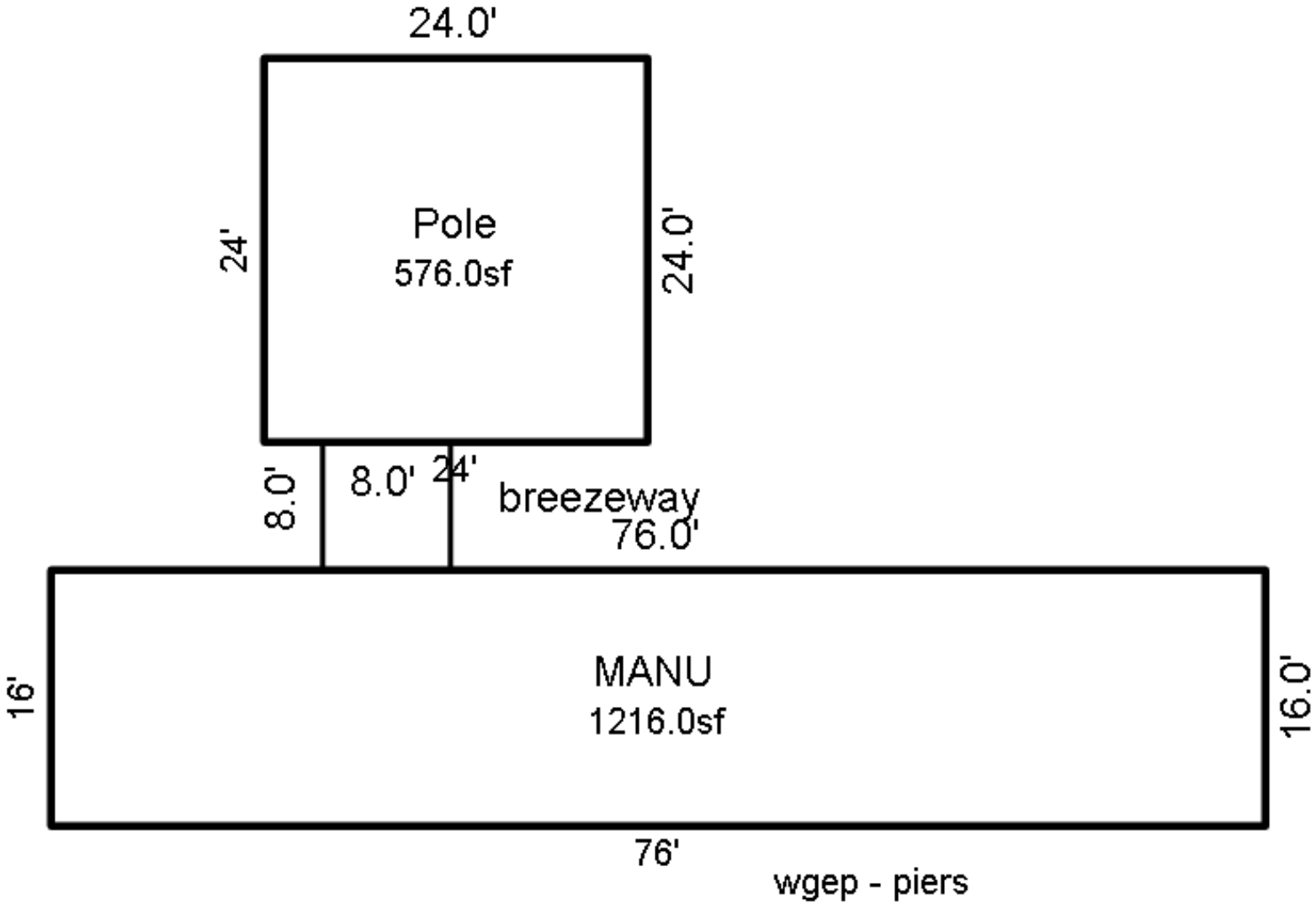


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type WGEP (1 Story) 64 Brzwy, FW	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 10 Floor Area: 1,216 Total Base New : 169,900 Total Depr Cost: 152,908 Estimated T.C.V: 168,199			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																										
Building Style: BOCA/STATE		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.		Central Air Wood Furnace		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:						
Yr Built 2000	Remodeled 0	Condition: Average		Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(2) Windows		X Many Avg. Few X Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal		Basement: 0 S.F. Crawl: 1216 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:		Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE (11) Heating System: Forced Hot Water Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,216 Total: 129,913 116,921  Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 909 3 Fixture Bath 1 3,199 2,879 Water/Sewer 1000 Gal Septic 1 4,203 3,783 Water Well, 100 Feet 1 5,428 4,885 Porches WGEP (1 Story) 128 9,417 8,475 Foundation: Shallow 128 -1,014 -913 Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,620 11,358 Door Opener 2 849 764 Built-Ins Appliance Allow. 1 1,615 1,453 Breezeways Frame Wall 64 2,660 2,394 Totals: 169,900 152,908  Notes: 2000 REDMAN ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 168,199	

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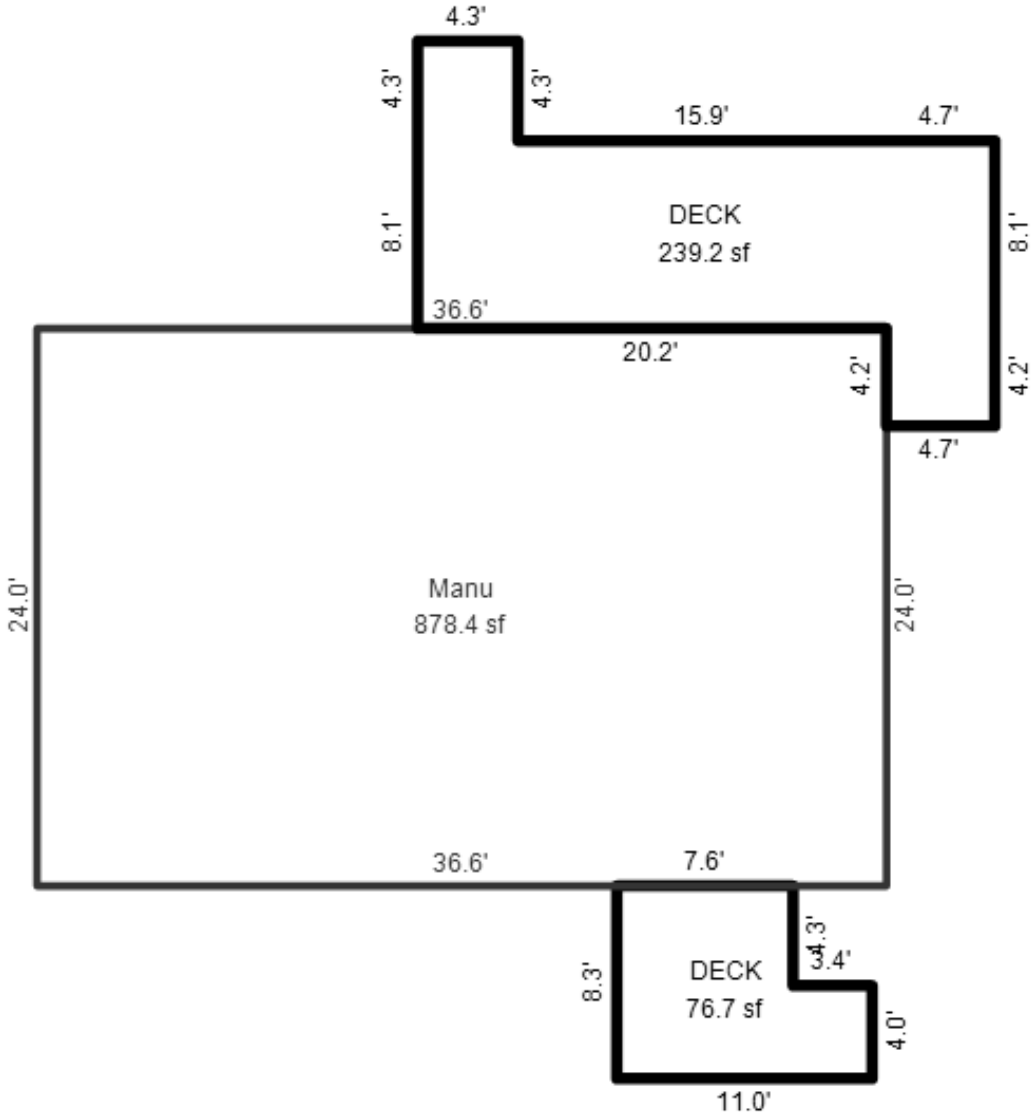




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 76 239	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:	76	Treated Wood	Treated Wood	
	Mobile Home														0 Front Overhang 0 Other Overhang
Town Home		(4) Interior		X			Central Air Wood Furnace			E.C.F. X 0.800		Bsmnt Garage:			
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric			E.C.F. X 0.800		Carport Area:			
A-Frame		Trim & Decoration		0 Amps Service			No./Qual. of Fixtures			E.C.F. X 0.800		Roof:			
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Cost Est. for Res. Bldg: 3 Single Family HUD			E.C.F. X 0.800		Roof:			
Building Style: HUD		Size of Closets		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Yr Built Remodeled 1983 201		Lg Ord Small		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Condition: Fair		Doors Solid H.C.		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Room List		(5) Floors		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Insulation		No. of Elec. Outlets		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Gambrel Mansard Shed		(9) Basement Finish		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
Chimney:		(10) Floor Support		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
		(14) Water/Sewer		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
		Lump Sum Items:		No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			
				No. of Elec. Outlets			Clas D Blt 1983			E.C.F. X 0.800		Roof:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ZAVORSKI DOUGLAS E	HERRINGTON ANDREW	129,000	01/13/2022	WD	03-ARM'S LENGTH	2022-00140	PROPERTY TRANSFER	100.0					
SIINO FAMILY TRUST	ZAVORSKI DOUGLAS E	120,000	12/02/2021	WD	03-ARM'S LENGTH	2021-04076	PROPERTY TRANSFER	100.0					
SIINO JOHN & CAROL E	SIINO FAMILY TRUST	1	03/25/2011	WD	03-ARM'S LENGTH	2012-00168	DEED	0.0					
GUNNERSON GORDON (SM)	SIINO JOHN (MM)	0	11/23/2009	WD	21-NOT USED/OTHER	2009/4018	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
11651 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
HERRINGTON ANDREW 1517 W HIGHLAND RD HIGHLAND MI 48357		2025 Est TCV 138,750											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					Residentia	30 - 65	\$3700	37.50	Acres	3700	100		138,750
					37.50 Total Acres Total Est. Land Value = 138,750								
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTERLINE OF ROSTED ROAD, SECTION 18, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED TO WIT: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 18, T22N, R8W; THENCE N89° 33'57"W 1281.88 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO A POINT ON THE WEST 1/8;LINE OF SAID SECTION 18; THENCE N00°25'09"W 994.43 FEET ALONG SAID WEST 1/8 LINE TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N60°07'00" ...		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		X			Topography of Site								
		X			Level								
		X			Rolling								
		X			Low								
		X			High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
Comments/		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2025	69,400	0	69,400	48,714C				
		TPC 03/29/2021 INSPECTED			2024	56,300	0	56,300	47,250C				
		TPC 12/27/2017 INSPECTED			2023	45,000	0	45,000	45,000S				
		TPC 03/20/2012 INSPECTED			2022	33,800	0	33,800	33,800S				

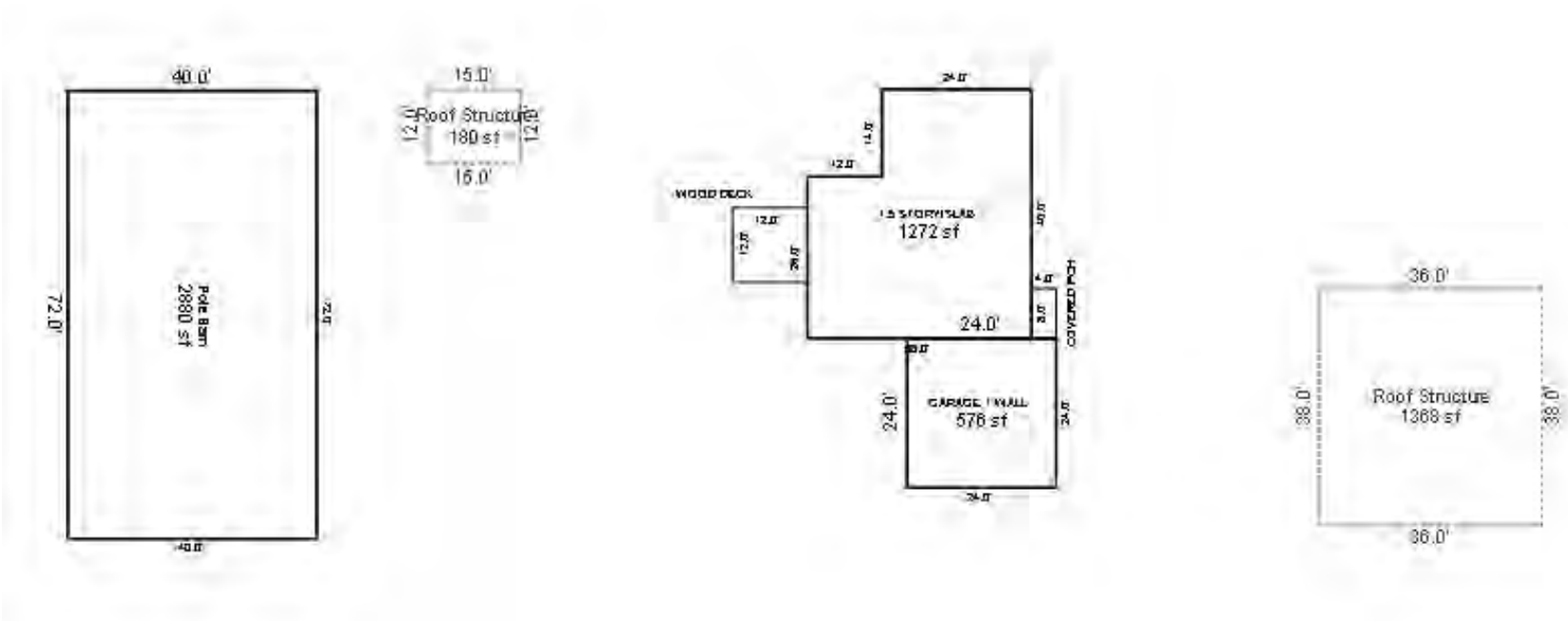


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 144 180	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 18 Floor Area: 1,908 Total Base New : 312,899 Total Depr Cost: 256,576 Estimated T.C.V: 282,233			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1272 SF Floor Area = 1908 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls C Blt 2002			
Condition: Average		Size of Closets		No./Qual. of Fixtures			200			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1.5 Story Siding Slab 1,272			Total: 214,822 176,153			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Treated Wood w/Roof (Roof portion)			1 1,455 1,193 1 4,580 3,756 1 4,795 3,932 1 5,725 4,694 32 1,033 847 144 3,292 2,699 180 3,038 2,491			
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1272 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Base Cost 576 24,457 Common Wall: 1 Wall 1 -2,647 -2,171							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Base Cost 2880 68,486 No Concrete Floor 2880 -18,864 -15,468						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,727 2,236			Totals: 312,899 256,576						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							
X	Asphalt Shingle															

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



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

Building Type	Loafing Sheds			
Year Built	2008			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	No-Wall, 148			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	36 x 36 = 1296			
Cost New	\$ 4,303			
Phy./Func./Econ. %Good	76/100/100 76.0			
Depreciated Cost	\$ 3,270			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930			
% Good	76			
Est. True Cash Value	\$ 3,041			
Comments:	CHICKEN SHED			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3041 / All Cards: 3041				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEAMAN HEIDI M	PILAR HEIDI M	0	12/19/2019	QC	06-COURT JUDGEMENT	2019-03969	DEED	0.0
PILAR HEIDI M	PIAR HEIDI M TRUST	0	12/19/2019	QC	09-FAMILY	2019-03970	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SEELEY 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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PIAR HEIDI M TRUST 45548 FENDER ROAD NAPERVILLE IL 60563	2025 Est TCV 22,500					
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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
Residentia 1 -	2.99	@\$9000	2.50 Acres		9000	100		22,500
2.50 Total Acres Total Est. Land Value =								22,500

Tax Description	X	Dirt Road
SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 832.5 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'47"E 600 FT, N 0 DEG 54'09"W 172.51 FT, N 89 DEG 56'50"W 600 FT TO POB. 2.5067A.		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer

Comments/Influences	X	Electric
00 SPLIT FROM 001-13 FOR 04..NO DIV		Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,300	0	11,300			3,641C
2024	8,800	0	8,800			3,532C
2023	8,800	0	8,800			3,364C
2022	6,300	0	6,300			3,204C

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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.
WELLMAN JOSEPH	WELLMAN JOSEPH & NANCY	1	01/06/2022	WD	09-FAMILY	2022-00154	DEED	0.0
CREE UNIT PROPERTIES LLC	WELLMAN JOSEPH	134,186	11/16/2020	WD	11-FROM LENDING INSTITUT	2020-03932	PROPERTY TRANSFER	100.0
GRR PROPERTY MGT	CREE UNIT PROPERTIES LLC	135,000	07/28/2020	WD	06-COURT JUDGEMENT	2020-02123	PROPERTY TRANSFER	100.0
LAURAIN BERT J & JOHNSON	RODRIGUEZ GIOVANI R	128,900	08/25/2016	WD	03-ARM'S LENGTH	2016-02850	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11650 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/27/2022	2022-0403	100%
	P.R.E. 100% 11/16/2020					

Owner's Name/Address	MAP #:
WELLMAN JOSEPH & NANCY 11650 W ROSTED RD CADILLAC MI 49601	2025 Est TCV 218,338 TCV/TFA: 165.41

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	Residentia 8 - 17 @\$5000	10.52 Acres	5000	100		52,600
	X	Gravel Road	10.52 Total Acres Total Est. Land Value =					52,600

X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
		D/W/P: Asphalt Paving	3.06	2400	50	3,672	
		Sewer	8.06	560	50	2,257	
		Fencing: Wire Mesh, #9	3.74	100	0	0	
		Wood Frame	26.62	144	50	1,916	
		Wood Frame	23.08	320	50	3,693	
		Total Estimated Land Improvements True Cash Value =					11,538

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	26,300	82,900	109,200			81,135C
2024	15,800	79,200	95,000			78,696C
2023	14,700	69,000	83,700			74,949C
2022	10,500	65,500	76,000			71,380C

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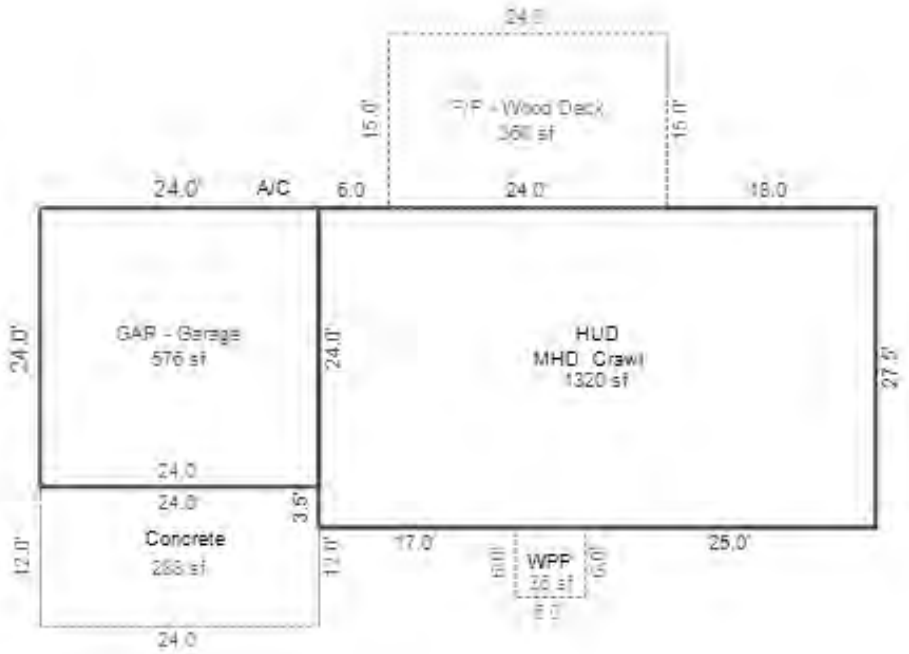
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 36 360 400	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1992 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																																																																																																														
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																								
Building Style: HUD			Drywall Paneled		Plaster Wood T&G																																																																																																																								
Yr Built 1992		Remodeled 0			Ex	X	Ord																																																																																																																						
Condition: Average		Size of Closets				X	Ord																																																																																																																						
Room List		Doors			Solid	X	H.C.																																																																																																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:																																																																																																																								
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		X Drywall		Ex.	X	Ord.		Min																																																																																																																				
(2) Windows		(7) Excavation			No. of Elec. Outlets																																																																																																																								
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few																																																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																																																																																																																								
			Basement: 0 S.F. Crawl: 1320 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																																																																																																																							
(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 HUD (11) Heating System: Forced Heat & Cool Ground Area = 1320 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,320</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>173,267</td> <td>129,948</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,455</td> <td>1,091</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4,580</td> <td>3,435</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,795</td> <td>3,596</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>2,648</td> <td>1,986</td> </tr> <tr> <td colspan="3">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>1,488</td> <td>1,116</td> </tr> <tr> <td>Treated Wood</td> <td>6,005</td> <td>4,504</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>6,060</td> <td>4,545</td> </tr> <tr> <td colspan="3">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Door Opener</td> <td>539</td> <td>404</td> <td colspan="3"></td> </tr> <tr> <td>Base Cost</td> <td>1200</td> <td>28,536</td> <td colspan="3"></td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>24,457</td> <td colspan="3"></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> <td colspan="3"></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> <td colspan="3"></td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td colspan="3"></td> </tr> <tr> <td colspan="3">Fireplaces</td> <td></td> <td></td> <td></td> </tr> </tbody></table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,320			Total:				173,267	129,948	Average Fixture(s)	Cost	Depr.	1	1,455	1,091	3 Fixture Bath	4,580	3,435	Water/Sewer			1000 Gal Septic	4,795	3,596	Water Well, 50 Feet	2,648	1,986	Deck			Treated Wood	1,488	1,116	Treated Wood	6,005	4,504	w/Roof (Roof portion)	6,060	4,545	Garages			Class: C Exterior: Pole (Unfinished)						Door Opener	539	404				Base Cost	1200	28,536				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost	576	24,457				Common Wall: 1 Wall	1	-2,647				Door Opener	1	539				Built-Ins						Appliance Allow.	1	2,727				Fireplaces					
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<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																																																																																																													

