

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHMANN GARY L & DANA F	LEHMANN FAMILY PROTECTION	0	06/30/2019	QC	09-FAMILY	2019-02450	PROPERTY TRANSFER	0.0
LEHMANN DANA F	LEHMANN GARY L & DANA F	0	06/25/2010	QC	09-FAMILY	2010-2351QC	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
LEHMANN FAMILY PROTECTION TRUST 7921 EAST PARIS SE CALEDONIA MI 49316	MAP #: 2025 Est TCV 114,800					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Comments/Influences	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W NE 1/4 OF NE 1/4. 40 A.	X	Dirt Road		34.00	Acres	3200	100		108,800
		Gravel Road		4.00	Acres	0	100		0
		Paved Road		2.00	Acres	3000	100		6,000
		Storm Sewer		40.00	Total Acres	Total Est. Land Value =			114,800

SW CNR KELLY & M66 (MORELY RD)	X	Electric	Rate	Size	% Good	Cash Value	
		Gas	18.94	240	0	0	
		Curb	Total Estimated Land Improvements True Cash Value =				0

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	57,400	0	57,400			36,492C
Rolling	2024	69,300	0	69,300			35,395C
Low	2023	61,400	0	61,400			33,710C
High	2022	58,600	0	58,600			32,105C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN SCOTT & TAMMY	ALLEN SCOTT & TAMMY	0	04/30/2012	AFF	05-CORRECTING TITLE	2012-01609 AFF	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6455 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/07/1996					
ALLEN SCOTT & TAMMY 6455 W KELLY ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 259,421 TCV/TFA: 113.38					

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 24 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.	X	Dirt Road		Residentia 8 - 17 @\$5000	9.94 Acres	5000	100	330 X 1312.3	49,710
Comments/Influences	X	Gravel Road		9.94 Total Acres Total Est. Land Value =				49,710	
CHG SKIRTING TO FDN FOR 08.	X	Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value	
	X	Sidewalk		D/W/P: 4in Ren. Conc.	8.06	432	0	0	
	X	Water		Wood Frame	23.74	256	50	3,038	
	X	Sewer		Residential Local Cost Land Improvements					
	X	Electric		Description	Rate	Size	% Good	Cash Value	
	X	Gas		LAND IMPROVE 1000	1,000.00	1	95	950	
	X	Curb		Total Estimated Land Improvements True Cash Value =				3,988	
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							



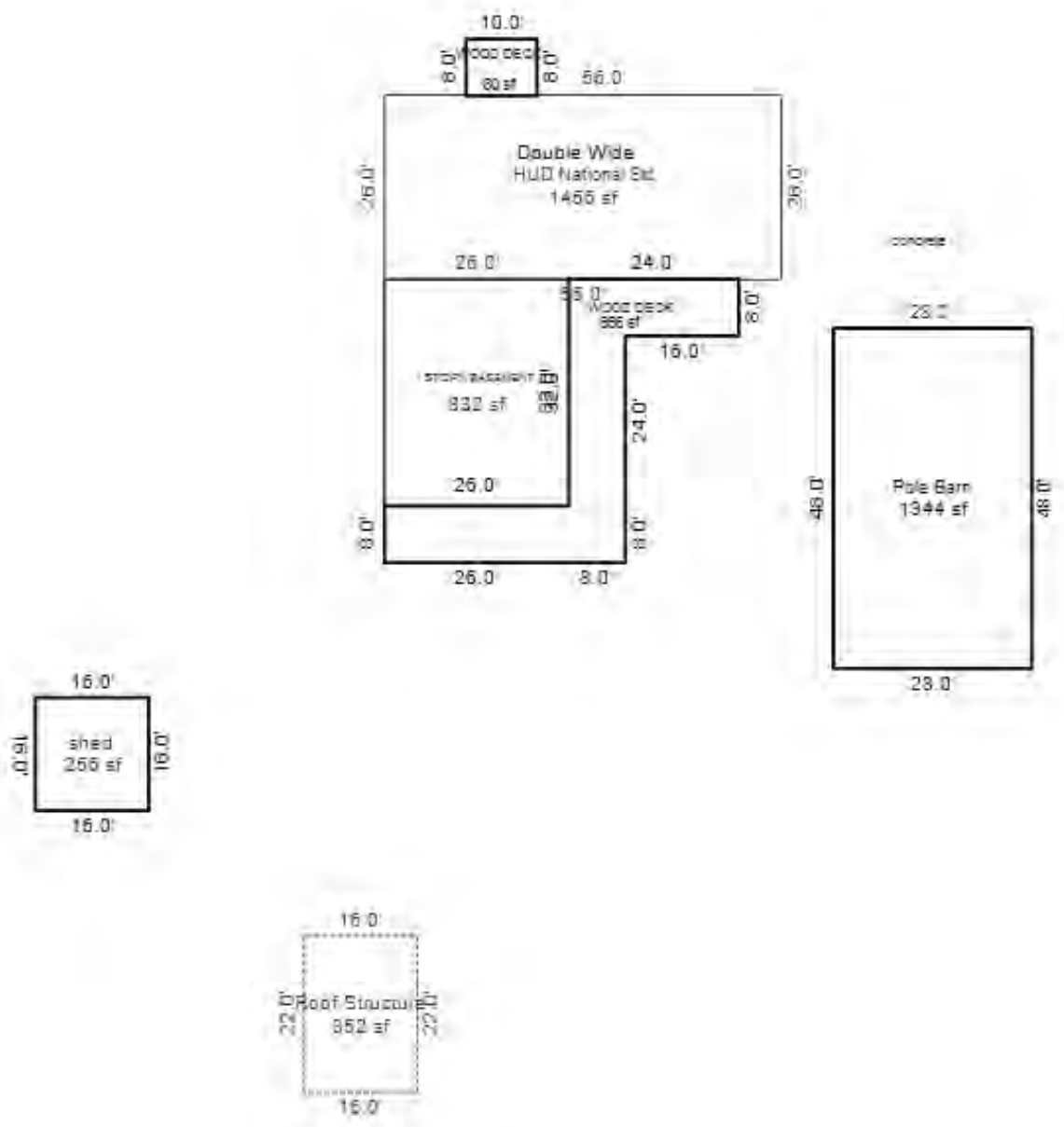
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	24,900	104,800	129,700			59,763C
X	Rolling		2024	14,900	99,900	114,800			57,967C
X	Low		2023	13,900	86,700	100,600			55,207C
X	High		2022	14,000	76,000	90,000			52,579C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 656 356	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1997 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: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 25 Floor Area: 2,288 Total Base New : 342,876 Total Depr Cost: 257,154 Estimated T.C.V: 205,723		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 C -5 Blt 1994			
Yr Built 1994 ADD	Remodeled 2000	Ex	X	Ord		Min	125 Amps Service			Ground Area = 2288 SF Floor Area = 2288 SF.					
Condition: Average		Size of Closets		Lg	X	Ord		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 832		1,456			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.		Plumbing		Average Fixture(s) 3 Fixture Bath		1,091	
	Insulation	(8) Basement		Basement: 832 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Water/Sewer		1000 Gal Septic Water Well, 100 Feet		4,580	
(2) Windows		Many	X	Large			2			Deck		Treated Wood		2,232	
X	Avg. Avg. Few Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Treated Wood		656		8,889	
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			w/Roof (Roof portion)		356		5,393	
X	Double Hung Horiz. Slide Casement	(14) Water/Sewer		Lump Sum Items:						Garages		Class: C Exterior: Pole (Unfinished)		2	
X	Double Glass Patio Doors Storms & Screens	(15) Chimney								Door Opener		2		1,078	
(3) Roof		Gable		Gambrel						Base Cost		1344		31,960	
X	Hip Flat			Mansard Shed						Built-Ins		Appliance Allow.		1	
X	Asphalt Shingle	(16) Garage								Totals:		342,876		257,154	
Chimney:		(17) Garage								Notes: REDMAN 112B4740		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		205,723	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEGGETT CAROLYN J & MARK	JOHNSTON-SANBORN FAMILY T	343,000	08/09/2024	WD	03-ARM'S LENGTH	2024-01938	PROPERTY TRANSFER	100.0
PEER SAMUEL T ESTATE	LEGGETT CAROLYN J & MARK	244,500	11/17/2023	WD	03-ARM'S LENGTH	2023-03117	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6401 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/09/2024					
Owner's Name/Address	MAP #:					
JOHNSTON-SANBORN FAMILY TRUST 6401 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 279,443 TCV/TFA: 157.34					

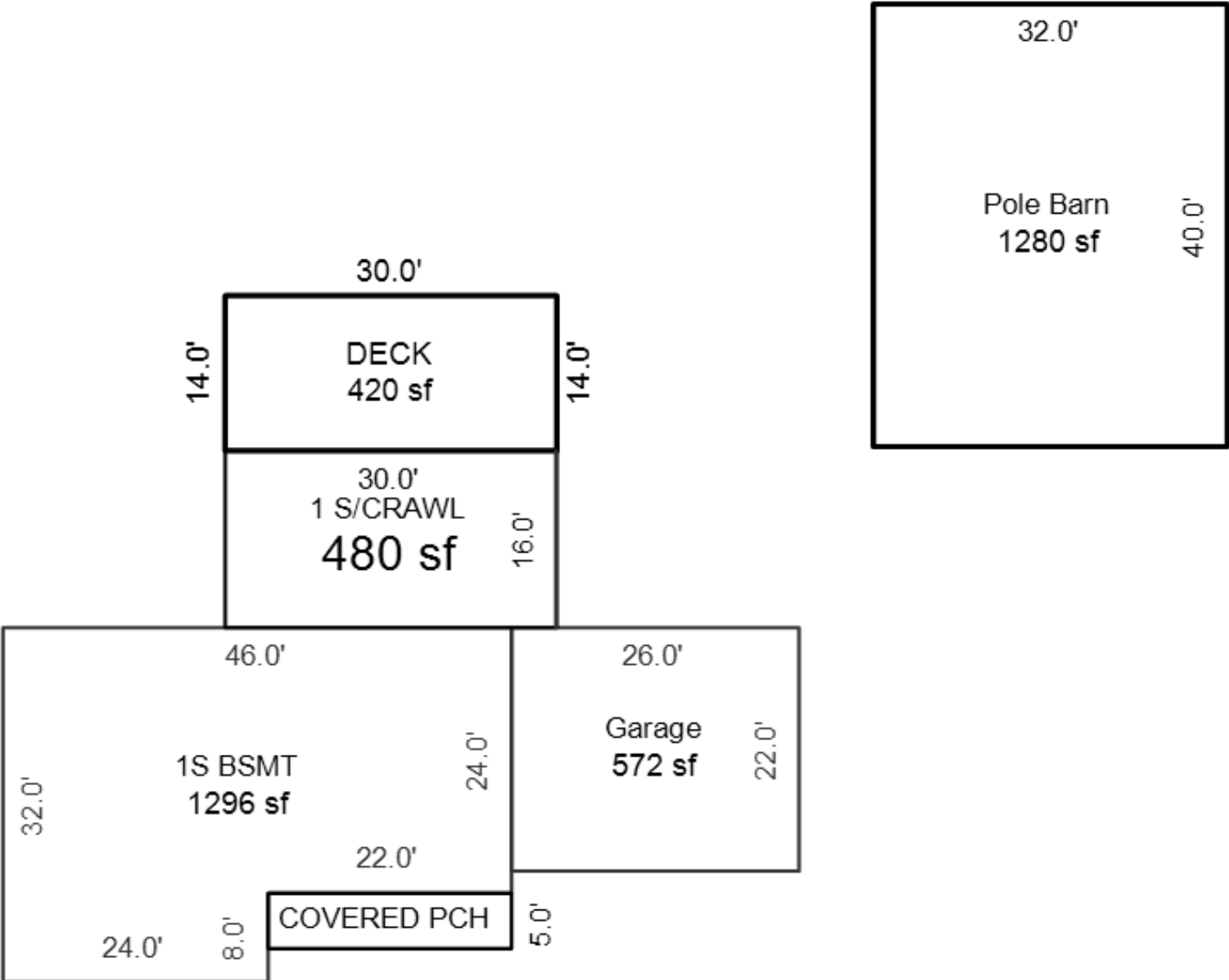
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 24 T22N R8W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
	X		Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			Topography of Site						
	X		Level						
			Rolling						
			Low						
	X		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	24,900	114,800	139,700			139,700S
2024	14,900	99,900	114,800			114,800S
2023	13,900	113,100	127,000			80,590C
2022	14,000	101,900	115,900			76,753C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE CITY BOARDWALK ENTER	ANDERSON KIMMY JO	125,500	11/21/2023	WD	03-ARM'S LENGTH	2023-03139	PROPERTY TRANSFER	100.0
KOUZOUJIAN RICHARD A	LAKE CITY BOARDWALK ENTER	1	05/31/2012	QC	21-NOT USED/OTHER	2012-02119 QD	PROPERTY TRANSFER	0.0
KELSEY BRIAN C & JENEMA L	KOUZOUJIAN RICHARD A	55,000	02/06/2012	WD	03-ARM'S LENGTH	2012-00353	PROPERTY TRANSFER	100.0
		65,331	07/01/2000	WD	33-TO BE DETERMINED	02-0:3110	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6323 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON KIMMY JO 6323 W KELLY RD LAKE CITY MI 49651	MAP #:	2025 Est TCV 111,392 TCV/TFA: 91.61				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 24 T22N R8W W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		* Factors * 330 X 1315.50			
			Residentia 8 - 17 @\$5000	9.95 Acres	5000 100	49,755
			9.95 Total Acres Total Est. Land Value =			49,755

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
	X	Paved Road			
		Storm Sewer			
	X	Sidewalk			
		Water			
	X	Sewer	6.49	210 50	681
		Electric	22.25	560 50	6,230
		Gas	Total Estimated Land Improvements True Cash Value = 6,911		
		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	24,900	30,800	55,700	47,632C
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond	X								
Waterfront									
Ravine									
Wetland	X								
Flood Plain									



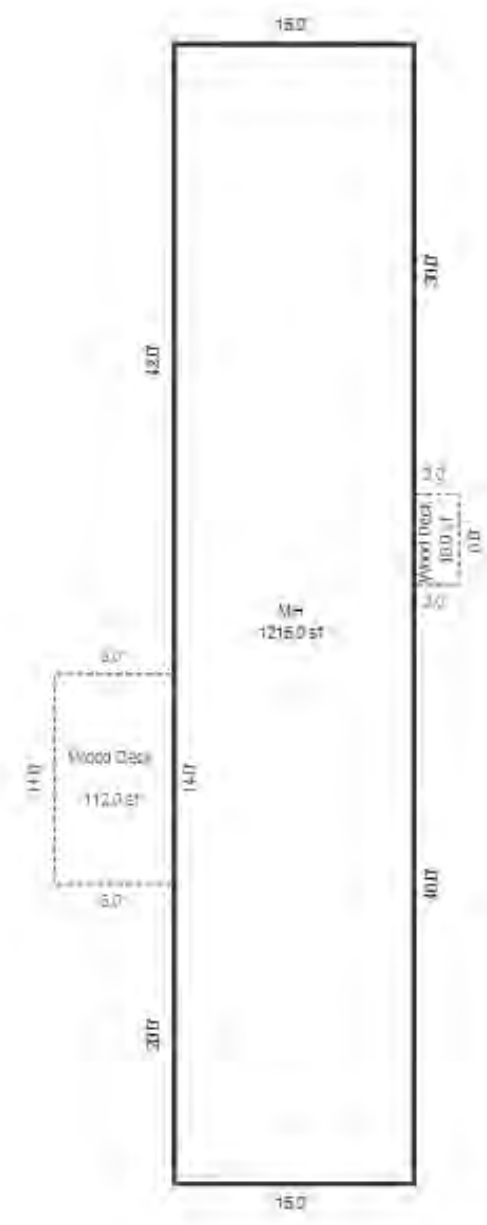
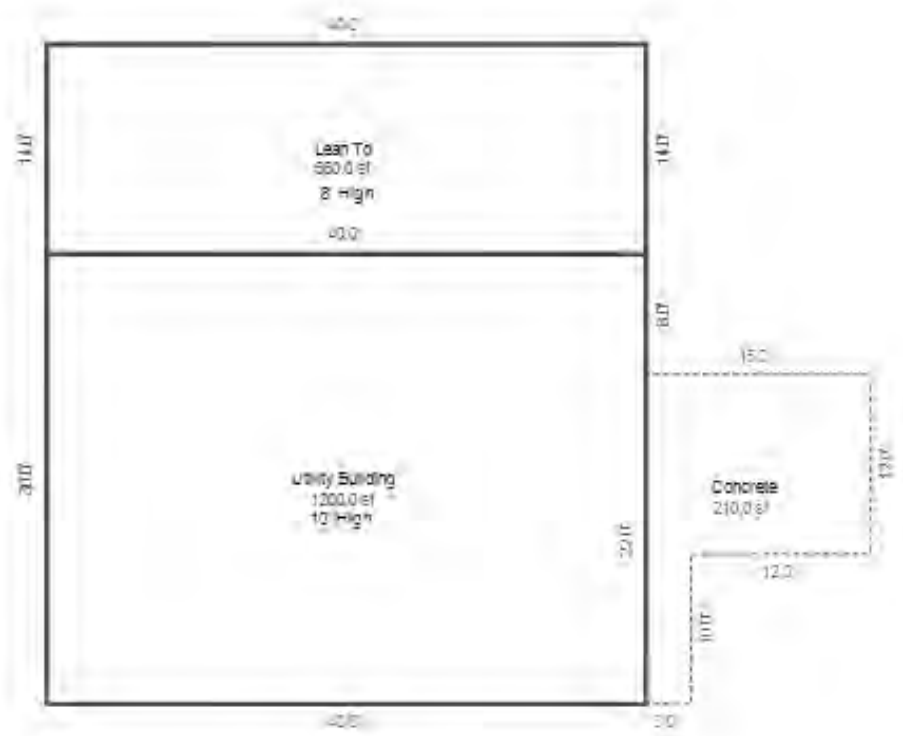
Who	When	What	2025	2024	2023	2022
TPC	10/29/2023	INSPECTED	24,900	14,900	13,900	10,000
TPC	04/30/2021	INSPECTED	30,800	31,300	36,700	30,400
TPC	03/27/2019	INSPECTED	55,700	46,200	50,600	40,400
			47,632C	46,200S	27,625C	26,310C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	112 18	Treated Wood Treated Wood	Year Built: 1997 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 18 Floor Area: Total Base New : 115,946 Total Depr Cost: 68,407 Estimated T.C.V: 54,726			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 1998	Remodeled 2022	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small											
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		200 Amps Service													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures													
Insulation		Ex.	X	Ord.		Min	No. of Elec. Outlets										
(2) Windows		Many	X	Ave.		Few	(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 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 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Siding Comp.Shingle 1216 Total: 64,578 38,100							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1000 Gal Septic Water Well, 100 Feet			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 184 2,061 1,216 Plumbing Average Fixture(s) 1 950 560 3 Fixture Bath 1 3,010 1,776 Water/Sewer 1000 Gal Septic 1 4,795 2,829 Water Well, 100 Feet 1 5,725 3,378										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Deck Treated Wood 112 2,754 1,625 Treated Wood 18 810 478			Built-Ins Appliance Allow. 1 2,727 1,609										
(3) Roof		(14) Water/Sewer		Garages Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,536 16,836			Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 54,726										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH LAURI A	WALSH LAURI A	0	06/10/2024	QC	15-LADY BIRD	2024-01414	DEED	0.0
WALSH LAURI	WALSH LAURI A & WALSH MAT	0	04/26/2022	QC	09-FAMILY	2022-01422	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6229 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/22/2009	20090500	100%

Owner's Name/Address	MAP #:
WALSH LAURI A & WALSH MATTHEW C 6229 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 123,151 TCV/TFA: 119.33

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * 330 X 1314.6					
Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Gravel Road			Residentia 8 - 17	@\$5000	9.96 Acres	5000	100	49,795
Paved Road			9.96 Total Acres Total Est. Land Value =					49,795

Tax Description	X	Topography of Site
. SEC 24 T22N R8W E 1/2 OF E 1/2 OF NW 1/4 OF NE1/4. 10A.	X	Level
Comments/Influences	X	Rolling
Gary Walsh deceased 2-8-03 (04-0/0400). Chgd name to Laurie Walsh, spouse. Her name should have been on with Gary. Dawn found old QC deed in both names.	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain



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

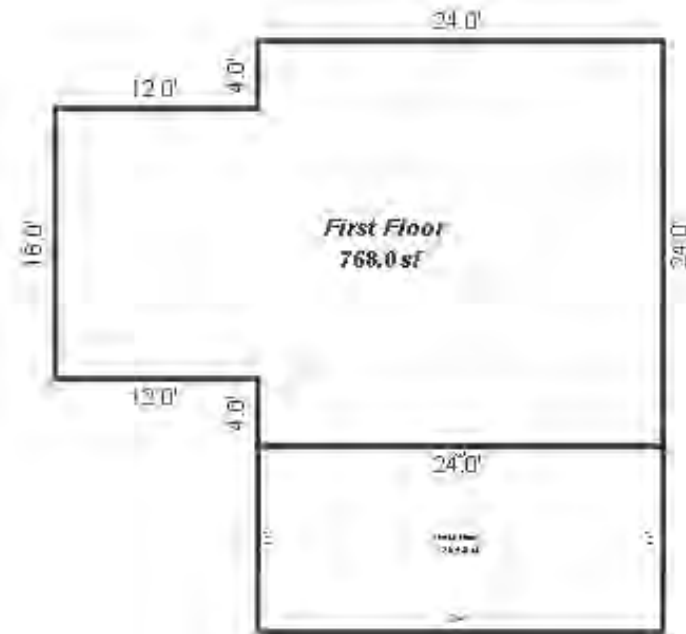
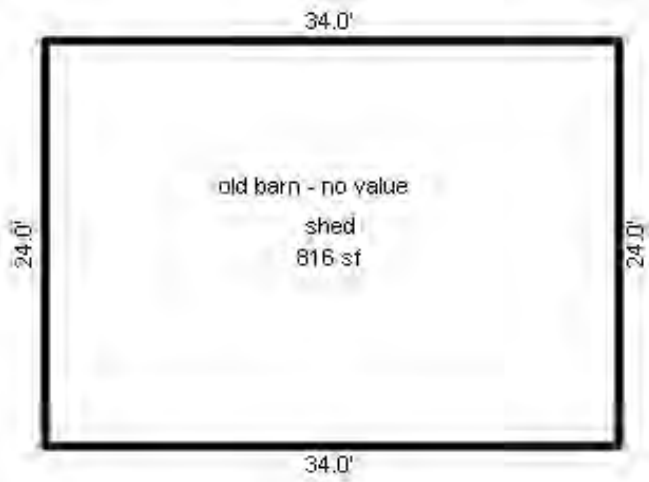
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	24,900	36,700	61,600			19,125C
2024	14,900	31,500	46,400			18,550C
2023	13,900	30,500	44,400			17,667C
2022	14,000	28,000	42,000			16,826C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																		
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,032 Total Base New : 121,251 Total Depr Cost: 66,687 Estimated T.C.V: 73,356		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																									
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1942																											
1942	200	2009	Ex	Ord	X	Min	Ex.	X	Ord.	Min	(11) Heating System: Wall/Floor Furnace Ground Area = 1032 SF Floor Area = 1032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>768</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>264</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>105,354</td> <td>57,944</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	768			1 Story	Siding	Crawl Space	264			Total:				105,354	57,944		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Slab	768																																				
1 Story	Siding	Crawl Space	264																																				
Total:				105,354	57,944																																		
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets																																
Room List		Doors		Solid	X	H.C.	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 264 S.F. Slab: 768 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																
(2) Windows		Many Avg.	Large Avg.	(11) Floor Support Joists: Unsupported Len: Cntr.Sup:			(12) Electric 60 Amps Service																																
X	Few	X	Small	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(11) Floor Support Joists: Unsupported Len: Cntr.Sup:			(12) Electric 60 Amps Service																																
X	Gable Hip Flat	Gambrel Mansard Shed	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																	
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Floor Support Joists: Unsupported Len: Cntr.Sup:																																
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 73,356																																							

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	03-ARM'S LENGTH	2015-01660	PROPERTY TRANSFER	0.0															
EUBANK WILLIAM LIFE ESTAT	EUBANK STEVEN A &	0	07/31/2014	AFF	07-DEATH CERTIFICATE	2015-00957 DC	DEED	0.0															
EUBANK WILLIAM	EUBANK WILLIAM LIFE ESTAT	100	06/11/2014	QC	21-NOT USED/OTHER	2014-02145	PROPERTY TRANSFER	0.0															
EUBANK WILLIAM & BETTY TR	EUBANK WILLIAM	100	06/11/2014	QC	21-NOT USED/OTHER	2014-02143	PROPERTY TRANSFER	0.0															
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status													
3434 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial, Add/Alter/Repa		07/03/2017		PB17-0334	100%														
Owner's Name/Address		P.R.E. 100% 04/08/2015 Qual. Ag.		MAP #:		2025 Est TCV 245,632																	
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663		Improved X Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture																			
Tax Description		Public Improvements		* Factors *																			
SEC 24 T22N R08W THE SOUTH 1/2 OF THE NORTHEAST 1/4 EXCEPT THE NORTH 10 RODS OF THE EAST 16 RODS AND EXCEPT COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°36'47"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E, 351.00 FEET TO SAID EAST SECTION LINE; THENCE S00°36'47"W ALONG SAID LINE, 253.00 FEET TO THE POINT OF BEGINNING. CONTAINING THE RIGHT-OF-WAY THE EASTERLY CTED ON THE SUBJECT TO ALL ASEMENTS, AND IF ANY.		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		X		Gravel Road		AGRICULTRU 66 - 120 Acres		76.76 Acres		3200		100										245,632	
		X		Paved Road		76.76 Total Acres		Total Est. Land Value =														245,632	
		X		Storm Sewer																			
		X		Sidewalk																			
		X		Water																			
		X		Sewer																			
		X		Electric																			
		X		Gas																			
		X		Curb																			
		X		Street Lights																			
		X		Standard Utilities																			
		X		Underground Utils.																			
		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		122,800																			
		X		2024																			
		X		149,700																			
		X		2023																			
		X		134,300																			
		X		2022																			
		X		128,600																			
		X		TPC 12/27/2017 INSPECTED																			
		X		TPC 06/15/2015 INSPECTED																			
		X		TPC 11/15/2013 INSPECTED																			
		X		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan																			



009-024-003-90;
N ON FILE***

MDOT NO NEW EXISTING AG PARCEL, ONLY IF GE IN USE. LEFT RWEIDE'S PHONE

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEMA JEREMY & AMY	PUZJAK DAWN	120,000	03/08/2018	WD	03-ARM'S LENGTH	2018-00915	PROPERTY TRANSFER	100.0
DUTCHMAN PROPERTIES LLC	JENSEMA JEREMY & AMY	108,000	06/27/2015	WD	31-SPLIT IMPROVED	2015-02223	REALTOR	100.0
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	03-ARM'S LENGTH	2015-01660	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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3434 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/03/2018					

Owner's Name/Address	MAP #:
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PUZJAK DAWN 3434 S MOREY RD LAKE CITY MI 49651	2025 Est TCV 151,685 TCV/TFA: 86.09
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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 *				Rate %Adj.	Reason	Value
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Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Gravel Road	A 200' @ 90/FF	253.00	251.61	0.9429	0.8906	90	100	19,121
Paved Road	253 Actual Front Feet, 1.46 Total Acres				Total Est. Land Value =		19,121	

Tax Description
 SPLIT/COMBINED ON 05/27/2015 FROM 009-024-003-00;
 A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE P.OINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°36'47"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E 351.00 FEET TO SAID

- 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	9,600	66,200	75,800			62,221C
2024	9,600	75,900	85,500	0J		0
2023	7,400	73,500	80,900			67,690C
2022	6,300	67,100	73,400			64,467C

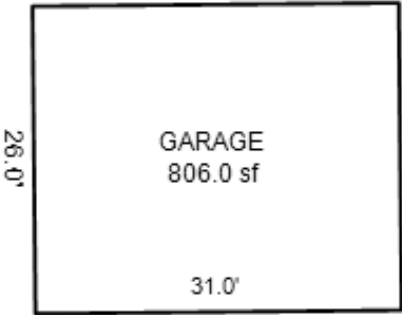
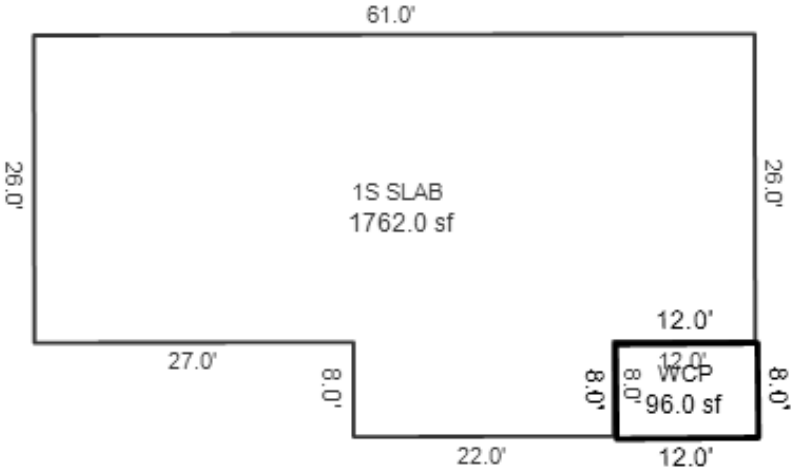
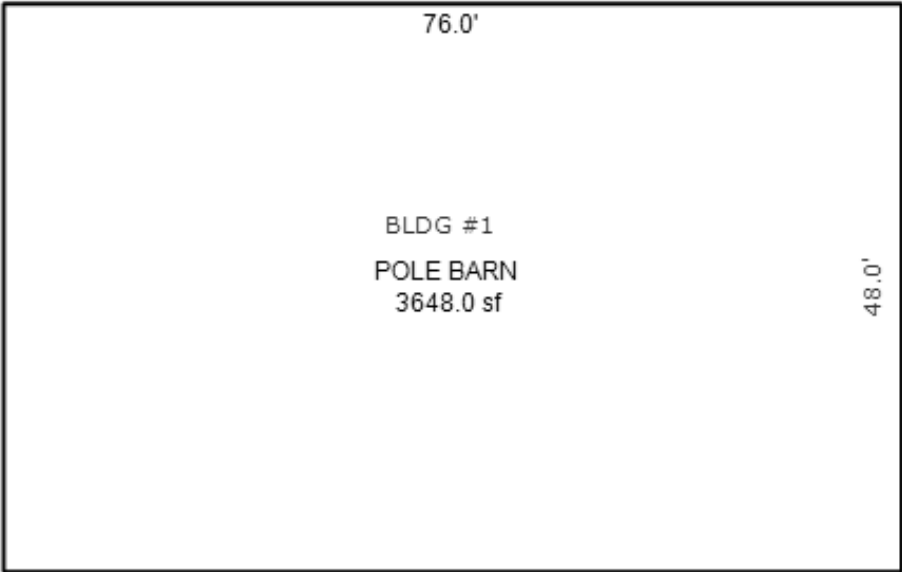


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*** Information herein deemed reliable but not guaranteed***