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



~2,400.0 sf Asphalt



\*\*\* 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 GAROLD D & ELLEN J	WRIGHT GAROLD D & ELLEN J	0	09/15/2023	QC	09-FAMILY	2023-02559	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	09/20/2012	2012-0494	100%
	P.R.E. 100% 10/04/2023		Garage	07/11/2006	20060193	Complete
Owner's Name/Address	MAP #:					
WRIGHT GAROLD D & ELLEN J TRUST 11516 W ROSTED ROAD CADILLAC MI 49601	2025 Est TCV 37,008 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
. SEC 18 T22N R8W THAT PART OF SW 1/4 LYING N'LY OF ROSTEDRD & S'LY & E'LY OF A PCL DESC AS BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56' 54" E 2014.78 FT FROM SW COR OF SEC 18. TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S 87 DEG 43'44" W 450 FT, S 0 DEG 14'38" W 175 FT TO C/L ROSTED RD, S 87 DEG 43'44" W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77 DEG 11'27.3" W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09 FT TO POR EXC BEG N 0 DEG 54'09"W	X		* Factors *						
				Residentia 1 - 2.99 @\$9000	1.20 Acres		9000	100	
			1.20 Total Acres Total Est. Land Value = 10,800						



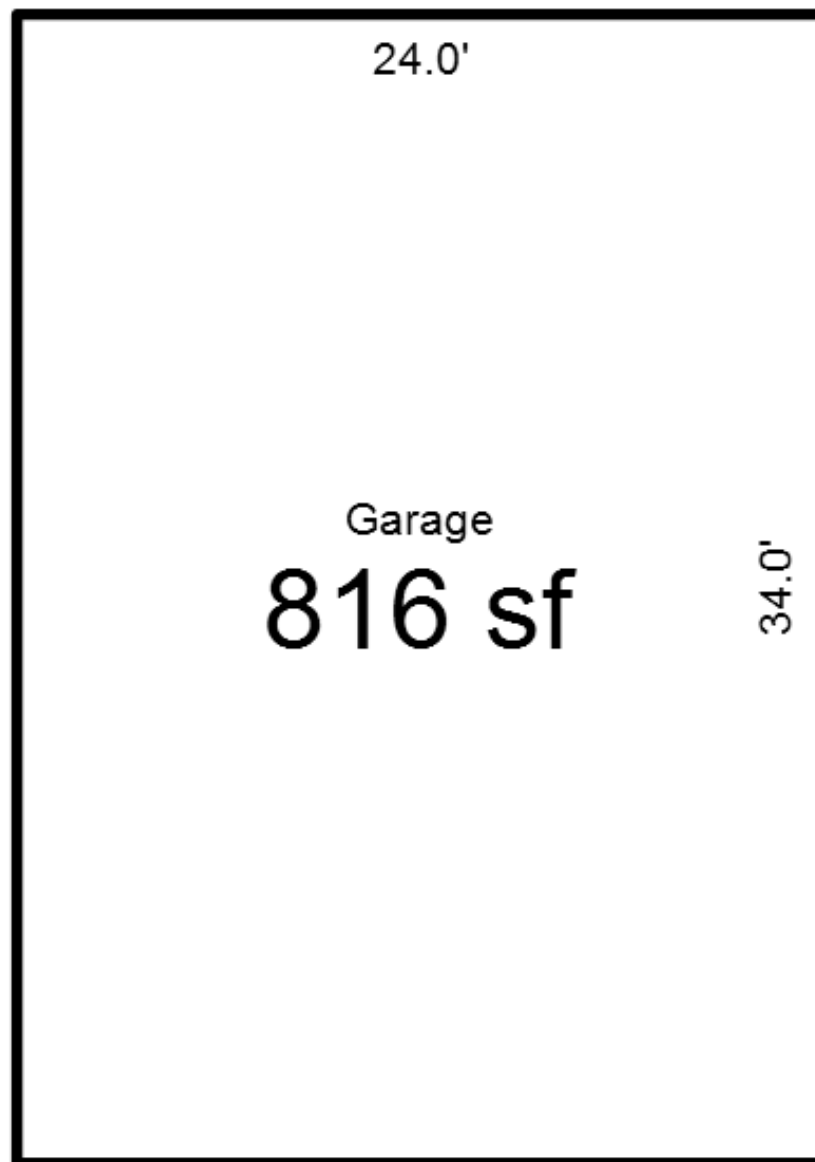
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	5,400	13,100	18,500			10,437C
TPC 04/30/2021 INSPECTED			2024	4,200	11,200	15,400			10,124C
TPC 12/27/2017 INSPECTED			2023	4,200	11,800	16,000		16,000A	9,642C
TPC 12/07/2015 INSPECTED			2022	3,000	10,600	13,600		13,600A	9,183C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 816 % Good: 0 Storage Area: 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: 15 Floor Area: 0 Total Base New : 28,030 Total Depr Cost: 23,825 Estimated T.C.V: 26,208
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 2006		
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=85/100/100/100/85				
Building Style: GRG		Size of Closets		Average Fixture(s)			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 2006		Lg Ord Small		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Garages				
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			Lump Sum Items:		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost				
Condition: Average		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:		Other Additions/Adjustments		Totals:		28,030 23,825		
Room List		(6) Ceilings		Basement Finish			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Garages		816 28,030		26,208		
Basement		(7) Excavation		(8) Basement					Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		816 28,030				
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish					Base Cost		816 28,030				
2nd Floor		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Notes:		816 28,030				
Bedrooms		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
(1) Exterior		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
Wood/Shingle Aluminum/Vinyl Brick		(11) Heating/Cooling		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
Insulation		Gas Wood Oil Coal Elec. Steam		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
(2) Windows		Many Avg. Few Large Avg. Small		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Heating/Cooling		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
Many Avg. Few Large Avg. Small		(11) Heating/Cooling		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
(3) Roof		(11) Heating/Cooling		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
Gable Hip Flat Gambrel Mansard Shed		(11) Heating/Cooling		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
Asphalt Shingle		(11) Heating/Cooling		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				
Chimney:		(11) Heating/Cooling		(14) Water/Sewer					ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		816 28,030				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT GAROLD D & ELLEN J	WRIGHT GAROLD D & ELLEN J	0	09/15/2023	QC	09-FAMILY	2023-02560	PROPERTY TRANSFER	0.0
WRIGHT GAROLD D SR & ELLE	WRIGHT GAROLD D SR & WRIG	100	10/01/2010	QC	09-FAMILY	2010 04589QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11516 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	05/21/2015	2015-0170	100%
	P.R.E. 100% 05/07/1996		Deck/Porch	06/20/2005	20050188	Complete

Owner's Name/Address	MAP #:
WRIGHT GAROLD D & ELLEN J TRUST 11516 W ROSTED RD CADILLAC MI 49601	2025 Est TCV 148,897 TCV/TFA: 147.72

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT, N 60 DEG 13'03"E 2082.53 FT, & N 87 DEG 43'44" E 617.145 FROM SW COR OF SEC 18 AS POB. TH N 87 DEG 43'44"E 150 FT N 0 DEG 14' 38"E 175 FT, S 87 DEG 43'44"W 150 FT, S 0 DEG 14'38"W 175 FT TO POB. .6A.	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>150.00</td> <td>175.00</td> <td>1.0746</td> <td>0.8133</td> <td>90</td> <td>100</td> <td></td> <td>11,798</td> </tr> <tr> <td colspan="8">150 Actual Front Feet, 0.60 Total Acres</td> <td>Total Est. Land Value = 11,798</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	150.00	175.00	1.0746	0.8133	90	100		11,798	150 Actual Front Feet, 0.60 Total Acres								Total Est. Land Value = 11,798
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	150.00	175.00	1.0746	0.8133	90	100		11,798																						
150 Actual Front Feet, 0.60 Total Acres								Total Est. Land Value = 11,798																						

Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
	Gravel Road				
X	Paved Road				
	Storm Sewer				
X	Sidewalk				
	Water				
X	Sewer				
	Electric				
X	Gas				
	Curb				
X	Street Lights				
	Standard Utilities				
X	Underground Utils.				
	LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =					2,793

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	5,900	68,500	74,400			46,264C
2024	6,000	59,000	65,000			44,873C
2023	5,500	62,000	67,500			42,737C
2022	4,500	55,900	60,400			40,702C

Who When What

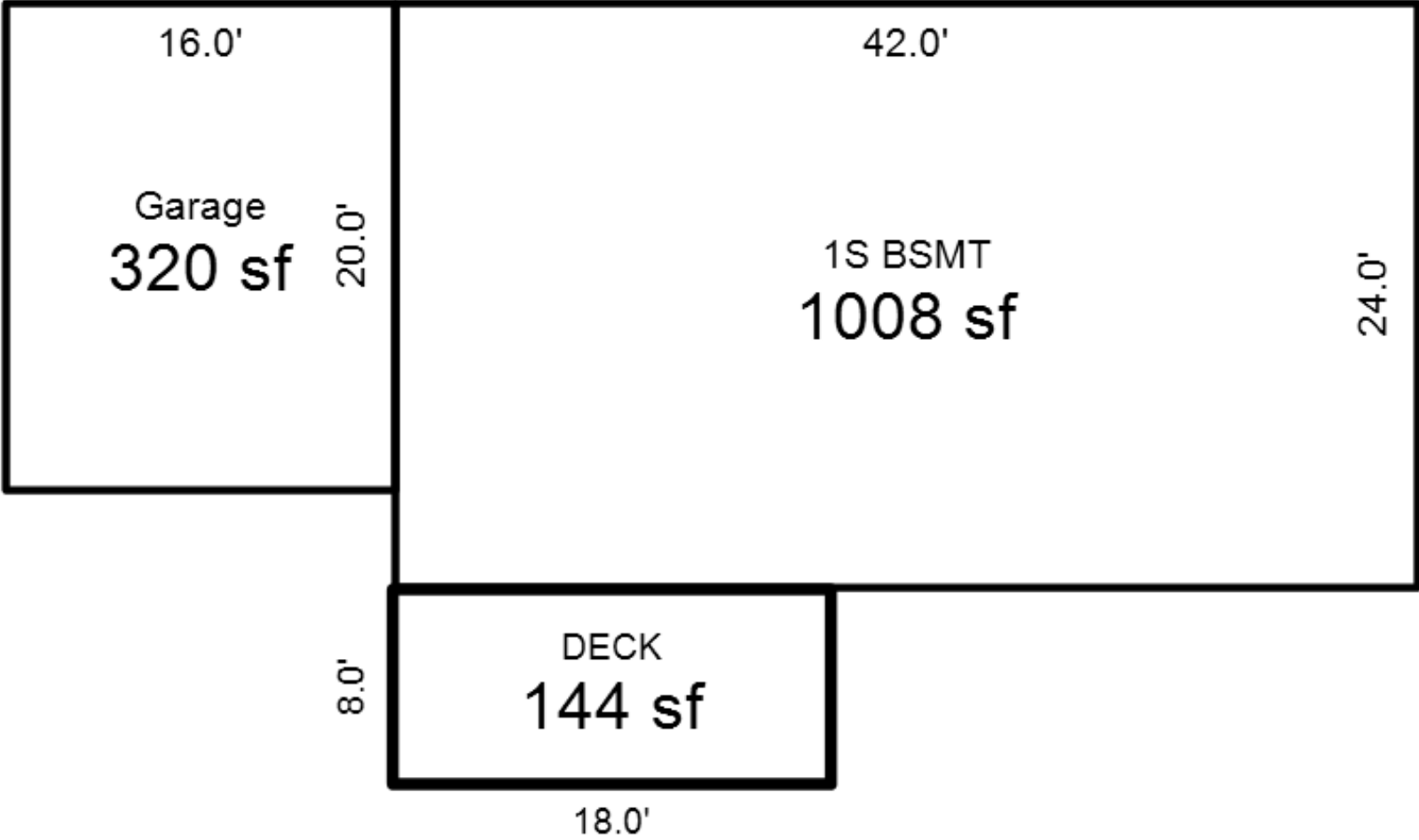
TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 12/07/2015 INSPECTED  
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 Missaukee, Michigan

\*\*\* 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 144	Type Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % 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: 25 Floor Area: 1,008 Total Base New : 162,796 Total Depr Cost: 122,096 Estimated T.C.V: 134,306		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Yr Built 1994		Remodeled 0		Condition: Average		Room List		Size of Closets		Doors		H.C.	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets	
(1) Exterior		(6) Ceilings		X Drywall		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 133,934 100,450	
(2) Windows		(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 909 Water/Sewer 1000 Gal Septic 1 4,485 3,364 Water Well, 100 Feet 1 5,560 4,170 Deck Treated Wood 144 3,218 2,413 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 14,957 11,218 Common Wall: 1 Wall 1 -2,476 -1,857 Built-Ins Appliance Allow. 1 1,906 1,429 Totals: 162,796 122,096	
(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 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 134,306			
X	Gable Hip Flat	X	Gambrel Mansard Shed	Asphalt Shingle		Chimney:									

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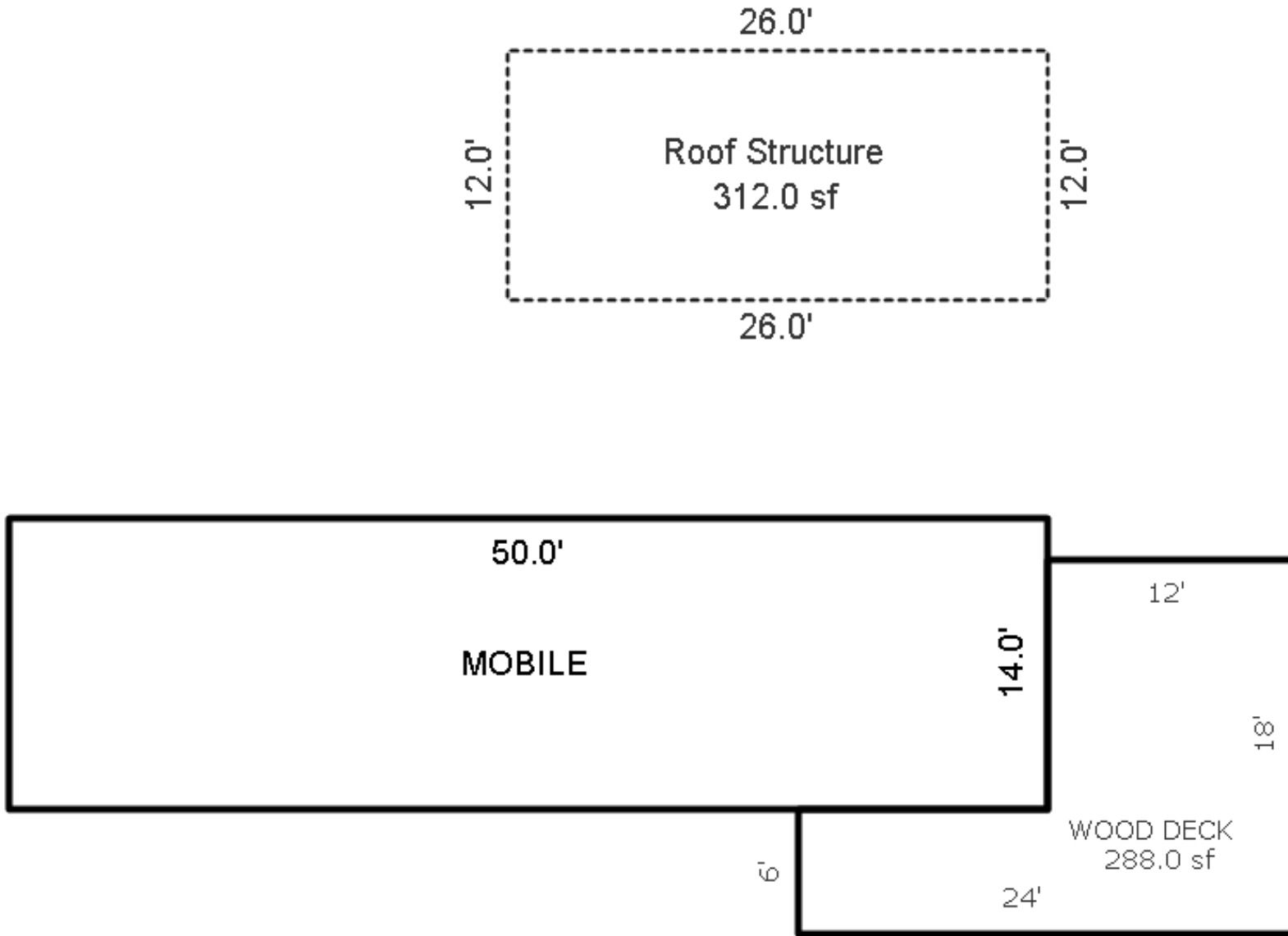
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2755 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/30/2008								
Owner's Name/Address		MAP #:		2025 Est TCV 66,441 TCV/TFA: 94.92								
MILLER THOMAS P 2755 S SEELEY RD CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
. SEC 18 T22N R8W (3*1997) BEG N 0 DEG 54' 09" W 1261.98 FT FROM SW COR SEC 18 TH N 0 DEG 54' 09" W 357.22 FT, S 89 DEG 56' 46.6" E 1273.04 FT,S O DEG 14'38" W 345 FT, S 89 DEG 30'10.3" W 1266 FT TO POB EXC N 138 FT OF W315.7 FT THOF. 9.2298A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residentia 8 - 17 @\$5000	9.23 Acres			5000	100		46,150	
2ND TRAILER OR SHEDS ON SITE 8/1/11 SPLIT FROM 001-10 97 SPLIT 1 AC TO 001-24 FOR 98 ADD WD & SKT FOR 08.		X	Topography of Site	9.23 Total Acres Total Est. Land Value = 46,150								
		X	Level Rolling Low High Landscaped Swamp	Land Improvement Cost Estimates								
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Description	Rate	Size	% Good	Cash Value				
				Fencing: Wd, Split, 2 Rail	16.25	30	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 2500	2,500.00	1	94	2,350				
				Total Estimated Land Improvements True Cash Value = 2,350								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	23,100	10,100	33,200		9,336C		
				TPC 12/27/2017 INSPECTED	2024	13,800	10,300	24,100		9,056C		
				TPC 08/23/2011 INSPECTED	2023	12,900	11,100	24,000		8,625C		
					2022	9,200	9,400	18,600		8,215C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 312	Type Pine 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: Average Effec. Age: 35 Floor Area: Total Base New : 64,079 Total Depr Cost: 22,426 Estimated T.C.V: 17,941			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 1983	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1983	
Room List		Doors		Solid	X	H.C.	(12) Electric			(11) Heating System: Wall Furnace						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			125 Amps Service			Ground Area = 700 SF Floor Area = 700 SF.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Building Areas						
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
X	Many Avg. X Few	Large Avg. X Small		Basement Finish			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Metal 700			Total: 42,642		14,924	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 128 1,434 502			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 1 950 332			Water/Sewer		1000 Gal Septic 1 4,795 1,678	
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Deck			1000 Gal Septic 1 2,648 927			Pine 288 4,141 1,449		Ceramic Tile Floor 312 4,742 1,660	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			Built-Ins			Appliance Allow. 1 2,727 954			Totals: 64,079		22,426	
Chimney: Metal				ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 17,941												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAHNER DONALD R	JAHNER DONALD R & CLARK S	0	01/22/2024	QC	09-FAMILY	2024-00163	DEED	0.0
US BANK NATIONAL ASSOC, T	JAHNER DONALD R & VICKIE	42,000	01/29/2008	WD	11-FROM LENDING INSTITUT	2008/1115	DEED	100.0
LUTZ CHARLES A & KELLY J	US BANK NATIONAL ASSOC	56,250	09/30/2007	SD	21-NOT USED/OTHER	2007/1122	DEED	0.0
LUTZ CHARLES & KELLY	US BANK NATIONAL ASSOCIAT	0	08/15/2007	QC	21-NOT USED/OTHER	2007/3231	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2717 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
JAHNER DONALD R & CLARK STEPHANIE A 2717 S SEELEY RD CADILLAC MI 49601	2025 Est TCV 122,381 TCV/TFA: 94.14					

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	138.00	315.70	1.0972	0.9425	90	100	12,844	
	Gravel Road		138 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	12,844
	Paved Road										
	Storm Sewer										
	Sidewalk										
	Water										
	Sewer										
X	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Tax Description  
 SEC 18 T 22N R8W (0\*1997) BEG N 0 DEG 54'09"W 1481.2 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 138 FT,S 89 DEG 56'47"E 315.7 FT, S 0 DEG 54' 09"E 138 FT N 89 DEG 56'47"W 315.7 FT TO POB. 1.0002A.  
 SPLIT FROM 001-20 FOR 98