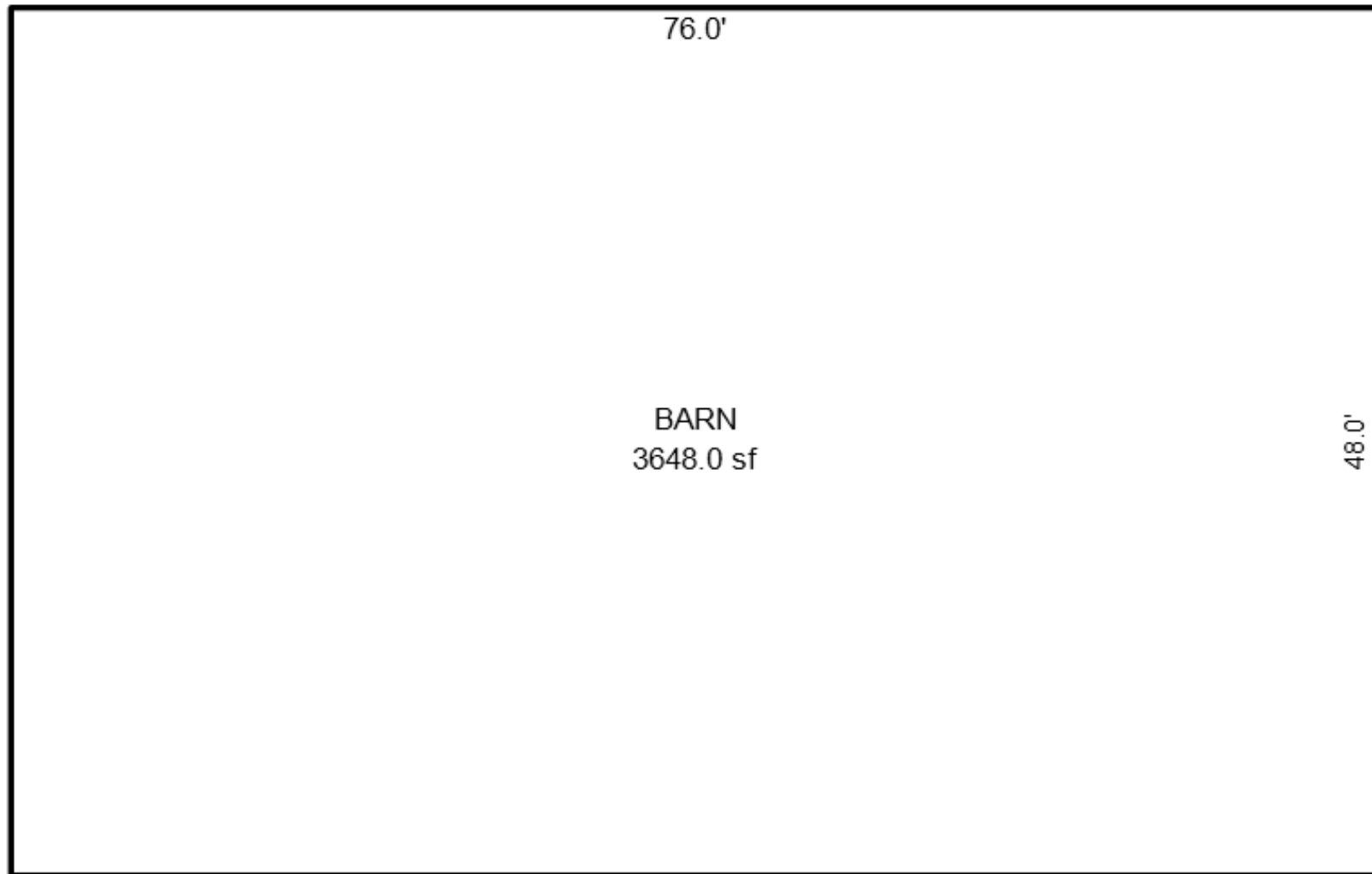
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1947 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Block	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,762 Total Base New : 202,217 Total Depr Cost: 111,218 Estimated T.C.V: 122,340		96	WCP (1 Story)	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100							
Yr Built 1947	Remodeled 2016	Ex	X	Ord	Min	100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1762 SF Floor Area = 1762 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				Cls D Blt 1947				
Condition: Fair		Size of Closets			No./Qual. of Fixtures			Building Areas									
Room List		Lg	X	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Many X Ave. Few			1 Story Block Slab 1,762		Total: 165,649 91,106							
(1) Exterior		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 995 547 Water/Sewer 1000 Gal Septic 1 4,141 2,278 Water Well, 50 Feet 1 2,498 1,374									
(2) Windows		(7) Excavation			(14) Water/Sewer			Porches WCP (1 Story) 96 3,688 2,028									
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1762 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 806 23,608 12,984									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:			Built-Ins Appliance Allow. 1 1,638 901									
(3) Roof		(9) Basement Finish			Notes:			Totals: 202,217 111,218									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 122,340												
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

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



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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 248			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	76 x 48 = 3648			
Cost New	\$ 31,409			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 10,993			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	35			
Est. True Cash Value	\$ 10,224			
Comments:	MTL/MTL GABLE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10224 / All Cards: 10224				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON LEWIS L	PETERSON-LANG KATHY K	0	06/22/2015	QC	07-DEATH CERTIFICATE	2024-01292	OTHER	0.0
PETERSON LEWIS L		0	06/15/2010	QC	09-FAMILY	2010-2153 QC &	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3264 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address	P.R.E. 0%					
PETERSON-LANG KATHY K 4060 N HINKLEY ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 114,616 TCV/TFA: 96.48					

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 24 T22N R8W N 10 RDS; OF E 16 RDS; OF S 1/2 OF NE 1/4. 1 A.	X	Dirt Road		A 200' @ 90/FF	165.00	264.00	1.0493	0.9013	90	100	14,044
Comments/Influences		Gravel Road		165 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	14,044	



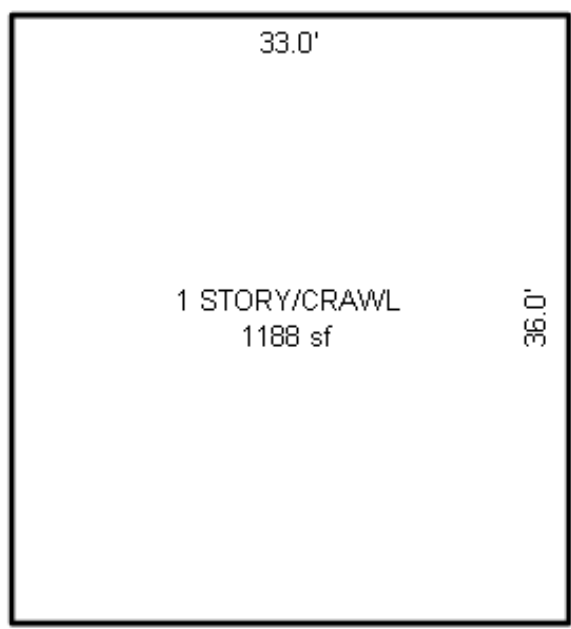
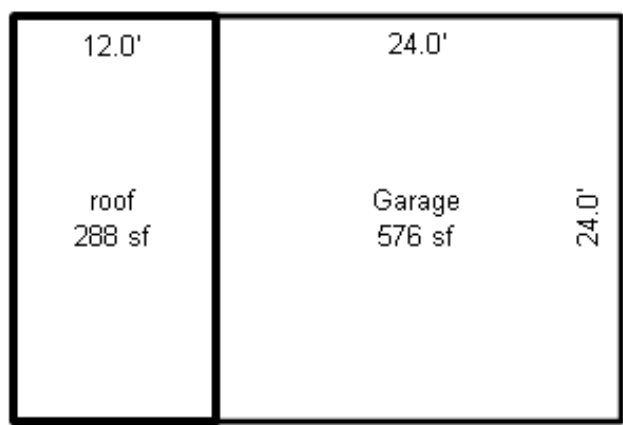
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2025	7,000	50,300	57,300			24,640C
		TPC 12/27/2017 INSPECTED	2024	7,000	43,100	50,100		50,100A	23,900C
		TPC 11/15/2013 INSPECTED	2023	5,500	41,800	47,300			22,762C
			2022	2,500	35,000	37,500			21,679C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Roof Cover Onl	Year Built: 1945 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 1,188 Total Base New : 152,381 Total Depr Cost: 91,429 Estimated T.C.V: 100,572			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 = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1945		Roof:	
Yr Built 1945	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Depr. Cost	
Condition: Average		Lg	X	Ord		Small	100 Amps Service			Plumbing Areas			Exterior		Cost New	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Foundation			Size			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1 Story			1,188			
(1) Exterior		(6) Ceilings		No. of Plumbing			X			Siding			Total:		123,642	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1188 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			Total:		74,186	
(2) Windows		Many Avg.	X	Large Avg.		Small	1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)			Total:		1,010	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer			Total:		4,203	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Plumbing			Total:		2,522
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Garages			Total:		2,462	
Chimney:		(15) Fireplaces		Lump Sum Items:			1			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Deck w/Roof (Roof portion)			Total:		15,829	
Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 100,572																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN & DEB	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
6557 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	2025 Est TCV 512,416 TCV/TFA: 298.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 24 T22N R8W E 1/2 OF NW 1/4. 80A.	X		AGRICULTRU 66 - 120 Acres	35.00	Acres	3200	100		112,000
			AGRICULTRU UNTILLABLE	45.00	Acres	3000	100		135,000
			80.00 Total Acres					Total Est. Land Value =	247,000

Comments/Influences	X	Public Improvements		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Dirt Road	Gravel Road							
	X	Paved Road		2025	123,500	132,700	256,200			154,584C
	X	Storm Sewer		2024	135,800	118,400	254,200			149,936C
	X	Sidewalk		2023	104,000	135,500	239,500			142,797C
	X	Water Sewer		2022	74,000	102,700	176,700			135,998C
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	123,500	132,700	256,200			154,584C
		2024	135,800	118,400	254,200			149,936C
		2023	104,000	135,500	239,500			142,797C
		2022	74,000	102,700	176,700			135,998C

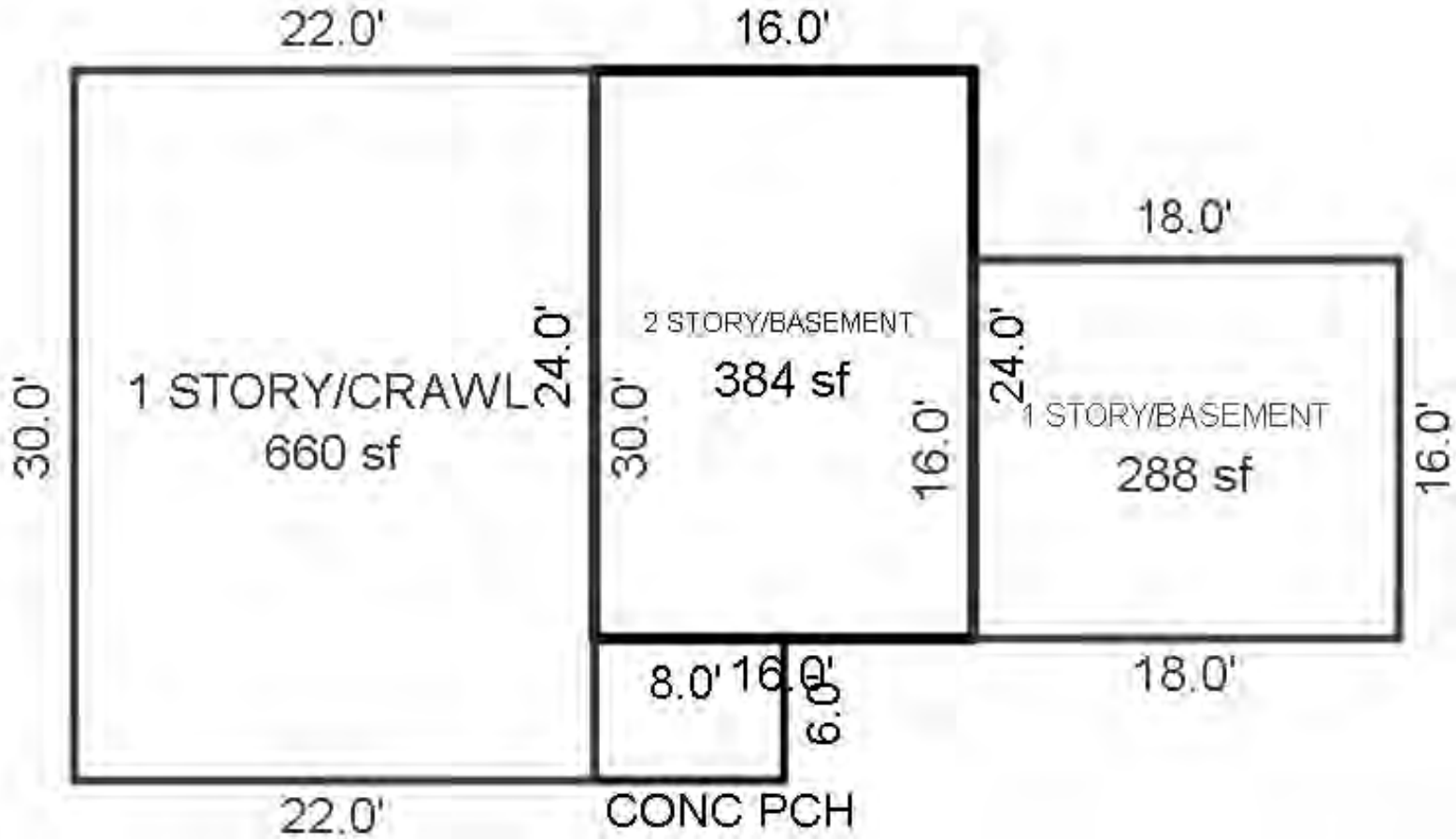
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	123,500	132,700	256,200			154,584C
			2024	135,800	118,400	254,200			149,936C
			2023	104,000	135,500	239,500			142,797C
			2022	74,000	102,700	176,700			135,998C

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Car Capacity: Class: Exterior: Brierk Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Ex			X	Ord		Min	Size of Closets				
	Building Style: 1S						Lg		Ord	X	Small	Room List			Doors		Solid	X	H.C.		
	Yr Built 0	Remodeled 1968	Condition: Average			No./Qual. of Fixtures			Ex.	X	Ord.		Min	No. of Elec. Outlets			Many	X	Ave.		Few
	Room List			(5) Floors			(12) Electric			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 0					
	Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			100 Amps Service			No. of Elec. Outlets			Ground Area = 1332 SF Floor Area = 1716 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
(1) Exterior	(6) Ceilings			(13) Plumbing			Average Fixture(s)			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick		X	Plaster			1	1	1	1	1	1	2	1	1	1	384	207,138	124,288		
(2) Windows	(7) Excavation			Basement: 672 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1 Story	Siding	Basement	288					
X	Many Avg.	X	Large Avg.				1	2	1	1	1	1	1	1	1	1	660				
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s)			Plumbing			2 Story	Siding	Basement	384					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Water/Sewer			1 Story	Siding	Basement	288					
(3) Roof	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Water/Sewer			1 Story	Siding	Basement	288					
X	Gable Hip Flat						1	2	1	1	1	1	1	1	1	1	660				
X	Asphalt Shingle						1	2	1	1	1	1	1	1	1	1	660				
	Chimney: Brick						1	2	1	1	1	1	1	1	1	1	660				
	Joists: Unsupported Len: Cntr.Sup:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Water/Sewer			1	2	1	1	660				
<p>Notes:</p> <p>ECF (101 AGRICULTURE) 1.100 => TCv: 149,206</p>																					

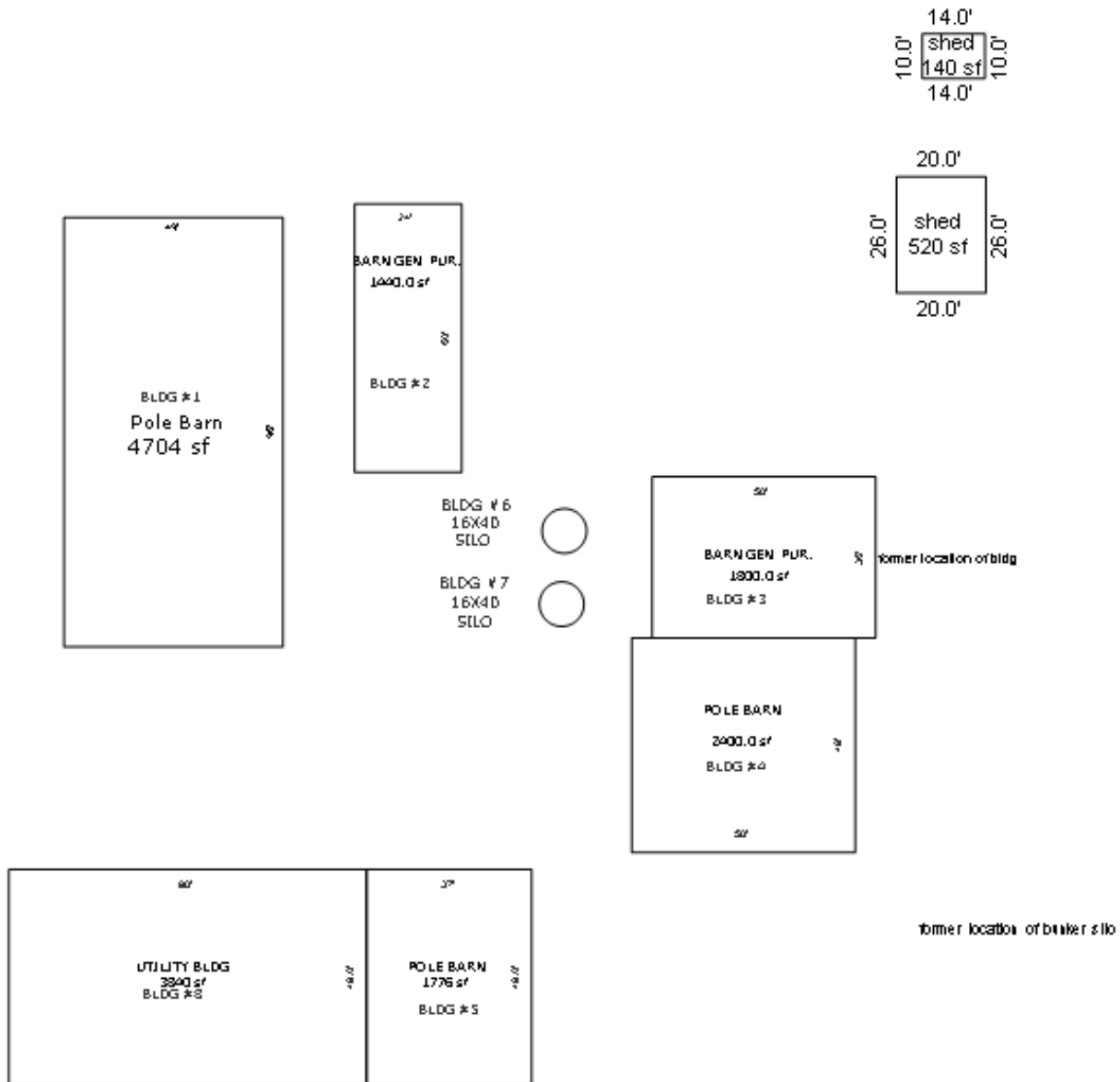
*** Information herein deemed reliable but not guaranteed***



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

Building Type	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose
Year Built	1986	1950	1972	1981	1983
Class/Construction	D,Pole	C	C	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 288	4 Wall, 168	4 Wall, 184	4 Wall, 196	4 Wall, 154
Height	10	10	24	14	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	96 x 48 = 4608	60 x 24 = 1440	50 x 36 = 1800	50 x 48 = 2400	48 x 37 = 1776
Cost New	\$ 86,907	\$ 48,327	\$ 73,836	\$ 51,432	\$ 35,822
Phy./Func./Econ. %Good	55/100/100 55.0	25/100/100 25.0	35/100/100 35.0	35/100/100 35.0	53/100/100 53.0
Depreciated Cost	\$ 47,799	\$ 6,041	\$ 25,843	\$ 18,001	\$ 18,986
+ 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	55	25	35	35	53
Est. True Cash Value	\$ 33,459	\$ 4,229	\$ 18,090	\$ 12,601	\$ 13,290
Comments:			ORIGINAL WOOD BARN	ADJ ORIGINAL WOODEN BARN	SOUTH POLE BARN NEAR CONC
Total Estimated True Cash Value of Agricultural Improvements / This Card: 81669 / All Cards: 116210					

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



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

Building Type	Cylindrical Silo	Cylindrical Silo	Farm Utility Buildings		
Year Built	1966	1966	1996		
Class/Construction	Concrete Stave	Concrete Stave	C		
Quality/Exterior	Diameter: 16	Diameter: 16	Average		
# of Walls, Perimeter	Roof: No Roof	Roof: Dome Roof	4 Wall, 256		
Height	40	40	8		
Heating System	N/A	N/A	No Heating/Cooling		
Length/Width/Area	1	1	80 x 48 = 3840		
Cost New	\$ 23,464	\$ 25,800	\$ 98,688		
Phy./Func./Econ. %Good	20/0/100 0.0	20/0/100 0.0	50/100/100 50.0		
Depreciated Cost	\$ 0	\$ 0	\$ 49,344		
+ Unit-In-Place Items	\$ 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		
% Good	20	20	50		
Est. True Cash Value	\$ 0	\$ 0	\$ 34,541		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 34541 / All Cards: 116210					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R TRUST	MILLER CASEY JOHN	0	10/12/2016	QC	09-FAMILY	2016-03467	DEED	100.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	21-NOT USED/OTHER	2011-03239 QCD	PROPERTY TRANSFER	0.0
JENEMA JUDY A FKA MILLER	MILLER JOHN R	0	05/19/2010	QC	21-NOT USED/OTHER	2010-1717QC	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6857 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	12/31/2020	2020-3390	80%

Owner's Name/Address	MAP #:
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 150,466 TCV/TFA: 28.82

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.	X	Dirt Road		COMMERCIAL 10A M/L	6000	5.00 Acres	6000	100		30,000
		Gravel Road		COMMERCIAL AGRICULTURE		4.00 Acres	3700	100		14,800
		Paved Road		COMMERCIAL ROW		1.00 Acres	0	100		0
		Storm Sewer				10.00 Total Acres		Total Est. Land Value =		44,800

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Water Sewer	19.68	200 50	1,968
		Electric Gas			1,968
		Total Estimated Land Improvements True Cash Value = 1,968			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	22,400	52,800	75,200			67,692C
X Rolling	2024	34,000	50,300	84,300			65,657C
Low	2023	14,700	55,600	70,300			62,531C
High	2022	12,200	60,700	72,900			59,554C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

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

Class: D,Pole
 Floor Area: 5,220
 Gross Bldg Area: 5,220
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

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

Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 4/2022 NO CONCRETE
 FLOOR, NO HEAT, NO
 GARAGE DOORS.

Construction Cost

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

** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: No Heating or Cooling 100
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. SqFt/Story: 5220
 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: Average

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 328

Base Rate for Upper Floors = 25.49

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 25.49

Total Floor Area: 5,220 Base Cost New of Upper Floors = 133,058

Reproduction/Replacement Cost = 133,058
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 127,736

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

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

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0									

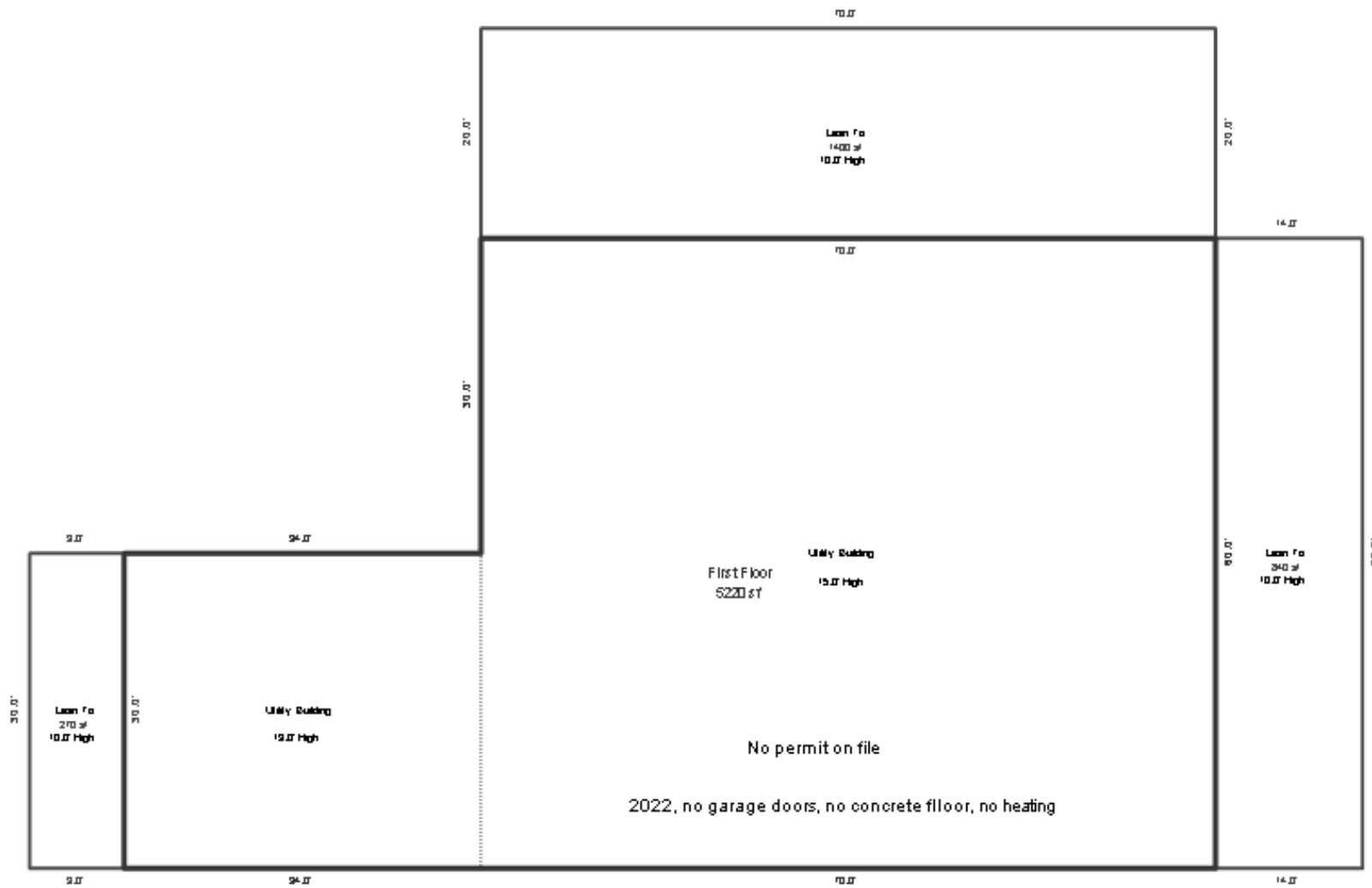
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 0

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R TRUST	MILLER CASEY JOHN	1	06/20/2019	QC	09-FAMILY	2019-01982	DEED	100.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	21-NOT USED/OTHER	2011-03239 QCD	PROPERTY TRANSFER	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	21-NOT USED/OTHER	2011-03238 QCD	PROPERTY TRANSFER	0.0
FRISE RICHARD & MURIEL	MILLER JOHN & JUDY	12,000	10/04/1996	WD	03-ARM'S LENGTH	2011-03194	PROPERTY TRANSFER	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% 10/15/2010 Qual. Ag.

Owner's Name/Address: MILLER CASEY JOHN
 6870 W KELLY RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 98,874

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	30.00	Acres	3200	100				96,000
30.00 Total Acres Total Est. Land Value =								96,000

Tax Description: . SEC 24 T22N R8W NW 1/4 OF NW 1/4 EXC N 1/2 OF N 1/2 TH OF. 30A.

Comments/Influences: AG TO RES FOR 05 PER STATE

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

Topography of Site

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

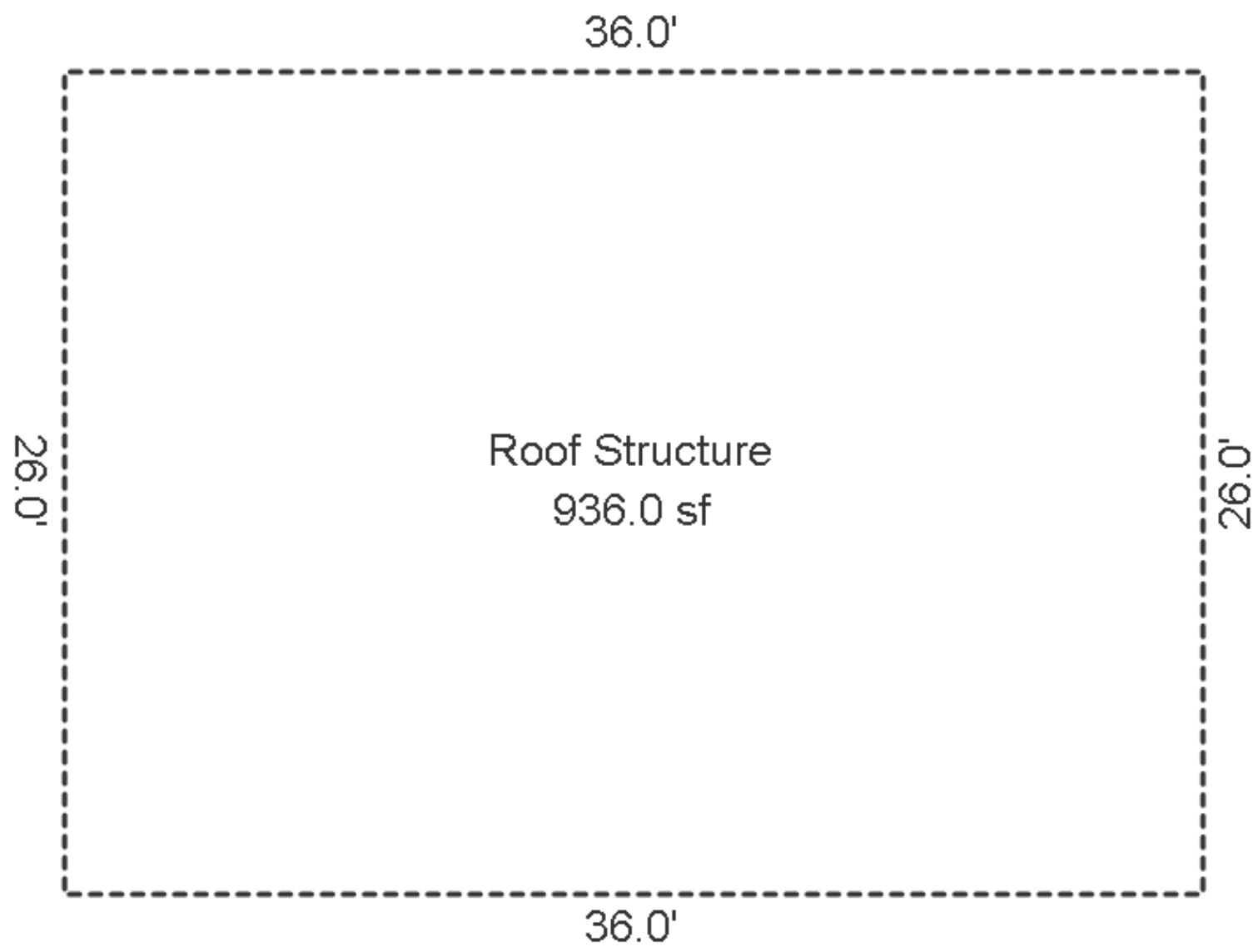


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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	48,000	1,400	49,400			49,400S
2024	58,500	1,300	59,800			56,999C
2023	52,500	1,800	54,300			54,285C
2022	50,300	1,400	51,700			51,700S

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

Building Type	Loafing Sheds			
Year Built	2001			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 124			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	36 x 26 = 936			
Cost New	\$ 6,843			
Phy./Func./Econ. %Good	60/100/100 60.0			
Depreciated Cost	\$ 4,106			
+ 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	\$ 2,874			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2874 / All Cards: 2874				



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

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	2019-03175	PROPERTY TRANSFER	0.0
KOŁODZIEJ ROSALIA TRUST	KOŁODZIEJ PATRICIA	0	05/02/2019	QC	09-FAMILY	2019-02204	PROPERTY TRANSFER	0.0
KOŁODZIEJ ROSALIA	KOŁODZIEJ ROSALIA TRUST	1	11/03/2017	QC	09-FAMILY	2017-03853	PROPERTY TRANSFER	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% 04/04/2007 Qual. Ag.

Owner's Name/Address: KOŁODZIEJ PATRICIA TRUST
 3055 GILLFORD DRIVE SE
 LOWELL MI 49331
 MAP #: 2025 Est TCV 46,221

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

Tax Description: SEC 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.

Comments/Influences: RES TO AG 3-06 BOR

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
X	Wood Frame		23.07	96 10	221
Total Estimated Land Improvements True Cash Value =					221

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	23,000	100	23,100			9,638C
2024	27,000	100	27,100			9,349C
2023	24,500	100	24,600			8,904C
2022	24,500	100	24,600			8,480C

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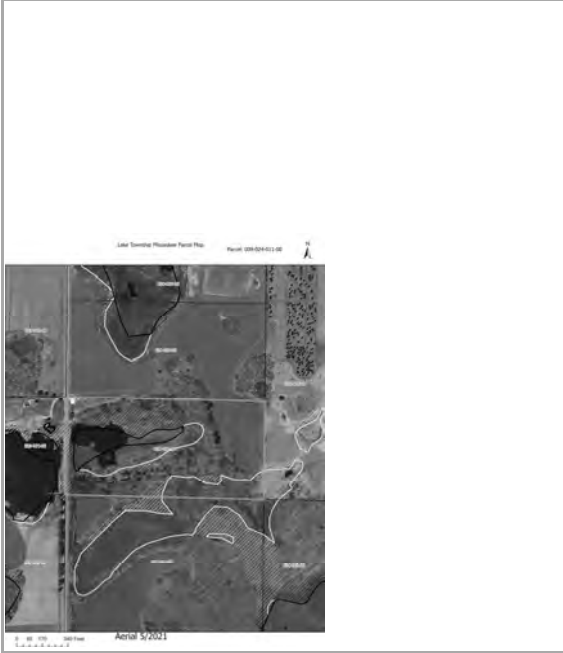
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R (NOT AS TRU	MILLER JOHN R	0	01/03/2021	QC	09-FAMILY	2021-0015	DEED	0.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	21-NOT USED/OTHER	2011-03239	PROPERTY TRANSFER	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	21-NOT USED/OTHER	2011-03238 QCD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/15/2010 Qual. Ag.					
Owner's Name/Address	MAP #:					
MILLER JOHN R TRUST MILLER JOHN R TTEE 3390 S GREEN ROAD LAKE CITY MI 49651	2025 Est TCV 80,976					

Tax Description	Public Improvements	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 24 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20A.	X Improved X Vacant Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia PARTOF>40@\$3700 20.00 Acres 3700 100 74,000 20.00 Total Acres Total Est. Land Value = 74,000

Comments/Influences



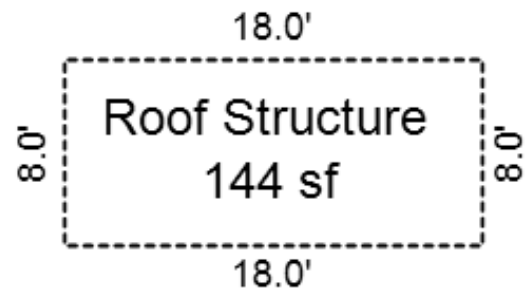
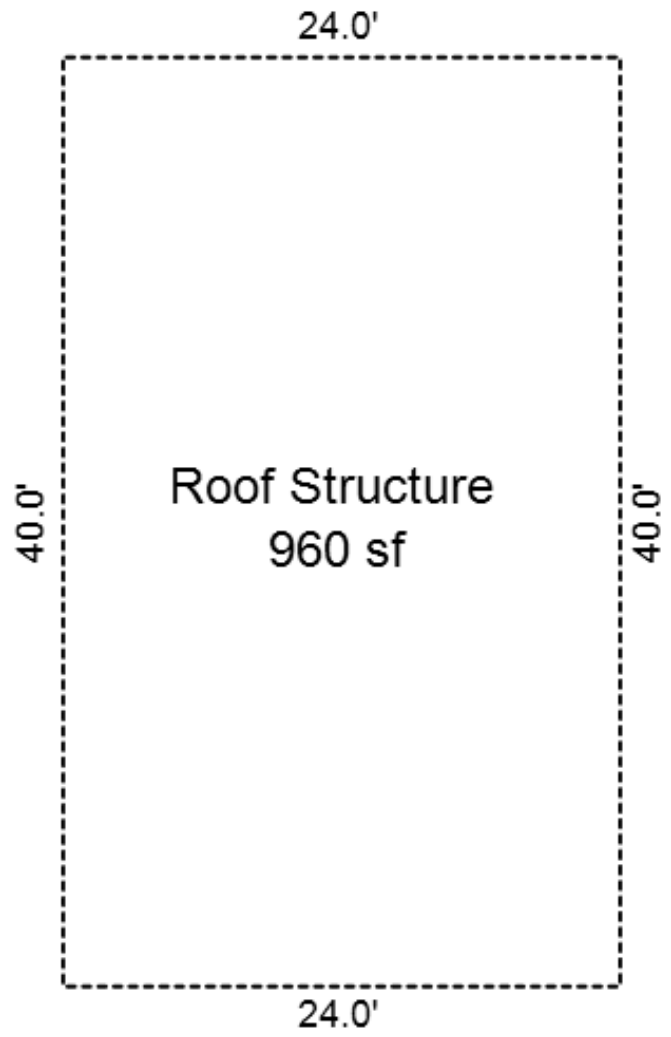
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine X Wetland Flood Plain	2025	37,000	3,500	40,500			10,459C
	2024	30,000	0	30,000			10,145C
	2023	26,000	0	26,000			9,662C
	2022	20,000	0	20,000			9,202C

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

Building Type	Loafing Sheds	Loafing Sheds		
Year Built	2021	2006		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	Lean-To, 128	Lean-To, 52		
Height	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	40 x 24 = 960	18 x 8 = 144		
Cost New	\$ 7,301	\$ 1,692		
Phy./Func./Econ. %Good	90/100/100 90.0	55/100/100 55.0		
Depreciated Cost	\$ 6,571	\$ 931		
+ 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	90	55		
Est. True Cash Value	\$ 6,111	\$ 865		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6976 / All Cards: 6976				

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



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

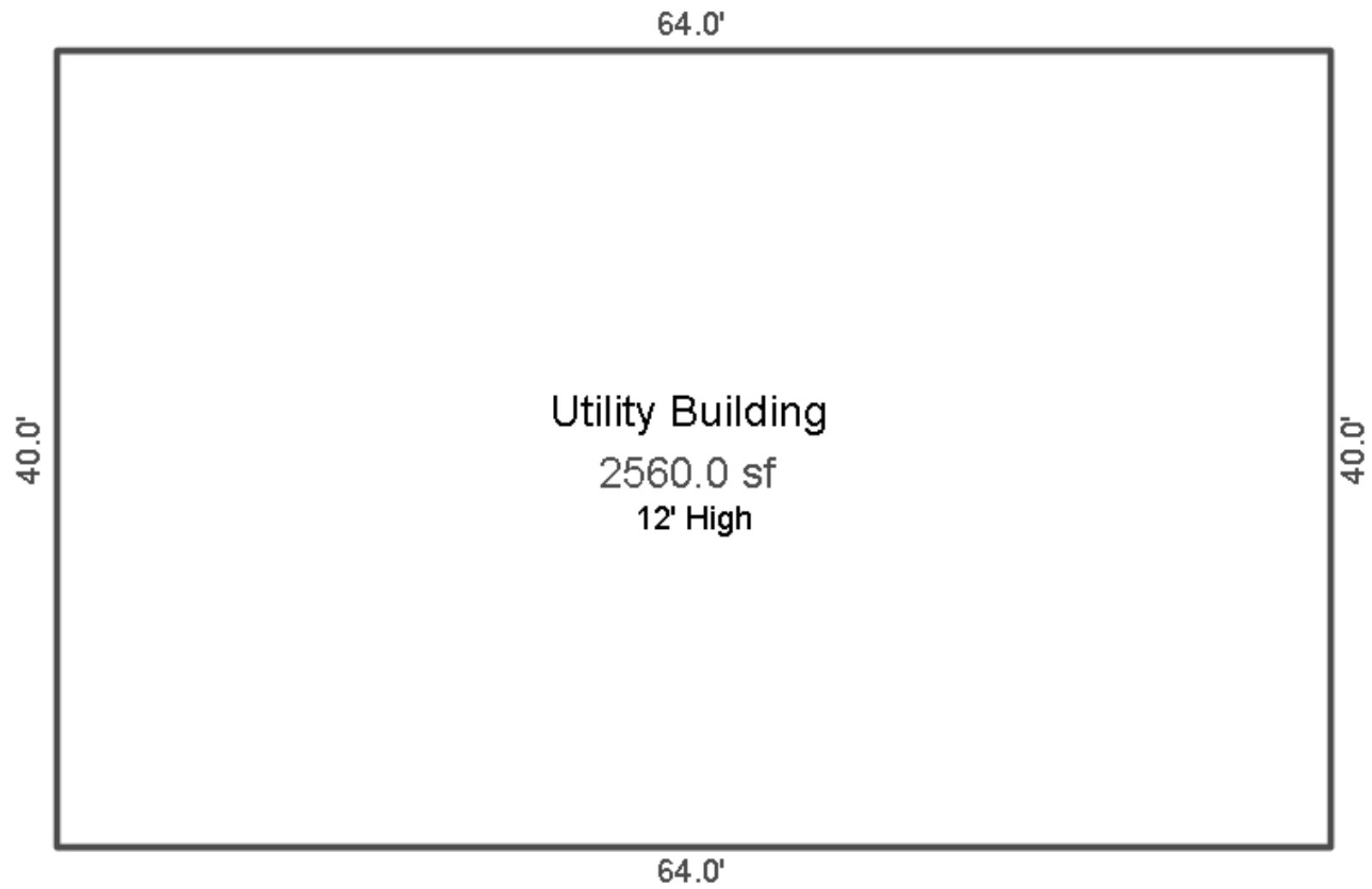
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CHRISTIE JOSEPH E	CHRISTIE JOSEPH E	0	12/13/2023	QC	15-LADY BIRD	2023-03314	PROPERTY TRANSFER	0.0				
HARRINGTON LILLIAN LE		0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-00158	DEED	0.0				
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-0115	DEED	0.0				
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	21-NOT USED/OTHER	2009/3346	DEED	0.0				
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status		
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 03/02/2015 Qual. Ag.								
Owner's Name/Address		MAP #:		2025 Est TCV 154,115								
CHRISTIE JOSEPH E 6490 W LOTAN RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Tax Description		Public Improvements		* Factors *								
2015-00723 AGAFF SEC 24 T22N R8W E 1/2 OF SW 1/4. 80 A.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Dirt Road					3200	100		64,000
LOW WET & WOODED		X		Gravel Road					1400	100		84,000
		X		Paved Road		80.00	Total Acres		Total Est.	Land Value =		148,000
		X		Storm Sewer								
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
		X		Curb								
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
		X		Topography of Site								
		X		Level								
		X		Rolling								
		X		Low								
		X		High								
		X		Landscaped								
		X		Swamp								
		X		Wooded								
		X		Pond								
		X		Waterfront								
		X		Ravine								
		X		Wetland								
		X		Flood Plain								
		Who		When	What	2025	74,000	3,100	77,100			39,955C
		TPC 04/28/2022		INSPECTED		2024	84,000	2,900	86,900			38,754C
		TPC 03/27/2019		INSPECTED		2023	77,000	3,900	80,900			36,909C
		TPC 05/06/2018		INSPECTED		2022	89,000	3,000	92,000			35,152C



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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 196			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	60 x 40 = 2400			
Cost New	\$ 21,840			
Phy./Func./Econ. %Good	40/100/100 40.0			
Depreciated Cost	\$ 8,736			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.700			
% Good	40			
Est. True Cash Value	\$ 6,115			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6115 / All Cards: 6115				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		106,000	08/01/2000	WD	33-TO BE DETERMINED	339:854	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6860 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/01/1994					
ECKHOUT GARY P & VALERIE J 6860 W LOTAN ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 172,468 TCV/TFA: 139.99					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
NORTHWESTERN SAVINGS BANK & P O BOX 809 625 S GARFIELD AVE TRAVERSE CITY MI 49685-0809	X		* Factors *					
			Residentia 3 - 7 @\$6000	4.03 Acres	6000	100			24,174

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
SEC 24 T22N R8W (1*2000) BEG N 89 DEG 55'09"E 404 FT FROM SW COR OF SW 1/4 TH N 0 DEG 04'51"W 225 FT, N 89 DEG 55'09"E 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 780 FT TO POB. 4.0289A.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value =				2,933	

Comments/Influences	Topography of Site
00 SPLIT 41.66 AC TO 014-60 FOR 01 (EXEMPT) ALSO 33.38 AC TO 014-20 1 DIV REMAINING	Level
	X Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



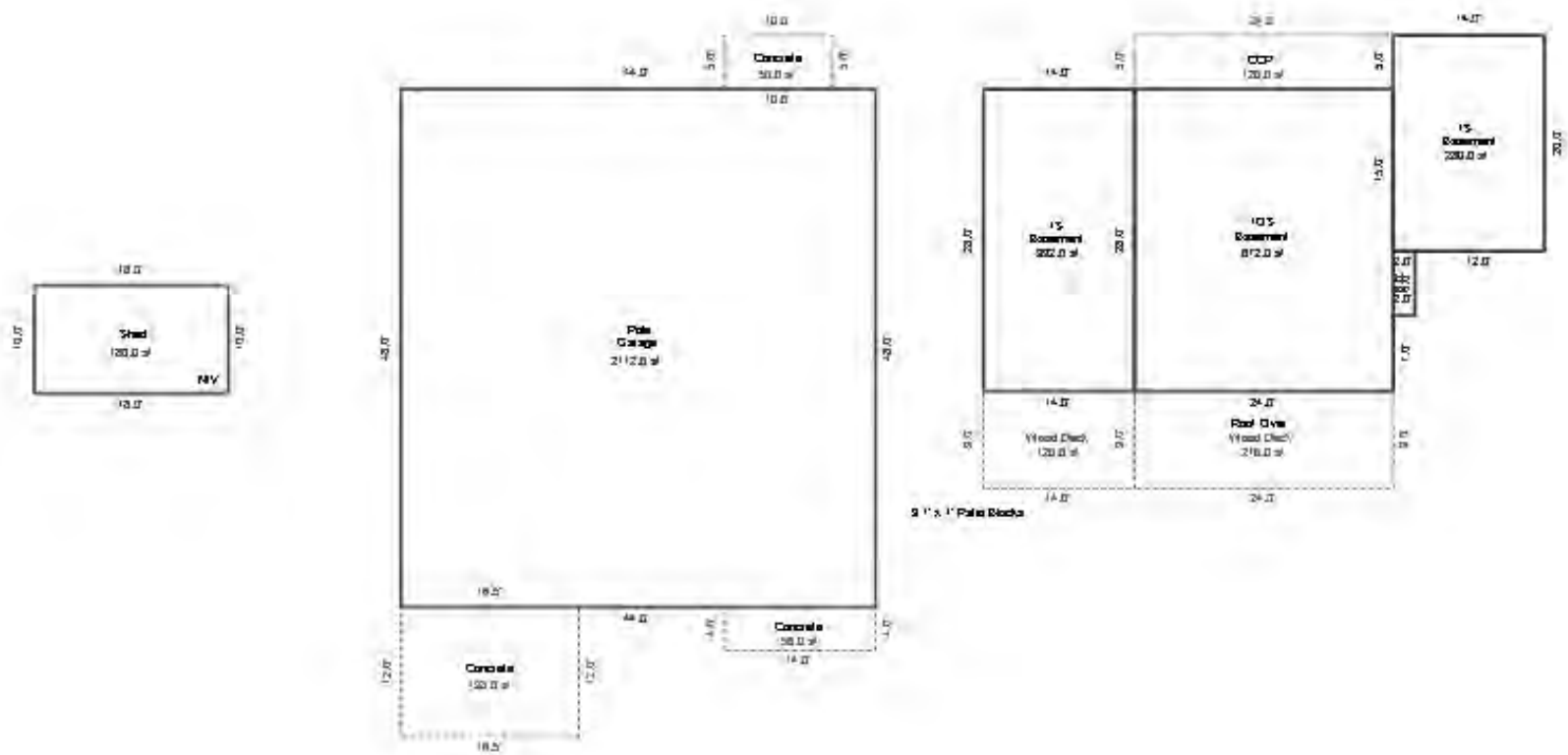
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,100	74,100	86,200			47,599C
2024	6,000	63,900	69,900			46,168C
2023	6,000	61,800	67,800			43,970C
2022	5,000	56,800	61,800			41,877C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 216 126	Type CCP (1 Story) WCP (1 Story) 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: 0 Mech. Doors: 2 Area: 2112 % 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: 38 Floor Area: 1,232 Total Base New : 213,138 Total Depr Cost: 132,146 Estimated T.C.V: 145,361			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1064 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls CD Blt 1926		
Yr Built 1926	Remodeled 1960	Ex	X	Ord		Min	100 Amps Service			Building Areas						
Condition: Average		Size of Closets		Lg	X	Ord		Few	Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1.25 Story Siding Mich Bsmnt. 672						
	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			1 Story Siding Basement 392						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1064 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			Plumbing						
(2) Windows		Many Avg.	X	Large Avg.		Small	Lump Sum Items:			Water/Sewer						
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)			1			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet						
(3) Roof		(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Porches						
X	Gable Hip Flat	(10) Floor Support		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Deck						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Built-Ins						
Chimney:				Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Fireplaces						
				Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Garages						
				Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Class: D Exterior: Pole (Unfinished) Base Cost						
				Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Totals:						
				Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS C & MOLLY	NEBLOCK THOMAS & MOLLY TR	0	06/06/2005	QC	21-NOT USED/OTHER	05-0/2261	DEED	0.0
		47,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1337	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. 100% 08/30/2000 Qual. Ag.					
Owner's Name/Address	MAP #:					
NEBLOCK THOMAS & MOLLY TRUSTS 3652 E V AVE VICKSBURG MI 49097	2025 Est TCV 71,047					

Tax Description	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
SEC 24 T22N R8W (4*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N 01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG 46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.	X			Dirt Road								
	X			Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
	X			Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				33.38 Total Acres Total Est. Land Value = 71,047								

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
00 SPLIT FROM 014-000 FOR 01 4 DIV	2025	35,500	0	35,500			35,500S

00 SPLIT FROM 014-000 FOR 01 4 DIV

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	42,000	0	42,000			40,003C
TPC	12/27/2017	INSPECTED	2023	43,700	0	43,700			38,099C
TPC	11/04/2016	INSPECTED	2022	41,800	0	41,800			36,285C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS & MOLLY TR	KINKEMA RYAN C & LYNNMARI	198,000	02/24/2017	WD	31-SPLIT IMPROVED	2017-00574	PROPERTY TRANSFER	100.0
NEBLOCK THOMAS & MOLLY	NEBLOCK THOMAS & MOLLY TR	0	06/06/2005	QC	21-NOT USED/OTHER	05-0/2261	DEED	0.0
		58,500	08/01/2000	WD	33-TO BE DETERMINED	01-0:0337	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/28/2017					
Owner's Name/Address	MAP #:					
KINKEMA RYAN C & LYNNMARIE A 3845 S GREEN RD LAKE CITY MI 49651	2025 Est TCV 368,049 TCV/TFA: 168.52					

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 3 - 7 @\$6000	5.07 Acres				6000	100		30,420
			5.07 Total Acres		Total Est. Land Value =						30,420

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT, S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225 FT S 89 DEG 55'09"W780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO POB. 41.66A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc.	8.06	400	0	0
	X	Electric Gas Curb Street Lights	D/W/P: 4in Ren. Conc.	8.06	432	0	0
	X	Standard Utilities Underground Utils.	D/W/P: 4in Ren. Conc.	8.06	275	0	0

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
00 SPLIT FROM 014-00 FOR 01 FORM 3676 IN 01.WILL NOT UNCAP	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	15,200	168,800	184,000			127,214C



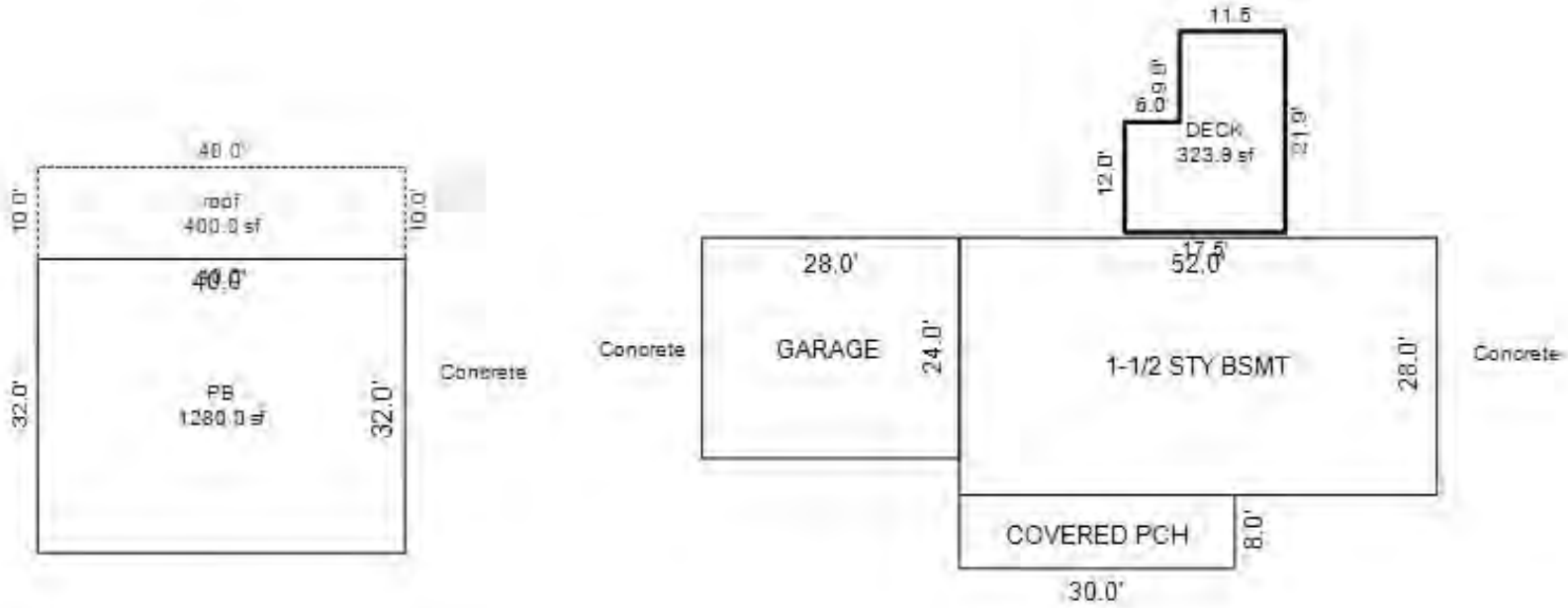
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2024	7,600	145,000	152,600			123,389C
TPC 11/04/2016 INSPECTED			2023	7,600	140,500	148,100			117,514C
			2022	6,300	124,100	130,400			111,919C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 323 400	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Ex X Ord Min		Size of Closets Lg X Ord Small		Doors Solid X H.C.			
Building Style: 1.5S		Yr Built Remodeled 2001 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		Many Large Avg. X Avg. Few Small		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	
Basement		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		X Drywall		(7) Excavation		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish	
(1) Exterior		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:					
(2) Windows		(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 23,179 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 1 539 458 Class: C Exterior: Pole (Unfinished) Door Opener 1 539 458 Base Cost 1280 30,438 25,872		Garages		Built-Ins		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			
Chimney: Metal																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS & MOLLY TR	NEBLOCK THOMAS & MOLLY TR	0	03/19/2020	QC	09-FAMILY	2020-01179	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 10/14/2016 Qual. Ag.					
NEBLOCK THOMAS & MOLLY TRUST 3652 EAST V AVE VICKSBURG MI 49097	MAP #: 2025 Est TCV 108,013					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED ON SURVEY RECORDED IN LIBER S-5 P A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, T22N-R.08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE N00°28'39"E ALONG THE WEST SECTION LINE, 543.38 FEET; THENCE S90°00'00"E, 141.50 FEET; THENCE N26°43'19"E, 107.13 FEET; THENCE S90°00'00"E, 238.00 FEET; THENCE N00°00'00"W. 301.57 FEET; THENCE				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X			Dirt Road	AGRICULTRU 30 - 65 ACRES	32.00	Acres	3200	100			102,413
	X			Gravel Road	AGRICULTRU INFERIOR	4.00	Acres	1400	100			5,600
	X			Paved Road	AGRICULTRU ROW	0.59	Acres	0	100			0
				Storm Sewer	36.59 Total Acres Total Est. Land Value = 108,013							
				Sidewalk								
				Water								
				Sewer								
	X			Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	X	Pond	Waterfront	Ravine	Wetland	Flood Plain
TO SAID WEST 28'39"E ALONG THENCE THENCEN THENCE T TO THE WEST N ON FILE***														



RECORDED 10/14/2016
4-014-60;
-014-90;

Actual 5/2021

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	54,000	0	54,000			54,000S
2024	65,400	0	65,400			54,353C
2023	64,000	0	64,000			51,765C
2022	61,300	0	61,300			49,300C

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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.
FENBY MAX & TERESA L &	FRIENDS MINISTRY	200,000	01/15/2010	WD	03-ARM'S LENGTH	2010-00138WD	PROPERTY TRANSFER	100.0
EUBANK JOHN A (DECEASED)	FENBY & BARTOSZ TC	0	04/19/2009	OTH	21-NOT USED/OTHER	2009/1768	DEED	100.0
EUBANK JOHN A	SELF (LE), FENBY & BARTOSZ	0	06/03/2002	QC	21-NOT USED/OTHER	2009/1769	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
3636 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 0					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
BEG S0°45'01"W 599.99 FT, & N88°39'55"W 335 FT FROM E1/4 COR, TH N 88°39'55"W 986.59FT, N88°40'01"W 78.87 FT, S04°4'26"W 211.65FT, N85°41'21"E 211.19FT S63°13'39"E 101.36FT, S22°28'38"E 246.19FT, S54°41'47"E 145.83FT, S0°38'17"W 170.37FT, S88°36'07"E 143.67FT N°0'45'01"E 425FT, S88°36'10"E 750.05FT, N0°45'01"E 92.23FT, 88°39'55"W 335FT, N0°45'01"E 195 FT TO POB. SEC24 T22N R8W 9.34AC	X		COMMERCIAL AGRICULTURE	9.34	Acres	3700 100	34,558
			9.34 Total Acres Total Est. Land Value = 34,558				


Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
SPLIT ON 11/2020 43.18 A TO 009-024-015-20	X		Water	27.24	80 50	1,089
	X		Sewer	23.33	128 50	1,493
	X		Wood Frame	Total Estimated Land Improvements True Cash Value = 2,582		

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	EXEMPT	EXEMPT	EXEMPT			EXEMPT

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/12/2022	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT

TPC	05/06/2018	INSPECTED	2023	0	0	0			0
TPC	12/27/2017	INSPECTED	2022	0	0	0			0

2020 Lake Township Parcel Map



ADDED
0 completed

009-024-015-00;

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N 1/2 OF SE 1/4
F SE 1/4 & EXC E
1/4 OF SE 1/4 &
R THENCE S 185FT;
TO POB
014-03132
00 SPLIT ON
N ON FILE***

ADDED
0 completed

009-024-015-00;

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

Building Type	Greenhouses Shade Shelte	Greenhouses Shade Shelte	Greenhouses Shade Shelte		
Year Built	2012	2012	2013		
Class/Construction	S	S	S		
Quality/Exterior	Average	Average	Average		
# of Walls, Perimeter	4 Wall, 200	4 Wall, 96	4 Wall, 144		
Height	14	12	14		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	70 x 30 = 2100	24 x 24 = 576	48 x 24 = 1152		
Cost New	\$ 7,812	\$ 2,102	\$ 4,285		
Phy./Func./Econ. %Good	96/100/100 96.0	94/100/100 94.0	96/100/100 96.0		
Depreciated Cost	\$ 7,500	\$ 1,976	\$ 4,114		
+ Unit-In-Place Items	\$ 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		
% Good	96	94	96		
Est. True Cash Value	\$ 5,250	\$ 1,383	\$ 2,880		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9513 / All Cards: 9513					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIENDS MINISTRY	ARLENE PROPERTIES LLC	108,360	11/24/2020	WD	03-ARM'S LENGTH	2020-03542	PROPERTY TRANSFER	100.0

Property Address: 3636 S MOREY RD
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 12/04/2020 Qual. Ag.

Owner's Name/Address: ARLENE PROPERTIES LLC
 9689 W WALKER RD
 MANTON MI 49663
 MAP #: 2025 Est TCV 91,376

Improved Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road		AGRICULTRU 18 - 29 Acres	17.18	Acres	3200	100				54,976
Gravel Road		AGRICULTRU INFERIOR	26.00	Acres	1400	100				36,400
Paved Road		43.18 Total Acres	Total Est. Land Value =							91,376

Tax Description: BEG N88°39'52"W 1322.24FT FROM E1/4 COR TH N88°39'52"W 1322.23FT, S0°37'38"W 1309.39FT, S88°36'10"E 1747.96FT, N0°38'17"E 170.37FT, N54°41'47"W 145.83FT N22°28'38"W 246.19FT, N63°13'39"W 101.36FT, S85°41'21"W 211.19FT, N04°04'26E 211.63 FT, S88°40'01"E 78.87FT, N0°41'19"E 600FT TO POB. SEC24 T22N R8W 43.18 A 2021-00017 EASE ACCESS SPLIT ON 11/02/2020 FROM 009-024-015-00

Comments/Influences: Split/Comb. on 11/02/2020 completed

2020 Lake Township Parcel Map
 009-024-015-00;
 009-024-015-20;

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	45,700	0	45,700			45,700S
			2024	53,000	0	53,000			48,399C
			2023	48,300	0	48,300			46,095C
			2022	43,900	0	43,900			43,900S

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

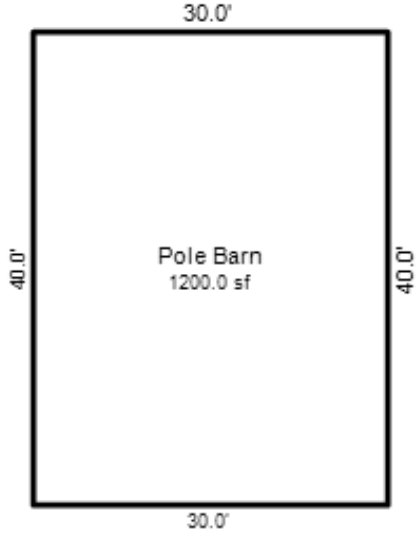
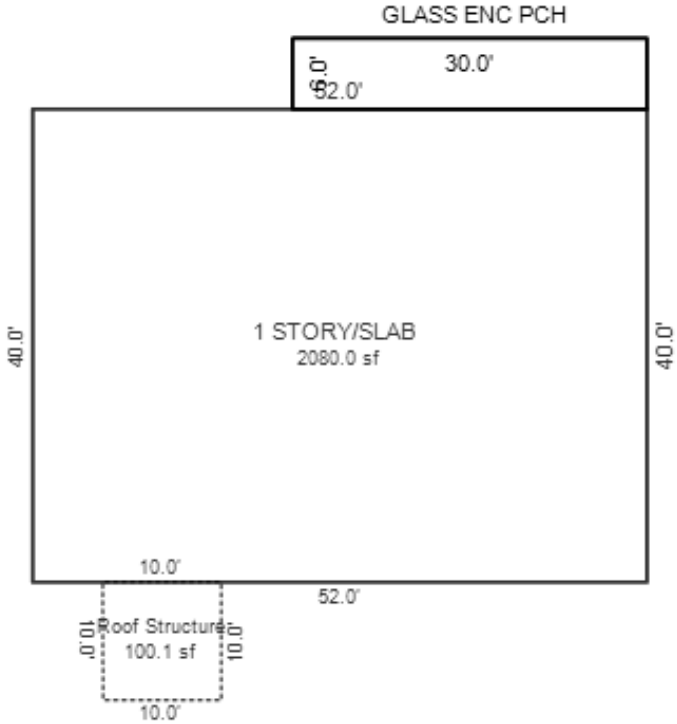
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
3636 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 237,696 TCV/TFA: 114.28							
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		Public Improvements				* Factors *									
Tax Description		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO POB SEC 24 T22N R8W 1.50 AC MOL 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 - 2011 SPLIT - CHILD 009-024-015-60 1.50 AC 54.5007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4		X Paved Road		X Storm Sewer		A 200' @ 90/FF		195.00	335.00	1.0063	0.9566	90	100	16,896	
		X Sidewalk		X Water		195 Actual Front Feet, 1.50 Total Acres		Total Est. Land Value =		16,896					
		X Sewer		X Electric		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X Gas		X Curb		D/W/P: Asphalt Paving		D/W/P: 4in Concrete		2.85	4400	0	0		
		Street Lights		Standard Utilities		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value		
		Underground Utilis.				LAND IMPROVE 5000		5,000.00		1	95	4,750			
		Topography of Site				Total Estimated Land Improvements True Cash Value =		4,750							
		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		8,400		110,400		118,800	
		TPC 12/27/2017 INSPECTED		2024		8,400		95,100		103,500				63,034C	
		TPC 12/04/2012 INSPECTED		2023		6,600		92,100		98,700				60,033C	
				2022		4,900		84,900		89,800				57,175C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 100	Type CGEP (1 Story) Roof Cover Onl	Year Built: 1988 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 2,080 Total Base New : 261,881 Total Depr Cost: 196,409 Estimated T.C.V: 216,050			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2080 SF Floor Area = 2080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD		Blt 1989			
Yr Built 1989	Remodeled 0	Ex	X Ord	Min	Size of Closets			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X Ord	Small	(5) Floors			No. of Elec. Outlets			1 Story Siding Slab 2,080			Total: 210,630 157,971				
Room List		Doors	Solid X	H.C.	(6) Ceilings			(13) Plumbing			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 2080 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,212 909 3 Fixture Bath 1 3,805 2,854 Water/Sewer 1000 Gal Septic 1 4,485 3,364 Water Well, 50 Feet 1 2,548 1,911 Porches CGEP (1 Story) 180 10,105 7,579 Built-Ins Appliance Allow. 1 1,906 1,429 Deck w/Roof (Roof portion) 100 1,642 1,231 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1200 25,548 19,161 Totals: 261,881 196,409							
(1) Exterior		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 216,050				
X	Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:										
	Insulation	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:													
(2) Windows		Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
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	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.
FENBY TERESA L TRUST	FRIENDS CHRISTIAN COMMUNI	5,000	12/05/2017	WD	03-ARM'S LENGTH	2017-03851	PROPERTY TRANSFER	100.0
FENBY TERESA L	FENBY TERESA L TRUST	0	03/14/2017	WD	09-FAMILY	2017-01010	DEED	0.0
FENBY MAX & TERESA L &	FENBY MAX & TERESA L	0	10/15/2000	QC	09-FAMILY	2010-170QC	PROPERTY TRANSFER	0.0

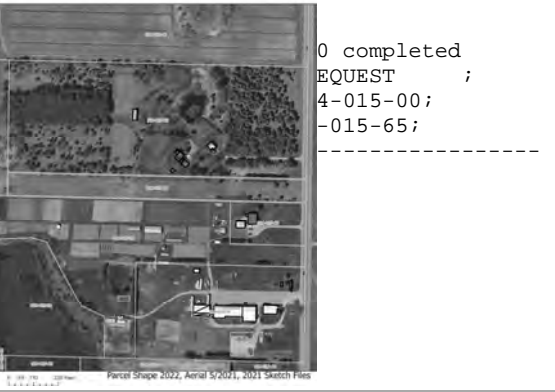
Property Address: 3636 S MOREY RD A/K/A/ M 66
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0%
 Owner's Name/Address: FRIENDS CHRISTIAN COMMUNITY DEVELOP
 3728 S MOREY RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 0

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	100.00	1322.00	1.0000	0.0000	0 100*	0
	X		Gravel Road	3.05	Acres	3200	100		9,760
	X		Paved Road	* denotes lines that do not contribute to the total acreage calculation.					
	X		Storm Sewer	100	Actual Front Feet,	3.05	Total Acres	Total Est. Land Value =	9,760
	X		Sidewalk						
	X		Water						
	X		Sewer						
	X		Electric						
	X		Gas						
	X		Curb						
	X		Street Lights						
	X		Standard Utilities						
	X		Underground Utils.						