Comments/Influences  
 20808069 \$44,900  
 ADD WD FOR 2010 - 20808069 \$44,900



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

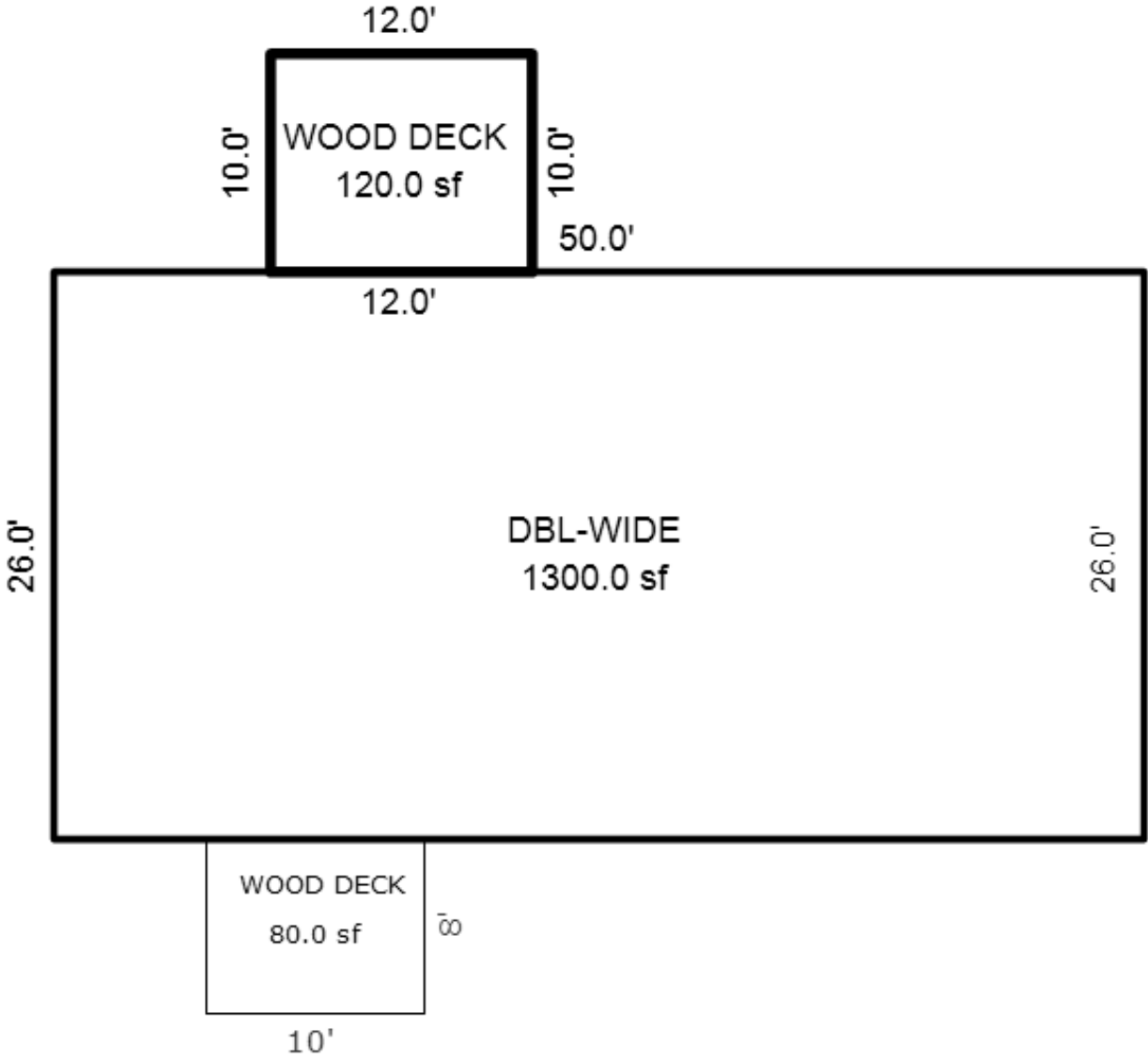
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	6,400	54,800	61,200			31,346C
2024	6,400	52,100	58,500			30,404C
2023	5,000	45,200	50,200			28,957C
2022	3,500	39,500	43,000			27,579C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 80 120	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,300 Total Base New : 171,150 Total Depr Cost: 136,921 Estimated T.C.V: 109,537		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																									
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1997																									
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1300 SF		Floor Area = 1300 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																									
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																	
Room List		Doors		Solid	X	H.C.	Many			X			Ave.			Few			1 Story		Siding		Crawl Space		1,300		Total:		145,831		116,665								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		970		3,805		3,044		1,172		938											
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			2			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		1 Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		1 Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan					
(2) Windows		(8) Basement		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		Lump Sum Items:		Deck		Treated Wood		80		2,182		1,746		Treated Wood		120		2,839		2,271	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(14) Water/Sewer		Fireplaces		1		2,158		1,726		Totals:		171,150		136,921					
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:			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: Century MY9845367ABW		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		109,537		Appliance Allow.		1		1,906		1,525		Fireplaces		1		2,158		1,726			
(3) Roof		Chimney: Metal		Notes: Century MY9845367ABW			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			109,537		Appliance Allow.		1		2,158		1,726		Totals:		171,150		136,921															

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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
2595 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/17/2019	2019-0612	100%
Owner's Name/Address	P.R.E. 100% 05/01/1995		Garage	09/19/2005	20050318	Complete
MOBLEY DOUGLAS D & BEVERLY A 2595 S SEELEY ROAD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 487,937 TCV/TFA: 335.12					

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 18 T22N R8W S 1/2 OF N 660 FT OF SW 1/4. 20A.	X		Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
		D/W/P: 4in Concrete	6.87	1727	0	0
		D/W/P: Asphalt Paving	3.06	6800	0	0
		Wood Frame	25.96	160	50	2,077
		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 =				7,077

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	30,000	178,000	208,000			128,433C
TPC	10/18/2019	INSPECTED	2023	26,000	176,000	202,000			122,318C
TPC	04/25/2019	INSPECTED	2022	20,000	158,800	178,800			116,494C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GALBRO LLC	LA BEAU EDWARD T & JOANN	85,000	07/23/2009	LC	03-ARM'S LENGTH	2009/2752	DEED	100.0				
CHASE MANHATTAN MORTGAGE	GALBRO LLC	55,500	03/03/2009	WD	21-NOT USED/OTHER	2009/914	DEED	100.0				
CAPUTO NICHOLAS W	CHASE MANHATTAN MORTGAGE	90,182	01/18/2009	SD	21-NOT USED/OTHER	2008/316	DEED	0.0				
		114,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4525	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2371 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/01/2010										
Owner's Name/Address		MAP #:										
LABEAU EDWARD T & JOANN 2371 SEELEY RD CADILLAC MI 49601		2025 Est TCV 252,578 TCV/TFA: 179.77										
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 18	-29	@\$3700	20.00	Acres	3700	100		74,000
						20.00	Total Acres	Total Est. Land Value =				74,000
Tax Description		Dirt Road										
SEC 18 T22N R8W (6*2001) BEG N 0 DEG 56'29"W 334.5 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 663.5 FT, S 89 DEG 24'47"E 1324.32 FT, S 0 DEG 16'57"E 656.38 FT, N 89 DEG 42'59"W 1316.6 FT TO POB. 20A.		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
Comments/Influences		Electric										
01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02		Gas										
01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X	SEASONAL RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who		When	What	2025	37,000	89,300	126,300		57,956C	
		TPC 04/30/2021 INSPECTED		2024	30,000	76,900	106,900			56,214C		
		TPC 04/25/2019 INSPECTED		2023	26,000	69,200	95,200			53,538C		
		TPC 12/27/2017 INSPECTED		2022	21,000	59,600	80,600			50,989C		

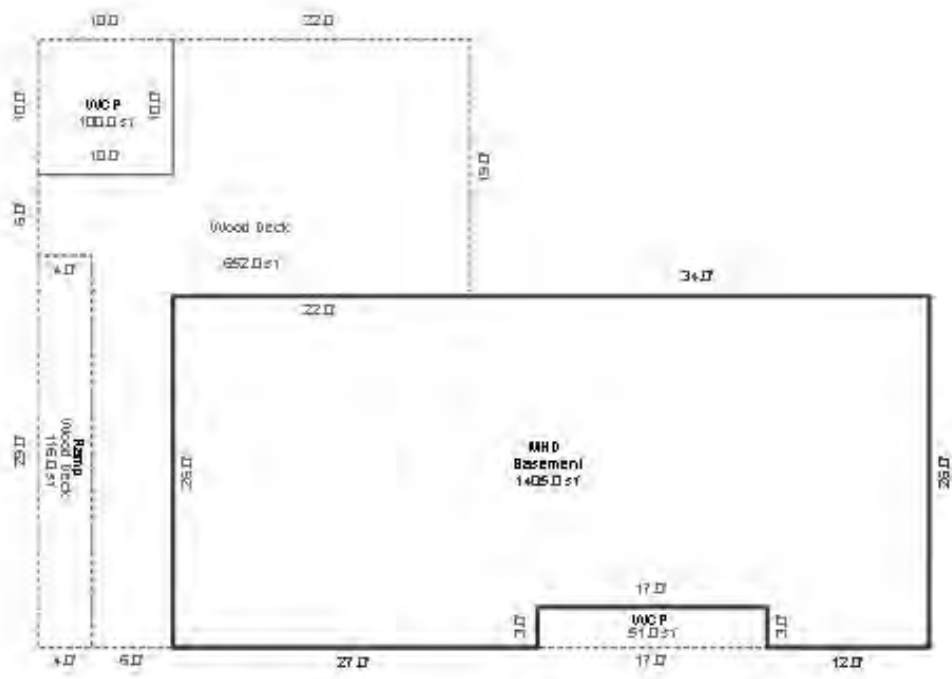
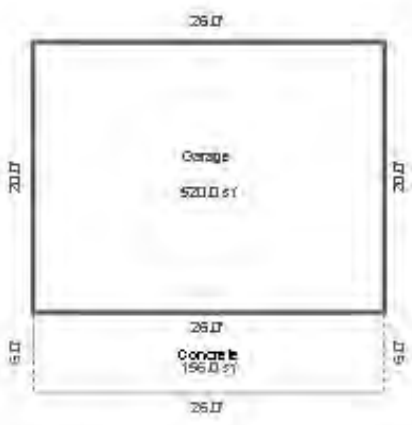
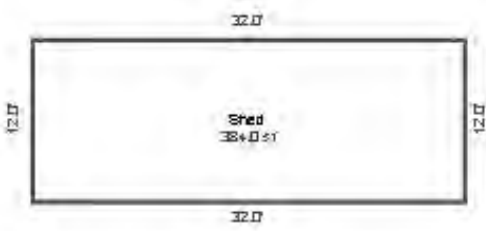


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1994 Car Capacity: 2 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						51	WCP (1 Story)																					
	Building Style: BOCA/STATE	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace						652	Treated Wood																					
	Yr Built 1995	Remodeled 0	Trim & Decoration		(12) Electric						100	Treated Wood																					
	Condition: Average	Ex	X Ord	Min		200 Amps Service						116	Treated Wood																				
	Room List	Lg	X Ord	Small		No./Qual. of Fixtures																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	X H.C.		Ex. X Ord. Min																											
	(1) Exterior	(5) Floors			No. of Elec. Outlets																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many X Ave. Few																												
	(2) Windows	(7) Excavation			(13) Plumbing																												
X	Many Avg. X Avg. Few	Large Avg.	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																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																												
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:																											
	Asphalt Shingle Metal	(10) Floor Support			Notes:																												
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:																												
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1405 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,405</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>163,137</td> <td>122,352</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,405			Total:				163,137	122,352	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	1,405																														
Total:				163,137	122,352																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 757 3 Fixture Bath 1 3,199 2,399 Water/Sewer 1000 Gal Septic 1 4,203 3,152 Water Well, 100 Feet 1 5,428 4,071 Porches WCP (1 Story) 51 2,501 1,876 Deck Treated Wood 652 8,443 6,332 Treated Wood w/Roof (Deck Portion) 100 2,394 1,795 Treated Wood w/Roof (Roof portion) 100 1,496 1,122 Treated Wood 116 2,702 2,026 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 520 15,657 11,743 Built-Ins Appliance Allow. 1 1,615 1,211 Totals: 211,785 158,836																																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEANDA DAVID P & MARLINDA	AUGUSTAT JERRY & RACHEL	25,500	02/28/2019	WD	03-ARM'S LENGTH	2019-00563	PROPERTY TRANSFER	100.0
DEANDA DAVID P & MARLINDA	DEANDA DAVID P & MARLINDA	0	05/10/2017	WD	09-FAMILY	2017-02029	PROPERTY TRANSFER	0.0
		27,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4524	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2469 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		New House	06/20/2019	2019-0275	100%
	P.R.E. 100% 05/11/2021					

Owner's Name/Address	MAP #:
AUGUSTAT JERRY & RACHEL 2469 S SEELEY RD CADILLAC MI 49601	2025 Est TCV 472,032 TCV/TFA: 203.11

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 18 T22N R8W (0*2001) BEG AT W 1/4 COR TH N 0 DEG 56'29"W 334.5 FT, S 89 DEG 42'59"W 1316.6 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 59'22" W 1312.71 FT TO POB. 10A.	X		Dirt Road			
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
			Electric			
			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
01 SPLIT FROM 001-30 FOR 02	X	Level	2025	25,000	211,000	236,000			189,150C
		X Rolling	2024	15,000	181,600	196,600			183,463C
		Low	2023	14,000	181,200	195,200			174,727C
		X High	2022	10,000	161,400	171,400			164,502C
		Landscaped							
		X Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		X Wetland							
		Flood Plain							
		X SEASONAL RD							



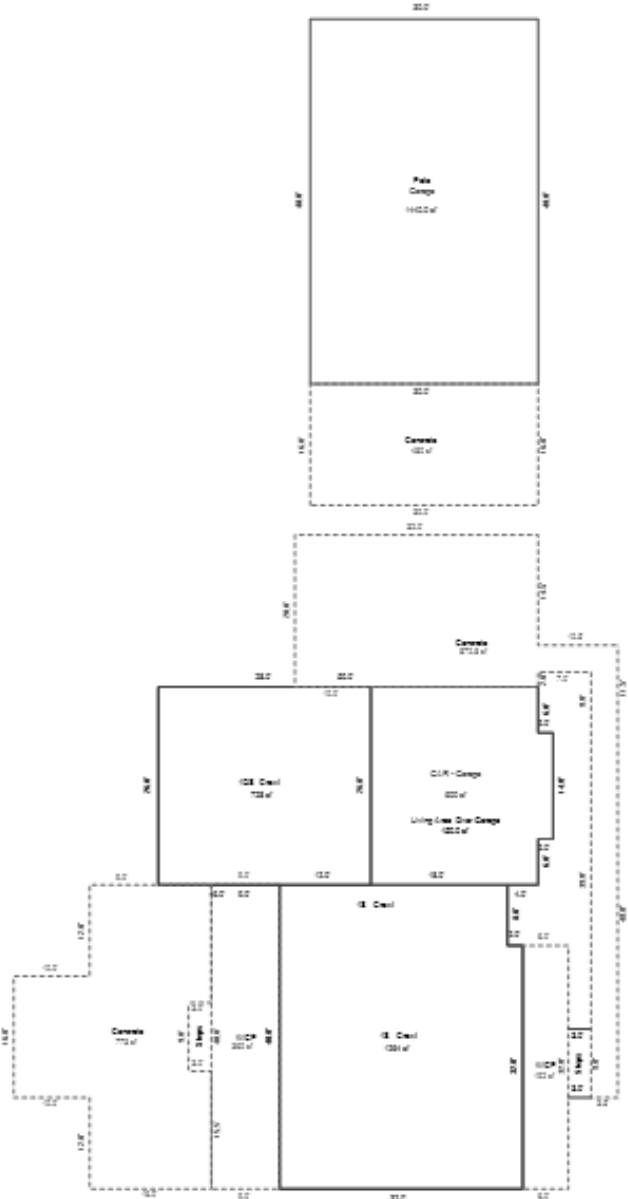
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 192 360	Type WCP (1 Story) WCP (1 Story)	Year Built: 2021 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: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +5 Effec. Age: 2 Floor Area: 2,324 Total Base New : 384,104 Total Depr Cost: 376,433 Estimated T.C.V: 414,076			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1992 SF Floor Area = 2324 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98					Carport Area:			
Yr Built 2021	Remodeled 0	Ex	Ord		Min	No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,264 1.25 Story Siding Crawl Space 728 1 Story Siding Overhang 150 Total: 287,775 282,032					Roof:		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments									
Room List		Doors	Solid	H.C.	(12) Electric			(14) Water/Sewer			Garages								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 600 25,140 Common Wall: 2 Wall 1 -5,295 -5,189 Door Opener 1 539 528 Class: C Exterior: Pole (Unfinished) Door Opener 1 539 528 Base Cost 1440 34,243 33,558						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Garages									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1992 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages									
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Built-Ins									
	Many Avg. Few	Large Avg. Small	(9) Basement Finish		Chimney: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,727 2,672			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,727 2,672			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,727 2,672			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								
X	Asphalt Shingle	(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,727 2,672			<<<< 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.
BELDEN PAUL A & BRIDGET	RIVERA ANTHONY A	430,000	03/31/2022	WD	03-ARM'S LENGTH	2022-01121	PROPERTY TRANSFER	100.0
		26,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4523	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/23/2002	20020153	100%

Owner's Name/Address	MAP #:
RIVERA ANTHONY A 2255 S SEELEY RD Cadillac MI 49601	2025 Est TCV 520,462 TCV/TFA: 160.49

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 18 T22N R8W (0*2001) BEG N 0 DEG 56'29"W 998 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 311.76 FT, N 89 DEG 52'30"E 1327.76 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 24'47"W 1324.32 TO POB. 9.74A.	X	Dirt Road		Residentia 8 - 17 @ \$5000	9.74 Acres		5000	100		48,700
		Gravel Road		9.74 Total Acres Total Est. Land Value =						48,700

Comments/Influences	X	Electric	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
231-839-7755 01 SPLIT FROM 001-30 FOR 02 0 DIV	X	Gas	Residential Local Cost Land Improvements					
		Curb	Description	Rate	Size % Good	Cash Value		
		Street Lights	LAND IMPROVE 1000	1,000.00	1 97	970		
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				970	
		Underground Utils.						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	24,400	235,800	260,200			223,727C
2024	14,600	202,400	217,000			217,000S
2023	13,600	200,200	213,800			213,800S
2022	9,700	161,800	171,500			114,715C



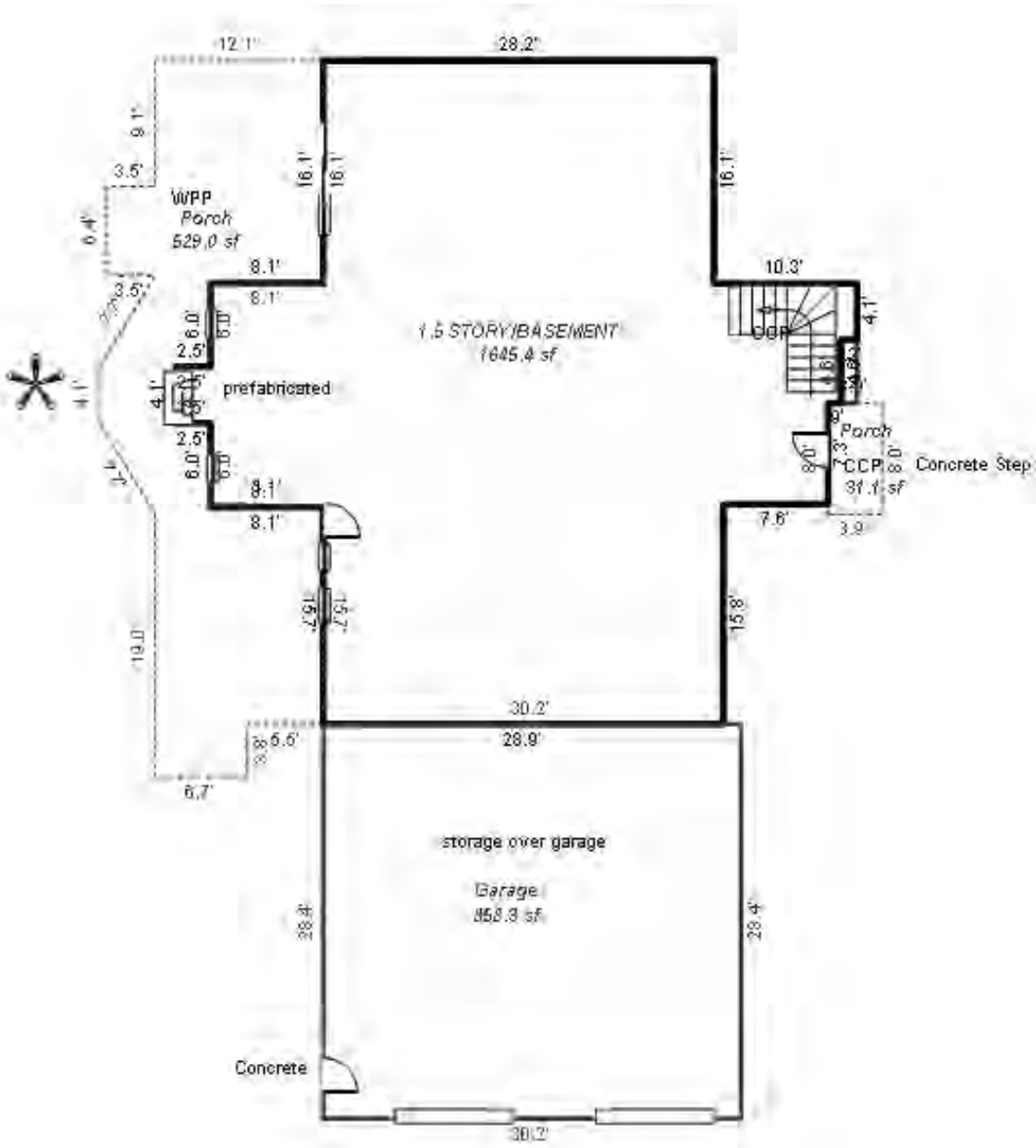
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 31 529 50	Type CCP (1 Story) WPP Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 858 % 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			1							
Building Style: 1.75S		Trim & Decoration		X Central Air Wood Furnace			X (12) Electric 200 Amps Service			Class: C +10 Effec. Age: 10 Floor Area: 3,243 Total Base New : 475,546 Total Depr Cost: 427,993 Estimated T.C.V: 470,792			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2003 (11) Heating System: Forced Heat & Cool, Wood Furnace Add-On Ground Area = 1645 SF Floor Area = 3243 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
Condition: Average		Size of Closets Lg X Ord Small		X No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 1,645 1 Story Siding Overhang 364 Total: 401,541 361,389						
Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:		X (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Brick Veneer 100 1,694 1,525 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 2 9,159 8,243 2 Fixture Bath 1 3,064 2,758 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches CCP (1 Story) 31 1,005 904 WPP 529 8,734 7,861 Deck Treated Wood 50 1,728 1,555 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 858 32,364 29,128 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970						
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Drywall		X (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Brick Veneer 100 1,694 1,525 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 2 9,159 8,243 2 Fixture Bath 1 3,064 2,758 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches CCP (1 Story) 31 1,005 904 WPP 529 8,734 7,861 Deck Treated Wood 50 1,728 1,555 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 858 32,364 29,128 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970						
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 1645 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Brick Veneer 100 1,694 1,525 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 2 9,159 8,243 2 Fixture Bath 1 3,064 2,758 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches CCP (1 Story) 31 1,005 904 WPP 529 8,734 7,861 Deck Treated Wood 50 1,728 1,555 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 858 32,364 29,128 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970						
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		X (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Brick Veneer 100 1,694 1,525 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 2 9,159 8,243 2 Fixture Bath 1 3,064 2,758 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches CCP (1 Story) 31 1,005 904 WPP 529 8,734 7,861 Deck Treated Wood 50 1,728 1,555 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 858 32,364 29,128 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970						
X Asphalt Shingle		(9) Basement Finish		X (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Brick Veneer 100 1,694 1,525 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 2 9,159 8,243 2 Fixture Bath 1 3,064 2,758 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches CCP (1 Story) 31 1,005 904 WPP 529 8,734 7,861 Deck Treated Wood 50 1,728 1,555 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 858 32,364 29,128 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		X (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Brick Veneer 100 1,694 1,525 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 2 9,159 8,243 2 Fixture Bath 1 3,064 2,758 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches CCP (1 Story) 31 1,005 904 WPP 529 8,734 7,861 Deck Treated Wood 50 1,728 1,555 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 858 32,364 29,128 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970						

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARREN CURTIS FORD	WESTMAN JAMES K & SARAH	195,900	06/26/2018	WD	03-ARM'S LENGTH	2018-02096	PROPERTY TRANSFER	100.0
OLSON BRUCE L & ALENA I	WARREN CURTIS F	0	05/13/2005	OTH	21-NOT USED/OTHER	05-0/2416	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD X501	School: LAKE CITY AREA SCHOOL DIST		New House	02/13/2006	20060013	Complete

Owner's Name/Address	MAP #:
WESTMAN JAMES K & SARAH 2255 S X501 S SEELEY RD Cadillac MI 49601	2025 Est TCV 304,111 TCV/TFA: 212.96

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

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Residentia 8 - 17 @\$5000 9.91 Acres 5000 100 9.91 Total Acres Total Est. Land Value =	49,550 49,550
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SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W 984.54 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 52'30"E 1315.39 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 54'31"W 1312.68 FT TO POB. 9.91A.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates	Cash Value
			Description Rate Size % Good	
			Wood Frame 31.84 80 50	1,273
			Total Estimated Land Improvements True Cash Value =	1,273

Comments/Influences
01 SPLIT FROM 001-30 FOR 02

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

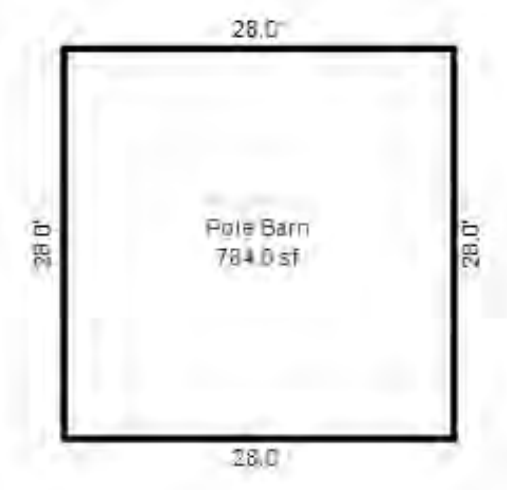
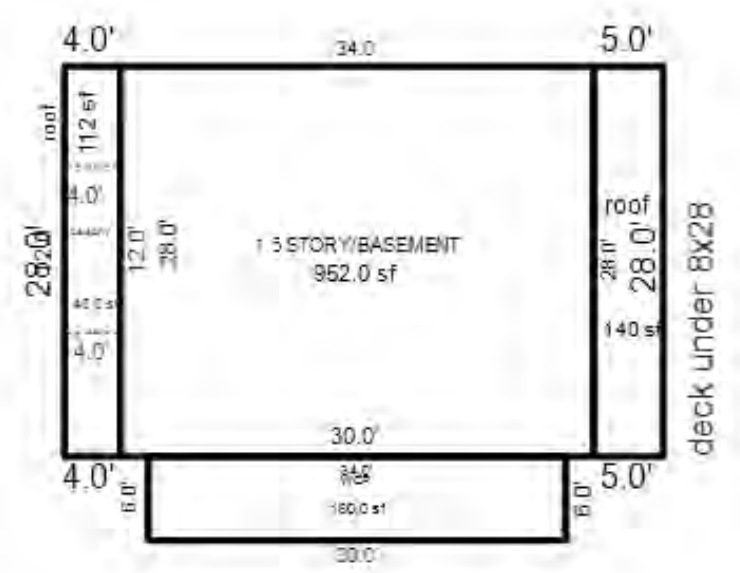
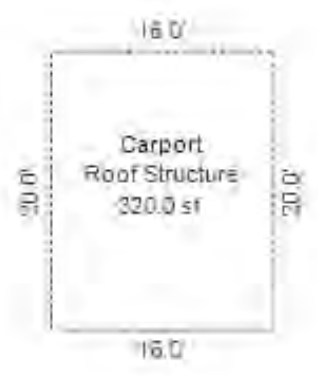


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	24,800	127,300	152,100			107,248C
TPC 04/30/2021	INSPECTED		2024	14,900	109,200	124,100			104,024C
TPC 12/27/2017	INSPECTED		2023	13,900	108,000	121,900			99,071C
TPC 08/01/2011	INSPECTED		2022	9,900	91,600	101,500			94,354C

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

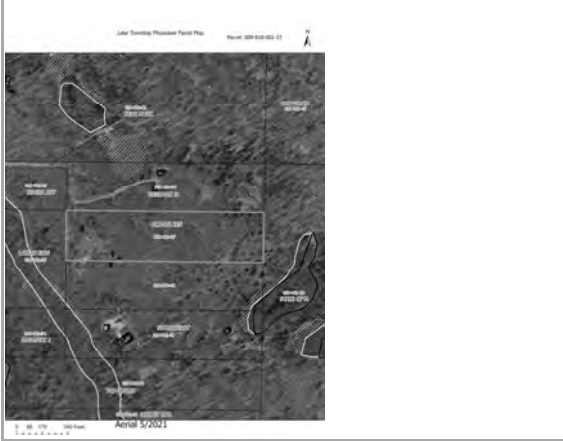
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON BRUCE & ALENA	ALTMAN KENT D & STACY L	60,000	03/19/2019	WD	16-LC PAYOFF	2019-01374	PROPERTY TRANSFER	0.0
OLSON BRUCE L & ALENA I	ALTMAN KENT D &	60,000	05/07/2004	LC	03-ARM'S LENGTH	04-0/2151	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 60,689 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
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W 656.36 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 54' 31"E 1312.68 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 56'32"W 1309.98 FT TO POB. 9.89A.			Residentia 8 - 17 @\$5000	9.89 Acres	5000	100		49,450
			9.89 Total Acres			Total Est. Land Value =		49,450

Comments/Influences <th rowspan="2">X</th> <th rowspan="2">Public Improvements</th> <th colspan="4">Land Improvement Cost Estimates</th>	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
01 SPLIT FROM 001-30 FOR 02 O DIV RTS SEVERAL STRUCTURES & WW ADDED FOR 08..NO PERMITS IN FILE.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	23.49	280 50	3,288
			Wood Frame	24.64	192 50	2,365
			Total Estimated Land Improvements True Cash Value =			5,653

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Low	2025	24,700	5,600	30,300			18,174C
		High	2024	14,800	13,000	27,800			17,628C
		Landscaped	2023	13,800	13,500	27,300			16,789C
		Swamp	2022	9,900	11,400	21,300			15,990C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Private Rd							



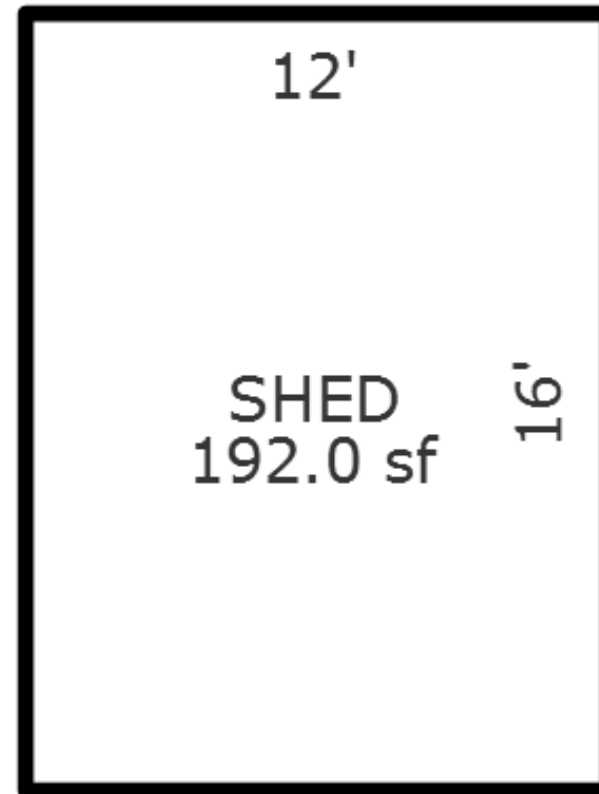
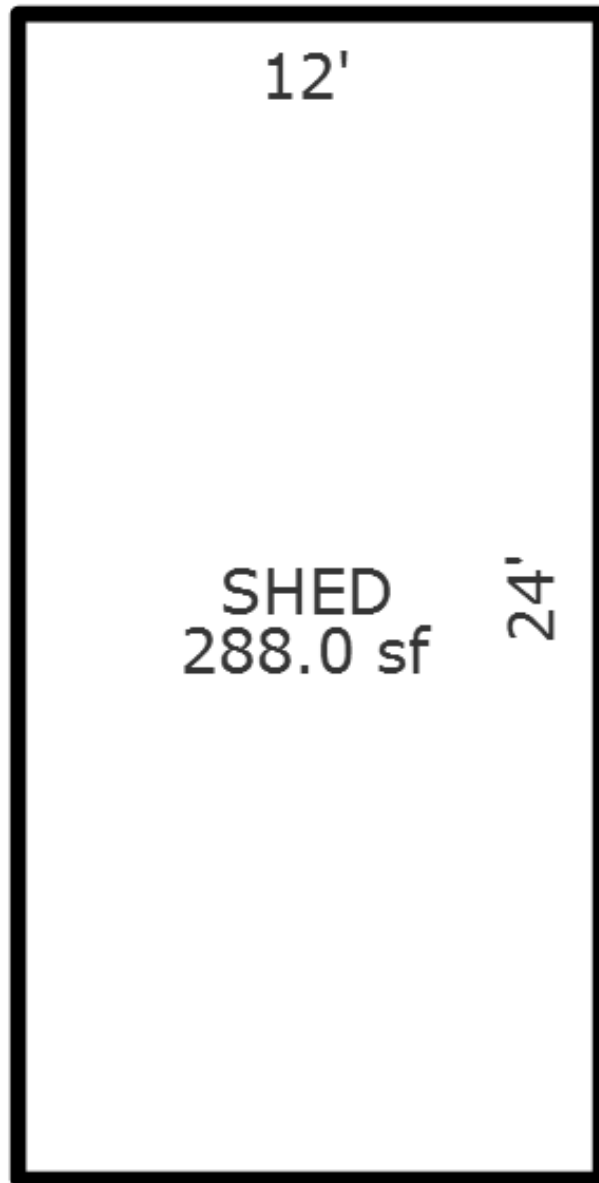
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	14,800	13,000	27,800			17,628C
TPC	04/30/2021	INSPECTED	2023	13,800	13,500	27,300			16,789C
TPC	05/06/2018	INSPECTED	2022	9,900	11,400	21,300			15,990C

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







Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON BRUCE & ALENA	ALTMAN KENT D & STACY L	0	03/19/2019	WD	16-LC PAYOFF	2019-01374	PROPERTY TRANSFER	0.0
OLSON BRUCE L & ALENA I	ALTMAN KENT D &	60,000	05/07/2004	LC	20-MULTI PARCEL SALE REF	04-0/2151	DEED	100.0

Property Address: SEELEY 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: ALTMAN KENT D & STACY L  
 946 COTEY STREEET  
 CADILLAC MI 49601

2025 Est TCV 39,296

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>20@\$3700 9.87 Acres 3700 100 36,519  
 9.87 Total Acres Total Est. Land Value = 36,519

Tax Description: SEC 18 T22N R8W (0\*2001) BEG S 89 DEG 59'23"E 1312.8 FT & N 0 DEG 16'57"W 328.18 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 56'32"E 1309.98 FT, S 0 DEG 11'23"W 328.96 FT, S89 DEG 58'34"W 1307.27 FT TO POB. 9.87A.

Comments/Influences: 01 SPLIT FROM 001-30 FOR 02 NO DIV RTS

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

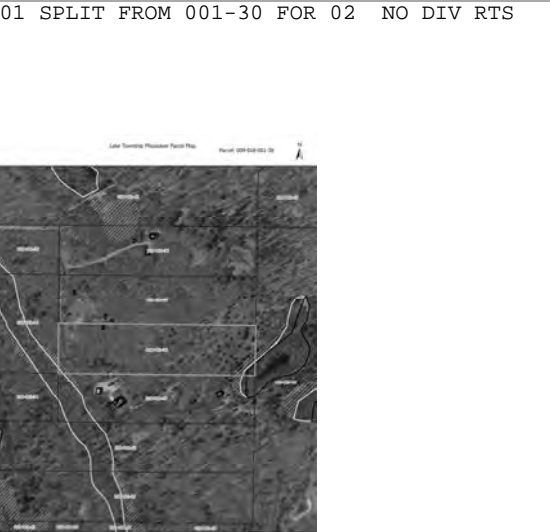
Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

2025 18,300 1,300 19,600 11,252C

2024 14,800 0 14,800 10,914C

2023 13,800 0 13,800 10,395C

2022 9,900 0 9,900 9,900S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STURDAVANT ROBERT D	STURDAVANT ROBERT D & DUR	1	09/26/2019	QC	09-FAMILY	2019-03009	DEED	0.0
OLSON BRUCE L & ALENA I	STURDAVANT ROBERT DEAN	0	02/24/2011	WD	03-ARM'S LENGTH	2011-00540	DEED	0.0
OLSON BRUCE L & ALENA I	STURDAVANT ROBERT D	28,000	02/24/2002	LC	16-LC PAYOFF		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD X 901	School: LAKE CITY AREA SCHOOL DIST		New House	08/15/2017	2017-0386	100%
	P.R.E. 100% 12/10/2018		New House	01/01/2010	2010-99998	100%

Owner's Name/Address	MAP #:
STURDAVANT ROBERT D & DURANT SANDRA 2255 X 901 S SEELEY RD CADILLAC MI 49601	2025 Est TCV 537,523 TCV/TFA: 168.40

Tax Description	Public Improvements	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT FROM W 1/4 COR TH S 89 DEG 59'23"E 1304.56 FT, N 0 DEG 11'23"E 328.96 FT, S 89 DEG 58' 34"W 1307.27 FT, S 0 DEG 16'57"E 328.18 FT TO POB. 9.85A.	X Improved Vacant Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$5000 9.85 Acres 5000 100 49,250 9.85 Total Acres Total Est. Land Value = 49,250

Comments/Influences	Land Improvement Cost Estimates
01 SPLIT FROM 001-30 FOR 02 NO DIV RTS STILL AT 50% FOR 10 RECHECK 11	Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.39 486 50 1,553 Wood Frame 20.53 320 50 3,285 Total Estimated Land Improvements True Cash Value = 4,838

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

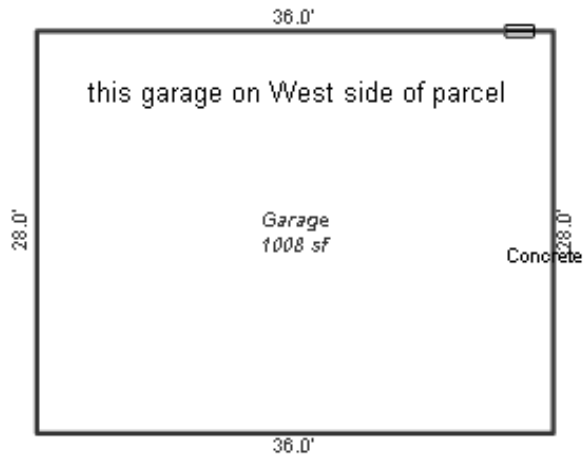
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	24,600	244,200	268,800			171,809C
2024	14,800	209,700	224,500			166,644C
2023	13,800	209,500	223,300			158,709C
2022	9,900	188,800	198,700			151,152C

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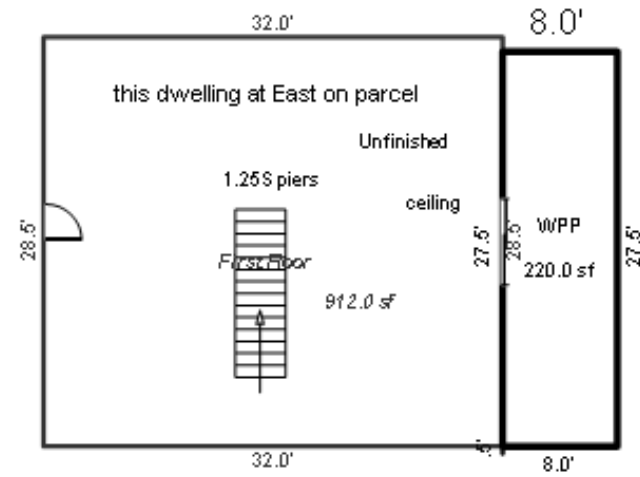
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 385	Type WPP	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 10 Floor Area: 1,140 Total Base New : 145,495 Total Depr Cost: 130,945 Estimated T.C.V: 144,040			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace					Roof:			
Yr Built 2010 NO		Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD	Blt 2010		
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Ground Area = 912 SF Floor Area = 1140 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			
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:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Piers 912 Total: 108,477 97,628					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X Ave.			Plumbing			3 Fixture Bath 1 -3,805 -3,424		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Porches			WPP 385 5,633 5,070		
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			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1008 33,072 29,765		
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Fireplaces			Wood Stove 1 2,118 1,906		
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Totals: 145,495 130,945			Notes: NO PERMITS - SANDY STURDAVANT STATES NO PLUMBING OR ELECTRICAL 12/4/2018 ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 144,040		
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					

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



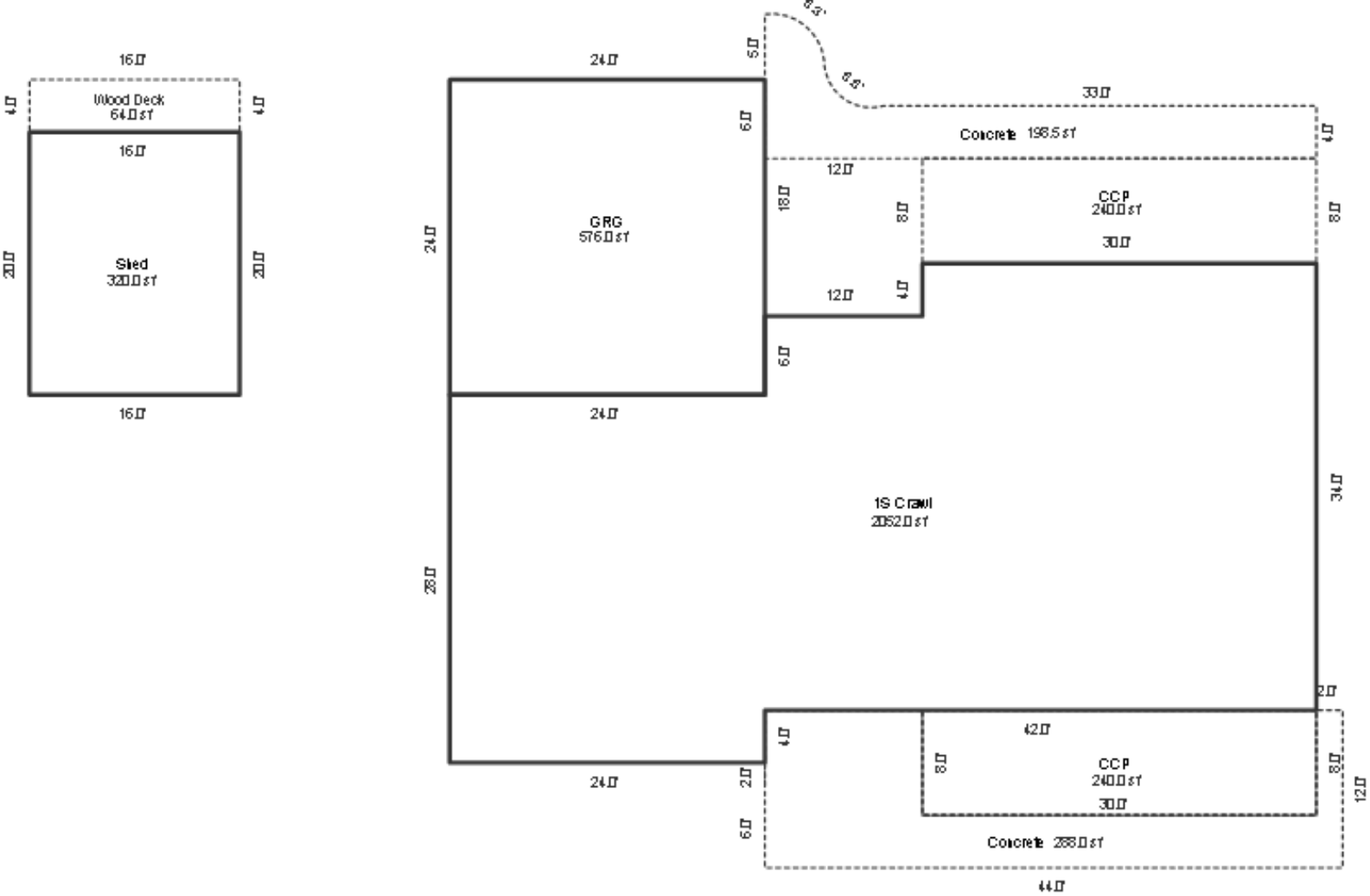
shed



shed

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 240 64	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 4 Floor Area: 2,052 Total Base New : 321,403 Total Depr Cost: 308,541 Estimated T.C.V: 339,395			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2018	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2052 SF Floor Area = 2052 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Cls C 5 Blt 2018						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
		Ex.	Ord.	Min	No. of Elec. Outlets			1 Story Siding Crawl Space 2,052								
		Many	Ave.	Few	(13) Plumbing			Total: 267,773 257,055								
		1 Average Fixture(s)		2			Other Additions/Adjustments									
(2) Windows		2 3 Fixture Bath		Plumbing			Average Fixture(s) 1 1,455 1,397									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2052 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1 4,795 4,603									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet 1 5,725 5,496									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Porches			CCP (1 Story) 240 6,055 5,813 CCP (1 Story) 240 6,055 5,813							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Deck			Treated Wood 64 1,997 1,917						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 23,479 Common Wall: 2 Wall 1 -5,295 -5,083 Door Opener 2 1,078 1,035					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,727 2,618						
	Chimney:						Local Cost Items			GENERATOR 1 1 1 *						
Totals: 321,403 308,541												<<<< 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.
CROWDER DORAN W SR (SM)	GUSHA SHERYL KAE (F)	60,000	09/27/2006	WD	03-ARM'S LENGTH	06-0/3612	DEED	100.0
US BANK NA	CROWDER DORAN W SR (SW)	59,900	10/20/2005	WD	21-NOT USED/OTHER	05-0/4226	DEED	100.0
FETTEROLF SHERILL R & REN	US BANK NA	0	07/23/2005	SD	21-NOT USED/OTHER	04-0/3384	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2900 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/27/2006					
Owner's Name/Address	MAP #:					
GUSHA SHERYL KAE 2900 S SEELEY ROAD CADILLAC MI 49601	2025 Est TCV 149,229 TCV/TFA: 95.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 603.40 FT, N 68 DEG 41'33"E 277.29 FT, N 14 DEG14'33"E 160.59 FT, S 57 DEG 26'27"E 22.47 FT, S 35 DEG 53'32"E 180.899 FT, S 14 DEG 21'17"E 103.91 FT, S 22 DEG 46' 14.5"E 174.786 FT, S 31 DEG 11'12"E 129.605 FT, S 60 DEG 13'03"W 661.15 FT TO POB. 6.44AC M/L.	X		Dirt Road					
	X		Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
	X		Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					