Tax Description: SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A. 2010 SPLIT OF 009-024-015-00 ON 10/04/2010 - EXEMPT LOT LINE TRANSFER TO ADJ OWNER - NOT CONFORMING TO STATE OF MICHIGAN LAND DIVISION ACT REGARDING > 1:4 DEPTH RATIO HISTORY-SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A. 2010 SPLIT OF 009-024-015-00 ON 10/04/2010

Comments/Influences: Topography of Site



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	04/24/2017	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	09/28/2015	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.
		80,000	06/01/2000	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
3728 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	11/14/2022	2022-0827	100%
Owner's Name/Address	P.R.E. 0%		Commercial	04/02/2013	2013-0069	100%
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	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					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. EXCEPT PIN 024-015-79 EXC .229A COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. 7.3175A. SPLIT ON 10/24/2018 INTO 009-024-015-79	X	Dirt Road		COMMERCIAL 10A M/L	6000	7.32 Acres	6000 100	M 66	43,902
	X	Gravel Road		7.32 Total Acres		Total Est. Land Value =			43,902
	X	Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value	
	X	Sidewalk		D/W/P: Asphalt Paving	3.12	23500	100	73,320	
	X	Water		D/W/P: Asphalt Paving	3.12	6000	100	18,720	
	X	Sewer		D/W/P: 4in Ren. Conc.	8.24	1036	100	8,537	
		Electric		Total Estimated Land Improvements True Cash Value =					100,577
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences


MICHIGAN ID # 800807255

Office
Office

839-4511

@yahoo.com

009-024-015-79



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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
Landsaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 09/19/2024 INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 09/06/2023 INSPECTED	2023	0	0	0			0
TPC 04/30/2021 INSPECTED	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	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built:				
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:				
	Town Home	0	Front Overhang	X Forced Warm Air			Dishwasher	Exterior 1 Story		Exterior 2 Story		Class:		Exterior:				
	Duplex	0	Other Overhang	Wall Furnace			Garbage Disposal	Exterior 1 Story		Prefab 1 Story		Auto. Doors:		Stone Ven.:				
	A-Frame	(4) Interior		Warm & Cool Air			Bath Heater	Exterior 2 Story		Prefab 2 Story		Mech. Doors:		Common Wall:				
	Wood Frame	Drywall		Heat Pump			Vent Fan	Heat Circulator		Raised Hearth		Area:		Foundation:				
	Building Style:	Paneled					Hot Tub	Heat Circulator		Wood Stove		% Good:		Finished ?				
	HUD	Plaster					Unvented Hood	Raised Hearth		Direct-Vented Ga		Storage Area:		Auto. Doors:				
	Trim & Decoration	Wood T&G					Vented Hood	Wood Stove		E.C.F.		No Conc. Floor:		Bsmnt Garage:				
	Yr Built	Ex	Ord				Intercom	Class: Low		X 0.800		Roof:						
	Remodeled	Min					Jacuzzi Tub	Effec. Age: 40										
	0	Size of Closets					Jacuzzi repl.Tub	Floor Area:										
	Condition: Average	Lg	Ord				Oven	Total Base New : 37,116										
	Room List	Doors	Solid				Microwave	Total Depr Cost: 12,990										
	Basement	(5) Floors		Central Air			Standard Range	Estimated T.C.V: 10,392										
	1st Floor	Kitchen:		Wood Furnace			Self Clean Range											
	2nd Floor	Other:		(12) Electric			Sauna											
	Bedrooms	Other:		0 Amps Service			Trash Compactor											
(1) Exterior			No./Qual. of Fixtures			Central Vacuum												
	Wood/Shingle	Ex.	Ord.	Min			Security System											
	Aluminum/Vinyl	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low		Blt 0							
	Brick			Many			Ground Area = 660 SF Floor Area = 660 SF.											
	Insulation			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
(2) Windows			(7) Excavation		Few			Building Areas										
	Many	Basement: 0 S.F.		Average Fixture(s)			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost	
	Avg.	Crawl: 0 S.F.		1			Main Home		Ribbed		Metal		660		37,116		12,990	
	Few	Slab: 0 S.F.		3 Fixture Bath			Other Additions/Adjustments						Total:		37,116		12,990	
	Large	Height to Joists: 0.0		2 Fixture Bath			Notes:						Totals:		37,116		12,990	
	Avg.	(8) Basement		Softener, Auto			ECF (201A GENERAL COMMERCIAL) 0.800 => TCV:											
	Small	Conc. Block		Softener, Manual														
	Wood Sash	Poured Conc.		Solar Water Heat														
	Metal Sash	Stone		No Plumbing														
	Vinyl Sash	Treated Wood		Extra Toilet														
	Double Hung	Concrete Floor		Extra Sink														
	Horiz. Slide	(9) Basement Finish		Separate Shower														
	Casement			Ceramic Tile Floor														
	Double Glass			Ceramic Tile Wains														
	Patio Doors			Ceramic Tub Alcove														
	Storms & Screens			Vent Fan														
(3) Roof			(14) Water/Sewer			Lump Sum Items:												
	Gable	Recreation SF		Public Water														
	Hip	Living SF		Public Sewer														
	Flat	Walkout Doors (B)		Water Well														
	Asphalt Shingle	No Floor SF		1000 Gal Septic														
	Chimney:	Walkout Doors (A)		2000 Gal Septic														
		(10) Floor Support																
		Joists:																
		Unsupported Len:																
		Cntr.Sup:																

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

Desc. of Bldg/Section: TWICE AS NICE: MIDDLE BLDGS
 Calculator Occupancy: Stores - Warehouse Discount

Class: D	Construction Cost					
Floor Area: 10,138	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 17,432	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 12	Heat#1: Space Heaters, Gas with Fan 100					
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 0%					
Depr. Table : 2%	Ave. SqFt/Story: 10138					
Effective Age : 35	Ave. Perimeter: 522					
Physical %Good: 49	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
MIDDLE BUILDNGS 3986	Area #1:					
14' HIGH & 6242 SQFT	Type #1:					
10' HIGHT	Area #2:					
	Type #2:					
	* Sprinkler Info *					
	Area:					
	Type:					

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

Class: D Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 522

Base Rate for Upper Floors = 43.77

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.08 100%
 Adjusted Square Foot Cost for Upper Floors = 47.85

Total Floor Area: 10,138 Base Cost New of Upper Floors = 485,103

Reproduction/Replacement Cost = 485,103
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 237,700

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 1 = 342,289
 Replacement Cost/Floor Area= 47.85 Est. TCV/Floor Area= 33.76

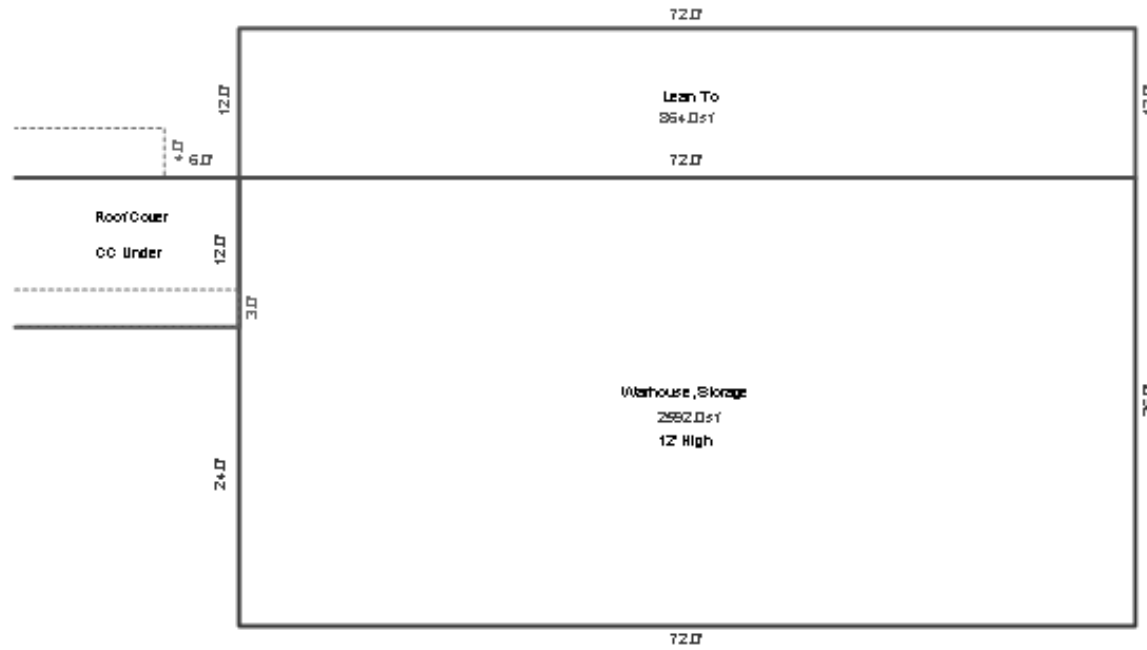
(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(3) Frame:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:	Gas Oil	(13) Roof Structure: Slope=0	
(6) Ceiling:	Coal Stoker	(14) Roof Cover:	
	Hand Fired Boiler		

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

Desc. of Bldg/Section: FRIENDS MINISTRY: EAST BLDG Calculator Occupancy: Stores - Warehouse Discount						<<<< Calculator Cost Computations >>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 216					
Class: D,Pole Floor Area: 2,592 Gross Bldg Area: 17,432 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				Base Rate for Upper Floors = 46.78					
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 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: 2592 Ave. Perimeter: 216 Has Elevators:				(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.66 100% Adjusted Square Foot Cost for Upper Floors = 51.44					
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Total Floor Area: 2,592 Base Cost New of Upper Floors = 133,333 Reproduction/Replacement Cost = 133,333 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 65,333					
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 2 = 94,080 Replacement Cost/Floor Area= 51.44 Est. TCV/Floor Area= 36.30					
Comments: EAST BUILDING NEAREST M66		* Sprinkler Info * Area: Type: Low									

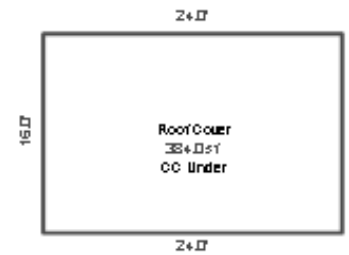
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None				Few Average Many Unfinished Typical	Few Average Many Unfinished Typical								
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:								Thickness Bsmnt Insul.							
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler													
								(14) Roof Cover:											

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



Tractor Trailer

46' x 8'
38' x 8'

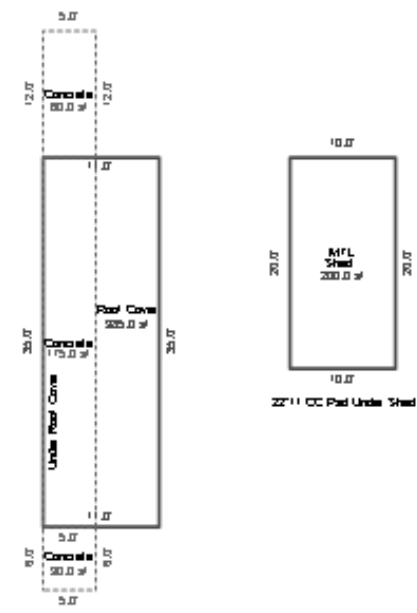
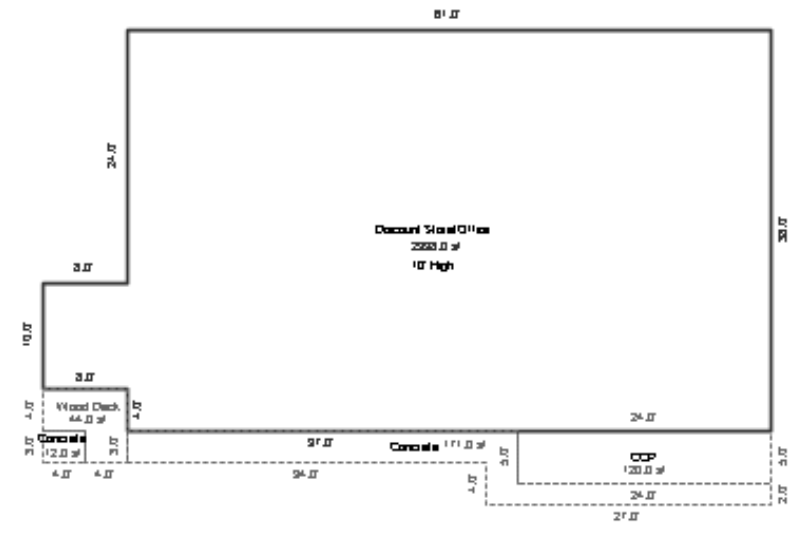


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BUILDING @ REAR/WEST Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>											
Class: D,Pole Floor Area: 2,398 Gross Bldg Area: 17,432 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 214											
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 26.42											
Year Built Remodeled Overall Bldg Height Comments:		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.37 100% Adjusted Square Foot Cost for Upper Floors = 29.79											
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		High	Above Ave.	Ave.	X	Low						Total Floor Area: 2,398 Base Cost New of Upper Floors = 71,436 Reproduction/Replacement Cost = 71,436 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 47,148	
High	Above Ave.	Ave.	X	Low									
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2398 Ave. Perimeter: 214 Has Elevators:		ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 3 = 67,893 Replacement Cost/Floor Area= 29.79 Est. TCV/Floor Area= 28.31											
*** 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	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical					
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:						Thickness Bsmnt Insul.					
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:								

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



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

Desc. of Bldg/Section: WEST BLDG 2023 ADJ CANOPY
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
 Floor Area: 2,304
 Gross Bldg Area: 17,432
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

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

Construction Cost					
High	Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Wall or Floor Furnace 100
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. SqFt/Story: 2304
 Ave. Perimeter: 192
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

2023 Year Built Remodeled

12 Overall Bldg Height

Comments:

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 192
 Overall Building Height: 12

Base Rate for Upper Floors = 25.96

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.06 100%
 Adjusted Square Foot Cost for Upper Floors = 29.02

Total Floor Area: 2,304 Base Cost New of Upper Floors = 66,862

Reproduction/Replacement Cost = 66,862
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 64,188

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

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

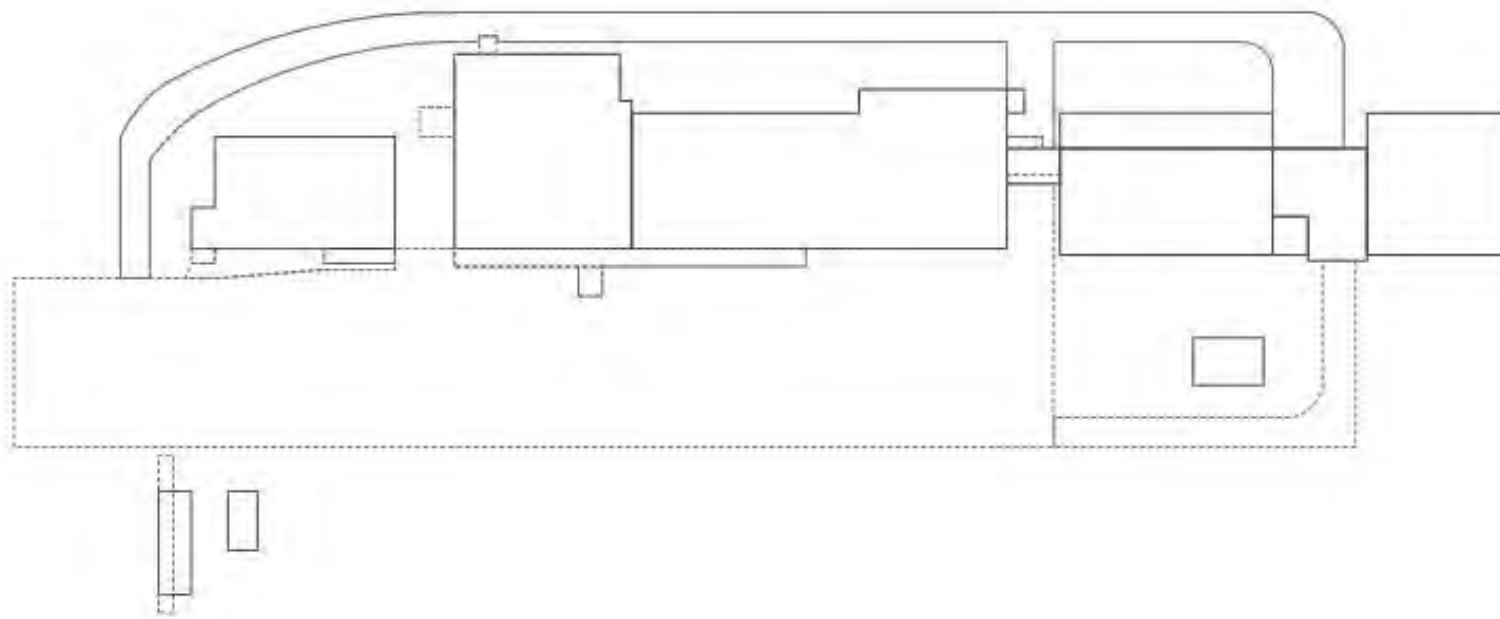
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(13) Roof Structure: Steel Joist, Wood or Composite Deck 1 Up	5.94	1036	1.030	1.000		6,338

Total Cost of Upper Stories = 6,338
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
 Total Cost New = 6,338

<<<<< 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		Thickness
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	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=3 1036 SqFt, Steel Joist, Wood or Co	
	(9) Sprinklers:	(14) Roof Cover:	
(5) Floor Cover:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		
(6) Ceiling:			

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



*** 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
3728 S MOREY RD TOWER	School: LAKE CITY AREA SCHOOL DIST	Commercial	05/28/2018	2018-0196	100%	

Owner's Name/Address	P.R.E. 0%	MAP #:
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		2025 Est TCV 4,140

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
SEC 24 T22N R8W COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. .229A. SPLIT/COMBINED ON 10/24/2018 FROM 009-024-015-70;		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>COMMERCIAL <2A M/L</td> <td></td> <td></td> <td>0.23 Acres</td> <td></td> <td>18000</td> <td>100</td> <td></td> <td>4,140</td> </tr> <tr> <td colspan="8" style="text-align: center;">0.23 Total Acres Total Est. Land Value =</td> <td>4,140</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	COMMERCIAL <2A M/L			0.23 Acres		18000	100		4,140	0.23 Total Acres Total Est. Land Value =								4,140
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
COMMERCIAL <2A M/L			0.23 Acres		18000	100		4,140																							
0.23 Total Acres Total Est. Land Value =								4,140																							

Comments/Influences
TOWER IS BUILDING ON LEASED LAND

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	2,100	0	2,100			1,546C
2024	1,500	0	1,500			1,500S
2023	2,000	0	2,000			2,000S
2022	2,000	0	2,000			2,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY MAX R	HILL JOHN & MICHELLE	185,000	11/10/2016	WD	03-ARM'S LENGTH	2016-03694	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3580 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/05/2016					
HILL JOHN & MICHELLE 3580 S MOREY RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 325,636 TCV/TFA: 274.34					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements		Description	Frontage	Depth	Value
. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.	X	Dirt Road		Residentia 8 - 17 @ \$5000	15.15 Acres	5000 100	75,750
Comments/Influences	X	Gravel Road		15.15 Total Acres			Total Est. Land Value = 75,750
	X	Paved Road		* Factors * 500' X 1319.868			
	X	Storm Sewer		Description	Rate	Size % Good	Cash Value
	X	Sidewalk		Fencing: Wd, Split, 2 Rail	16.25	50 0	0
	X	Water		Fencing: Wire Mesh, #9	3.74	240 0	0
	X	Sewer		D/W/P: 4in Ren. Conc.	8.06	480 0	0
	X	Electric		D/W/P: Asphalt Paving	3.06	2000 0	0
	X	Gas		Wood Frame	24.13	218 50	2,630
	X	Curb		Wood Frame	24.06	224 50	2,694
	X	Street Lights		Residential Local Cost Land Improvements			
	X	Standard Utilities		Description	Rate	Size % Good	Cash Value
	X	Underground Utils.		LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Topography of Site		Total Estimated Land Improvements True Cash Value =			7,699



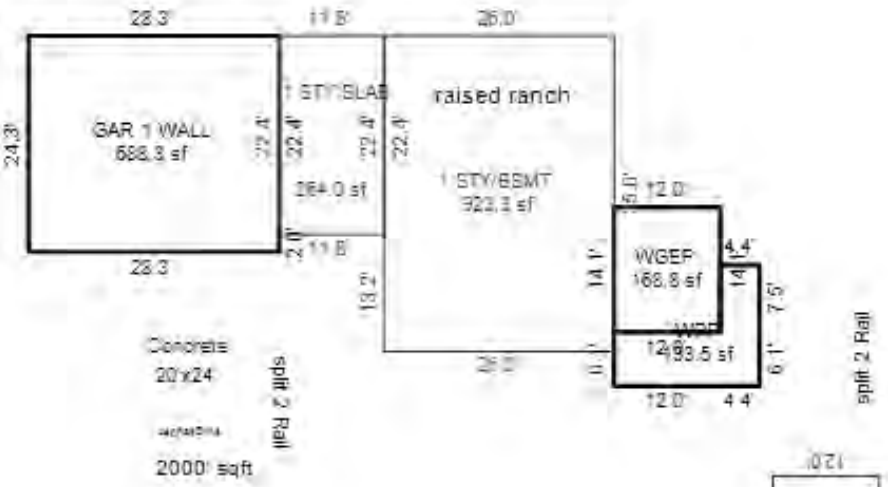
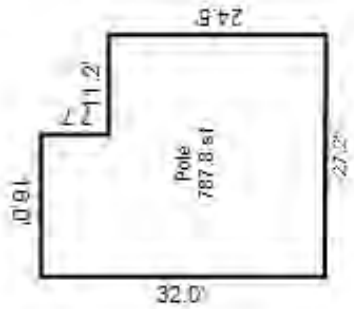
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	37,900	124,900	162,800			105,405C
		TPC 04/30/2021 INSPECTED	2024	22,700	107,800	130,500			102,236C
		TPC 12/27/2017 INSPECTED	2023	21,200	104,300	125,500			97,368C
		TPC 08/15/2016 INSPECTED	2022	15,200	95,900	111,100			92,732C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 168 133 240	Type WGEP (1 Story) WPP Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1																												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																	
Yr Built 1982		Remodeled 0			Ex	X	Ord																															
Condition: Average		Size of Closets			Lg	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																																	
	Wood/Shingle Aluminum/Vinyl Brick X Stone 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	(8) Basement			(13) Plumbing																																	
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																	
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1187 SF Floor Area = 1187 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>923</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>264</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>174,461</td> <td>122,122</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	923			1 Story	Siding	Slab	264			Total:				174,461	122,122
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Basement	923																																			
1 Story	Siding	Slab	264																																			
Total:				174,461	122,122																																	
Other Additions/Adjustments Recreation Room 1000 19,060 13,342 Exterior Brick Veneer 396 6,708 4,696 Plumbing Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 50 Feet 1 2,648 1,854 Porches WGEP (1 Story) 168 13,314 9,320 Foundation: Shallow 168 -1,198 -839 WPP 133 3,501 2,451 Deck Treated Wood 240 4,603 3,222 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 20,604 Door Opener 2 1,078 755 Class: C Exterior: Pole (Unfinished)																																						
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBISKA BASIL & ETHEL TRU	FIRENDS CHRISTIAN COMMUNI	65,000	11/30/2020	WD	03-ARM'S LENGTH	2020-03584	PROPERTY TRANSFER	100.0
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	21-NOT USED/OTHER	2013-03368	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 0					

Improved	X	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
			COMMERCIAL AGRICULTURE		11.24 Acres		3700 100		41,588
			11.24 Total Acres Total Est. Land Value =						41,588

Tax Description
REMAINDER PARCEL OF THE SURVEY SHOWN IN LIBER S-5 P0138 SEC 24 T22N R82W 11.24 A DESCRIBED ON SURVEY AS: A PARCEL OF LAND SITUATED IN THE SOUTH EAST 1/4 OF SECTION 24 T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S00°45'01 "W ALONG THE EAST SECTION LINE, 1607.26 FEET TO THE POINT OF BEGINNING; THENCE N88°35' 14"W, 330.13 FEET; THENCE N00°44'06"E, 294.97 TO THE SOUTH 1/16TH LINE; THENCE N88°36'10"W ALONG SAID LINE, 42' 15"W, 715.16

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



585.05 FEET; 9 FEET; THENCE ; THENCE S88°35' EAST SECTION E ALONG SAID LINE OF BEGINNING. N ON FILE***

2 completed ;
4-016-00;
-016-40;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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.
FRIENDS CHRISTIAN COMMUNI	FOSTER BROS TRANSFER & ST	35,000	05/11/2023	QC	03-ARM'S LENGTH	2023-01244	DEED	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
6082 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	06/20/2023	2023-0367	100%	

Owner's Name/Address	MAP #:
FOSTER BROS TRANSFER & STORAGE CO 1003 5TH AVENUE CADILLAC MI 49601	2025 Est TCV 134,450 TCV/TFA: 48.02

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																								
PCL B OF THE SURVEY 2022-03245 AS SHOWN IN LIBER S- P SEC 24 T22N R8W 8AC DESCRIBED ON SURVEY AS A PARCEL OF LAND SITUATED IN THE SOUTHEAST¼ OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED A5: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE SOUTH SECTION LINE, 1649.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'27"E ALONG SAID LINE, 584.73 FEET; THENCE N00°44'0G"E, 596.00 FEET; THENCE N88°32'29"W 585.05	X		<table border="1"> <thead> <tr> <th colspan="2">Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td colspan="2">COMMERCIAL AGRICULTURE</td> <td>7.56 Acres</td> <td></td> <td>3700</td> <td>100</td> <td></td> <td></td> <td></td> <td>27,961</td> </tr> <tr> <td colspan="2">COMMERCIAL \$.50/SQFT</td> <td>0.44 Acres</td> <td></td> <td>21780</td> <td>100</td> <td></td> <td></td> <td></td> <td>9,649</td> </tr> <tr> <td colspan="2"></td> <td>8.00 Total Acres</td> <td></td> <td colspan="2">Total Est. Land Value =</td> <td></td> <td></td> <td></td> <td>37,609</td> </tr> </tbody> </table>	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	COMMERCIAL AGRICULTURE		7.56 Acres		3700	100				27,961	COMMERCIAL \$.50/SQFT		0.44 Acres		21780	100				9,649			8.00 Total Acres		Total Est. Land Value =					37,609
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Tax Description	X	Public Improvements	Land Improvement Cost Estimates															
PCL B OF THE SURVEY 2022-03245 AS SHOWN IN LIBER S- P SEC 24 T22N R8W 8AC DESCRIBED ON SURVEY AS A PARCEL OF LAND SITUATED IN THE SOUTHEAST¼ OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED A5: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE SOUTH SECTION LINE, 1649.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'27"E ALONG SAID LINE, 584.73 FEET; THENCE N00°44'0G"E, 596.00 FEET; THENCE N88°32'29"W 585.05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.47</td> <td>560</td> <td>50</td> <td>2,371</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,371</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.47	560	50	2,371	Total Estimated Land Improvements True Cash Value =				2,371
	Description	Rate	Size	% Good	Cash Value													
D/W/P: 4in Ren. Conc.	8.47	560	50	2,371														
Total Estimated Land Improvements True Cash Value =				2,371														

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PCL B OF THE SURVEY 2022-03245 AS SHOWN IN LIBER S- P SEC 24 T22N R8W 8AC DESCRIBED ON SURVEY AS A PARCEL OF LAND SITUATED IN THE SOUTHEAST¼ OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED A5: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE SOUTH SECTION LINE, 1649.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'27"E ALONG SAID LINE, 584.73 FEET; THENCE N00°44'0G"E, 596.00 FEET; THENCE N88°32'29"W 585.05	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine	2025	18,800	48,400	67,200			62,684C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/02/2023	INSPECTED	2024	14,700	46,100	60,800			60,800S
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***

Desc. of Bldg/Section: 20230367: 14 UNIT BLDG
 Calculator Occupancy: Warehouses - Mini

Class: S		Construction Cost				
Floor Area: 2,800		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 2,800		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 8		Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 4%		Ave. SqFt/Story: 2800				
Effective Age : 1		Ave. Perimeter: 320				
Physical %Good: 96		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2023 Year Built		Perimeter:				
Remodeled		Type:				
8 Overall Bldg		Heat:				
Height		* Mezzanine Info *				
Comments:		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

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

Class: S Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 320
 Overall Building Height: 8

Base Rate for Upper Floors = 39.05
 Adjusted Square Foot Cost for Upper Floors = 39.05

Total Floor Area: 2,800 Base Cost New of Upper Floors = 109,340
 Reproduction/Replacement Cost = 109,340
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 104,966

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 94,470
 Replacement Cost/Floor Area= 39.05 Est. TCV/Floor Area= 33.74

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical		
(3) Frame:			Total Fixtures	Urinals		Flex Conduit	Incandescent				
			3-Piece Baths	Wash Bowls		Rigid Conduit	Fluorescent				
(4) Floor Structure:			2-Piece Baths	Water Heaters		Armored Cable	Mercury			(40) Exterior Wall:	
			Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor			Thickness	Bsmnt Insul.
			Toilets	Water Softeners		Bus Duct	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.

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
3922 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOLTON'S L P GAS CO LAKE CITY AMERIGAS P B OBX 965 VALLEY FORGE PA 19482	MAP #:					
		2025 Est TCV 4,177				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A.		X		
Comments/Influences				

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	75.00	656.00	1.0000	0.0000	0	100*		0
Gravel Road								
Paved Road	3700	1.13 Acres			3700	100	PART OF TRACT	4,177
Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.							
Sidewalk	75 Actual Front Feet, 1.13 Total Acres				Total Est. Land Value =			4,177
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	2,100	0	2,100			1,759C
Rolling	2024	1,900	0	1,900			1,707C
Low	2023	1,900	0	1,900			1,626C
High	2022	1,900	0	1,900			1,549C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who When What
 TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 06/15/2015 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRYER SHAWN P & JUANITA K	FRIENDS MINISTRY	55,000	08/29/2023	WD	03-ARM'S LENGTH	2023-02328	PROPERTY TRANSFER	100.0
DRYER SHAWN P & JUANITA K	DRYER SHAWN P & JUANITA K	0	05/24/2022	WD	09-FAMILY	2022-1865	DEED	0.0
BRONKEMA JAY H ETAL	DRYER SHAWN & JUANITA	35,000	05/06/2013	WD	03-ARM'S LENGTH	2013-01622 WD	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD A/K/A M 66	School: LAKE CITY AREA SCHOOL DIST		Shed	04/26/2022	2022-0210	100%
Owner's Name/Address	P.R.E. 0%		Shed	06/24/2021	2021-0401	100%
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:		Garage	06/21/2018	2018-0268	100%
2025 Est TCV 0 TCV/TFA: 0.00						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																													
. SEC 24 T22N R8W NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXCS 33 FT THOF. 2.25A.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>INFO FOR SIZE</td> <td>0</td> <td>294.97</td> <td>330.13</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td>0</td> </tr> <tr> <td>COMMERCIAL 20A M/L</td> <td>3700</td> <td>2.24</td> <td>Acres</td> <td>3700</td> <td>100</td> <td></td> <td></td> <td>8,273</td> </tr> <tr> <td colspan="8">* denotes lines that do not contribute to the total acreage calculation.</td> <td></td> </tr> <tr> <td colspan="8">295 Actual Front Feet, 2.24 Total Acres</td> <td>Total Est. Land Value = 8,273</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE	0	294.97	330.13	1.0000	0.0000	0	100*	0	COMMERCIAL 20A M/L	3700	2.24	Acres	3700	100			8,273	* denotes lines that do not contribute to the total acreage calculation.									295 Actual Front Feet, 2.24 Total Acres								Total Est. Land Value = 8,273
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Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																																																		
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	X	Curb																																																			
	X	Street Lights																																																			
	X	Standard Utilities																																																			
	X	Underground Utils.																																																			



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X	Low	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X	High	2023	8,900	28,300	37,200			31,294C
	X	Landscaped	2022	9,000	24,700	33,700			28,566C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

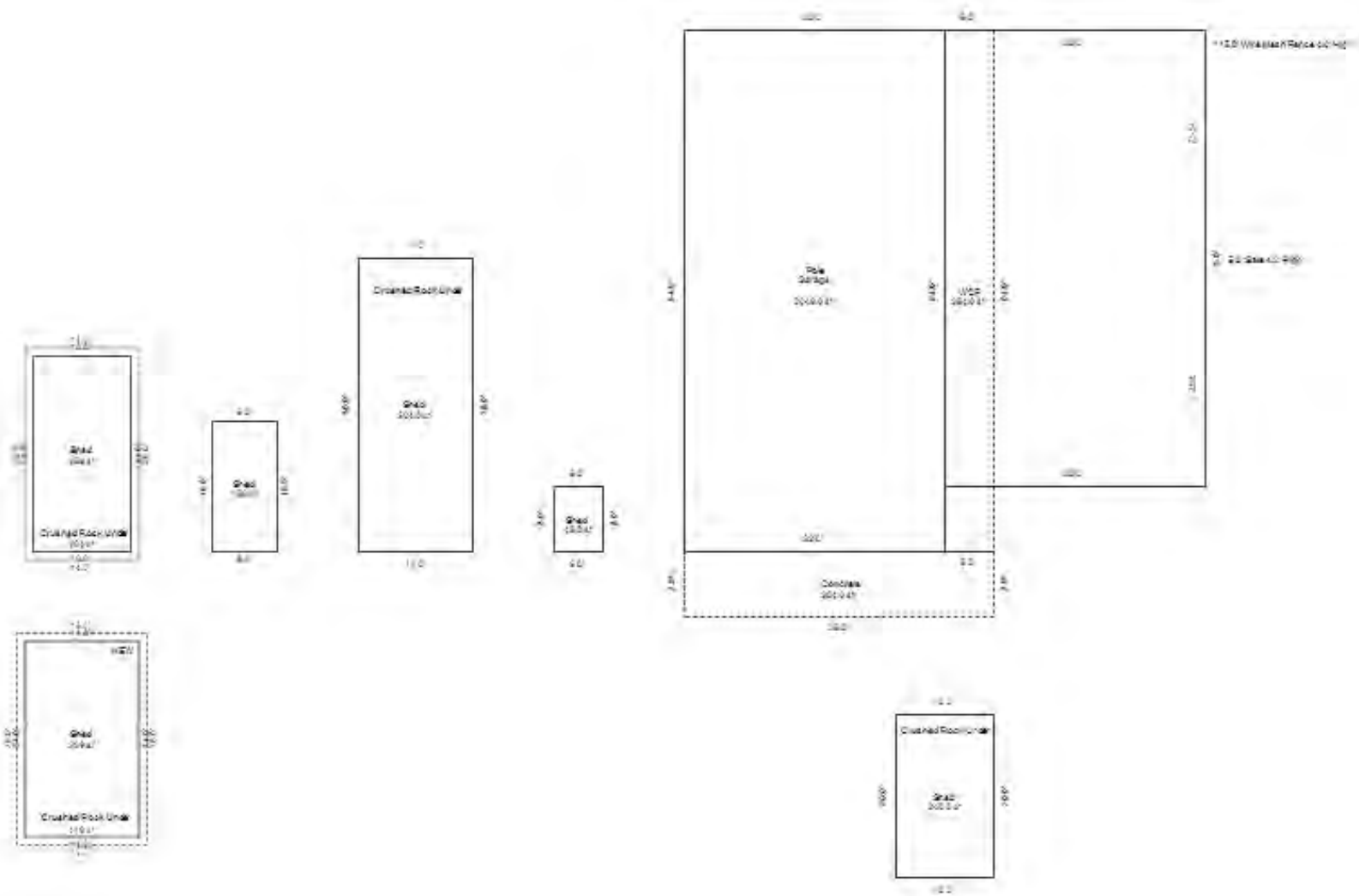
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	05/24/2022	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
JWV	07/14/2021	INSPECTED	2023	8,900	28,300	37,200			31,294C
JWV	08/16/2018	INSPECTED	2022	9,000	24,700	33,700			28,566C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	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 384	Type WCP (1 Story)	Year Built: 1987 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2048 % 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: C Effec. Age: 25 Floor Area: 0 Total Base New : 50,927 Total Depr Cost: 38,195 Estimated T.C.V: 42,015								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G										E.C.F. X 1.100								
	Yr Built 1987	Remodeled 0	Ex		Ord	Min	Central Air Wood Furnace									Bsmnt Garage:					
	Condition: Average	Trim & Decoration											No. /Qual. of Fixtures						Carport Area: Roof:		
	Room List	Doors	Solid		H.C.	(12) Electric							Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C Blt 1987					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors											0 Amps Service			Building Areas					
	(1) Exterior	Kitchen: Other: Other:											No. of Elec. Outlets			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings											Many Ave. Few			Other Additions/Adjustments					
	(2) Windows	(7) Excavation											Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WCP (1 Story)			384 12,384 9,288		
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages Class: D Exterior: Pole (Unfinished) Base Cost			2048 38,543 28,907									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement								Notes: POLE BARN												
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			42,015									
Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish					(14) Water/Sewer														
Asphalt Shingle	(10) Floor Support					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
Chimney:	Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:															

*** 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: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status				
3960 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
HOLTON'S LP GAS CO LAKE CITY AMERIGAS P O BOX 965 VALLEY FORGE PA 19482		MAP #:		2025 Est TCV 724,016 TCV/TFA: 183.20								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 24 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.		Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	INFO FOR SIZE	0	656.00	330.00	1.0000	0.0000	0	100*	0
		X	Paved Road	COMMERCIAL 4-6A	6000		4.97	Acres	6000	100		29,820
		X	Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
		X	Sidewalk	656 Actual Front Feet, 4.97 Total Acres Total Est. Land Value = 29,820								
		X	Water Sewer	Land Improvement Cost Estimates								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	D/W/P: Asphalt Paving	2.97	8505	100	25,260				
		X	Curb	D/W/P: 5in Ren. Conc.	8.22	2000	100	16,440				
		X	Street Lights	Fencing: Wire Mesh, #9	3.84	1280	50	2,457				
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 44,157								
		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	347,100	362,000			167,736C
		X	TPC 12/27/2017	INSPECTED	2024	16,400	284,500	300,900				162,693C
		X	TPC 06/24/2015	INSPECTED	2023	16,400	239,600	256,000				154,946C
		X	TPC 11/15/2013	INSPECTED	2022	16,400	221,700	238,100				147,568C



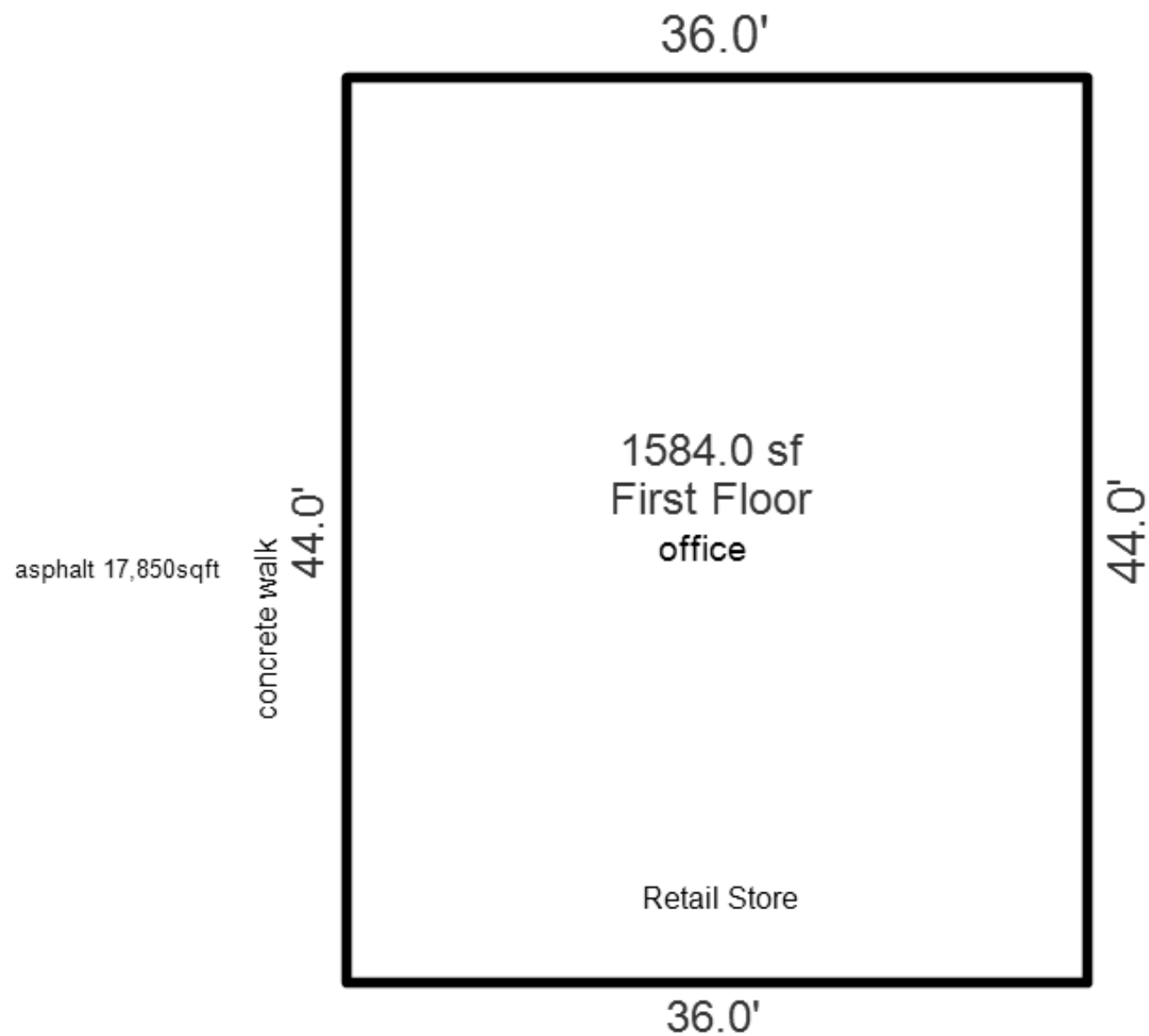
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 196 Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>																			
Class: C Floor Area: 1,584 Gross Bldg Area: 3,952 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: C Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 160		Base Rate for Upper Floors = 81.92															
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 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: Package Heating & Cooling Cost/SqFt: 19.04 100% Adjusted Square Foot Cost for Upper Floors = 100.96		Total Floor Area: 1,584 Base Cost New of Upper Floors = 159,920					
High	Above Ave.	Ave.	X	Low																	
1987 Year Built Remodeled Overall Bldg Height		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1584 Ave. Perimeter: 160 Has Elevators:		(39) Miscellaneous Canopies & Marquees: Wood Frame 2 Up 40.53 400 1.000 1.000 16,212		Total Cost of Lump-Sum Items = 16,212 Total Cost New = 16,212															
Comments: BLOCK CONSTRUCTION WITH REATIL DISPLAY WINDOW		*** 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		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>2 Up</td> <td>40.53</td> <td>400</td> <td>1.000</td> <td>1.000</td> <td>16,212</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Wood Frame	2 Up	40.53	400	1.000	1.000	16,212	Architectural Multiplier: 0.50 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost															
Wood Frame	2 Up	40.53	400	1.000	1.000	16,212															

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:																																																							
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:				400 Wood Frame																																																							
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X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Wash Bowls	Water Heaters	Wash Fountains	Water Softeners	Few Average	Many Average	Unfinished Typical	Unfinished Typical																																																				
Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer																																																										
(3) Frame:								(13) Roof Structure: Slope=0				(40) Exterior Wall:																																																							
(4) Floor Structure:				(9) Sprinklers:								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">Thickness</th> <th style="width:10%;">Bsmnt Insul.</th> </tr> <tr> <td></td> <td></td> </tr> </table>				Thickness	Bsmnt Insul.																																																		
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(5) Floor Cover:				(10) Heating and Cooling:																																																															
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*** Information herein deemed reliable but not guaranteed***



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Desc. of Bldg/Section: CAL 168 - REPAIR GARAGE
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
 Floor Area: 1,584
 Gross Bldg Area: 3,952
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 15
 Physical %Good: 54
 Func. %Good : 100
 Economic %Good: 100

1987 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 1584
 Ave. Perimeter: 160
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

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

* Sprinkler Info *
 Area:
 Type:

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 160

Base Rate for Upper Floors = 27.19

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.47 100%
 Adjusted Square Foot Cost for Upper Floors = 30.66

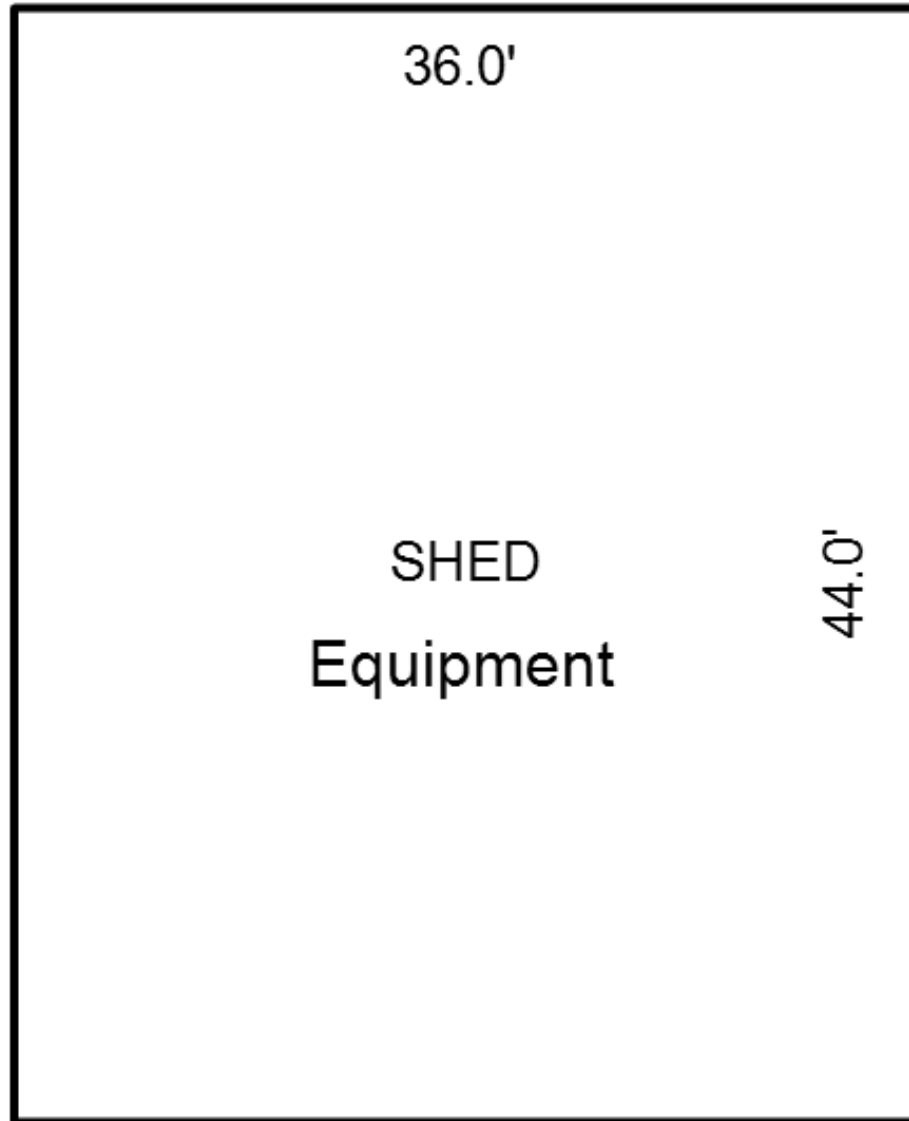
Total Floor Area: 1,584 Base Cost New of Upper Floors = 48,565

Reproduction/Replacement Cost = 48,565
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 26,225

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 2 = 37,764
 Replacement Cost/Floor Area= 30.66 Est. TCV/Floor Area= 23.84

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Desc. of Bldg/Section: CAL 168 FILING STATION
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: C
 Floor Area: 784
 Gross Bldg Area: 3,952
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 1.5%
 Effective Age : 20
 Physical %Good: 74
 Func. %Good : 100
 Economic %Good: 100

1987 Year Built
 Remodeled

Overall Bldg Height

Comments:
 PERSONAL PROPETY:
 FILLING STATION WITH 2
 STEEL PRESSURE TANKS
 ESTIMATED AT 20 PSIG &
 11' X 63' @ \$109,250
 STANDARD HORIZONTAL
 INSTALLATION ON SADDLE

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: 784					
Ave. Perimeter: 112					
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: 8 Perimeter: 112

Base Rate for Upper Floors = 44.06

Adjusted Square Foot Cost for Upper Floors = 44.06

Total Floor Area: 784 Base Cost New of Upper Floors = 34,543

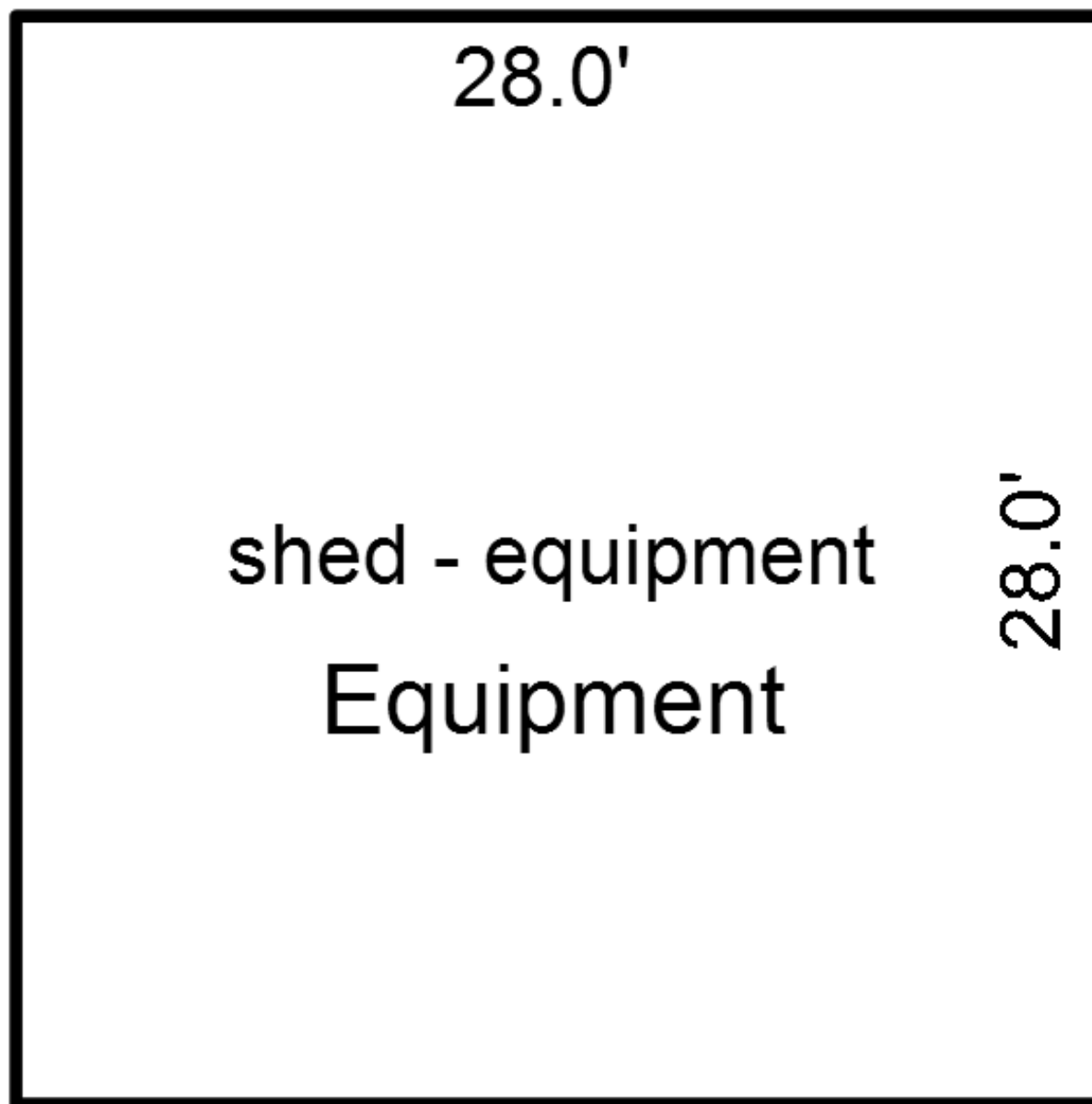
Reproduction/Replacement Cost = 34,543

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 25,562

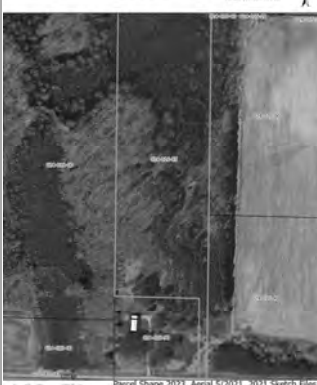
ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 3 = 36,809
 Replacement Cost/Floor Area= 44.06 Est. TCV/Floor Area= 46.95

(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				
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(5) Floor Cover:				(10) Heating and Cooling:				Slope=0				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.																																																						
KOOPMAN RANDY W & MARCIA	HILL LUCAS A & BODE ALYSS	215,000	06/23/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01731	PROPERTY TRANSFER	100.0																																																						
KOOPMAN WILLIAM A DC 2014	KOOPMAN RANDY W & MARCIA	0	04/02/2015	QC	21-NOT USED/OTHER	2015-01053	DEED	0.0																																																						
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	0	06/30/2009	WD	20-MULTI PARCEL SALE REF	2009/2487	DEED	100.0																																																						
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2487	DEED	100.0																																																						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status																																																				
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 10/27/2023		MAP #:		2025 Est TCV 20,330																																																						
Owner's Name/Address		HILL LUCAS A & BODE ALYSSA J 17040 200TH AVE LEROY MI 49655		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																																								
Tax Description		. SEC 24 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S300 FT OF W 297 FT THOF. 7.9545A.		X		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <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 colspan="2">Dirt Road</td> <td colspan="2"></td> <td>Residentia PARTOF>10@</td> <td>3700</td> <td>4.00 Acres</td> <td>3700</td> <td>100</td> <td>1400</td> <td>100</td> <td></td> <td>14,800</td> </tr> <tr> <td colspan="2">Gravel Road</td> <td colspan="2"></td> <td>Residentia INFERIOR@</td> <td>1400</td> <td>3.95 Acres</td> <td>1400</td> <td>100</td> <td></td> <td></td> <td></td> <td>5,530</td> </tr> <tr> <td colspan="2">Paved Road</td> <td colspan="2"></td> <td colspan="2"></td> <td>7.95 Total Acres</td> <td colspan="2">Total Est. Land Value =</td> <td colspan="2"></td> <td></td> <td>20,330</td> </tr> </tbody> </table>					Public Improvements		* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Dirt Road				Residentia PARTOF>10@	3700	4.00 Acres	3700	100	1400	100		14,800	Gravel Road				Residentia INFERIOR@	1400	3.95 Acres	1400	100				5,530	Paved Road						7.95 Total Acres	Total Est. Land Value =					20,330
Public Improvements		* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																		
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 <p>Parcel Shape 2023, Aerial 5/2021, 2021 Sketch Files</p>		Topography of Site		X Level		<table border="1"> <thead> <tr> <th>Who</th> <th>When</th> <th>What</th> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>TPC</td> <td>11/27/2024</td> <td>INSPECTED</td> <td>2024</td> <td>11,900</td> <td>0</td> <td>11,900</td> <td></td> <td></td> <td>11,900S</td> </tr> <tr> <td>TPC</td> <td>05/24/2023</td> <td>INSPECTED</td> <td>2023</td> <td>11,900</td> <td>0</td> <td>11,900</td> <td></td> <td>11,900A</td> <td>10,395C</td> </tr> <tr> <td>TPC</td> <td>04/30/2021</td> <td>INSPECTED</td> <td>2022</td> <td>9,900</td> <td>0</td> <td>9,900</td> <td></td> <td></td> <td>9,900S</td> </tr> </tbody> </table>					Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	TPC	11/27/2024	INSPECTED	2024	11,900	0	11,900			11,900S	TPC	05/24/2023	INSPECTED	2023	11,900	0	11,900		11,900A	10,395C	TPC	04/30/2021	INSPECTED	2022	9,900	0	9,900			9,900S												
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TPC	04/30/2021	INSPECTED	2022	9,900	0	9,900			9,900S																																																					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X Rolling		X Swamp																																																										
		X Low		X Wooded																																																										
		X High		X Pond																																																										
		X Landscaped		X Waterfront																																																										
		X Ravine		X Wetland																																																										
		X Flood Plain																																																												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOPMAN RANDY W & MARCIA	HILL LUCAS A & BODE ALYSS	215,000	06/23/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01731	PROPERTY TRANSFER	100.0
KOOPMAN WILLIAM A DC 2014	KOOPMAN RANDY W & MARCIA	0	04/02/2015	QC	21-NOT USED/OTHER	2015-01053	DEED	0.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2487	DEED	100.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2487	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6240 W LOTAN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/10/2023					

Owner's Name/Address	MAP #:	2025 Est TCV 129,509 TCV/TFA: 134.91
HILL LUCAS A & BODE ALYSSA J 17040 200TH AVE LEROY MI 49655		

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 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.	X		Dirt Road	300.00	297.00	0.9036	0.9283	90	100	22,647	
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			300 Actual Front Feet, 2.04 Total Acres							Total Est. Land Value =	22,647

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,300	53,500	64,800			58,973C
2024	11,300	45,900	57,200			57,200S
2023	8,800	38,800	47,600		47,600A	30,229C
2022	7,500	35,700	43,200			28,790C

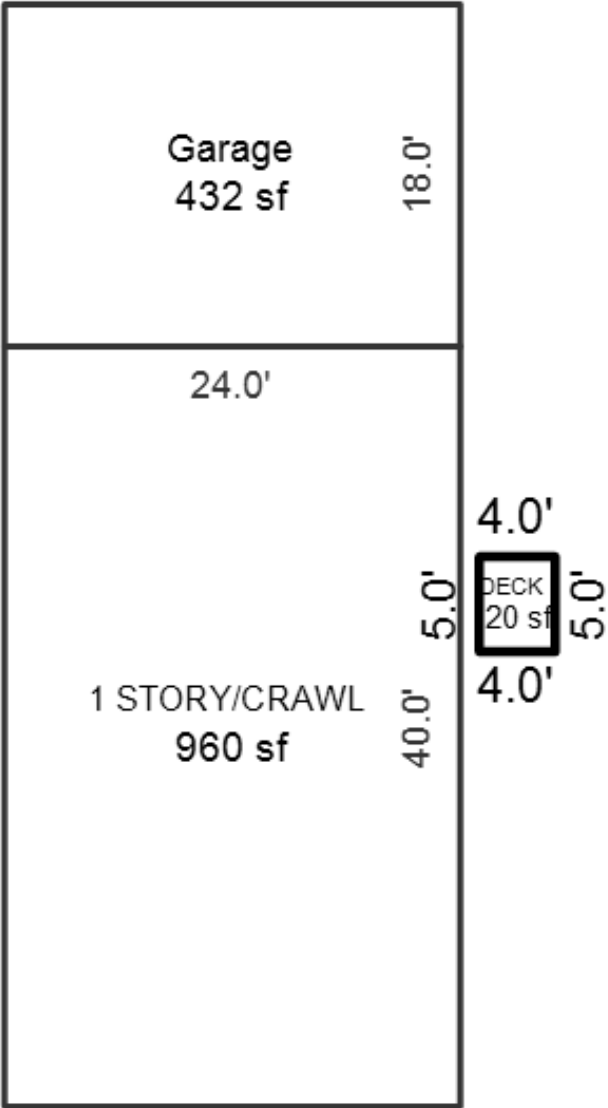
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What
TPC	11/27/2024	INSPECTED
TPC	05/24/2023	INSPECTED
TPC	04/30/2021	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type Treated Wood	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																													
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	(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 960 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	Basement			(8) Basement			1	3 Fixture Bath																																																																																																																							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL HOME LOAN MORTGAG	FAGERMAN SCOTT M (SM)	66,000	03/30/2007	WD	21-NOT USED/OTHER	2007/2196	DEED	100.0
HARRIS BECKY (SW)	FEDERAL HOME LOAN MORTGAG	89,974	01/28/2007	SD	21-NOT USED/OTHER	2006/2909	DEED	0.0
		42,500	08/01/1994	WD	33-TO BE DETERMINED	03-0:4199	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3880 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	08/04/2020	2020-0384	100%