Land Improvement Cost Estimates		* Factors *			
Description	Rate	Size	% Good	Cash Value	
Residentia 8 - 17 @\$5000		6.44 Acres	5000	100	32,200
6.44 Total Acres				Total Est. Land Value =	32,200
Wood Frame					
Total Estimated Land Improvements True Cash Value =					3,203

Comments/Influences  
2006MLS\$60K 90DOM



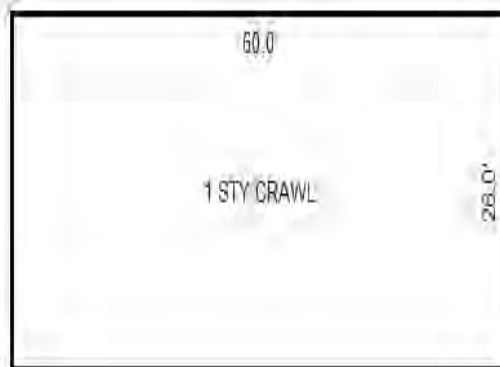
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	16,100	58,500	74,600			35,893C
X	Low	High	2024	9,700	55,700	65,400			34,814C
X	Landscaped	Swamp	2023	9,000	48,500	57,500			33,157C
X	Wooded	Pond	2022	6,400	42,500	48,900			31,579C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 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	Trim & Decoration			Size of Closets			Ex	X	Ord	Min	Condition: Average																			
Building Style: HUD																																			
Yr Built	Remodeled																																		
1994	0																																		
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.	Min																							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			Many	X	Ave.		Few																								
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1	Average Fixture(s)																								
X	Many Avg. Few	X	Large Avg. Small							2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																								
(3) Roof		(9) Basement Finish								1	1000 Gal Septic 2000 Gal Septic																								
X	Gable Hip Flat	X	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		Joists: Unsupported Len: Cntr.Sup:																															
Chimney: Metal																																			
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,560</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>170,586</td> <td>127,939</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,560			Total:				170,586	127,939	E.C.F. X 0.800		Class: CD Effec. Age: 25 Floor Area: 1,560 Total Base New : 189,712 Total Depr Cost: 142,283 Estimated T.C.V: 113,826	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	1,560																																
Total:				170,586	127,939																														
Notes: 1994 REDMAN #334T2610299T ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv: 113,826																																			

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



Sketch by Ares 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIETROWSKI ANTHONY	TOP QUALITY HOMES DEVELOP	100,000	09/30/2021	WD	03-ARM'S LENGTH	2021-03339	PROPERTY TRANSFER	100.0
HARRIS VERNON & LAURA	PIETROWSKI ANTHONY	65,000	08/26/2015	WD	03-ARM'S LENGTH	2015-02896	PROPERTY TRANSFER	100.0
CITIZENS BANK	HARRIS VERNON & LAURA	40,000	03/26/2010	QC	33-TO BE DETERMINED	2010_816QC	PROPERTY TRANSFER	100.0
REED KEVIN & DARCI D (SW)	CITIZENS BANK	40,224	06/05/2009	SD	21-NOT USED/OTHER	2009/4366	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2525 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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TOP QUALITY HOMES DEVELOPMENT 5030 SW 170 AVE FORT LAUDERDALE FL 33331	MAP #:					
--	--------	--	--	--	--	--

	2025 Est TCV 98,795 TCV/TFA: 98.01					
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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
Residentia 18	-29	@\$3700	20.00	Acres	3700	100		74,000
20.00 Total Acres Total Est. Land Value =								74,000

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

		Gravel Road						
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		Paved Road						
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		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						
--	---	-------------	--	--	--	--	--	--

		SEASONAL RD						
--	--	-------------	--	--	--	--	--	--

	Who	When	What	2025	37,000	12,400	49,400			35,577C
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	TPC	06/27/2024	INSPECTED	2024	30,000	12,600	42,600			34,508C
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	TPC	05/03/2021	INSPECTED	2023	26,000	13,600	39,600			32,865C
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	TPC	12/27/2017	INSPECTED	2022	20,000	11,300	31,300			31,300S
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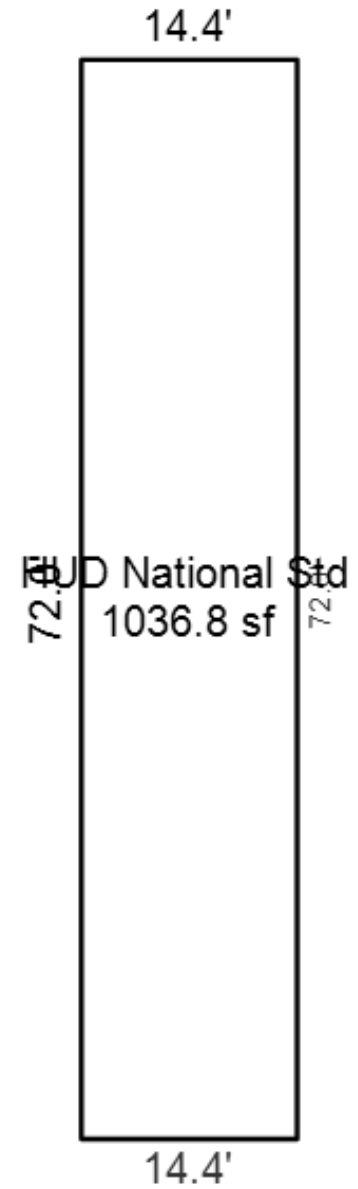
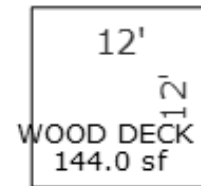
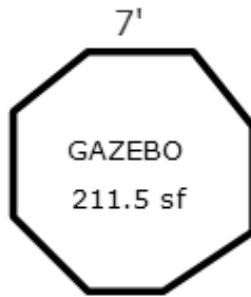
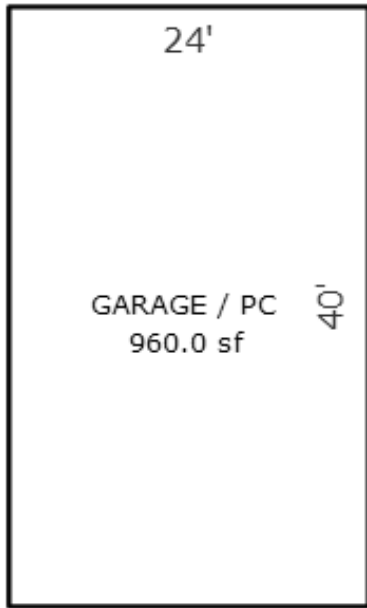


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 144	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service									
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1980			
Wood/Shingle Aluminum/Vinyl Brick  Insulation		Ex.			X	Ord.		Min	(11) Heating System: Wall Furnace Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
(2) Windows		Many			X	Ave.		Few	Building Areas							
Many Avg. Few		Large Avg. Small			(13) Plumbing			Type			Size		Cost New		Depr. Cost	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home			1008		45,190		15,816	
(3) Roof		(7) Excavation			(14) Water/Sewer			Other Additions/Adjustments			Total:		45,190		15,816	
Gable Hip Flat		Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Skirting, Metal or Vinyl, Vertical			192		2,041		714	
Asphalt Shingle Metal		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			Plumbing			1		737		258	
Chimney: Metal		(8) Basement Finish			Lump Sum Items:			Water/Sewer			1		2,337		818	
		(9) Basement			1000 Gal Septic Water Well, 50 Feet			Deck			1		4,203		1,471	
		(10) Floor Support			1000 Gal Septic 2000 Gal Septic			Treated Wood			1		2,462		862	
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Treated Wood			144		3,148		1,102	
		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Garages			960		18,931		6,626	
					Lump Sum Items:			Class: D Exterior: Pole (Unfinished)			2		849		297	
								Built-Ins			1		1,615		565	
								Appliance Allow.			Totals:		82,940		29,028	
								Notes:			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		23,222			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		57,000	10/01/1995	WD	33-TO BE DETERMINED	341:453	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
		2025 Est TCV 250,000				

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 30 - 65	\$3700	60.00	Acres	3700	100			222,000
			Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
					80.00	Total Acres	Total Est. Land Value =				250,000

Tax Description	X	Public Improvements					
SEC 18 T22N R8W N 1/2 OF NE 1/4. 80A.		Dirt Road					
Comments/Influences		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

R/T-5 NO ELECTRIC-5	X	Topography of Site					
RE,MOVE -5 FOR WOODED/UNWOODED		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	125,000	0	125,000			30,361C
2024	104,000	0	104,000			29,449C
2023	86,000	0	86,000			28,047C
2022	72,000	0	72,000			26,712C

Who	When	What	2025	2024	2023	2022
		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.
TEUNESSEN PATRICIA (LE) &	NEAR MARK P & JUDY R	142,000	04/07/2016	WD	06-COURT JUDGEMENT	2016-01350	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2135 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
NEAR MARK P & JUDY R 2135 SEELEY ROAD CADILLAC MI 49601	2025 Est TCV 346,130 TCV/TFA: 256.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value
SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W EXC PCL A OF THE SURVER RECORDED IN LIBER S6-P. SPLIT ON 09/09/2024 FROM 009-018-001-80. FORMERLY SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W. 74A.	Dirt Road		Residentia INFERIOR@	\$1400	72.58 Acres	1400 100 > 30A IS WETLAND/SWAMP	10
	Gravel Road		72.58 Total Acres Total Est. Land Value =				101,612
	Paved Road		Land Improvement Cost Estimates				
	Storm Sewer		Description	Rate	Size % Good	Cash Value	
	Sidewalk		D/W/P: 4in Concrete	6.39	414 50	1,322	
	Water		D/W/P: 4in Ren. Conc.	7.24	720 50	2,606	
	Sewer		Fencing: Wire Mesh, #9	3.68	504 50	927	
	Electric		Wood Frame	19.79	402 50	3,978	
	Gas		Total Estimated Land Improvements True Cash Value =				8,833
	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 09/09/2024 completed 09/09/2024 TIM ; Parent Parcel(s): 009-018-001-80; Child Parcel(s): 009-018-001-81, 009-018-001-85;	Level	2025	50,800	122,300	173,100			128,470C
	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
JWV	09/10/2021	INSPECTED	2024	0	0	0			0
TPC	04/30/2021	INSPECTED	2023	0	0	0			0
			2022	0	0	0			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 384	Type Composite	Year Built: 1998 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: 768 % Good: 0 Storage Area: 576 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 1,352 Total Base New : 252,072 Total Depr Cost: 214,259 Estimated T.C.V: 235,685		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100		Bsmnt Garage:		Roof:	
Yr Built 2000	Remodeled GAR 2016	Ex	X Ord	Min	Size of Closets			150 Amps Service			X 1.100		No Conc. Floor: 0		
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 2000		
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Total: 171,381		145,673		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Total: 171,381		145,673			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Building Areas			Total: 171,381		145,673			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 171,381		145,673			
(2) Windows		(8) Basement		(13) Plumbing			1 Story Siding Basement 1,352			Total: 171,381		145,673			
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small	Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 1,030 3 Fixture Bath 1 3,805 3,234 Separate Shower 1 1,172 996 Water/Sewer 1000 Gal Septic 1 4,485 3,812 Water Well, 100 Feet 1 5,560 4,726			Total: 171,381		145,673		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 21,066 17,906 Storage Over Garage 576 6,013 5,111 Class: C Exterior: Pole (Unfinished) Door Opener 1 539 458 Base Cost 1200 28,536 24,256			Total: 171,381		145,673			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 1,906 1,620 Deck Composite 384 6,397 5,437			Total: 252,072		214,259			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: 2133 HOUSE 2135 GARAGE			Total: 252,072		214,259		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes: 2133 HOUSE 2135 GARAGE			ECF (4012 RURAL METES & BOUNDS) 1.100 => TC			Total: 252,072		214,259			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEAR MARK & JUDY	CARMER MATTHEW	30,000	09/23/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02426	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2135 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/03/2024					
Owner's Name/Address	MAP #:					
CARMER MATTHEW 1991 SEELEY RD CADILLAC MI 49601	2025 Est TCV 10,366					

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	75.44	819.93	1.2760	1.1965	90	100	10,366
75 Actual Front Feet, 1.42 Total Acres							Total Est. Land Value = 10,366

Tax Description  
 PARCEL A OF THE SURVEY RECORDED IN LIBER S6-P  
 SPLIT 09/09/2024 FROM 009-018-001-80.  
 Comments/Influences  
 Split/Comb. on 09/09/2024 completed 09/09/2024 TIM ;  
 Parent Parcel(s): 009-018-001-80;  
 Child Parcel(s): 009-018-001-81, 009-018-001-85;

- 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	5,200	0	5,200			5,200S
JWV	09/10/2021	INSPECTED	2024	0	0	0		0A	0
TPC	04/30/2021	INSPECTED	2023	0	0	0			0
			2022	0	0	0			0

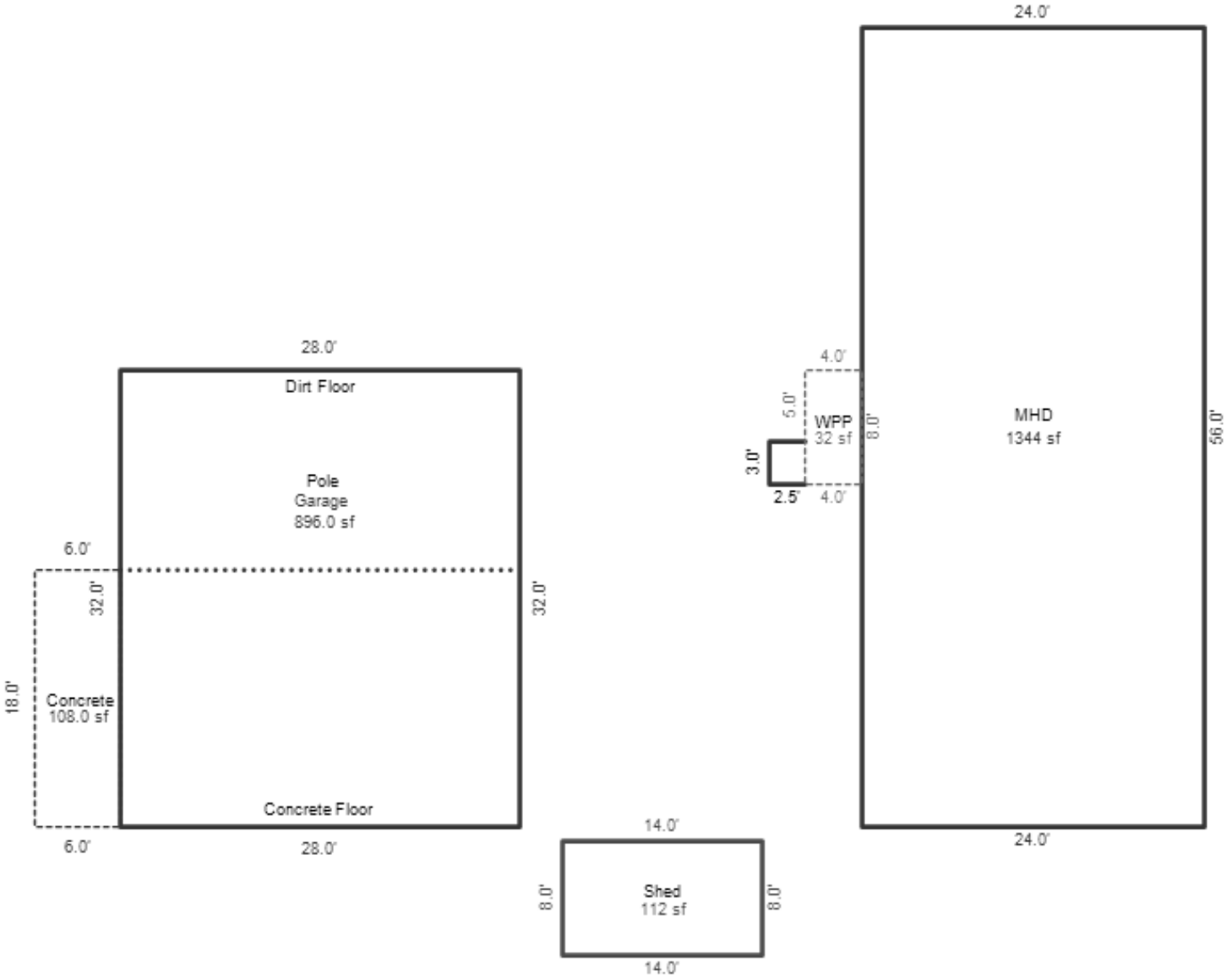
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WALKER DIANE	ANKNEY RYAN & DYKGRAFF ZO	10,500	09/05/2018	QC	03-ARM'S LENGTH	2018-02892	DEED	100.0				
FAUVER EARL M II & ANGEL	WALKER DIANE L A.K.A. KUH	0	04/03/2015	QC	21-NOT USED/OTHER	2015-01415	DEED	0.0				
MILLER DONALD D & DONNA R	FAUVER H&W & KUHN H&W J/T	0	05/01/2006	WD	16-LC PAYOFF	2015-01414	DEED	0.0				
MILLER DONALD D	FAUVER & KUHN J/T	25,000	12/02/1997	LC	16-LC PAYOFF	2001-00706	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2785 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD		06/22/2023		2023-0378	100%			
Owner's Name/Address		P.R.E. 0%		MANUFACTURED		09/20/2011		2011-0518	100%			
ANKNEY RYAN & DYKGRAFF ZOIEY 2785 SEELEY RD CADILLAC MI 49601		MAP #:		2025 Est TCV 36,462 TCV/TFA: 27.13								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 18 T21N R8W (0*1997) BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF SEC18 TH N 00 DEG 17'23"W 533.62 FT, S 60 DEG 09'20"W 233.42 FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG 17'23"E 320.81 FT, N89 DEG 42'37"E 147.64 FT TO POB. 1.75A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
97 SPLIT BAL OF ACRES/BLDGS TO 008-84, 94 & 97 FOR 1998		Gravel Road		A 200' @ 90/FF	147.00	518.57	1.0800	1.0671	90	100		15,247
		Paved Road		147 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 15,247								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.70	108	50	308				
		Sewer		Wood Frame	22.14	112	50	1,240				
		Electric		Ad-Hoc Unit-In-Place Items								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		/CI16/YARI/CHALF/04'/211	9.70	100	50	485				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,033								
		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	7,600	10,600	18,200			14,650C		
		Low		2024	7,600	10,100	17,700			14,210C		
		High		2023	5,900	1,300	7,200			5,153C		
		Landscaped		2022	4,400	1,200	5,600			4,908C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2025	7,600	10,600	18,200			14,650C	
		TPC 09/27/2024 INSPECTED			2024	7,600	10,100	17,700			14,210C	
		TPC 10/06/2023 INSPECTED			2023	5,900	1,300	7,200			5,153C	
		TPC 04/30/2021 INSPECTED			2022	4,400	1,200	5,600			4,908C	


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	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 32 350	Type WPP Roof Cover Onl	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 392			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 25 Floor Area: 1,344 Total Base New : 159,876 Total Depr Cost: 23,978 Estimated T.C.V: 19,182			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D		Blt 2000	
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1344 SF Floor Area = 1344 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/20/100/100/15			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s)			1 Story Siding Piers 1,344			Total:		127,788	19,166
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Plumbing						
(2) Windows		(7) Excavation		Many			X	Ave.		Average Fixture(s)						
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			Softener, Auto 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						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Porches						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well			WPP						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: D Exterior: Pole (Unfinished) Base Cost No Concrete Floor						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Deck			w/Roof (Roof portion)						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Totals:			159,876						
Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv: 19,182																

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



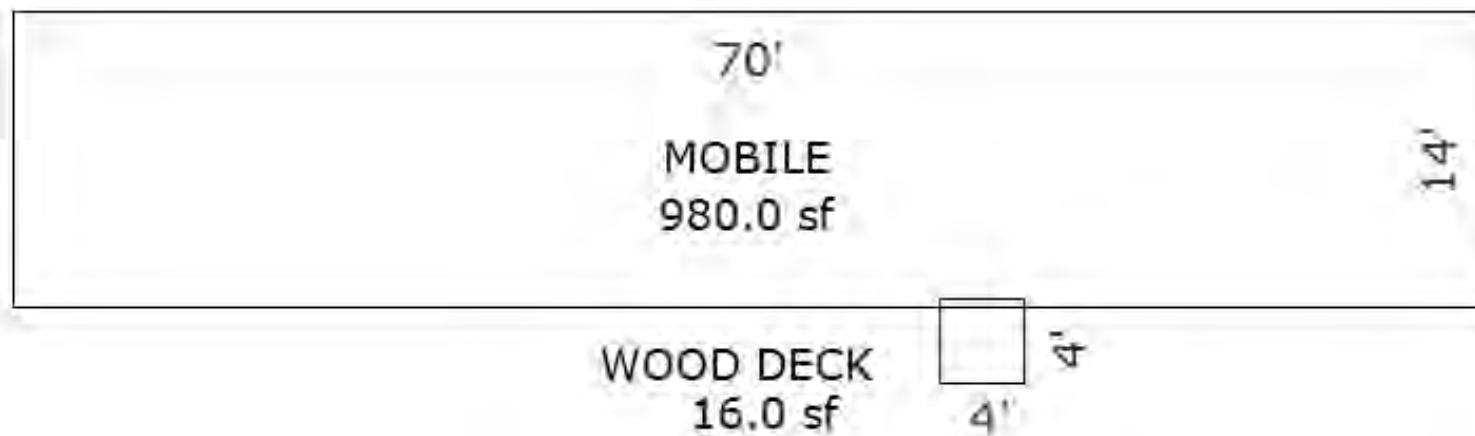
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIDDALL C & MILLER J & JA	SEELEY ROAD HOMES LLC	0	06/18/2024	QC	09-FAMILY	2024-01500	PROPERTY TRANSFER	0.0				
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY	2016-02895	DEED	0.0				
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	09-FAMILY	2011-514QC	PROPERTY TRANSFER	0.0				
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421DC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2947 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SEELEY ROAD HOMES LLC 521 HEATHERGLEN DRIVE RD RIDGECREST CA 93555		2025 Est TCV 361,416 TCV/TFA: 58.11										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 18 T21N R8W (0*1997) THAT PART OF SW 1/4 OF SW 1/4 LYING E'LYOF SEELEY ROAD EXC BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF SEC 18, TH N 00 DEG 17' 23" W 533.62 FT, S 60 DEG 09'20"W 233.42FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG17'23"E 320.81 FT, N 89 DEG 42'37"E 147.64 FT TO POB. 10.79A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2 MH..1 1S/SL REMOVE MH ADD 1977 HOLLY PARK FOR 2004		Gravel Road		Residentia 8 - 17 @\$5000	10.79 Acres	10.79	Total Acres	5000	100			53,950
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	Size	% Good	Cash Value				
		Sidewalk		Wood Frame	24.25	128	50	1,552				
		Water		Sewer	24.25	128	50	1,552				
		Electric		Total Estimated Land Improvements True Cash Value = 3,104								
		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	27,000	153,700	180,700			91,282C		
		Low		2024	16,200	137,000	153,200			88,538C		
		High		2023	15,100	129,700	144,800			84,322C		
		Landscaped		2022	10,800	114,800	125,600			80,307C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 05/30/2022	INSPECTED									
		TPC 04/30/2021	INSPECTED									
		TPC 12/27/2017	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 30	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																													
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																									
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G																																																																																																								
Yr Built 2000		Remodeled 0		Trim & Decoration																																																																																																									
Condition: Average			Ex	X	Ord		Min																																																																																																						
Room List		Size of Closets		Central Air Wood Furnace																																																																																																									
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric																																																																																																									
(1) Exterior		Kitchen: Other: Other:		100 Amps Service																																																																																																									
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures																																																																																																									
(2) Windows		X Tile		Ex. X Ord. Min																																																																																																									
Many Avg. Few X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets																																																																																																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Many X Ave. Few																																																																																																									
(3) Roof		(8) Basement		(13) Plumbing																																																																																																									
Gable Hip Flat X Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																									
X Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer																																																																																																									
Chimney: Metal		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																									
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																																									
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>980</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>50,416</td> <td>23,191</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Skirting, Metal or Vinyl, Vertical</td> <td>148</td> <td>1,616</td> <td>743</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>846</td> <td>389</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,485</td> <td>2,063</td> </tr> <tr> <td colspan="3">Water Well, 50 Feet</td> <td>1</td> <td>2,548</td> <td>1,172</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>64</td> <td>1,952</td> <td>898</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>30</td> <td>1,299</td> <td>598</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>877</td> </tr> <tr> <td colspan="4">Totals:</td> <td>65,068</td> <td>29,931</td> </tr> </tbody> </table>										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	980			Total:				50,416	23,191	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			148	1,616	743	Plumbing						Average Fixture(s)			1	846	389	Water/Sewer						1000 Gal Septic			1	4,485	2,063	Water Well, 50 Feet			1	2,548	1,172	Deck						Treated Wood			64	1,952	898	Treated Wood			30	1,299	598	Built-Ins						Appliance Allow.			1	1,906	877	Totals:				65,068	29,931	E.C.F. X 0.800		Cls Fair Blt 2000	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																								
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Notes:										ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		23,945																																																																																																	

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





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Roof Cover Onl	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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 336		
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: 20 Floor Area: 2,312 Total Base New : 249,528 Total Depr Cost: 199,622 Estimated T.C.V: 219,584			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2312 SF Floor Area = 2312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls D Blt 2000			
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story Siding Slab 1,696						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			616						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Total: 207,238 165,790						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			3 Fixture Bath			Total: 207,238 165,790						
	Insulation	(8) Basement		X			Softener, Auto			Plumbing						
(2) Windows		(9) Basement Finish		Ave.			Softener, Manual			Average Fixture(s)						
	Many Avg. Few		Basement: 0 S.F. Crawl: 616 S.F. Slab: 1696 S.F. Height to Joists: 0.0	Few			Solar Water Heat			1 1,010 808						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		No Plumbing			No Plumbing			Water/Sewer						
(3) Roof		(14) Water/Sewer		Extra Toilet			Extra Toilet			1000 Gal Septic						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Sink			Extra Sink			Water Well, 50 Feet						
	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower			Separate Shower			Garages						
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tile Floor			Ceramic Tile Floor			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains			Ceramic Tile Wains			Base Cost 336 11,736 9,389						
				Vent Fan			Vent Fan			No Concrete Floor 336 -1,845 -1,476						
				Lump Sum Items:			Lump Sum Items:			Class: D Exterior: Pole (Unfinished)						
				Public Water			Public Water			Base Cost 900 17,946 14,357						
				Public Sewer			Public Sewer			No Concrete Floor 900 -4,941 -3,953						
				Water Well			Water Well			Class: D Exterior: Pole (Unfinished)						
				1000 Gal Septic			1000 Gal Septic			Base Cost 336 8,800 7,040						
				2000 Gal Septic			2000 Gal Septic			No Concrete Floor 336 -1,845 -1,476						
										Built-Ins						
										Appliance Allow.						
										Deck						
										w/Roof (Roof portion)						
										Totals: 249,528 199,622						
										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



Desc. of Bldg/Section: SELF STORGE BLDG 1  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole  
 Floor Area: 960  
 Gross Bldg Area: 2,928  
 Stories Above Grd  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 25  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
------	------------	------	---	-----

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: No Heating or Cooling 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story  
 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:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
 Stories: 0 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 38.38

Adjusted Square Foot Cost for Upper Floors = 38.38

Total Floor Area: 960 Base Cost New of Upper Floors = 36,845

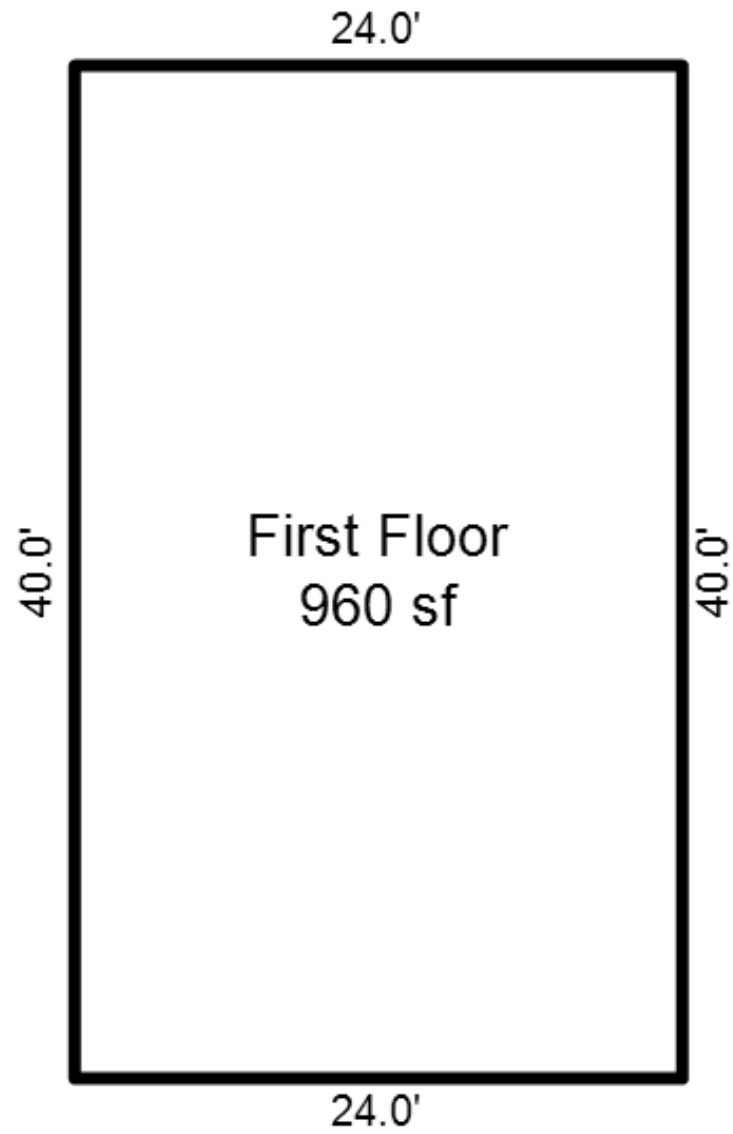
Reproduction/Replacement Cost = 36,845  
 Total Depreciated Cost = 22,107

Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 20,560  
 Replacement Cost/Floor Area= 38.38 Est. TCV/Floor Area= 21.42

(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	
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: SELF STORAGE BLDG 2  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole  
 Floor Area: 960  
 Gross Bldg Area: 2,928  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 25  
 Physical %Good: 60  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 960					
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:					

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 43.36

Adjusted Square Foot Cost for Upper Floors = 43.36

Total Floor Area: 960 Base Cost New of Upper Floors = 41,626

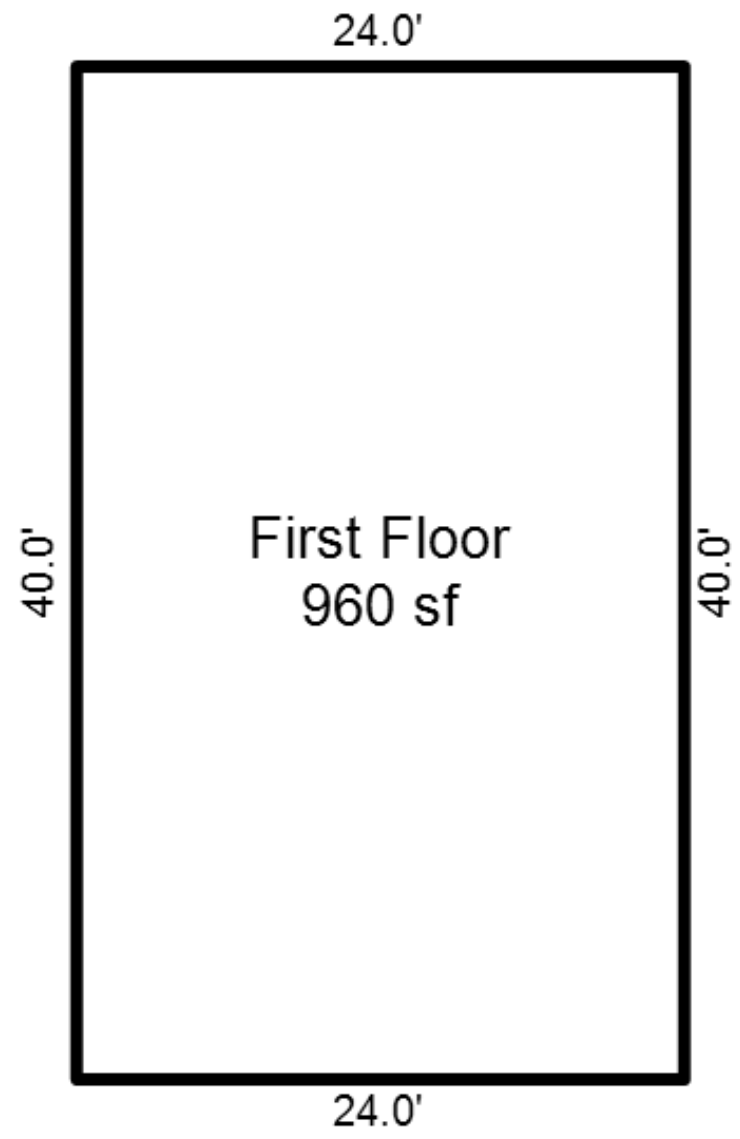
Reproduction/Replacement Cost = 41,626

Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 24,976

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 23,227  
 Replacement Cost/Floor Area= 43.36 Est. TCV/Floor Area= 24.20

(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	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	(40) Exterior Wall:			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness				Bsmnt Insul.									
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:																	
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler																			

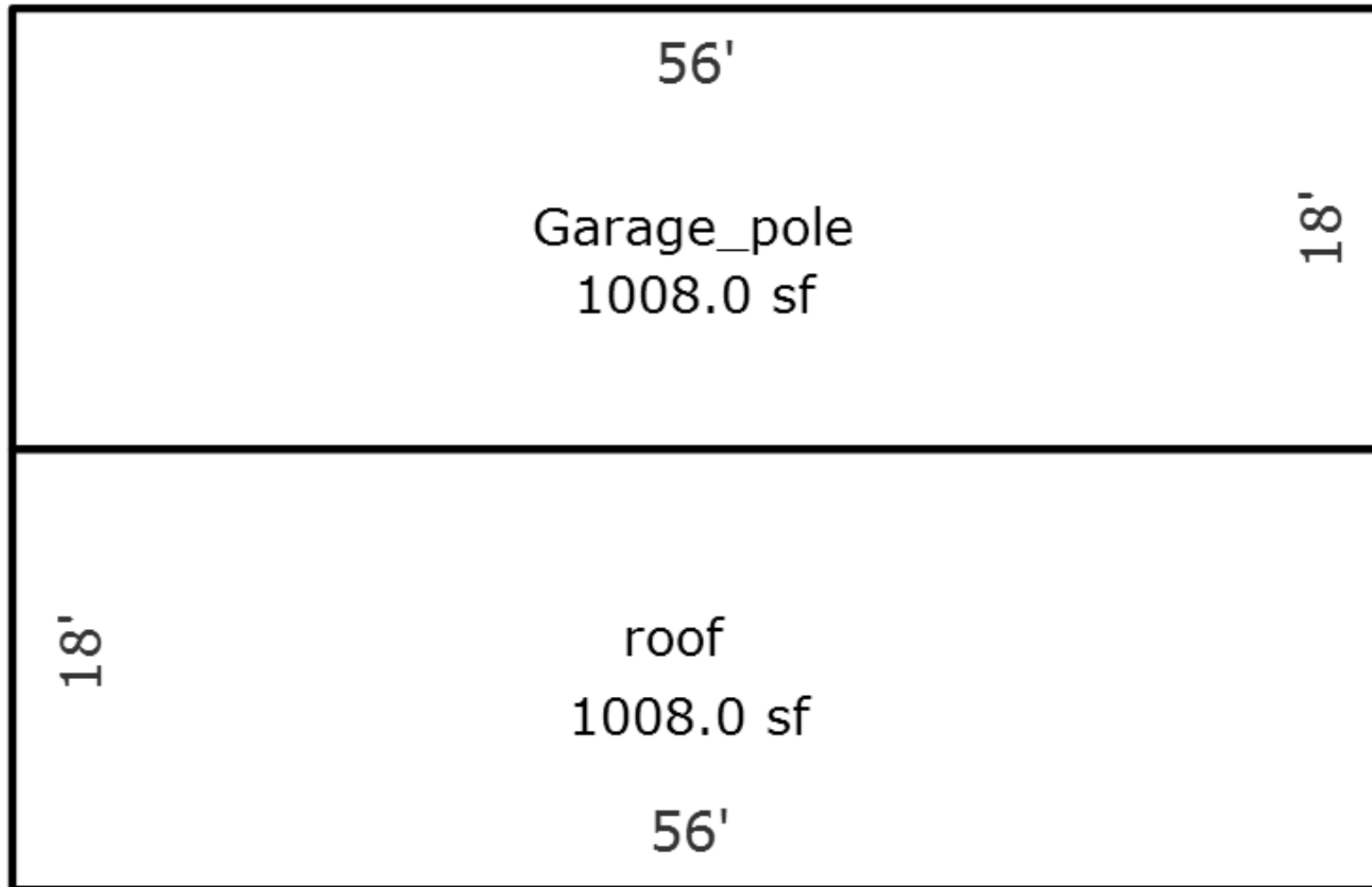
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*




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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Material Storage, 4 Wall		<<<<< Calculator Cost Computations >>>>>																																																													
Class: D,Pole Floor Area: 1,008 Gross Bldg Area: 2,928 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole      Quality: Average Stories: 1      Story Height: 10      Perimeter: 0																																																													
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 30.28  Adjusted Square Foot Cost for Upper Floors = 30.28																																																													
Year Built Remodeled		Total Floor Area: 1,008      Base Cost New of Upper Floors = 30,522  Reproduction/Replacement Cost = 30,522																																																													
Overall Bldg Height		Eff. Age: 35      Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 14,956																																																													
Comments:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels																																																													
		<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</th> <th style="width:10%;">Height</th> <th style="width:10%;">Storys</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="8">                     (13) Roof Structure:                      Wood Joists, Wood or Composition                 </td> </tr> <tr> <td>Deck</td> <td>1 Up</td> <td>4.46</td> <td>1008</td> <td>1.000</td> <td>1.000</td> <td></td> <td>4,496</td> </tr> <tr> <td colspan="8">                     (14) Roof Cover:                      Alum./Steel Corrugated or Crimped                 </td> </tr> <tr> <td></td> <td>1 Up</td> <td>2.37</td> <td>1008</td> <td>1.000</td> <td>1.000</td> <td></td> <td>2,389</td> </tr> <tr> <td colspan="6"></td> <td colspan="2" style="text-align: right;">                     Total Cost of Upper Stories = 6,885                 </td> </tr> <tr> <td colspan="8" style="text-align: center;">                     &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;                 </td> </tr> </tbody> </table>						Item Description	Cost	# or	Height	Storys	Adj.	Adj.	Cost	(13) Roof Structure: Wood Joists, Wood or Composition								Deck	1 Up	4.46	1008	1.000	1.000		4,496	(14) Roof Cover: Alum./Steel Corrugated or Crimped									1 Up	2.37	1008	1.000	1.000		2,389							Total Cost of Upper Stories = 6,885		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
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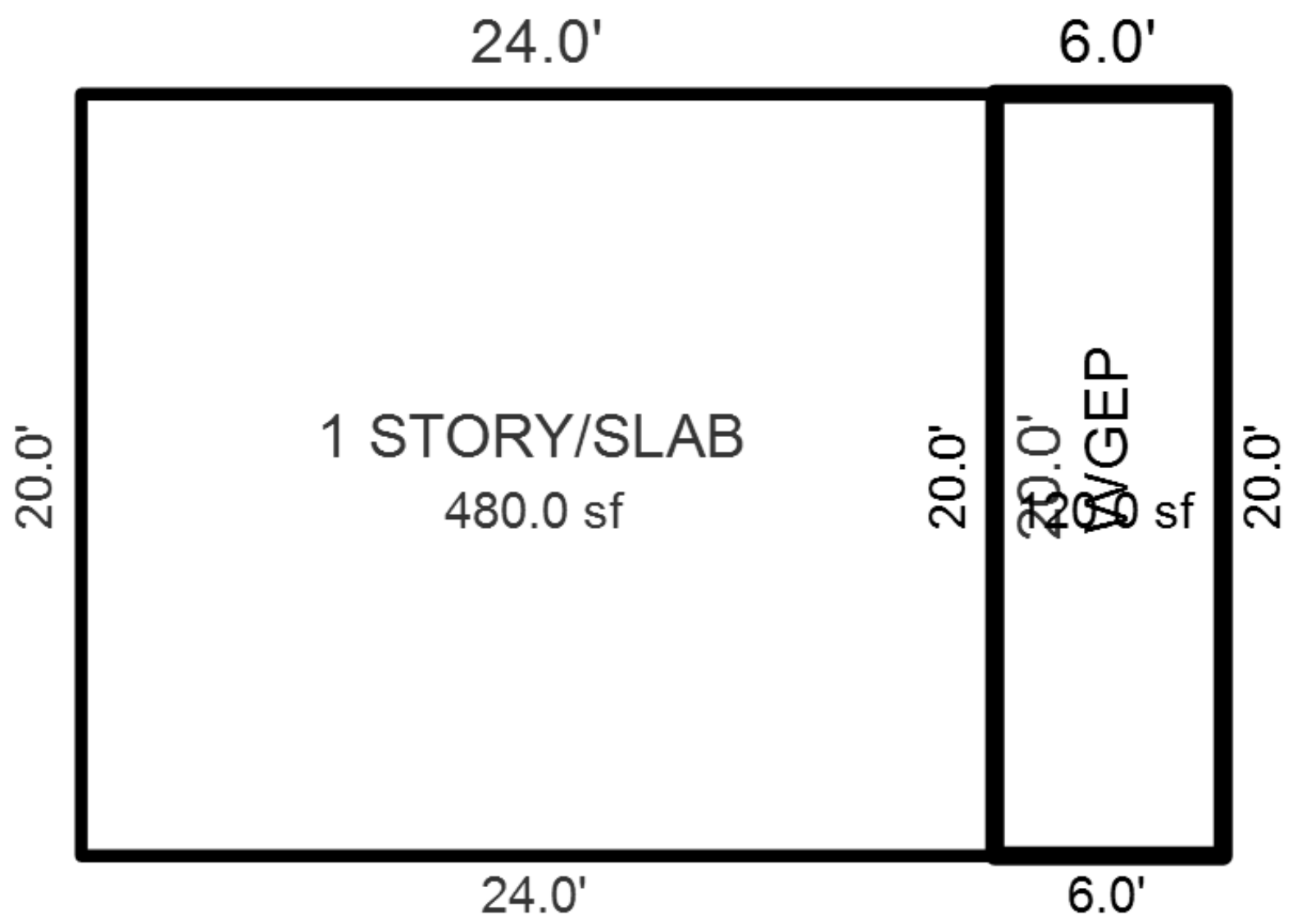