Owner's Name/Address	MAP #:	2025 Est TCV 194,800 TCV/TFA: 120.54
FAGERMAN SCOTT M 3880 S MOREY RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
. SEC 24 T22N R8W SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC N 33 FT THOF. 2.25A.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>295.00</td> <td>330.00</td> <td>0.9074</td> <td>0.9530</td> <td>90</td> <td>100</td> <td></td> <td>22,960</td> </tr> <tr> <td colspan="8">295 Actual Front Feet, 2.23 Total Acres</td> <td>Total Est. Land Value = 22,960</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	295.00	330.00	0.9074	0.9530	90	100		22,960	295 Actual Front Feet, 2.23 Total Acres								Total Est. Land Value = 22,960
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Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
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Topography of Site	X	Level
	X	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

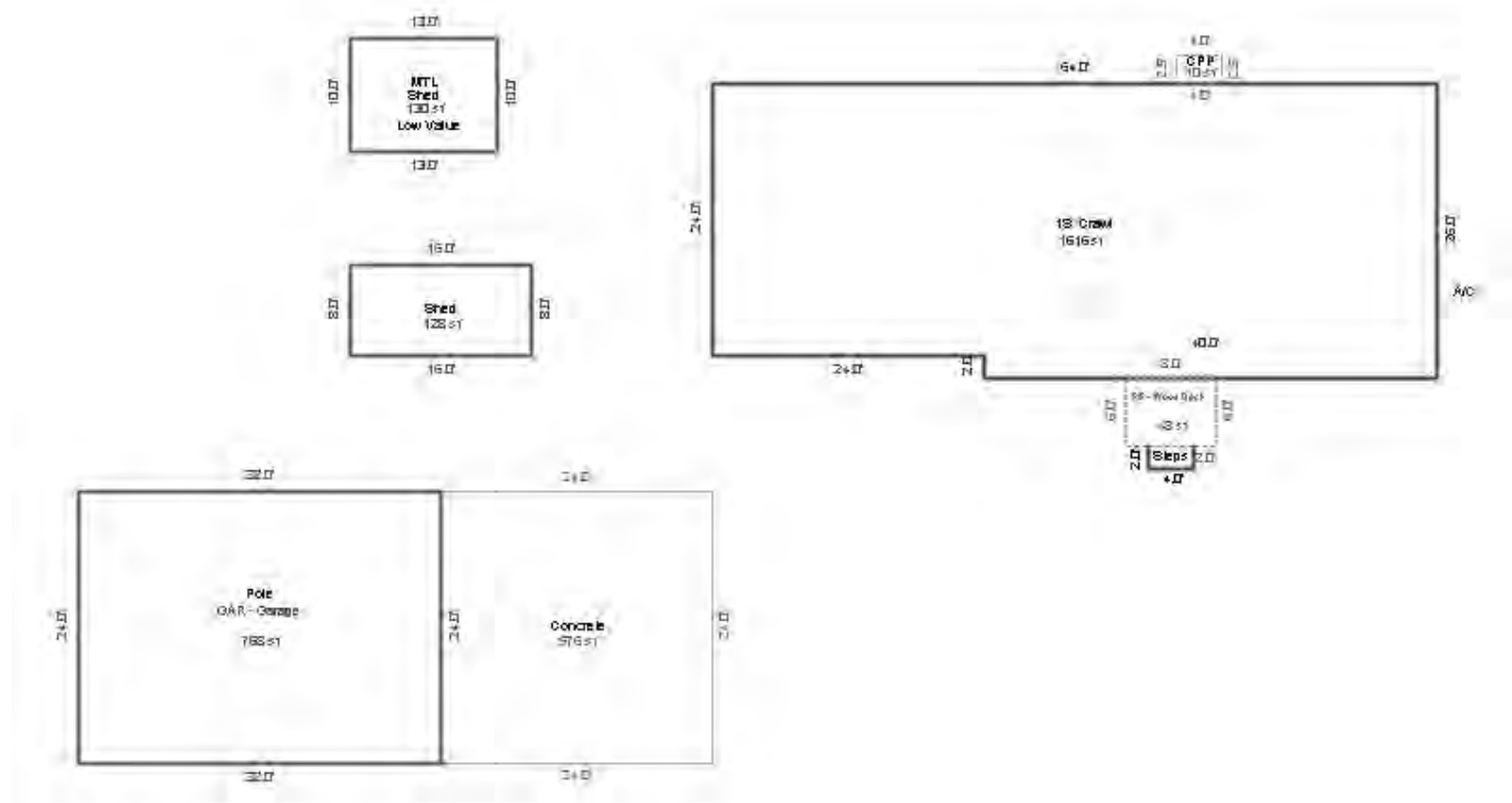
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,500	85,900	97,400			48,027C
2024	11,500	74,000	85,500			46,583C
2023	8,900	71,700	80,600			44,365C
2022	7,400	65,900	73,300			42,253C

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CHRISTIE JOSEPH E	CHRISTIE JOSEPH E & JULIE	0	12/06/2023	QC	15-LADY BIRD	2023-03315	PROPERTY TRANSFER	0.0					
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-0115	DEED	0.0					
HARRINGTON LILLIAN & EDGA	HARRINGTON LILLIAN & EDGA	0	02/22/2006	WD	21-NOT USED/OTHER	2006-00536	DEED	0.0					
HARRINGTON LILLIAN K & ED	HARRINGTON LILLIAN & EDGA	0	06/18/2003	QC	21-NOT USED/OTHER	2003-03061	DEED	0.0					
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status			
6490 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 100% 03/02/2015											
CHRISTIE JOSEPH E & JULIE A 6490 W LOTAN RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 174,350 TCV/TFA: 141.52									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
. SEC 24 T22N R8W SW 1/4 OF SE 1/4 EXC S 208 FT 8 IN OF E 1043 FT 4 IN THEREOF. 35.0021 A.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		AGRICULTRU 18 - 29 Acres	10.00	Acres	3200	100				32,000
		X	Paved Road		AGRICULTRU INFERIOR	25.00	Acres	1400	100				35,000
		X	Storm Sewer		35.00 Total Acres			Total Est. Land Value =					67,000
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good			Cash Value		
		X	Sewer		Wood Frame	22.25	1040	20			4,628		
		X	Electric		Total Estimated Land Improvements True Cash Value =							4,628	
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
			Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
						2025	33,500	53,700	87,200			58,546C	
						2024	38,300	51,100	89,400			56,786C	
						2023	35,000	43,300	78,300			54,082C	
						2022	39,600	47,100	86,700			51,507C	

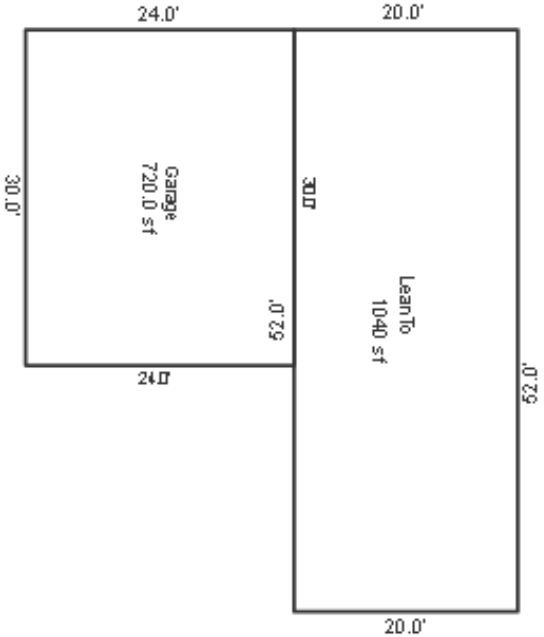
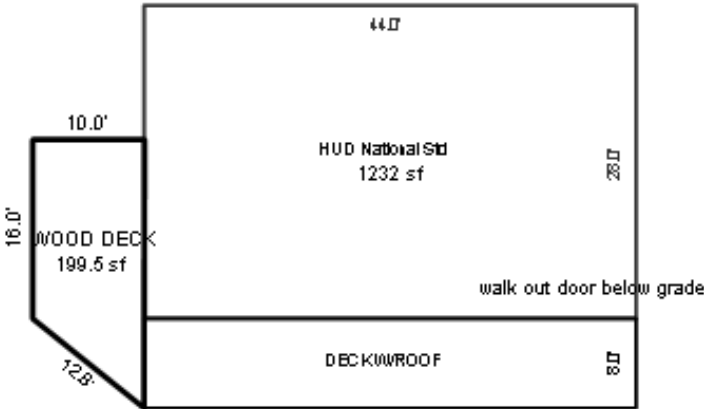


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 352 199	Type Pine Treated Wood	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 40 Floor Area: 1,232 Total Base New : 213,996 Total Depr Cost: 128,403 Estimated T.C.V: 102,722		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1977				
Yr Built 1977	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			200 Amps Service			Building Areas					
Condition: Average		Size of Closets		No. of Elec. Outlets			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid X	H.C.	Many X Ave. Few			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,232		Total: 150,466 90,285			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments Basement, Outside Entrance, Below Grade		1 2,523 1,514				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet		1 1,455 873 1 3,064 1,838				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	X Drywall			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Treated Wood		352 4,713 2,828 352 5,333 3,200 199 4,062 2,437				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		720 25,790 15,474				
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			Built-Ins Appliance Allow.		1 2,727 1,636			
(3) Roof		(8) Basement		(10) Floor Support			Notes:			Fireplaces Exterior 1 Story		1 6,420 3,852				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		E.C.F. X 0.800 => TCV: 102,722			Totals: 213,996 128,403								
X	Asphalt Shingle															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERMEULEN SURVIVOR OF	CHRISTIE JOSEPH H	1	01/28/2015	QC	21-NOT USED/OTHER	2015-00403	PROPERTY TRANSFER	0.0
HARRINGTON LILLIAN LE	VANDERMEULEN JUDITH A	0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-0115	DEED	0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	21-NOT USED/OTHER	2009/3346	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME	10/11/2013	2013-0519	100%

Owner's Name/Address	MAP #:
CHRISTIE JOSEPH H 6350 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 176,471 TCV/TFA: 94.77

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 24 T22N R8W S 208 FT 8 IN OF E 1043 FT 4 IN OF SW 1/4 OF SE 1/4. 4.9979 A.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	Residentia 3 - 7	@\$6000	4.99 Acres	6000	100				29,940
Gravel Road	4.99 Total Acres Total Est. Land Value =								29,940

Comments/Influences	X	Land Improvement Cost Estimates
	X	

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.62	280	50	2,607
Total Estimated Land Improvements True Cash Value =				2,607

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	15,000	73,200	88,200			35,958C
TPC 12/27/2017 INSPECTED			2024	7,500	63,000	70,500			34,877C
TPC 11/15/2013 INSPECTED			2023	7,500	56,700	64,200			33,217C
			2022	6,200	48,900	55,100			31,636C

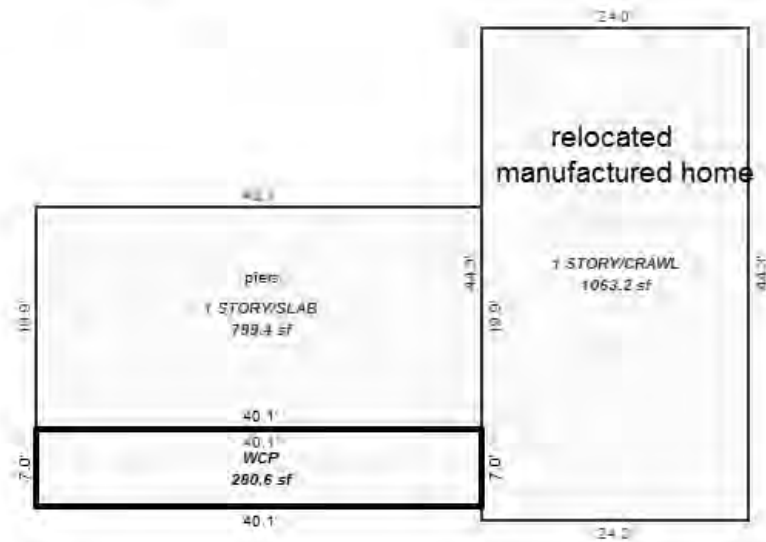
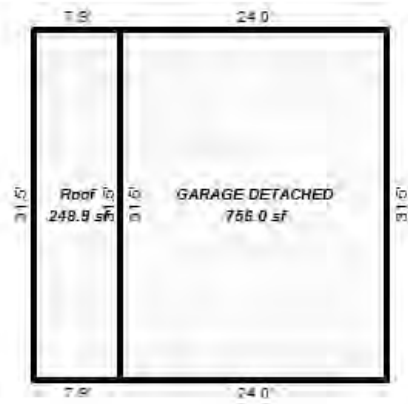
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280 248	Type WCP (1 Story) Roof Cover Onl	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 1,862 Total Base New : 218,064 Total Depr Cost: 130,840 Estimated T.C.V: 143,924			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 D		Blt 1945	
Yr Built	Remodeled	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1862 SF Floor Area = 1862 SF.						
1945 USE	2013						Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				
Condition: Fair		Size of Closets		Lg			X	Ord		(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story Siding Crawlspace 1,063			1 Story Siding Piers 799		Total: 177,227 106,337	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			Other Additions/Adjustments			Plumbing		Average Fixture(s)	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Water/Sewer			1000 Gal Septic		1 4,203 2,522	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1063 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto			Plumbing			Average Fixture(s)		1 1,010 606	
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Manual			Water/Sewer			1000 Gal Septic		1 4,203 2,522	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet			Porches			WCP (1 Story)		280 7,546 4,528	
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support			Extra Sink			Garages			Class: CD Exterior: Pole (Unfinished)		Base Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Separate Shower			Built-Ins			Appliance Allow.		1 1,615 969	
(3) Roof		(15) Fireplaces		Lump Sum Items:			Ceramic Tile Floor			Deck			w/Roof (Roof portion)		248 3,224 1,934	
X	Gable Hip Flat	Gambrel Mansard Shed		1000 Gal Septic 2000 Gal Septic			Ceramic Tile Wains			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		143,924	
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove Vent Fan			Totals:			218,064 130,840			

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

lotan rd



sid
shed

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.
VANDERSTOW GARDNER E & SH	DUTCHMAN PROPERTIES LLC	0	08/29/2019	WD	16-LC PAYOFF	2019-02941	DEED	0.0
DUTCHMAN PROPERTIES LLC	ARLENE PROPERTIES LLC	0	12/31/2015	LC	09-FAMILY	2016-00396	DEED	0.0
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0
		20,000	04/01/1997	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Commercial, Add/Alter/Repa	04/17/2018	2018-01561	100%
	P.R.E. 100% 07/22/1994 Qual. Ag.		Commercial, Add/Alter/Repa	04/14/2017	PB17-0116	100%

Owner's Name/Address	MAP #:	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
ARLENE PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	2025 Est TCV 418,009		X		
					* Factors *
					Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Value
. SEC 25 T22N R8W (14*1997) NE 1/4 EXC N 225 FT OF E 210 FT THOF & EXC BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB & EXC S 330 FT OF W 1320 FT OF NE 1/4 & EXC BEG 212.5 FT S OF N 1/4 CORTH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 143.3414A.	X	360,509
		57,500
		0
		418,009

Comments/Influences	X	Value
SW CNR LOTAN & M 66 NO VALUE GIVEN TO BLDG 97 SPLIT 10 AC TO 001-85 FOR 98	X	0



Topography of Site	X	Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X	0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	209,000	0	209,000			78,966C
2024	254,700	0	254,700			76,592C
2023	192,900	0	192,900			72,945C
2022	146,900	0	146,900			69,472C

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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		
7085 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		11/05/2015	2015-0581	100%		
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 181,046 TCV/TFA: 0.00					
UNISITE INC C/O AMERICAN TOWER CORP P O BOX 723597 ATLANTA GA 31139		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Tax Description		Public Improvements		* Factors *						
SEC 25 T22N R8W (0*1999) BEG 212.5 FT S OF N 1/4 COR TH S 375 FT,E 375 FT, N 375 FT, W 375 FT TO POB. 3.2283A. SITE NAME: VANDERWIEDE SITE NUMBER: 91800 ADDRESS: 6489 LOTAN RD. STATE: MICHIGAN ZIP CODE: 49651-8929 LATITUDE: 44 - 16 - 47.5 N 44.27986 LONGITUDE: 85 - 13 - 28.3 W -85.22454		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.	COMMERCIAL AGRICULTURE	3.23 Acres		3700 100	11,951		
			Topography of Site	3.23 Total Acres Total Est. Land Value =				11,951		
		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
ST IN 2000: VACA .COM/ATCWEB		Who	When	What	2025	6,000	84,500	90,500		35,221C
			TPC 04/30/2021 INSPECTED		2024	6,300	82,000	88,300		34,162C
			TPC 05/06/2018 INSPECTED		2023	5,700	63,600	69,300		32,536C
			TPC 12/27/2017 INSPECTED		2022	5,300	58,400	63,700		30,987C



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Desc. of Bldg/Section: AT BASE OF STEEL TOWER Calculator Occupancy: Sheds - Equipment 4 Wall Building		Unit in Place Items		Rate	Quantity	Arch	%Good	Depr.Cost	
Class: D,Pole		Construction Cost		COM TOWER STEEL 181FT COST	1.35	80220	1.00	100	108,297
Floor Area		High	Above Ave.	Ave.	X	Low			
Gross Bldg Area		** ** Calculator Cost Data ** **		/CI16/YARI/CHALF/06'/29	22.25	302	1.00	100	6,720
Stories Above Grd				/CI16/YARI/CHALF/06'/GATW15	1196.86	1	1.00	100	1,197
Average Sty Hght		Quality: Average		/CI16/YARI/CHALF/06'/3	3.79	320	1.00	100	1,213
Bsmnt Wall Hght		Heat#1: No Heating or Cooling 0%		ECF (201A GENERAL COMMERCIAL)		1.440 => TCV of Bldg: 1 =		169,095	
Depr. Table : 4%		Heat#2: No Heating or Cooling 0%							
Effective Age : 20		Ave. SqFt/Story							
Physical %Good: 44		Ave. Perimeter							
Func. %Good : 100		Has Elevators:							
Economic %Good: 100		*** Basement Info ***							
2000	Year Built	Area:							
	Remodeled	Perimeter:							
	Overall Bldg	Type:							
	Height	Heat: No Heating or Cooling							
Comments:		* Mezzanine Info *							
2/11/16 STATEMENT TOWER		Area #1:							
#9180-TWR IS IDLE OR		Type #1:							
NOT IN USE REQUESTING		Area #2:							
5% OF COST. SENT EMAIL		Type #2:							
REQUESTING INFORMATION		* Sprinkler Info *							
ABOUT 2015 PERMIT TO		Area:							
ADD ANTENNA. -TIM		Type: Average							

(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:				
(2) Foundation:		(8) Plumbing:				Outlets:				Fixtures:				
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical				
(3) Frame:		Total Fixtures		Urinals		Flex Conduit		Incandescent						
		3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent						
		2-Piece Baths		Water Heaters		Armored Cable		Mercury						
		Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor						
		Toilets		Water Softeners		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				
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler						Bsmnt Insul.				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSADY MARSHALL EUGENE T	ANDERSON SCOTT & THERESE	35,000	07/11/2016	WD	03-ARM'S LENGTH	2016-02331	PROPERTY TRANSFER	100.0
ALDERDEN WILLIAM & SUSAN	CASSADY MARSHALL EUGENE T	45,000	10/01/2010	WD	31-SPLIT IMPROVED	2010-4542WD	PROPERTY TRANSFER	100.0
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	0	01/03/2006	LC	20-MULTI PARCEL SALE REF	06-0/0047	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4498 S S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON SCOTT & THERESE 114 DALE DR HOUGHTON LAKE MI 48629	MAP #:					
	2025 Est TCV 74,229 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 25 T22N R8W (0*1997) S 330 FT OF W 1320 FT OF NE 1/4. 10A. INCLUDING EASEMENT SPLIT 2010 EASEMENT SPLIT OFF PARENT PARCEL 025-011-00 SAME OWNER NORTH 33FT OF SE1/4, 1470FT BEG AT E 1/4 CNR OF SEC 25	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 200' @ 90/FF	330.00	1470.00	1.0000	0.0000	90	100*		0
				Residentia INFERIOR@	\$1400	11.14 Acres	1400	100				15,590
				* denotes lines that do not contribute to the total acreage calculation.								
				330 Actual Front Feet, 11.14 Total Acres Total Est. Land Value = 15,590								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
	X			D/W/P: 4in Ren. Conc.	8.06	3000	50	12,090				
	X			Gas	23.16	312	50	3,613				
				Wood Frame	37.32	48	50	895				
				Total Estimated Land Improvements True Cash Value = 16,598								

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



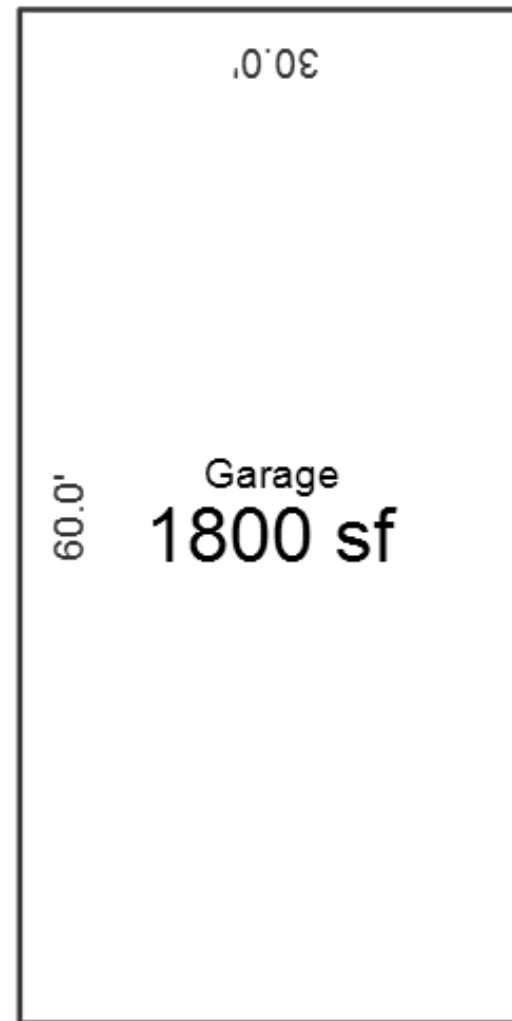
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,800	29,300	37,100			21,191C
2024	7,800	21,000	28,800			20,554C
2023	7,800	16,300	24,100			19,576C
2022	6,700	13,200	19,900			18,644C

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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: 1998 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: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 47,774 Total Depr Cost: 38,219 Estimated T.C.V: 42,041
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 1998		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		(11) Heating System: Space Heater		Ground Area = 0 SF		Floor Area = 0 SF.		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Ex Ord Min		Ex. Ord. Min			Many Ave. Few		Building Areas		Plumbing		Other Additions/Adjustments		
Building Style: GRG		Size of Closets		(13) Plumbing			Average Fixture(s)		Plumbing		3 Fixture Bath		Garages		
Yr Built 1998	Remodeled 0	Lg Ord Small		No. of Elec. Outlets			3 Fixture Bath		Class: C Exterior: Pole (Unfinished)		2		1,078 862		
Condition: Average		Doors Solid H.C.		(14) Water/Sewer			Softener, Auto		Door Opener		1800		42,804 34,243		
Room List		(5) Floors		Public Water			Softener, Manual		Base Cost		1		8,472 6,778		
Basement	1st Floor	Kitchen:		Public Sewer			Solar Water Heat		Water/Sewer		1		47,774 38,219		
2nd Floor	Bedrooms	Other:		Water Well, 150 Feet			No Plumbing		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		42,041		
(1) Exterior		Other:		Lump Sum Items:			Extra Toilet								
Wood/Shingle		(6) Ceilings					Extra Sink								
Aluminum/Vinyl		No. of Elec. Outlets					Separate Shower								
Brick		Many Ave. Few					Ceramic Tile Floor								
Insulation		(7) Excavation					Ceramic Tile Wains								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Ceramic Tub Alcove								
Many Avg. Few	Large Avg. Small	(8) Basement					Vent Fan								
Wood Sash		Conc. Block													
Metal Sash		Poured Conc.													
Vinyl Sash		Stone													
Double Hung		Treated Wood													
Horiz. Slide		Concrete Floor													
Casement		(9) Basement Finish													
Double Glass		Recreation SF													
Patio Doors		Living SF													
Storms & Screens		Walkout Doors (B)													
(3) Roof		No Floor SF													
Gable	Gambrel	Walkout Doors (A)													
Hip	Mansard	(10) Floor Support													
Flat	Shed	Joists:													
Asphalt Shingle		Unsupported Len:													
Chimney:		Cntr.Sup:													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
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									
FLAGSTAR BANK FSB	ROOT DEAN (MM)	14,500	10/09/2009	WD	21-NOT USED/OTHER	2009/3624	DEED	100.0									
MORTGAGE ELECTRONIC REGIS	FLAGSTAR BANK FSB	0	10/08/2009	QC	21-NOT USED/OTHER	2009/3623	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
4030 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Garage		06/03/2010		20100255	100%								
Owner's Name/Address		P.R.E. 0%		Remodel		10/23/2009		20090583	100%								
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663		MAP #:		2025 Est TCV 181,761 TCV/TFA: 97.72													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
. SEC 25 T22N R8W N 225 FT OF E 210 FT OF NE 1/4 OFNE 1/4.1.0847A.		X		Public Improvements		* Factors *											
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
MLS 20903237 \$14,900		X		Paved Road		A 200' @ 90/FF		210.00	225.00	1.0000	0.0000	90	100*	0			
		X		Storm Sewer		Residentia 1 - 2.99 @\$9000		1.09	Acres	9000	100	* denotes lines that do not contribute to the total acreage calculation.					
		X		Sidewalk		210 Actual Front Feet, 1.09 Total Acres		Total Est. Land Value =		9,765							
		X		Water		Land Improvement Cost Estimates											
		X		Sewer		Description		Rate	Size	% Good	Cash Value						
		X		Electric		D/W/P: 4in Ren. Conc.		7.24	285	94	1,939						
		X		Gas		Wood Frame		28.31	80	0	0						
				Curb		Total Estimated Land Improvements True Cash Value =					1,939						
				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		4,900		86,000		90,900		45,843C	
				TPC 12/27/2017		INSPECTED		2024		3,800		73,900		77,700		44,465C	
				TPC 11/02/2010		INSPECTED		2023		3,800		71,600		75,400		42,348C	
								2022		2,700		65,800		68,500		40,332C	

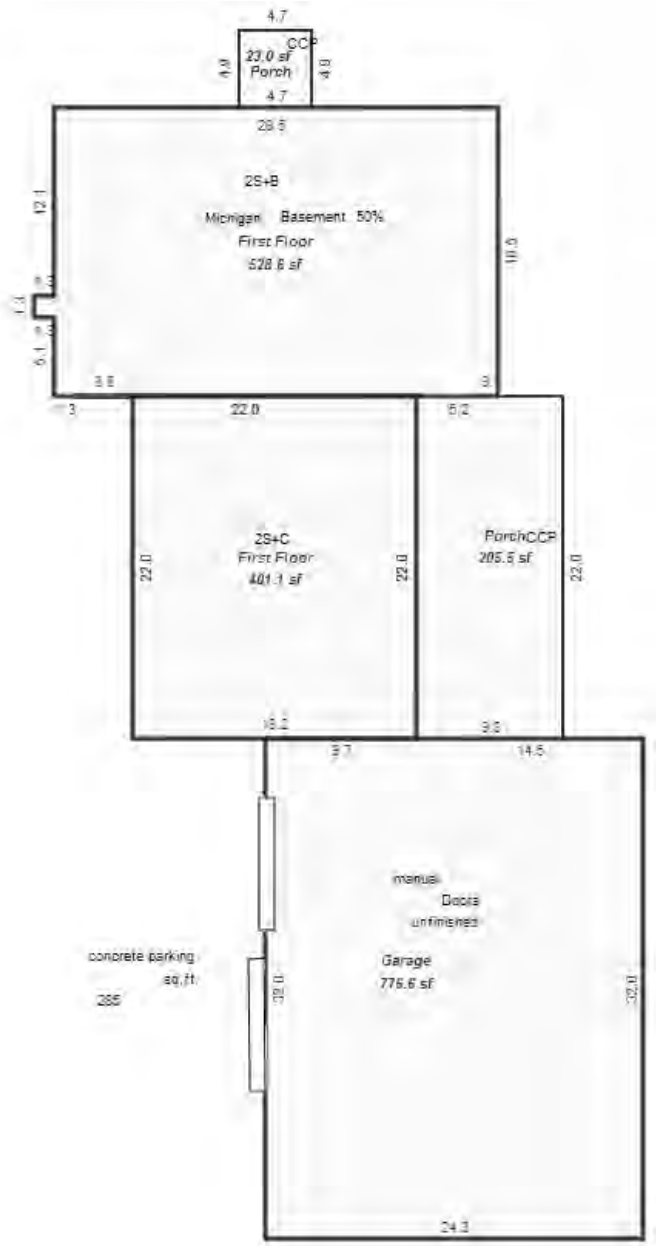


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 205 23	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 776 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			(12) Electric 100 Amps Service			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 930 SF Floor Area = 1860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: CD Effec. Age: 35 Floor Area: 1,860 Total Base New : 237,842 Total Depr Cost: 154,597 Estimated T.C.V: 170,057			Cls CD Blt 1928					
Yr Built 1928 198	Remodeled 2009	Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Doors Solid X 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			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, 50 Feet 1 2,548 1,656 Porches CCP (1 Story) 205 4,832 3,141 CCP (1 Story) 23 1,069 695 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 776 27,051 17,583 Common Wall: 1 Wall 1 -2,476 -1,609 Built-Ins Appliance Allow. 1 1,906 1,239 Totals: 237,842 154,597			Totals: 237,842 154,597								
Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 170,057								
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		Lump Sum Items:														
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 528 S.F. Crawl: 402 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 Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish																
Chimney: Block		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUBACK DARIN	HIBBLEN MICHAEL T	211,000	03/27/2024	WD	03-ARM'S LENGTH	2024-00646	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4478 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 03/27/2024					
HIBBLEN MICHAEL T 4478 S MOREY RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 206,451 TCV/TFA: 119.61					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *						
SEC 25 T22N RBW BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB .. 50726A. 2025 COMBINATION OF 009-025-003-00 & 009-025-003-50 ON 02/13/2024	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 305.00 330.00 0.8999 0.9530 90 100 23,542 305 Actual Front Feet, 2.31 Total Acres Total Est. Land Value = 23,542							
Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ; Parent Parcel(s): 009-025-003-00, 009-025-003-50; Child Parcel(s): 009-025-003-01;	X	Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates							

Description	Rate	Size % Good		Cash Value
		Width	Depth	
D/W/P: 4in Concrete	5.98	500	50	1,495
Wood Frame	21.88	120	50	1,313
Total Estimated Land Improvements True Cash Value =				2,808

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	11,800	91,400	103,200			103,200S
X Rolling	2024	0	0	0			0
X Low	2023	0	0	0			0
High	2022	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

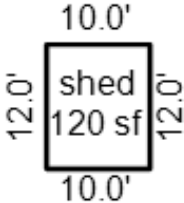
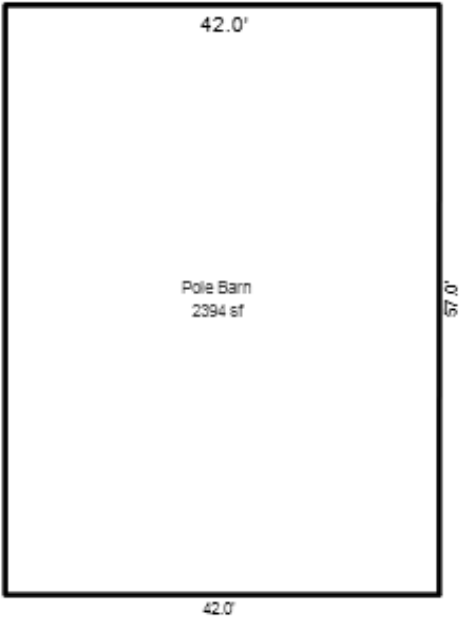