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIDDALL C & MILLER J & JA	SEELEY ROAD HOMES LLC	0	06/18/2024	QC	09-FAMILY	2024-01500	PROPERTY TRANSFER	0.0				
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY	2016-02895	DEED	0.0				
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	18-LIFE ESTATE	2011-514QC	PROPERTY TRANSFER	0.0				
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421DC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2948 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SEELEY ROAD HOMES LLC 521 HEATHERGLEN DR RIDGECREST CA 93555		2025 Est TCV 70,032 TCV/TFA: 145.90										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 3 - 7	@\$6000	3.64	Acres	6000	100			21,840
				3.64 Total Acres Total Est. Land Value =							21,840	
SEC 18 T22N R8W (0*1997) BEG N 00 DEG 56'59"W 150.05 FT FROM SW COR SEC 18 TH N 00 DEG 56'59"W 99.07 FT,N 60 DEG 07'07"E 662.03 FT, S 35 DEG 34' 06"E 97.59 FT, TO A PT ON THE ARC OF A 572.96 FT RAD CUR TO LEFT DELTA ANG 23 DEG 05'42" LONG CHORD S 14 DEG 48'02"W 229.39 FT, TH SW'LY 230.95 FT ALONG THE ACR OF SAID CURVE TO PT OF SAID CURVE, S02 DEG 42'38"W 132.49 FT, N 89 DEG 31' 28"W 562.75 FT TO POB. 3.64A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	10,900	24,100	35,000		14,549C		
					2024	5,500	20,600	26,100		14,112C		
					2023	5,500	20,400	25,900		13,440C		
					2022	4,600	18,400	23,000		12,800C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X	Ex	X	Ord								
Yr Built 1971	Remodeled 0						Min								
Condition: Average		Size of Closets			Lg	X	Ord								
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
			Kitchen: Other: Other:	100	Amps	Service									
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets											
			Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets											
		X	Drywall												
(2) Windows		(7) Excavation		(13) Plumbing											
	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0	1	Average Fixture(s)									
X	Wood Sash Metal Sash Vinyl Sash	(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											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		(14) Water/Sewer									
						1	Public Water								
						1	Public Sewer								
						1	Water Well								
						1	1000 Gal Septic								
						1	2000 Gal Septic								
(3) Roof		(10) Floor Support		Lump Sum Items:											
X	Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1971			
(11) Heating System: Space Heater															
Ground Area = 480 SF Floor Area = 480 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 480															
Total: 55,660 33,395															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		1,010		606	
Water/Sewer															
1000 Gal Septic										1		4,203		2,522	
Water Well, 50 Feet										1		2,462		1,477	
Porches															
WGEP (1 Story)										120		9,048		5,429	
Foundation: Shallow										120		-979		-587	
Built-Ins															
Appliance Allow.										1		1,615		969	
Totals:										73,019		43,811			
Notes:															
										ECF (4012 RURAL METES & BOUNDS) 1.100 =>		TCV:		48,192	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIDDALL C & MILLER J & JA	SEELEY ROAD HOMES LLC	0	06/18/2024	QC	09-FAMILY	2024-01500	PROPERTY TRANSFER	0.0
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY	2016-02895	DEED	0.0
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	18-LIFE ESTATE	2011-514	PROPERTY TRANSFER	0.0
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421	PROPERTY TRANSFER	0.0

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

S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/09/1998					

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

SEELEY ROAD HOMES LLC 521 HEATHERGLEN DR RIDGECREST CA 93555	2025 Est TCV 15,766
--	---------------------

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

Public Improvements	* Factors *	WETLAND ON BACK 1/2
---------------------	-------------	---------------------

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

SEC 18 T22N R8W (0*1997) BEG AT SW COR OF SW 1/4 TH N 0 DEG 56' 59"W 150.05 FT, S 89 DEG 31'28"E 562.75 FT, S 02 DEG 42'38"W 150.06 FT, N 89 DEG 31'28"W 521.79 FT TO POB. 1.92A.	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences	X	97 SPLIT FROM 008-80 FOR 98
---------------------	---	-----------------------------

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

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

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

2025	7,900	0	7,900			1,255C
2024	6,000	0	6,000			1,218C
2023	5,500	0	5,500			1,160C
2022	3,800	0	3,800			1,105C

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

TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 04/05/2016	INSPECTED	

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

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

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 121 - 300@	\$3700	199.72 Acres	3700	100			738,983
199.72 Total Acres						Total Est. Land Value =	738,983

Tax Description  
 SEC 18 T22N R8W S 1/2 OF NE 1/4, SW 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 EXC THAT PART OF SE 1/4 LYING S'LY OF ROSTED ROAD. 199.6A.

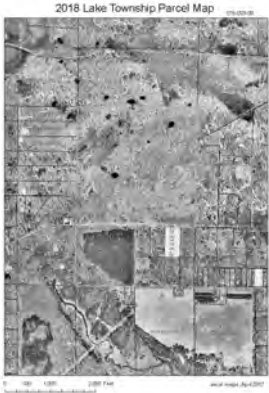
Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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.
LANGENDERFER RICHARD L LI	STEER MICHELLE M	16,364	03/03/2015	QC	09-FAMILY	2015-03031	PROPERTY TRANSFER	0.0
LANGENDERFER RICHARD L SR	LANGENDERFER RICHARD L TR	0	08/07/2007	QC	21-NOT USED/OTHER	2007/2876	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11213 W ROSTED RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 72,279 TCV/TFA: 47.80					

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 18 T22N R8W W 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND THAT PART OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.1A.	X			A 200' @ 90/FF	330.00	660.00	0.8823 1.1334	90 100	29,700
				330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =					29,700

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
REPLACED 14X70 W 12X56 FOR 96 ADD 2000 HOLLY PARK `4X60 MH FOR 01 STILL 2 MH..SEE PICS	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 3.5 Concrete	6.49	225	89	1,299
			Total Estimated Land Improvements True Cash Value =				1,299



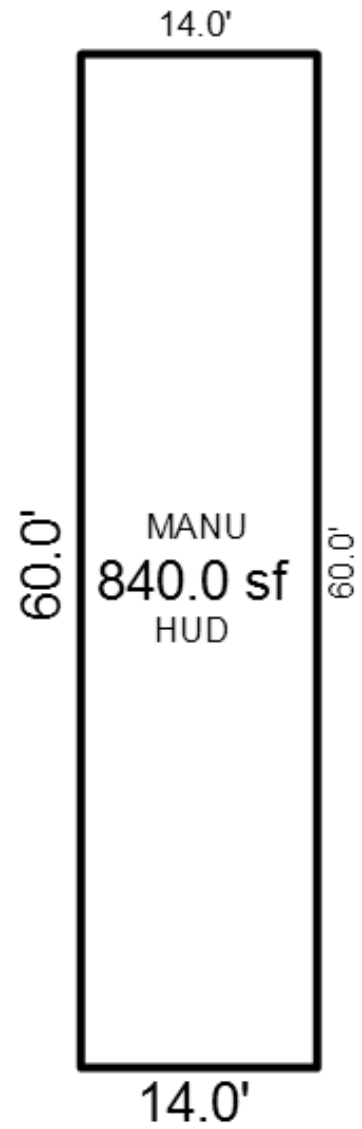
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	14,900	21,200	36,100			23,381C
	Low	High	2024	14,900	21,500	36,400			22,678C
	Landscaped	Swamp	2023	11,600	23,400	35,000			21,599C
X	Wooded	Pond	2022	8,300	19,300	27,600			20,571C
	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: 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						20	Treated Wood					
Building Style: HUD		Trim & Decoration		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump															
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: Average Effec. Age: 20 Floor Area: Total Base New : 64,404 Total Depr Cost: 35,420 Estimated T.C.V: 28,336			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace			No. of Elec. Outlets									
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 2000				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Ground Area = 840 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many	X	Ave.		Few	Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
(2) Windows		(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			Main Home Siding Comp.Shingle 840			Total: 50,726 27,898						
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic Water Well, 50 Feet			Skirting, Metal or Vinyl, Vertical 148 1,658 912								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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, 50 Feet			Average Fixture(s) 1 950 522						
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,727 1,500			Deck Treated Wood 20 900 495		Totals: 64,404 35,420				
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:  ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv: 28,336											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:															

\*\*\* 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 25	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:																																																																																								
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Room List		Doors		Solid	X	H.C.	(12) Electric																																																																																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			60		Amps Service																																																																																															
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few																																																																																													
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																																	
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(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																																			
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Cost Est. for Res. Bldg: 2 Mobile Home 1S (11) Heating System: Wall Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>34,648</td> <td>12,126</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>136</td> <td>1,446</td> <td>506</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>737</td> <td>258</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,203</td> <td>1,471</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,462</td> <td>862</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>25</td> <td>1,120</td> <td>392</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,615</td> <td>565</td> </tr> <tr> <td colspan="4">Totals:</td> <td>46,231</td> <td>16,180</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	672			Total:				34,648	12,126	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			136	1,446	506	Plumbing						Average Fixture(s)			1	737	258	Water/Sewer						1000 Gal Septic			1	4,203	1,471	Water Well, 50 Feet			1	2,462	862	Deck						Treated Wood			25	1,120	392	Built-Ins						Appliance Allow.			1	1,615	565	Totals:				46,231	16,180	E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																			
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Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:													12,944																																																																																											

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



Created by: [Signature]

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAMES KENNY L & SHARON A	GRAMES KENETH E & LORA F	0	10/07/2016	QC	09-FAMILY	2016-03390	PROPERTY TRANSFER	0.0
FOSTER JIM & KATHY	POLOM LORA & GRAMES KENNET	1	12/04/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	100.0
GRAMES KENNETH E	GRAMES KENNETH E & FOSTER	0	12/05/2008	QC	21-NOT USED/OTHER		DEED	0.0
GRAMES KENNETH E	SELF & GRAMES DANIEL E (S	0	02/08/2008	QC	21-NOT USED/OTHER	2008/426	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11165 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Equipment	12/06/2023	PM23-0200	100%
	P.R.E. 100% 02/09/2007		ALTERATION	01/31/2012	2012-0018	100%

Owner's Name/Address	MAP #:	2025 Est TCV 71,257 TCV/TFA: 62.84
GRAMES KENETH E & LORA F 11167 W ROSTED RD CADILLAC MI 49601		

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	
			A 200' @ 90/FF	33.00	172.11	0.8824	0.8099	90	100	2,123	
			A 200' @ 90/FF	296.89	667.50	0.8824	1.1366	90	100	26,798	
			330 Actual Front Feet, 4.68 Total Acres							Total Est. Land Value =	28,920
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	6.49	190	0	0				
			Fencing: Wire Mesh, #9	3.74	100	0	0				
			Wood Frame	22.25	572	0	0				
			Wood Frame	23.41	288	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	



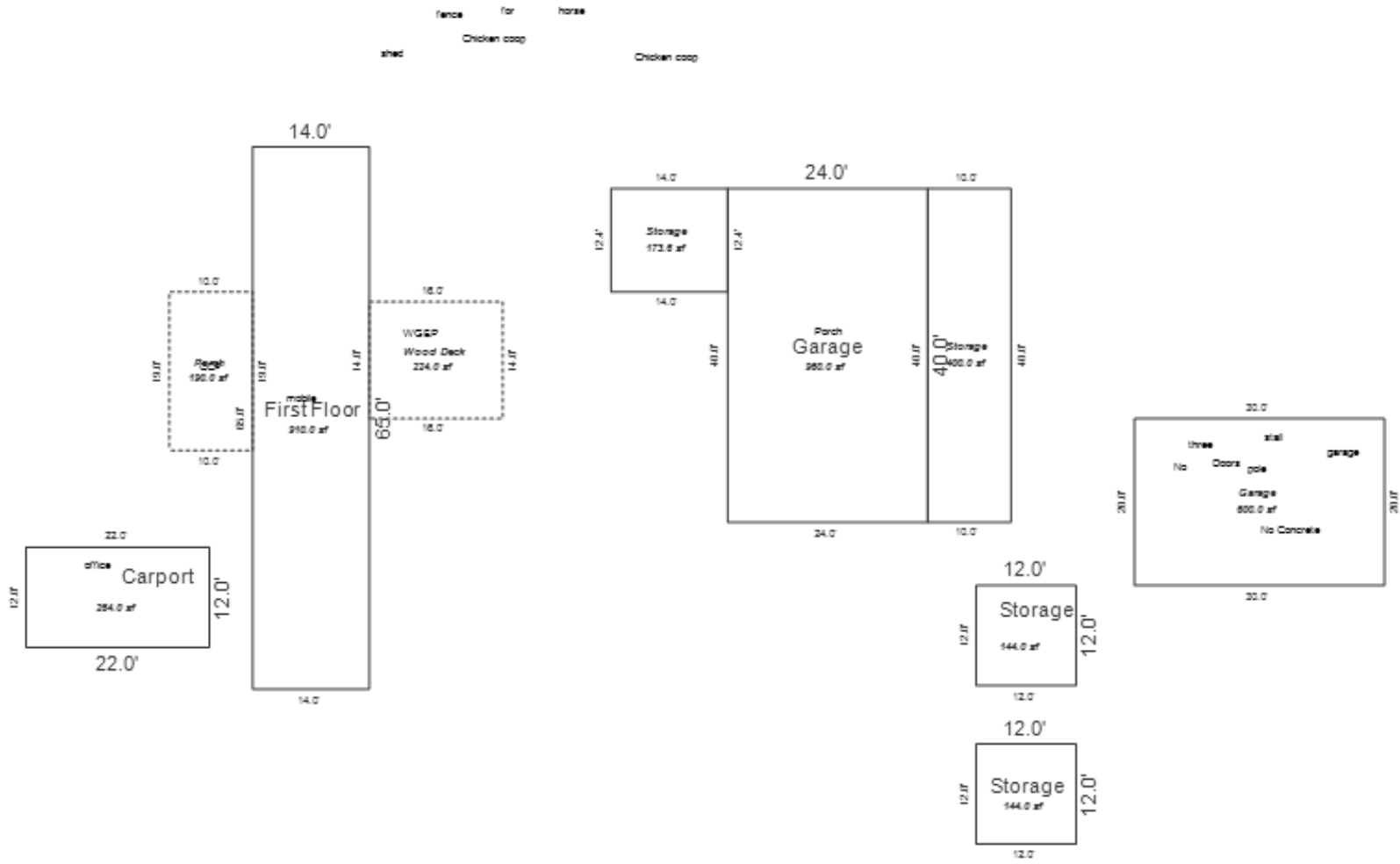
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	14,500	21,100	35,600			21,047C
X Rolling	2024	14,500	21,400	35,900			20,415C
X Low	2023	11,200	23,200	34,400			19,443C
X High	2022	8,200	19,600	27,800			18,518C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	190	Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
	Town Home			0	Front Overhang	0									Other Overhang	Class: Average Effec. Age: 40 Floor Area: Total Base New : 134,246 Total Depr Cost: 46,984 Estimated T.C.V: 37,587	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:																			
Duplex A-Frame		(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																	
X Wood Frame		Drywall Paneled	Plaster Wood T&G																																		
Building Style: HUD		Trim & Decoration																																			
Yr Built 1979	Remodeled 0	Ex	X	Ord	Min																																
Condition: Average		Size of Closets		Lg	X	Ord	Small																														
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace																															
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																																	
		Kitchen: Other: Other:		100 Amps Service																																	
(1) Exterior		No./Qual. of Fixtures																																			
		Ex.	X	Ord.	Min																																
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets																																	
				Many	X	Ave.	Few																														
Insulation				(13) Plumbing																																	
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
Many Avg. X Few		Large Avg. X Small		Basement: 0 S.F. Crawl: 224 S.F. Slab: 0 S.F. Height to Joists: 0.0																																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																																			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																	
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																	
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1134 SF Floor Area = 1134 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>910</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>224</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>69,823</td> <td>24,438</td> </tr> </tbody> </table> Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 158 1,770 619 Plumbing Average Fixture(s) 1 950 332 Water/Sewer 1000 Gal Septic 1 4,795 1,678 Water Well, 50 Feet 1 2,648 927 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 35,338 12,368 Class: C Exterior: Pole (Unfinished) Base Cost 600 16,944 5,930 No Concrete Floor 600 -3,930 -1,376 Built-Ins Appliance Allow. 1 2,727 954 Deck w/Roof (Roof portion) 190 3,181 1,113 Totals: 134,246 46,984												Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	910			Addition	Siding	Crawl	224			Total:				69,823	24,438	Cls Average Blt 1979	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																
Main Home	Ribbed	Metal	910																																		
Addition	Siding	Crawl	224																																		
Total:				69,823	24,438																																
Notes: 14X70 REDMAN												ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:		37,587																							

\*\*\* 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.
GRAMES KENNY L & SHARON A	GRAMES KENETH E & LORA F	0	10/07/2016	QC	09-FAMILY	2016-03390	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11167 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GRAMES KENETH E & LORA F 11167 W ROSTED RD CADILLAC MI 49601	2025 Est TCV 26,512 TCV/TFA: 100.42					

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 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 793.62 FT FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 128.68 FT, N 74 DEG 31'27"W 203.1 FT, N 0 DEG 59'25"E 120.52 FT, S 89 DEG 14'16"E 196.7 FT, S 01 DEG 01'32"W 43.43 FT TO POB. .66A. SPLIT/COMBINED ON 02/09/2015 FROM 009-018-011-00;			Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utilis.								

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			Fencing: Wd, Split, 2 Rail	14.72	40	50	294	
			D/W/P: Crushed Rock	2.13	1000	0	0	
			Total Estimated Land Improvements True Cash Value =				294	

Split/Comb. on 02/09/2015 completed  
02/09/2015 TIM SPLIT AUTO LOT FROM



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Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	5,900	7,400	13,300			5,809C
			2024	6,000	7,000	13,000			5,635C
			2023	5,500	7,700	13,200			5,367C
			2022	4,500	6,100	10,600			5,112C

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

Desc. of Bldg/Section:  
 Calculator Occupancy: Shed - Office Structure

Class: D,Pole  
 Floor Area: 264  
 Gross Bldg Area: 264  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Construction Cost					
High	Above Ave.	Ave.	X	Low	
**	**			**	**

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Wall or Floor Furnace 100  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 264  
 Ave. Perimeter: 68  
 Has Elevators:

1979 Year Built  
 2012 Remodeled

8 Overall Bldg Height

Comments:  
 PAINTED PLYWOOD SIDING

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: 68  
 Overall Building Height: 8

Base Rate for Upper Floors = 69.42

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.17 100%  
 Adjusted Square Foot Cost for Upper Floors = 73.59

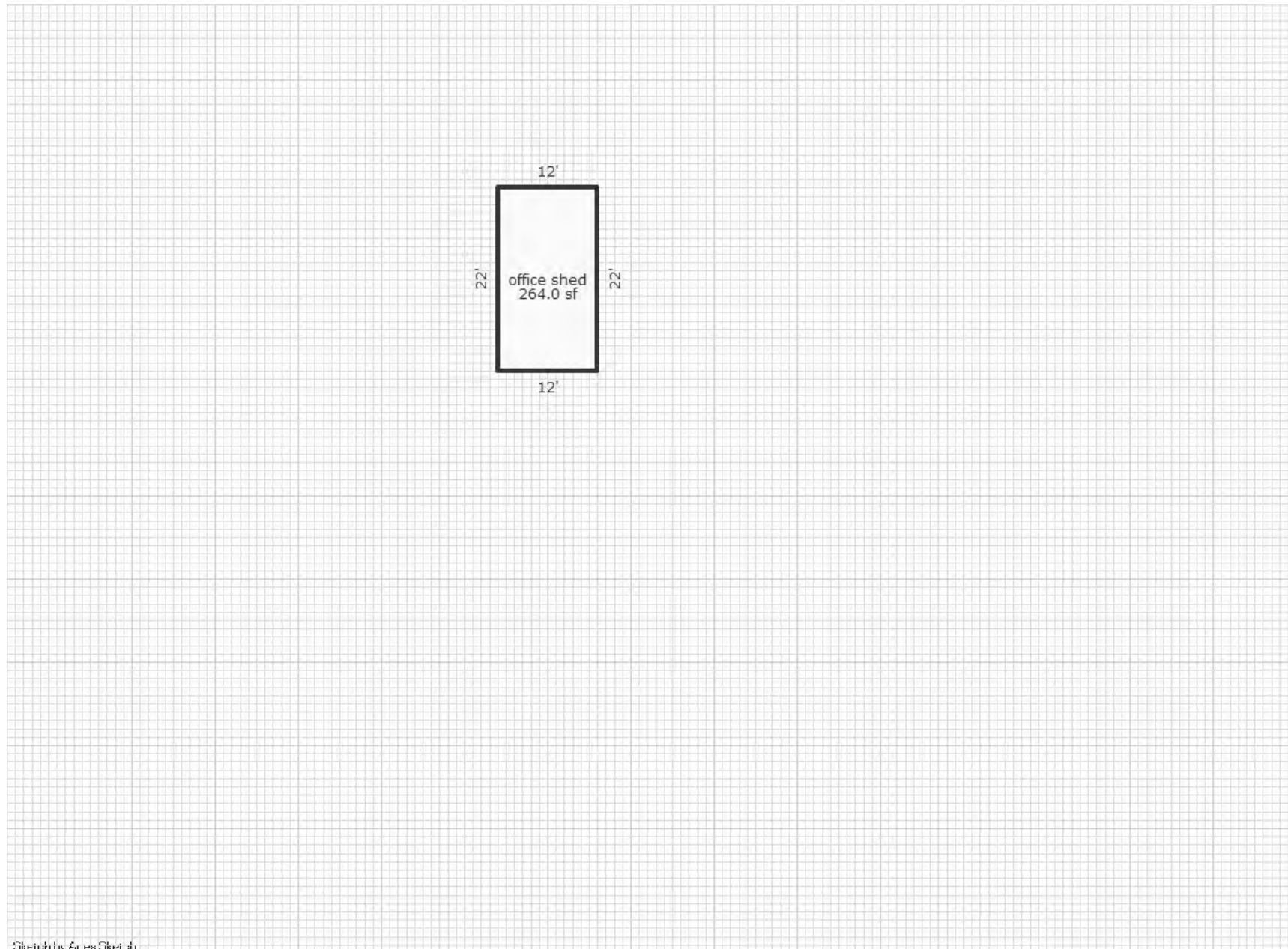
Total Floor Area: 264 Base Cost New of Upper Floors = 19,428

Reproduction/Replacement Cost = 19,428  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 15,931

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 14,338  
 Replacement Cost/Floor Area= 73.59 Est. TCV/Floor Area= 54.31

(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	
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\*\*\*



Sketch by Alex Skelton

\*\*\* 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 BRENNEN LEE & STEWA	IRON WHEELS MOTORCYCLE CL	1	07/19/2023	QC	21-NOT USED/OTHER	2023-01920	DEED	100.0							
ALLEN BRIAN L & PETERSON	ALLEN BRENNEN LEE &	0	06/13/2020	QC	09-FAMILY	2020-01693	DEED	0.0							
IRON WHEELS MOTORCYCLE CL	ALLEN BRENNEN & ALLEN BRI	2,000	02/25/2018	WD	09-FAMILY	2018-00993	PROPERTY TRANSFER	100.0							
		16,900	01/01/2002	WD	33-TO BE DETERMINED	02-0:3832	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
11085 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		03/29/2016		2016-0079	100%						
Owner's Name/Address		P.R.E. 0%		Pole Barn		03/18/2004		20040029	Complete						
IRON WHEELS MOTORCYCLE CLUB IN 11085 W ROSTED RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 94,629 TCV/TFA: 0.00											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
SEC 18 T22N R8W N 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 & THAT PART OF E 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.2A.		X		Public Improvements		* Factors *									
Comments/Influences		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		A 200' @ 90/FF		330.00	660.00	0.8823	1.1334	90	100		29,700
		X		Paved Road		330 Actual Front Feet, 5.00 Total Acres						Total Est. Land Value =		29,700	
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 4in Concrete		6.87	24	0	0				
		X		Sewer		Total Estimated Land Improvements True Cash Value =						0			
		X		Electric											
		X		Gas											
		X		Curb											
		X		Street Lights											
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X		Who		When	What	2025	14,900	32,400	47,300			41,549C	
		X		TPC 05/30/2022		INSPECTED	2024	14,900	25,400	40,300			40,300S		
		X		TPC 04/30/2021		INSPECTED	2023	11,600	25,100	36,700			29,026C		
		X		TPC 12/27/2017		INSPECTED	2022	8,300	22,600	30,900			27,644C		

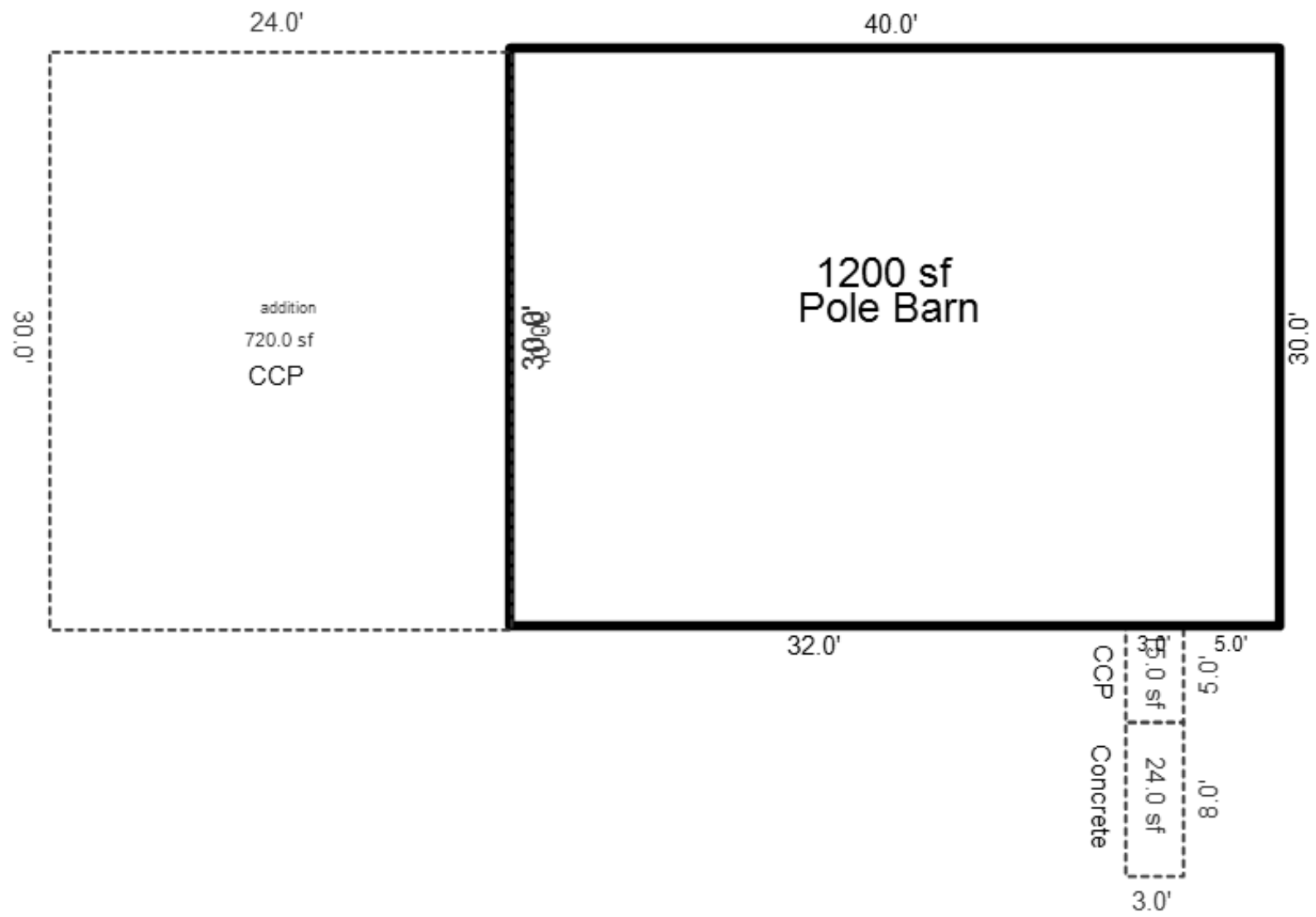


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Missaukee, Michigan


\*\*\* 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		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 720 15	Type CCP (1 Story) CCP (1 Story)	Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 69,443 Total Depr Cost: 59,026 Estimated T.C.V: 64,929			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:				
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace										
	Yr Built 2004	Remodeled 2016	Ex		X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,795 4,076 Water Well, 100 Feet 1 5,725 4,866 Porches CCP (1 Story) 720 20,498 17,423 Solar Water Heat CCP (1 Story) 15 745 633 Garages Class: C Exterior: Pole (Finished) Base Cost 1200 37,680 32,028 Totals: 69,443 59,026			Cls C Blt 2004				
	Condition: Average	Size of Closets Lg X Ord Small		Central Air Wood Furnace			150 Amps Service			Total Base New : 69,443 Total Depr Cost: 59,026 Estimated T.C.V: 64,929			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
	Room List	Doors	Solid	X	H.C.	(5) Floors			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing						
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 64,929								
	(1) Exterior	(7) Excavation		1			(14) Water/Sewer											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		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											
	(2) Windows	(9) Basement Finish		Many Avg. Few Large Avg. Small			Lump Sum Items:											
	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:																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																										
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status																								
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 30,000																										
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																												
COMPS ALAN M 778 ROCHESTER RD OAKLAND MI 48363		Public Improvements		* Factors *																														
Tax Description		Dirt Road		Gravel Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value																		
. SEC 18 T22N R8W N 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 5 A.		X Paved Road		Storm Sewer		A 200' @ 90/FF		330.00		660.00	1.0000	0.0000	90	100*	0																			
Comments/Influences		X Sidewalk		Water Sewer		Residentia 3 - 7 @\$6000		5.00 Acres		6000	100	* denotes lines that do not contribute to the total acreage calculation.			30,000																			
		X Electric		Gas		330 Actual Front Feet, 5.00 Total Acres		Total Est. Land Value =					30,000																					
		X Curb		Street Lights		Standard Utilities		Underground Utils.																										
		Topography of Site		X Level		Rolling		Low		X High		Landscaped		Swamp		X Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who		When		What		2025		15,000		0		15,000						5,527C														
		TPC 12/27/2017		INSPECTED		2024		14,900		0		14,900						5,361C																
		TPC 08/03/2011		INSPECTED		2023		11,600		0		11,600						5,106C																
						2022		8,300		0		8,300						4,863C																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCAFE DOUGLAS G & JANE	SCAFE DOUGLAS G & JANE	0	03/07/2023	QC	09-FAMILY	2023-00580	DEED	0.0
MARTIS WILLIAM A	SCAFE DOUGLAS G & JANE	17,500	07/06/2015	WD	03-ARM'S LENGTH	2015-02352	PROPERTY TRANSFER	100.0
REIN SUSAN JACOBS	MARTIS WILLIAM A	18,000	02/28/2011	WD	03-ARM'S LENGTH	2011-00599	PROPERTY TRANSFER	100.0
REIN GARY & SUSAN	REIN SUSAN JACOBS	0	12/15/2010	AFF	07-DEATH CERTIFICATE	2011-135DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11030 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/16/2017	2017-0174	100%
	P.R.E. 100% 06/12/2018					

Owner's Name/Address	MAP #:
SCAFE DOUGLAS G & JANE 11030 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 330,210 TCV/TFA: 247.16

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 Gravel Road Paved Road Storm Sewer Sidewalk		A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100		29,700
		330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 29,700								

Tax Description  
. SEC 18 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water Sewer	Residential Local Cost Land Improvements	D/W/P: 3.5 Concrete	6.49	461	0	0
		D/W/P: 4in Ren. Conc.	8.06	1094	0	0
X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =						5,000

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	14,900	150,200	165,100			121,977C
2024	14,900	129,200	144,100			118,310C
2023	11,600	126,500	138,100			112,677C
2022	8,300	119,500	127,800			107,312C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 119 90 120	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 2019 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 2112 % Good: 0 Storage Area: 0 No Conc. Floor: 0	119	WCP (1 Story)	E.C.F. X 1.100	Bsmnt Garage:			
	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: 5 Floor Area: 1,336 Total Base New : 292,898 Total Depr Cost: 268,645 Estimated T.C.V: 295,510
Town Home		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Heat & Cool Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas	Cls C Blt 2019	
Duplex																	Trim & Decoration
A-Frame		Wood Frame	Trim & Decoration	Lg Ord Small	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Heat & Cool Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas	Cls C Blt 2019	
Yr Built 2019																	Remodeled 0
Condition: Average		Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Heat & Cool Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas	Cls C Blt 2019	
Room List																	Doors Solid H.C.
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	Kitchen: Other: Other:	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Heat & Cool Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas	Cls C Blt 2019	
(2) Windows																	Insulation
Many Avg. Few		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 216 S.F. Height to Joists: 0.0	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Heat & Cool Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas	Cls C Blt 2019	
Large Avg. Small																	(8) Basement
(3) Roof		Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Heat & Cool Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas	Cls C Blt 2019	
Asphalt Shingle																	(9) Basement Finish
Chimney:		Joists: Unsupported Len: Cntr.Sup:	(10) Floor Support	Lump Sum Items:	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Heat & Cool Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas	Cls C Blt 2019	
Notes:																	(14) Water/Sewer
E.C.F. X 1.100		E.C.F. X 1.100		E.C.F. X 1.100		E.C.F. X 1.100		E.C.F. X 1.100		E.C.F. X 1.100		E.C.F. X 1.100		E.C.F. X 1.100		E.C.F. X 1.100	
Totals:		Totals:		Totals:		Totals:		Totals:		Totals:		Totals:		Totals:		Totals:	
292,898		292,898		292,898		292,898		292,898		292,898		292,898		292,898		292,898	
268,645		268,645		268,645		268,645		268,645		268,645		268,645		268,645		268,645	
295,510		295,510		295,510		295,510		295,510		295,510		295,510		295,510		295,510	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNES BARBARA A	MCDONALD DENISE MARIE	0	10/27/2023	QC	09-FAMILY	2023-02936	PROPERTY TRANSFER	0.0
BARNES GERALD O ESTATE	BARNES BARBARA A	0	09/22/2023	OTH	06-COURT JUDGEMENT	2023-02739	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MCDONALD DENISE MARIE 14786 OLD TOWN CT RIVERVIEW MI 48193	MAP #:					
	2025 Est TCV 43,978 TCV/TFA: 61.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors *							
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						A 200' @ 90/FF	330.00	660.00	0.8823	1.1334
			330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =							29,700
Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value			
			Wood Frame	20.57	160	46	1,514			
			Total Estimated Land Improvements True Cash Value =							1,514

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	14,900	7,200	22,100			11,741C
TPC	04/21/2016	INSPECTED	2023	11,600	7,700	19,300			11,182C
TPC	08/01/2011	INSPECTED	2022	8,300	6,400	14,700			10,650C

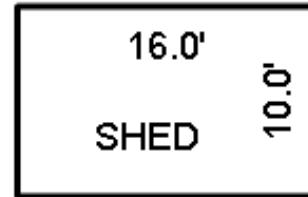
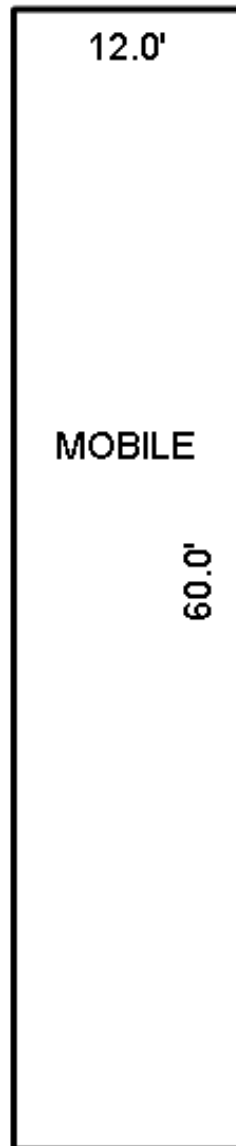
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Low Effec. Age: 45 Floor Area: Total Base New : 45,588 Total Depr Cost: 15,955 Estimated T.C.V: 12,764			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: Poor		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1967	
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			(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						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Building Areas						
(1) Exterior		(6) Ceilings		100 Amps Service			Many X Ave. Few			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No./Qual. of Fixtures			(13) Plumbing			Main Home Ribbed Metal 720			Total: 36,571		12,799	
(2) Windows		(8) Basement		Average Fixture(s)			Plumbing			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small		3 Fixture Bath			Average Fixture(s)			Plumbing			1 737		258	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto 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 4,203 1,471 Water Well, 50 Feet 1 2,462 862						
(3) Roof		(9) Basement Finish		1000 Gal Septic			Built-Ins			Appliance Allow. 1 1,615 565			Totals: 45,588		15,955	
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic			Notes: 1967 HOMETTE MH			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:					12,764	
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic			Lump Sum Items:									
Chimney: Metal		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												
		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.
PINTRICK RYAN A &	PINTRICK RICHARD W & SHAR	1	01/11/2019	QC	09-FAMILY	2019-00088	PROPERTY TRANSFER	0.0
PINTRICK RICHARD R ESTATE	PINTRICK R W & SHARON &PI	0	05/30/2013	WD	09-FAMILY	2013-01926 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11204 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/04/2013					
Owner's Name/Address	MAP #:					
PINTRICK RICHARD W & SHARON J 11204 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 151,452 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
2013-01926 WD The East 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 22 North, Range 8 West and The West 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, in Township 22 North, Range 8 10A M/L . SEC 18 T22N R8W SW 1/4 OF SE 1/4 OF SE 1/4. 10A.	X	Dirt Road		Residentia 8 - 17 @\$5000	10.00 Acres	5000	100		50,000
		Gravel Road		10.00 Total Acres		Total Est. Land Value =			50,000
	X	Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	Size	% Good	Cash Value	
	X	Sidewalk		D/W/P: Asphalt Paving	3.06	5600	0	0	
		Water		Residential Local Cost Land Improvements					
	X	Sewer		Description	Rate	Size	% Good	Cash Value	
		Electric		LAND IMPROVE 2500	2,500.00	1	95	2,375	
	X	Gas		Total Estimated Land Improvements True Cash Value =					2,375
		Curb							
	X	Street Lights							
		Standard Utilities							
	X	Underground Utils.							
		Topography of Site							



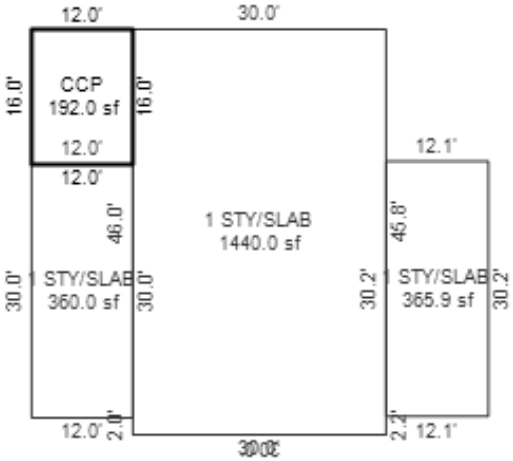
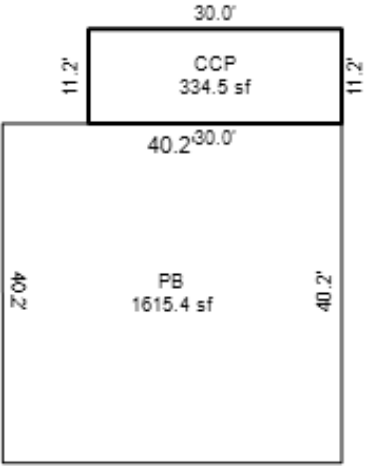
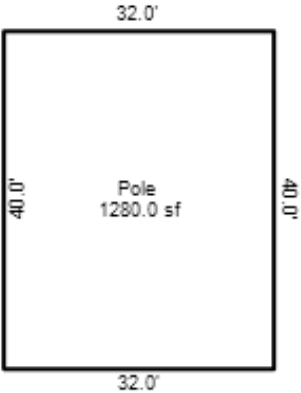
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	50,700	75,700			50,100C
2024	15,000	43,700	58,700			48,594C
2023	14,000	42,400	56,400			46,280C
2022	10,000	39,000	49,000			44,077C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type				Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 2165 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior									192 334	CCP (1 Story) CCP (1 Story)						
Building Style: GRG			Drywall Paneled																
Yr Built 1978			Plaster Wood T&G																
Remodeled 0			Trim & Decoration																
Condition: Average			Ex		Ord	X	Min												
Room List			Size of Closets																
	Basement 1st Floor 2nd Floor Bedrooms		Lg		Ord	X	Small												
	(1) Exterior		Doors		Solid	X	H.C.												
	(2) Windows		(5) Floors																
	(3) Roof		Kitchen: Other: Other:																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings																
	(4) Interior		(7) Excavation																
	(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Many Avg. X Few		Large Avg. X Small																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																
	(6) Ceilings		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
	(7) Excavation		(9) Basement Finish																
	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat		Gambrel Mansard Shed																
	(9) Basement Finish		(10) Floor Support																
	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																
	(11) Heating/Cooling		(12) Electric																
	(12) Electric		100 Amps Service																
	(13) Plumbing		No./Qual. of Fixtures																
	(14) Water/Sewer		Ex.	X	Ord.		Min												
	(15) Fireplaces		No. of Elec. Outlets																
	(16) Porches/Decks		Many	X	Ave.		Few												
	(17) Garage		(13) Plumbing																
	(15) Built-ins		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
	(15) Fireplaces		(14) Water/Sewer																
	(16) Porches/Decks		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																
	(17) Garage		Lump Sum Items:																
	(15) Built-ins		(15) Fireplaces																
	(15) Fireplaces		Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 150,115 Total Depr Cost: 90,070 Estimated T.C.V: 99,077																
	(16) Porches/Decks		Notes:																
	(17) Garage		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:																
	(15) Built-ins		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 873 Water/Sewer 1000 Gal Septic 1 4,795 2,877 Water Well, 50 Feet 1 2,648 1,589 Porches CCP (1 Story) 192 5,005 3,003 Foundation: Shallow 192 -1,288 -773 CCP (1 Story) 334 8,073 4,844 Foundation: Shallow 334 -1,740 -1,044 Built-Ins Appliance Allow. 1 2,727 1,636 Garages Class: C Exterior: Pole (Finished) 2165 67,981 40,789 Base Cost Class: C Exterior: Pole (Unfinished) 1615 38,405 23,043 Base Cost Class: C Exterior: Pole (Unfinished) 1280 30,438 18,263 Base Cost 1280 -8,384 -5,030 No Concrete Floor Totals: 150,115 90,070																

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



asphalt drive 5,600 sqft

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