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*** Information herein deemed reliable but not guaranteed***

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 160 80 84 400 42	Type CGEP (1 Story) CCP (1 Story) CGEP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2394 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D Effec. Age: 40 Floor Area: 1,726 Total Base New : 272,879 Total Depr Cost: 163,728 Estimated T.C.V: 180,101																
Building Style: 2S		Trim & Decoration		X			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:											
Yr Built 1938	Remodeled 198 2020	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 926 SF Floor Area = 1726 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1938											
Condition: Average		Size of Closets		X			200 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			Plumbing		1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto			
(1) Exterior		(6) Ceilings		X			Drywall			(14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 800 S.F. Crawl: 0 S.F. Slab: 126 S.F. Height to Joists: 0.0			(8) Basement			1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:									
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																				
X	Asphalt Shingle	Chimney: Brick																							
Notes:													ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		180,101										

*** 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.
JOHNSTON JEFFREY & JOHNST	JOHNSTON JOHN & JOHNSTON	0	06/08/2019	QC	09-FAMILY	2019-01903	PROPERTY TRANSFER	0.0
JOHNSTON TEDDY R & EDNA E	JOHNSTON JOHN & JOHNSTON	0	04/30/2019	AFF	07-DEATH CERTIFICATE	2019-01679 & 0	PROPERTY TRANSFER	0.0
JOHNSTON ROBERT R ETAL*	JOHNSTON TEDDY , JOHN & J	0	07/16/2007	QC	09-FAMILY	2007/3184	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/17/2007 Qual. Ag.					
Owner's Name/Address	MAP #:					
JOHNSTON JOHN & JOHNSTON JEFFREY & BLOUNT SUSAN J & GILLOW SANDRA K 3241 W HOUGHTON LAKE RD LAKE CITY MI 49651	2025 Est TCV 225,472					

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
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
			80.00 Total Acres		Total Est. Land Value =		224,500

Tax Description	X	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
. SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.	X	Wood Frame	25.92	75	50	972
Comments/Influences		Total Estimated Land Improvements True Cash Value = 972				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	112,300	400	112,700			44,157C
Rolling	2024	136,800	400	137,200			42,830C
Low	2023	112,000	500	112,500			40,791C
High	2022	107,800	400	108,200			38,849C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who When What

TPC 12/27/2017 INSPECTED

TPC 05/09/2017 INSPECTED

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	112,300	400	112,700			44,157C
			2024	136,800	400	137,200			42,830C
			2023	112,000	500	112,500			40,791C
			2022	107,800	400	108,200			38,849C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW BRIAN P & DALE M	FARMLAND DEVELOPEMTN RIGH	0	03/10/2023	OTH	21-NOT USED/OTHER	2023-00601	DEED	0.0
DEZEEUW BRIAN P & DALE M	DEZEEUW BRIAN P & DALE M	0	01/14/2021	QC	09-FAMILY	2021-00631	DEED	0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN & DALE	380,000	06/01/2011	WD	03-ARM'S LENGTH	2011-01842	PROPERTY TRANSFER	0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN & DALE M	380,000	02/01/2003	LC	16-LC PAYOFF	2003-00898	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					

Owner's Name/Address	MAP #:
DEZEEUW BRIAN P & DALE M TRUST 7079 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 271,750

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
Public Improvements			* Factors *

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA 116 2003 SEC 25 T22N R8W W 1/2 OF NW 1/4. 80 A.		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		AGRICULTRU 66 - 120 Acres 80.00 Acres 3200 100 256,000								
		80.00 Total Acres Total Est. Land Value = 256,000								

Comments/Influences	X	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
		Description				
		Agricultural Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		8' DIAMETER WELL	15,750.00	1	100	15,750
		Total Estimated Land Improvements True Cash Value =				15,750

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	128,000	7,900	135,900			92,263C
2024	156,000	7,900	163,900			89,489C
2023	140,000	0	140,000			85,228C
2022	134,000	0	134,000			81,170C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON ROBERT R ETAL TC	JOHNSTON VICTOR ETAL JT	0	07/16/2007	QC	21-NOT USED/OTHER	2007/3161	DEED	28.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					

Owner's Name/Address	MAP #:
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JOHNSTON VICTOR R & DEBORAH K & ROBERT W, TIMOTHY R, JEREMY & JODY 2895 INDIAN LAKES RD Cedar Springs MI 49319	2025 Est TCV 243,227
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X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
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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.								
76.46 Total Acres Total Est. Land Value =								226,672

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Metal Prefab		11.46	300	50	1,719
Wood Frame		19.05	480	50	4,572
Total Estimated Land Improvements True Cash Value =					6,291

Comments/Influences

SPLIT 1.27 AC TO 007-95 FOR 96



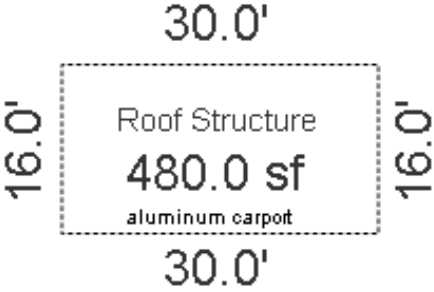
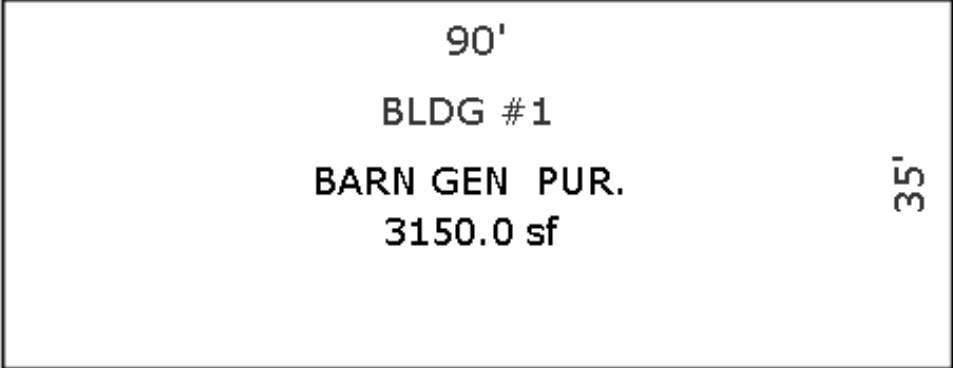
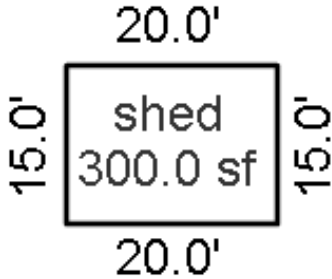
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Topography of Site	
X Level	
Rolling	
Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	113,300	8,300	121,600			68,625C
2024	138,100	7,900	146,000			66,562C
2023	117,800	9,400	127,200			63,393C
2022	113,100	7,600	120,700			60,375C

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

Building Type	Barn - General Purpose			
Year Built	1926			
Class/Construction	D,Frame			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 250			
Height	30			
Heating System	No Heating/Cooling			
Length/Width/Area	90 x 35 = 3150			
Cost New	\$ 104,738			
Phy./Func./Econ. %Good	35/40/100 14.0			
Depreciated Cost	\$ 14,663			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.700			
% Good	35			
Est. True Cash Value	\$ 10,264			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10264 / All Cards: 10264				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON VICTOR R & DEBOR	OLE RED BARN SELF STORAGE	0	09/01/2020	QC	09-FAMILY	2020-02870	DEED	100.0
JOHNSTON JERRY J & VICTOR	JOHNSTON VICTOR R & DEBOR	22,000	01/01/2004	QC	21-NOT USED/OTHER	04-0/1345	DEED	50.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
OLE RED BARN SELF STORAGE LLC 2650 S 17 RD HARRIETTA MI 49638	MAP #:					
	2025 Est TCV 97,679 TCV/TFA: 32.56					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 25 T22N R8W S 416 FT OF E 208 FT O E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55 R/W. 1.27A.	X	Dirt Road		INFO FOR SIZE 0	208.00	416.00	1.0000	0.0000	0	100*	0
		Gravel Road		COMMERCIAL <2A M/L		1.99	Acres	18000	100		35,748
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
		Storm Sewer		208 Actual Front Feet, 1.99 Total Acres			Total Est. Land Value =				35,748

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Electric				
	X	Gas	D/W/P: Crushed Rock	2.13	2000 100	4,260
		Curb	Total Estimated Land Improvements True Cash Value =			4,260

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	17,900	30,900	48,800			32,993C
Rolling	X	2024	20,800	28,500	49,300			32,001C
Low		2023	7,800	30,900	38,700			30,478C
High		2022	7,800	24,400	32,200			29,027C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED				
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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

Desc. of Bldg/Section: CAL 208
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 3,000	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 3,000	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%					
Depr. Table : 2%	Ave. SqFt/Story: 3000					
Effective Age : 20	Ave. Perimeter: 260					
Physical %Good: 67	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1995 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: No Heating or Cooling					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
	Area:					
	Type: Average					

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 31.88

Adjusted Square Foot Cost for Upper Floors = 31.88

Total Floor Area: 3,000 Base Cost New of Upper Floors = 95,640

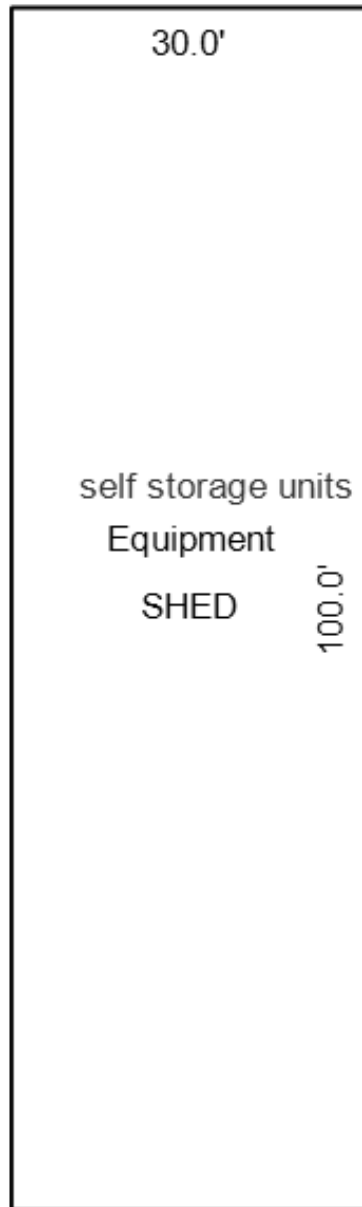
Reproduction/Replacement Cost = 95,640

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 64,079

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 57,671
 Replacement Cost/Floor Area= 31.88 Est. TCV/Floor Area= 19.22

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical		
(3) Frame:			Total Fixtures	Urinals		Flex Conduit	Incandescent				
			3-Piece Baths	Wash Bowls		Rigid Conduit	Fluorescent				
			2-Piece Baths	Water Heaters		Armored Cable	Mercury				
			Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor				
			Toilets	Water Softeners		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:											

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



*** 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 BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MICH STATE HWY COMM	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 8 - 17	@\$5000	9.96 Acres	5000	100			49,795
9.96 Total Acres						Total Est. Land Value =	49,795

Tax Description
 . SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.

Comments/Influences

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

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- 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	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.
HALVORSEN DELORES ANN	BENTHEM PROPERTIES LLC	265,000	09/12/2012	WD	03-ARM'S LENGTH	2012-03059	PROPERTY TRANSFER	0.0
HALVORSEN DON R (HER SPOU	HALVORSEN DELORES ANN (MW	0	06/27/2008	QC	21-NOT USED/OTHER	2008/2413	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
6900 W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
BENTHEM PROPERTIES LLC 10380 S DICKERSON RD MC BAIN MI 49657	P.R.E. 100% 03/01/2013 Qual. Ag.					
	MAP #:					
	2025 Est TCV 237,088					

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 66 - 120 Acres	74.09	Acres	3200	100				237,088
			74.09 Total Acres Total Est. Land Value =							237,088	

Tax Description

LEGAL DESCRIPTION: PARCEL 'B' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00.44'41''E ALONG THE WEST SECTION LINE, 448.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00.44'41''E ALONG THE WEST SECTION LINE, 2169.66 FEET TO THE EAST-WEST 1/4 LINE; THENCE S88.40'01''E FEET TO THE WEST

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	118,500	0	118,500			60,394C
X Rolling	2024	144,500	0	144,500			58,579C
X Low	2023	129,700	0	129,700			55,790C
X High	2022	124,100	0	124,100			53,134C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



PARALLEL WITH LINE FOR HIGHWAY E S00.42'33W, T OF WAY LINE FOR 23'46W ALONG N ON FILE***

2 completed ;
5-009-00;
-009-80;

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	144,500	0	144,500			58,579C
TPC 12/27/2017	INSPECTED		2023	129,700	0	129,700			55,790C
			2022	124,100	0	124,100			53,134C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENTHEM PROPERTIES LLC	BYARD JAMES B & ANNETTE Y	0	02/28/2024	WD	16-LC PAYOFF	2024-00403	DEED	0.0
BENTHEM PROPERTIES LLC	BYARD JAMES B & ANNETTE Y	90,000	12/12/2012	LC	16-LC PAYOFF	2012-04047 LCT	PROPERTY TRANSFER	100.0
HALVORSEN DELORES ANN	BENTHEM PROPERTIES LLC	265,000	09/12/2012	WD	03-ARM'S LENGTH	2012-03059	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6900 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/21/2012					

Owner's Name/Address	MAP #:
BYARD JAMES B & ANNETTE Y 6900 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 263,955 TCV/TFA: 103.76

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	356.00	196.00	0.8658	0.8367	90	100	23,208
356 Actual Front Feet, 1.60 Total Acres						Total Est. Land Value =	23,208

Tax Description	X	Improvements
LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE. I 78.44 FEET TO THE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



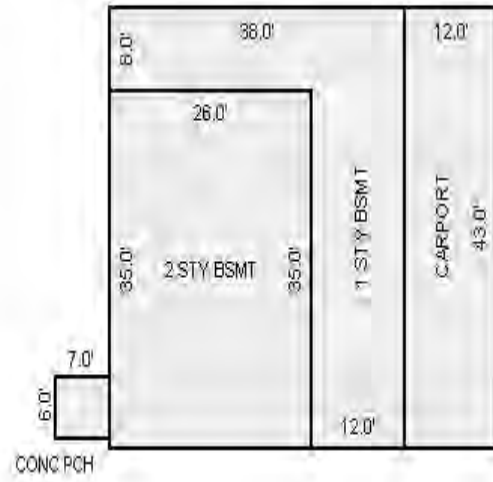
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	11,600	120,400	132,000			65,321C
	2024	11,600	104,400	116,000			63,357C
	2023	9,000	101,100	110,100			60,340C
	2022	8,900	92,200	101,100			57,467C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 40 Floor Area: 2,544 Total Base New : 339,641 Total Depr Cost: 203,795 Estimated T.C.V: 224,175			E.C.F. X 1.100		Bsmnt Garage: Carport Area: 516 Roof: Comp.Shingle			
Building Style: 2S		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets				
Yr Built 1954	Remodeled 1972	Ex	X	Ord		Min				Condition: Average					
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			200 Amps Service								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			Many X Ave. Few								
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer								
X	Many Avg. X Few	Large Avg. Small	Basement: 1634 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:			Notes:								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CPP Built-Ins Appliance Allow. Carports Comp.Shingle			Total: 516 339,641		8,333 203,795			
(3) Roof		(9) Basement Finish		(10) Floor Support			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 224,175								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Chimney: Unsupported Len: Cntr.Sup:			Totals: 516 339,641			8,333 203,795		224,175			
X	Asphalt Shingle	(10) Floor Support													

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



Sketch by Apex Medina™

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

Building Type	Barn - General Purpose			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 184			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	61 x 31 = 1891			
Cost New	\$ 39,598			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 17,819			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	45			
Est. True Cash Value	\$ 16,572			
Comments:	DIRT FLOOR			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16572 / All Cards: 16572				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANPOLEN RICK ALLEN	VANPOLEN BRANDY JEAN	0	03/13/2024	QC	09-FAMILY	2024-00499	PROPERTY TRANSFER	0.0
RICHARDSON LAWRENCE	VANPOLEN RICK & BRANDY	215,000	02/11/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00509	PROPERTY TRANSFER	100.0
HALVORSEN DELORES ANN	RICHARDSON LAWRENCE	1	01/06/2009	QC	32-SPLIT VACANT	2009/050	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/14/2022					

Owner's Name/Address	MAP #:
VANPOLEN BRANDY JEAN 6980 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 12,450

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
		A 200' @ 90/FF	125.00	375.00	1.1247	0.9840	90	100	12,450
		125 Actual Front Feet,	1.08	Total Acres	Total Est. Land Value =				12,450

Tax Description	X	Improvements
. SEC 25 T22N R8W, W 250 FT OF S 375 FT OF W/2 OF SW/4 LYING N'LY OF HWY M55 EXC W 125 FT THEREOF. 1.0761 Ac. M/L Split on 06/24/2009 from 009-025-009-00; Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ; Parent Parcel(s): 009-025-009-00; Child Parcel(s): 009-025-009-90;	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	6,200	0	6,200			5,196C
	2024	6,200	0	6,200			5,040C
	2023	4,800	0	4,800			4,800S
	2022	5,300	0	5,300			3,673C

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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.		
RICHARDSON ELAINE L & DON	FOUTCH JACOB & JESSICA L	300,000	07/02/2019	WD	03-ARM'S LENGTH	2019-02280	PROPERTY TRANSFER	100.0		
HALVORSEN DON R & MILLER	RICHARDSON ELAINE L	0	09/11/2014	AFF	07-DEATH CERTIFICATE	2014-03312	DEED	0.0		
HALVORSEN DELORES	HALVORSEN DON R (S/M)	0	11/11/2008	QC	09-FAMILY	2008/4202	DEED	0.0		
HALVORSEN DON R	HALVORSEN DON R	0	07/31/2008	QC	09-FAMILY	2014-03312	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6786 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 25% 03/02/2021						
Owner's Name/Address		MAP #:		2025 Est TCV 435,555 TCV/TFA: 109.11						
FOUTCH JACOB & JESSICA L 6786 W BLUE RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Tax Description		Public Improvements		* Factors * 200 X 200						
. SEC 25 T22N R8W BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT S 200 FT, E 200 FT TO POB. .9183A.		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		X	Gravel Road	INFO FOR SIZE 0 200.00 200.00 1.0000 0.0000 0 100*						
2 DUPLEXES		X	Paved Road	COMMERCIAL <2A M/L 0.92 Acres 18000 100 16,524						
		X	Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
		X	Sidewalk	200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 16,524						
		X	Water	Land Improvement Cost Estimates						
		X	Sewer	Description Rate Size % Good Cash Value						
		X	Electric	D/W/P: Asphalt Paving 3.06 5200 100 15,912						
		X	Gas	D/W/P: 4in Ren. Conc. 8.06 800 100 6,448						
			Curb	D/W/P: 4in Ren. Conc. 8.06 600 100 4,836						
			Street Lights	Total Estimated Land Improvements True Cash Value = 27,196						
			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	8,300	209,500	217,800		173,234C	
TPC 04/30/2021 INSPECTED		2024	5,000	201,900	206,900			168,026C		
TPC 12/27/2017 INSPECTED		2023	5,000	180,900	185,900			160,025C		
TPC 05/10/2016 INSPECTED		2022	5,000	163,100	168,100			152,405C		

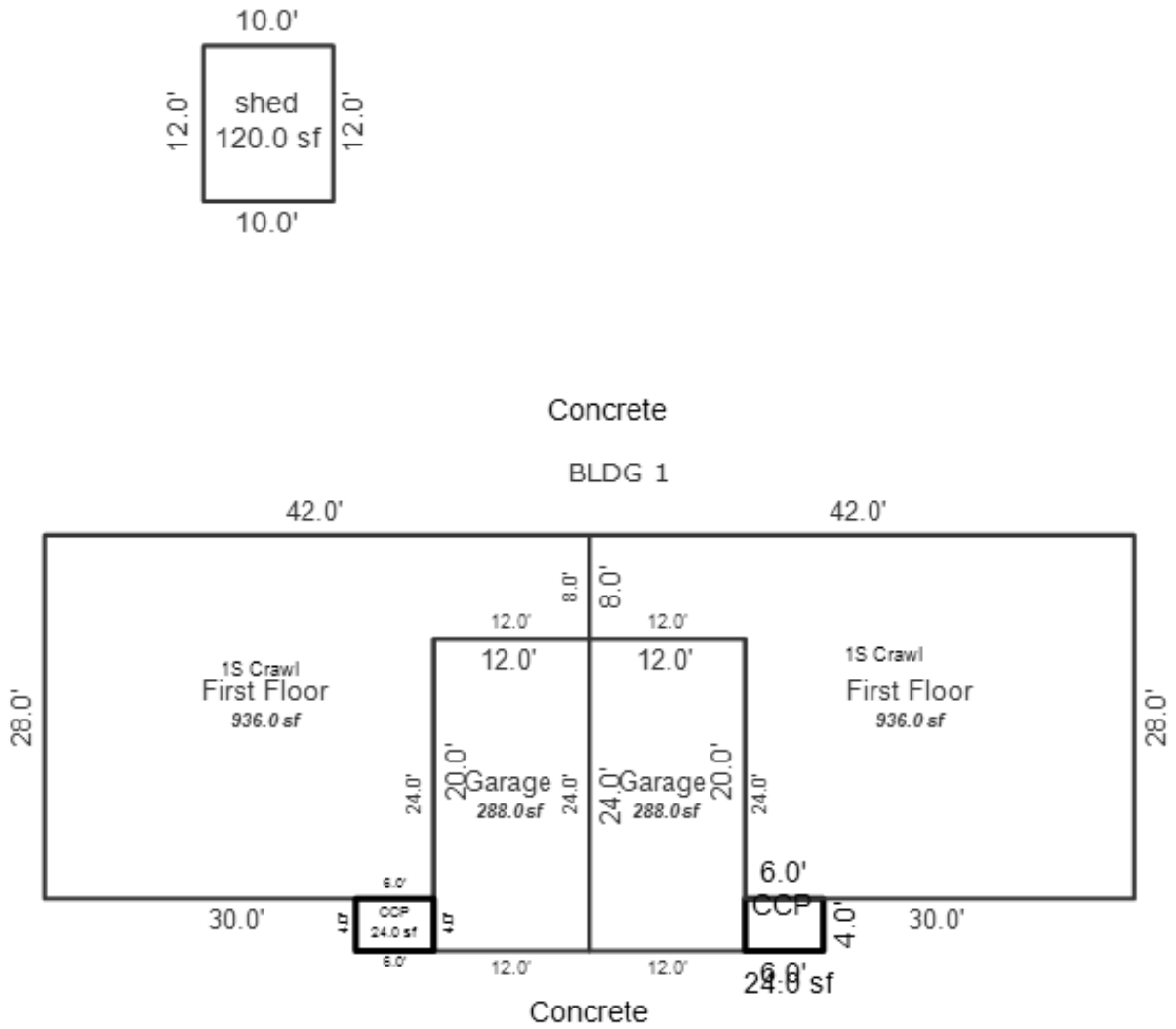


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	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	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 936 Total Base New : 316,148 Total Depr Cost: 221,300 Estimated T.C.V: 154,910	24 CCP (1 Story) 24 CCP (1 Story)	E.C.F. X 0.700	Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration	Central Air Wood Furnace						Cost Est. for Res. Bldg: 1 Duplex 1S Exterior Units: 2 Interior Units: 0 (11) Heating System: Forced Heat & Cool Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C Blt 1993 Roof: Asph.Shingle								
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
1993	0	Ex	X	Ord	Min	Ex.	X	Ord.	Min	1 Story	Siding	Crawl Space	936										
Condition: Average		Lg	X	Ord	Small	(12) Electric		(13) Plumbing		Average Fixture(s)		2		3 Fixture Bath		2		2 Fixture Bath		Softener, Auto		Softener, Manual	
Room List		Doors		Solid	X	H.C.	200	Amps Service	Average Fixture(s)		2		3 Fixture Bath		2		2 Fixture Bath		Softener, Auto		Softener, Manual		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets		Average Fixture(s)		2		3 Fixture Bath		2		2 Fixture Bath		Softener, Auto		Softener, Manual	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing		Average Fixture(s)		2		3 Fixture Bath		2		2 Fixture Bath		Softener, Auto		Softener, Manual	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many	X	Ave.	Few	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ON CRAWL		ECF (201C COMMERCIAL GROUP C) 0.700 => TCV:		154,910		
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ON CRAWL		ECF (201C COMMERCIAL GROUP C) 0.700 => TCV:		154,910								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ON CRAWL		ECF (201C COMMERCIAL GROUP C) 0.700 => TCV:		154,910							
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ON CRAWL		ECF (201C COMMERCIAL GROUP C) 0.700 => TCV:		154,910								
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ON CRAWL		ECF (201C COMMERCIAL GROUP C) 0.700 => TCV:		154,910								

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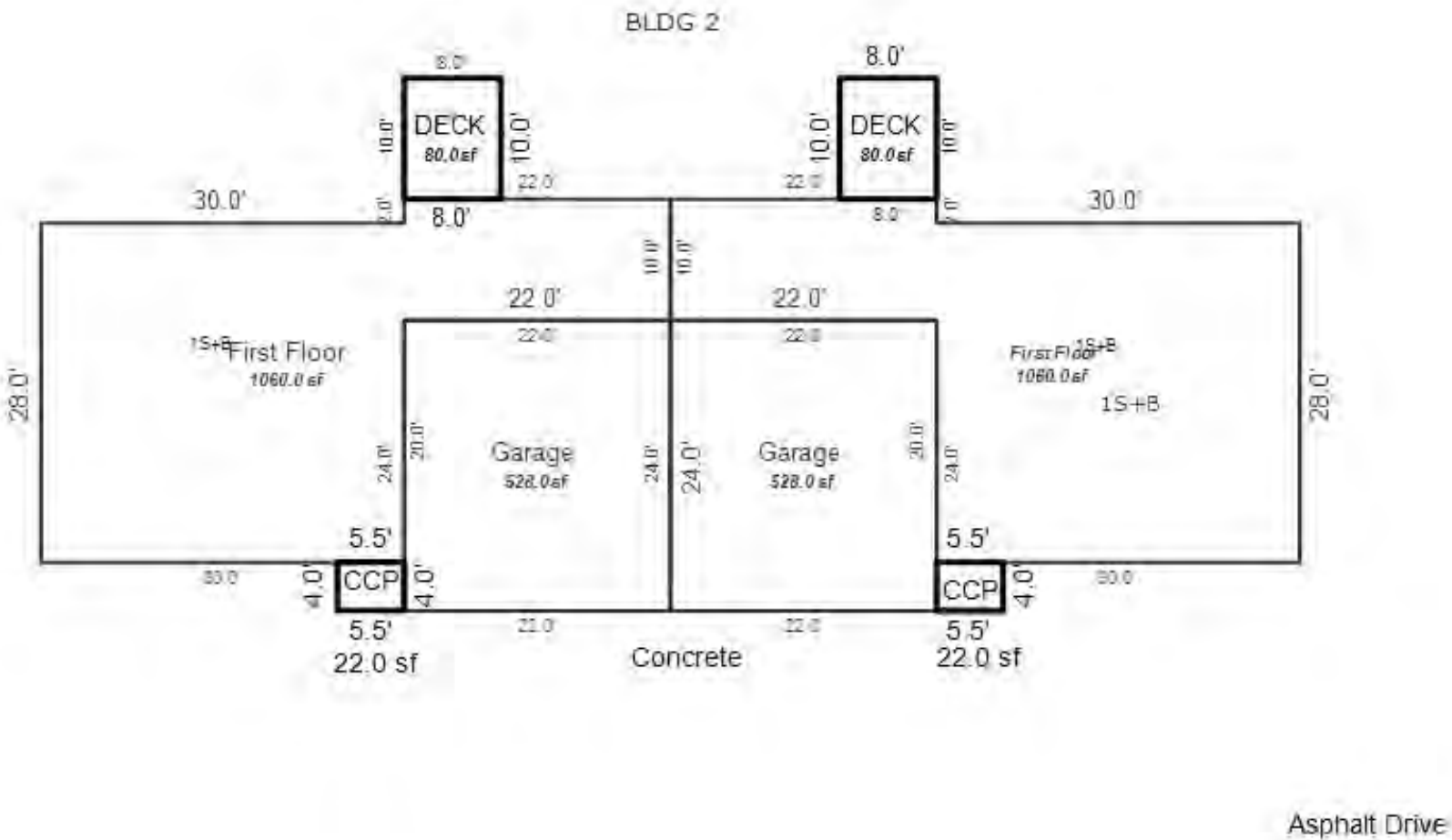


Asphalt Drive

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	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	Type	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					22	CCP (1 Story)						
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G						22	CCP (1 Story)						
Yr Built 1997		Remodeled 0	Trim & Decoration		Ex	X	Ord	Min			80	Treated Wood						
Condition: Average		Size of Closets			Lg	X	Ord	Small			80	Treated Wood						
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			Ex.	X	Ord.	Min								
Insulation		X	Drywall	No. of Elec. Outlets			Many	X	Ave.	Few								
(2) Windows		(7) Excavation		(13) Plumbing			2	Average Fixture(s)										
X	Many Avg. Few	X	Large Avg. Small	Basement: 1060 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	Story	Siding	Foundation Basement	Size 1,060	Cost New 314,330	Depr. Cost 125,725	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Double Glass Patio Doors	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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											
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			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											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			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											
Cost Est. for Res. Bldg: 2 Duplex 1S Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1060 SF Floor Area = 1060 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,060 Total: 314,330 125,725 Other Additions/Adjustments Plumbing Average Fixture(s) 2 2,909 2,327 3 Fixture Bath 1 4,580 3,664 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 100 Feet 1 5,725 4,580 Deck Treated Wood 80 2,232 1,786 Treated Wood 80 2,232 1,786 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 528 27,704 22,163 Common Wall: 1.5 Wall 1 -3,971 -3,177 Door Opener 1 539 431 Built-Ins Appliance Allow. 2 5,454 4,363 Porches CCP (1 Story) 22 1,092 874 CCP (1 Story) 22 1,092 874 Totals: 423,096 338,464											<<<< 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.
VANPOLEN RICK ALLEN	VANPOLEN BRANDY JEAN	0	03/13/2024	QC	09-FAMILY	2024-00499	PROPERTY TRANSFER	0.0
RICHARDSON LAWRENCE	VANPOLEN RICK & BRANDY	215,000	02/11/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00509	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6980 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/17/2014	2014-0073	100%
	P.R.E. 100% 02/14/2022		Remodel	04/05/2005	20050044	100%
Owner's Name/Address	MAP #:		Pole Barn	05/09/2003	20030095	Complete
VANPOLEN BRANDY JEAN 6980 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 250,951 TCV/TFA: 157.83					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 25 T22N R8W W 125 FT OF S 375 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M 55. 1.0771A.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	125.00	375.00	1.1247	0.9840	90	100	12,450
			125 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =							12,450

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



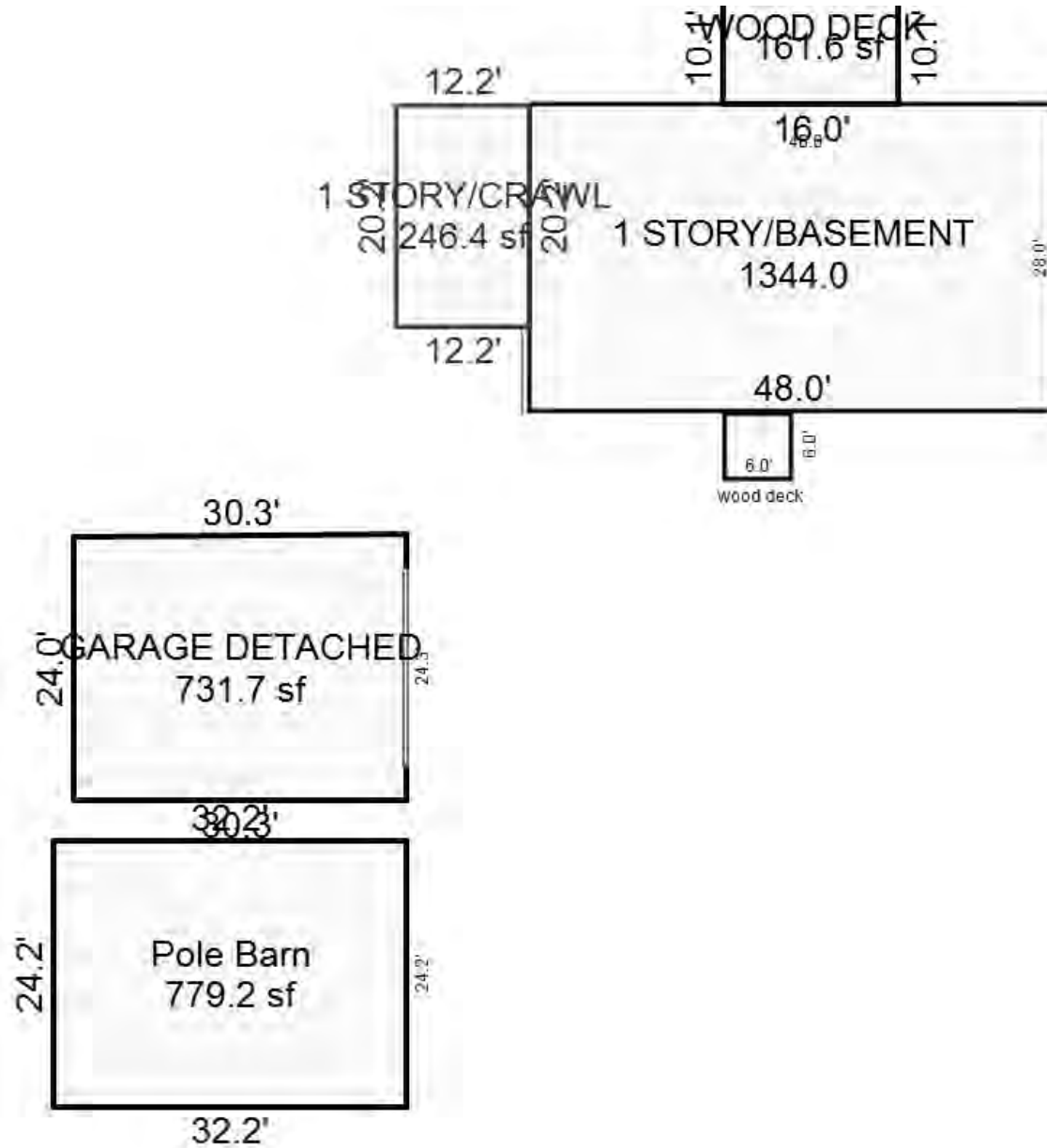
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,200	119,300	125,500			111,863C
X High	2024	6,200	102,300	108,500			108,500S
	2023	4,800	99,200	104,000		104,000A	104,000S
	2022	5,300	84,400	89,700			54,513C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 161	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 731 % 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		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1994											
Yr Built 1994	Remodeled 2014	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1590 SF Floor Area = 1590 SF.																
Condition: Average		Lg		X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding			1,344		246		Total:		193,852		155,082					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story Siding			Average Fixture(s)		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Many	X	Ave.		Few	1 Average Fixture(s)			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat		
(2) Windows		(7) Excavation		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:				
X	Many Avg.	X	Large Avg.	Basement: 1344 S.F. Crawl: 246 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	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
X	Double Hung Horiz. Slide Casement		Conc. Block	Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
X	Double Glass Patio Doors Storms & Screens	X	8 Poured Conc. Stone	Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
(3) Roof		1100 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
X	Gable Hip Flat		Gambrel Mansard Shed	Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
X	Asphalt Shingle	(9) Basement Finish		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
		(10) Floor Support		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
		Joists: Unsupported Len: Cntr.Sup:		Basement: 1344 S.F. Crawl: 246 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							

*** 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.					
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	19-MULTI PARCEL ARM'S LE	2017-0392	DEED	100.0					
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/20/2011	WD	03-ARM'S LENGTH	2011-01990	PROPERTY TRANSFER	100.0					
TRIM RALPH A TRUSTEE	ALDERDEN WILLIAM & SUSAN	135,441	06/19/2011	WD	03-ARM'S LENGTH	2011-01989	DEED	0.0					
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	265,383	01/03/2006	LC	19-MULTI PARCEL ARM'S LE	06-0/0047	DEED	100.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
4664 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		11/17/2017		2017-0592	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:									
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		2025 Est TCV 91,652											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
SEC 25 T22N R8W BEG AT E 1/4 COR, TH S 0 DEG 56'30"E 1016.31 FT, S 89 DEG 54'25"W 767.59 FT, N 06 DEG E 343.63 FT, N 44 DEG 11'19"W 277.59 FT, N 03 DEG 25'07"W 473.69 FT, N 89 DEG 46'07"E 936.7 FT TO POB. 19.7A. 2011 PARCEL 009-025-011-00 SPLIT ON 01/03/2011 12/2010 SPLIT-PARCEL"A" PART OF NORTH 1/2 OF SE 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS BEG EAST 1/4 CCNR SEC. 25, THENCE S00056'30"E 1016.31 FT ALONG EAST LINE OF		Public Improvements				* Factors *		1013' ON M66					
		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		COMMERCIAL 40A M/L		3700	9.70	Acres	3700	100			35,890
		Paved Road		COMMERCIAL AGRICULTURE			10.00	Acres	3700	100			37,000
		Storm Sewer		19.70 Total Acres								Total Est. Land Value =	72,890
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description		Rate	Size	% Good			Cash Value		
		Sewer		D/W/P: Asphalt Paving		2.65	7500	50			9,937		
		Electric		Wood Frame		17.65	2000	25			8,825		
		Gas		Ad-Hoc Unit-In-Place Items									
		Curb		Description		Rate	Size	% Good			Cash Value		
		Street Lights		IRRIGATION SYSTEM		1.00	3000	0			0		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								18,762	
		Underground Utils.		Topography of Site									
		Level		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025		36,400	9,400	45,800			29,966C		
		Low		TPC 04/30/2021 INSPECTED		27,600	10,700	38,300			29,065C		
		High		TPC 10/01/2018 INSPECTED		18,700	10,100	28,800			27,681C		
		Landscaped		JWV 12/16/2017 INSPECTED		18,200	9,300	27,500			26,363C		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	19-MULTI PARCEL ARM'S LE	2017-0392	PROPERTY TRANSFER	100.0
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/21/2011	WD	03-ARM'S LENGTH	2011-01990	PROPERTY TRANSFER	100.0
TRIM RALPH A TRUSTEE	ALDERDEN SUSAN J & WILLIA	135,441	06/20/2011	WD	03-ARM'S LENGTH	2011-01989	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
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S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0% Qual. Ag.					

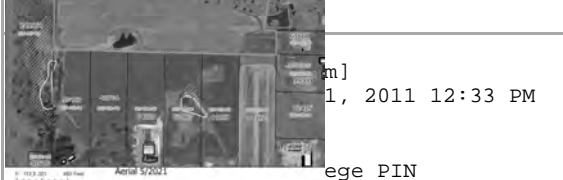
Owner's Name/Address	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATEGATE RD CADILLAC MI 49601	2025 Est TCV 213,587

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	Dirt Road	COMMERCIAL AGRICULTURE	41.51 Acres	3700	100	153,587
	Gravel Road	COMMERCIAL 10A M/L 6000	10.00 Acres	6000	100	60,000
	Paved Road	51.51 Total Acres			Total Est. Land Value =	213,587

PARCEL "B" PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 25, THENCE S00DEG56'30"E 1016.31 FEET ALONG THE EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 660.00 FEET TO THE POINT OF BEGINNING, THENCE S00DEG56'30E 222.87 FEET PARALLEL TO SAID EAST SECTION LINE, THENCE S89°54'25W 1969.48 FEET PARALLEL TO THE SOUTH 1/8 LINE TO A POINT ON THE NORTH & SOUTH 1/4 LINE OF SAID SECTIOIN 25,

.82 FEET ALONG ON THE EAST & CTION 25, THENCE ALONG SAID EAST & 3°25'07"E 473.69 277.59 FEET, THENCE O THE POINT OF N ON FILE***



1, 2011 12:33 PM
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Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	106,800	0	106,800			88,877C
2024	94,900	0	94,900			86,205C
2023	82,100	0	82,100			82,100S
2022	78,800	0	78,800			78,800S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARGUE MASON & LISA	BLUE ROAD, LLC	347,000	06/03/2011	WD	03-ARM'S LENGTH	2011-01818	PROPERTY TRANSFER	100.0
JOHNSON MICHAEL B	ARGUE MASON & LISA	500,000	06/03/2004	WD	03-ARM'S LENGTH	04-0/2516	DEED	100.0
HUB COMMUNITY MINISTRIES	JOHNSON MICHAEL B	0	02/27/2004	OTH	21-NOT USED/OTHER	04-0/0768	DEED	0.0
		313,500	10/01/2001	WD	03-ARM'S LENGTH	02-0:5913	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6344 M-55	School: LAKE CITY AREA SCHOOL DIST	Commercial		07/01/2011	2011-9997	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
BLUE ROAD, LLC 1965 BARRETT TROY MI 48084	2025 Est TCV 897,421 TCV/TFA: 60.34

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																																						
SEC 25 T22N R8W W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 75 FT THOF. ALSO S 83 FT OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>INFO FOR SIZE 0 329.701328.70</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>COMMERCIAL 10A M/L 6000</td> <td>6.57</td> <td>Acres</td> <td>6000</td> <td>100</td> <td></td> <td></td> <td></td> <td>39,420</td> </tr> <tr> <td>COMMERCIAL AGRICULTURE</td> <td>4.00</td> <td>Acres</td> <td>3700</td> <td>100</td> <td></td> <td></td> <td></td> <td>14,800</td> </tr> <tr> <td colspan="9">* denotes lines that do not contribute to the total acreage calculation.</td> </tr> <tr> <td colspan="8">330 Actual Front Feet, 10.57 Total Acres Total Est. Land Value =</td> <td>54,220</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE 0 329.701328.70	1.0000	0.0000	0	100*				0	COMMERCIAL 10A M/L 6000	6.57	Acres	6000	100				39,420	COMMERCIAL AGRICULTURE	4.00	Acres	3700	100				14,800	* denotes lines that do not contribute to the total acreage calculation.									330 Actual Front Feet, 10.57 Total Acres Total Est. Land Value =								54,220
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Comments/Influences	X Electric	Land Improvement Cost Estimates																																								
MLS 2082389 \$799K EXPIRED2008, 367 DOM 13 SINGLE POLE LIGHTS 5 DOUBLES	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: Asphalt Paving</td> <td>2.97</td> <td>40000</td> <td>100</td> <td>118,800</td> </tr> <tr> <td colspan="5">Ad-Hoc Unit-In-Place Items</td> </tr> <tr> <td colspan="5">Description Rate Size % Good Cash Value</td> </tr> <tr> <td>/CI16/YARI/CHALF/08'/211</td> <td>18.40</td> <td>500</td> <td>84</td> <td>7,728</td> </tr> <tr> <td>/CI16/YARI/CHALF/08'/GATW25</td> <td>1,340.00</td> <td>1</td> <td>84</td> <td>1,126</td> </tr> <tr> <td>/CI16/YARI/OUTL/2AVG/FLO5</td> <td>558.00</td> <td>12</td> <td>100</td> <td>6,696</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>134,350</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.97	40000	100	118,800	Ad-Hoc Unit-In-Place Items					Description Rate Size % Good Cash Value					/CI16/YARI/CHALF/08'/211	18.40	500	84	7,728	/CI16/YARI/CHALF/08'/GATW25	1,340.00	1	84	1,126	/CI16/YARI/OUTL/2AVG/FLO5	558.00	12	100	6,696	Total Estimated Land Improvements True Cash Value =				134,350
Description	Rate	Size	% Good	Cash Value																																						
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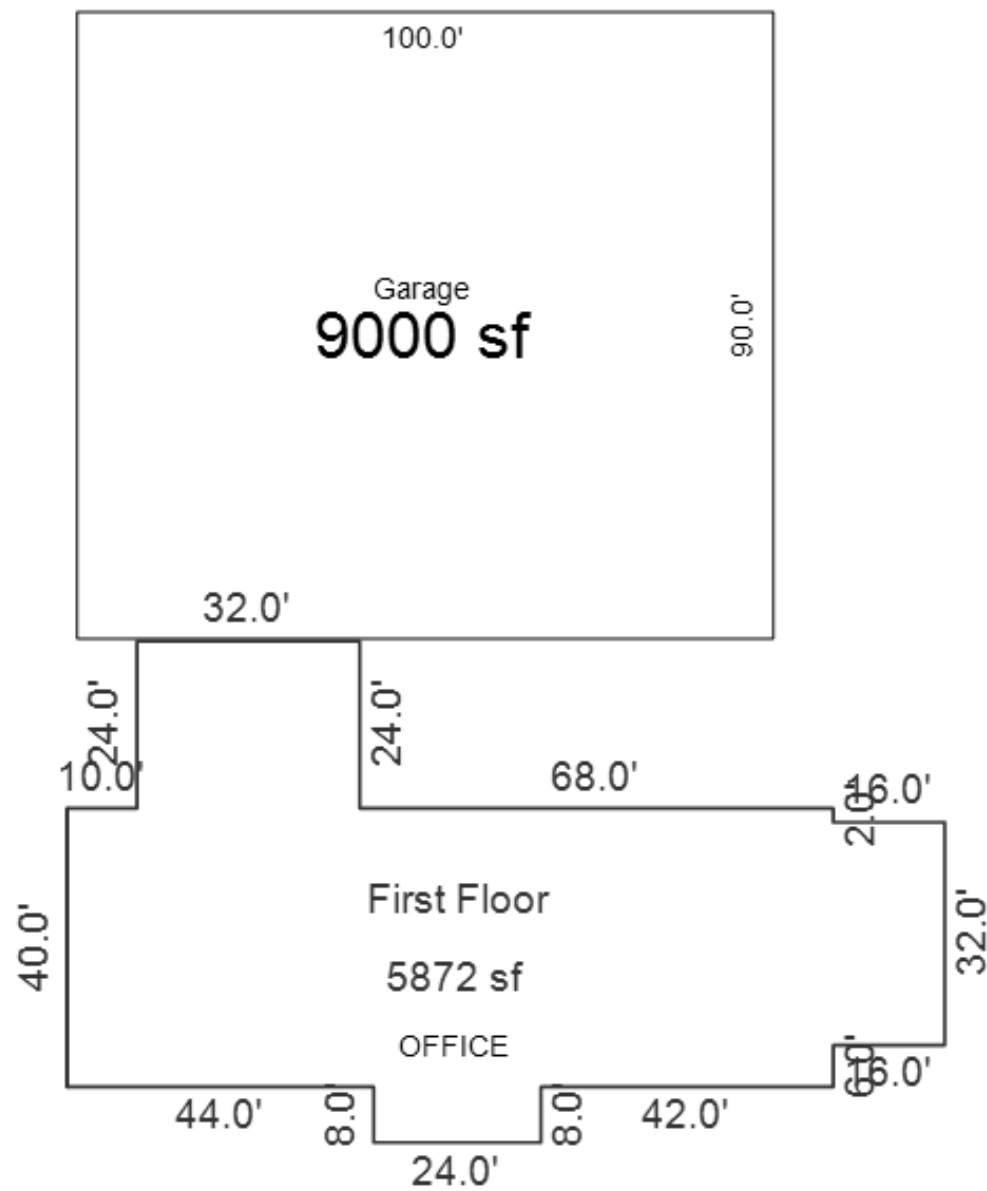
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	27,100	421,600	448,700			280,620C
TPC 12/27/2017	INSPECTED		2024	41,900	353,000	394,900			272,183C
TPC 08/28/2017	INSPECTED		2023	17,100	380,700	397,800			259,222C
TPC 12/19/2012	INSPECTED		2022	16,300	299,500	315,800			246,879C

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

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 5,872 Gross Bldg Area: 14,872 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost				Class: C Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 396 Overall Building Height: 12	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 100.47
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 5872 Ave. Perimeter: 396 Has Elevators:				(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.58 100% Adjusted Square Foot Cost for Upper Floors = 127.05	
1996 Year Built 2011 Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Total Floor Area: 5,872 Base Cost New of Upper Floors = 746,037 4,640 Sq.Ft. of Sprinklers @ 4.88, Cost New = 22,643 Reproduction/Replacement Cost = 768,680 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 461,208	
12 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 415,087 Replacement Cost/Floor Area= 130.91 Est. TCV/Floor Area= 70.69	
Comments:		* Sprinkler Info * Area: 4640 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	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical				
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:						Thickness Bsmnt Insul.					
(6) Ceiling:			Gas Oil Coal Stoker Hand Fired Boiler			(14) Roof Cover:								

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



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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>								
Class: S Floor Area: 9,000 Gross Bldg Area: 14,872 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: S Quality: Average Stories: 1 Story Height: 14 Perimeter: 380								
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 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> Base Rate for Upper Floors = 49.28				High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low						
2004 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 9000 Ave. Perimeter: 380 Has Elevators:								
Overall Bldg Height		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.85 100% Adjusted Square Foot Cost for Upper Floors = 54.13								
Comments:		Total Floor Area: 9,000 Base Cost New of Upper Floors = 487,170 Reproduction/Replacement Cost = 487,170 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 326,404								
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 293,764 Replacement Cost/Floor Area= 54.13 Est. TCV/Floor Area= 32.64								
*** Basement Info ***		* 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	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical						
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Thickness Bsmnt Insul.					
(6) Ceiling:			Gas Oil Coal Stoker Hand Fired Boiler											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE KATHIE I LIVING TRU	PRICE JAY W & KATHIE I TR	1	10/28/2015	QC	09-FAMILY	2015-03708	DEED	0.0
PRICE JAY W & KATHI I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6400 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRICE JAY W & KATHIE I TRUST 490 S LAKESHORE DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 829,562 TCV/TFA: 41.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SW1/4 OF SE 1/4 EXC S 75 FT THOF & ALSO S 83 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				328.70	1325.80	1.0000	0.0000	0	100*		0
			COMMERCIAL 10A M/L	6000	5.04	Acres		6000	100		30,264
			COMMERCIAL AGRICULTURE		5.00	Acres		3700	100		18,500
			* denotes lines that do not contribute to the total acreage calculation.								
			329 Actual Front Feet, 10.04 Total Acres Total Est. Land Value = 48,764								

Comments/Influences	X Electric	X Gas	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
			D/W/P: Asphalt Paving	2.91	9400	0	0
			D/W/P: 4in Ren. Conc.	7.40	235	0	0
			Ad-Hoc Unit-In-Place Items				
			Description	Rate	Size	% Good	Cash Value
			/CI16/YARI/PAV/495A	5.53	235	80	1,040
			/CI16/SUBDC/RESSI/STRI/PAVACSA	2.13	9400	80	16,018
			Total Estimated Land Improvements True Cash Value =				17,058

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	24,400	390,400	414,800			199,527C
2024	36,500	342,100	378,600			193,528C
2023	16,600	338,900	355,500			184,313C
2022	15,600	291,500	307,100			175,537C

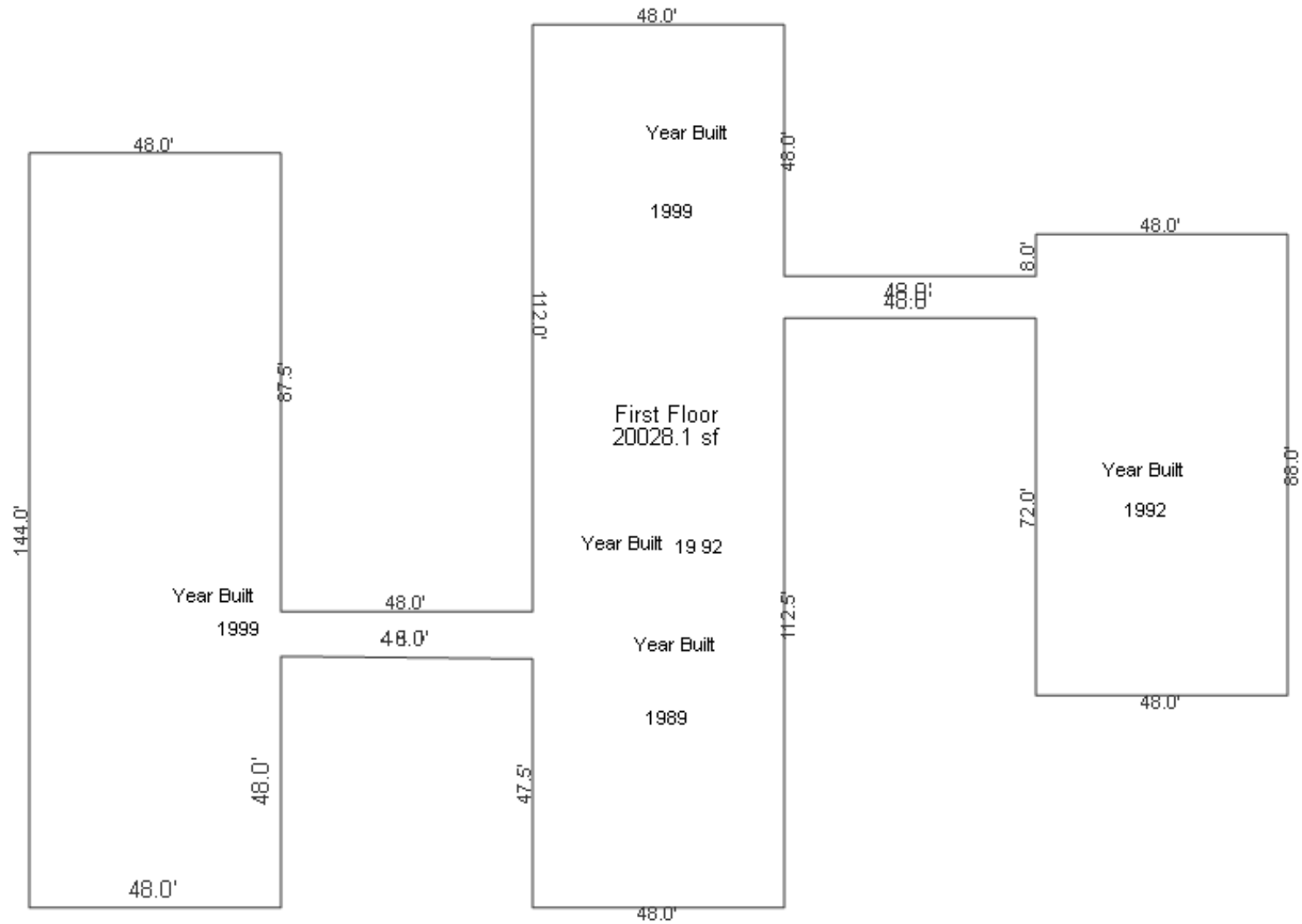
Who When What TPC 04/30/2021 INSPECTED JWV 08/06/2018 INSPECTED TPC 12/27/2017 INSPECTED

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

Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial - Light Manufacturing				<<<<< Calculator Cost Computations >>>>>											
Class: D Floor Area: 20,028 Gross Bldg Area: 20,028 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost		Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 1247 Overall Building Height: 12									
Depr. Table : 2% Effective Age : 17 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100				High	X	Above Ave.	Ave.	Low	Base Rate for Upper Floors = 59.92						
1989 Year Built 1999 Remodeled				** ** Calculator Cost Data ** **		Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 20028 Ave. Perimeter: 1247 Has Elevators:				(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.79 100% Adjusted Square Foot Cost for Upper Floors = 64.71					
12 Overall Bldg Height				*** Basement Info ***		Total Floor Area: 20,028 Base Cost New of Upper Floors = 1,296,012 Reproduction/Replacement Cost = 1,296,012 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 920,169				<<<<< Segregated Cost Computations >>>>>					
Comments: MEZZANINE IS AREA BETWEEN BLDGS 1 & 2 HISTORICAL SKETCH OF BLDG1 IS 3456 SQFT - 2013 SITE VISIT 6960SQFT				* Mezzanine Info *		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses					
				* Sprinkler Info *		Area #1: Type #1: Good Storage (No Rates) Area #2: Type #2: Good Storage (No Rates)				Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0					
				Area: Type: Average		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Architectural Multiplier: 0.66 Reproduction/Replacement Cost = 0 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 0					
				Area: Type: Average		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				<<<<< 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				Many Above Ave.				Few Average Typical				Few Average Typical			
Brick/Stone				Total Fixtures				Urinals				Many Average Typical			
Block				3-Piece Baths				Wash Bowls				Unfinished Typical			
(3) Frame:				2-Piece Baths				Water Heaters				Incandescent			
				Shower Stalls				Wash Fountains				Fluorescent			
				Toilets				Water Softeners				Mercury			
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit				Sodium Vapor			
								Rigid Conduit				Transformer			
								Armored Cable				(40) Exterior Wall:			
								Non-Metalic				Thickness			
								Bus Duct				Bsmnt Insul.			
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
				Gas Oil				Coal Stoker							
				Hand Fired Boiler				(14) Roof Cover:							
(6) Ceiling:															

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



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

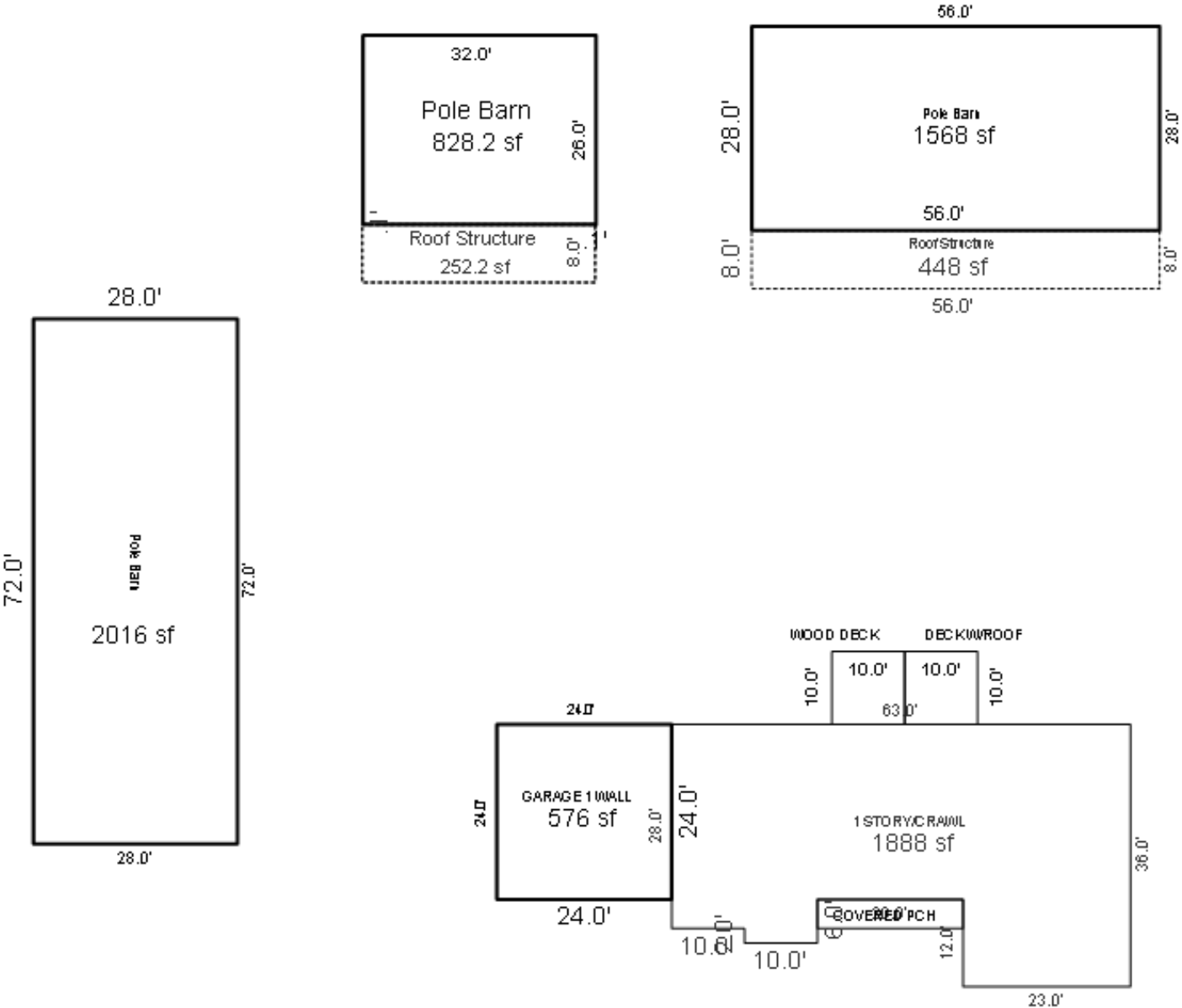
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6470 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/22/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 356,596 TCV/TFA: 189.88								
DUVALL A SANDRA TRUSTEE 6470 W BLUE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
Tax Description		Public Improvements		* Factors *								
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06 A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	COMMERCIAL 10A M/L	6000	7.06	Acres	6000	100			42,360
28X56 PB FOR 95		X	Paved Road	COMMERCIAL AGRICULTURE		3.00	Acres	3700	100			11,100
		X	Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
		X	Sidewalk	328 Actual Front Feet, 10.06 Total Acres			Total Est. Land Value =		53,460			
		X	Water	Land Improvement Cost Estimates								
		X	Sewer	Description	Rate	Size	% Good	Cash Value				
		X	Electric	D/W/P: Asphalt Paving	3.06	2570	0	0				
		X	Gas	D/W/P: 4in Concrete	6.87	1600	0	0				
			Curb	Residential Local Cost Land Improvements								
			Street Lights	Description	Rate	Size	% Good	Cash Value				
			Standard Utilities	LAND IMPROVE 2500	2,500.00	2	95	4,750				
			Underground Utils.	Total Estimated Land Improvements True Cash Value =			4,750					
Topography of Site		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2025	26,700	151,600	178,300			109,750C		
			Low	2024	42,100	130,300	172,400			106,451C		
		X	High	2023	16,000	126,400	142,400			101,382C		
		X	Landscaped	2022	15,400	116,400	131,800			96,555C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
Who		When	What									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 05/06/2018	INSPECTED									
		TPC 12/27/2017	INSPECTED									
		TPC 05/08/2017	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	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: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F.		Cls C Blt 1981	
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas			X 1.100		Carport Area: Roof:	
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Total Base New : 387,013			Floor Area: 1,878					Bsmnt Garage:	
(1) Exterior		Kitchen: Other: Other:		150			Total Depr Cost: 271,260			Estimated T.C.V: 298,386					Roof:	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,878			Total: 229,050 160,335			
	(2) Windows	(7) Excavation		Average Fixture(s)			Other Additions/Adjustments									
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 1878 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Brick Veneer 224 3,795 2,656 Plumbing Average Fixture(s) 1 1,455 1,018 2 Fixture Bath 1 3,064 2,145 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 100 Feet 1 5,725 4,007 Porches CCP (1 Story) 80 2,274 1,592 Deck Treated Wood 100 2,518 1,763 Pine w/Roof (Deck Portion) 100 2,010 1,407 Pine w/Roof (Roof portion) 100 1,800 1,260 w/Roof (Roof portion) 252 3,997 2,798 w/Roof (Roof portion) 448 6,765 4,735						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 1000 Gal Septic 1 2000 Gal Septic			Base Cost 576 24,457 17,120 Common Wall: 1 Wall 1 -2,647 -1,853 Door Opener 1 539 377									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Door Opener 1 539 377									
(3) Roof		(10) Floor Support					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gambrel Mansard Shed	584														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	19-MULTI PARCEL ARM'S LE	2017-0392	PROPERTY TRANSFER	100.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	40,000	05/17/2010	PTA	03-ARM'S LENGTH		DEED	100.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	03-ARM'S LENGTH	2010-1708WD	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
M 66	School: LAKE CITY AREA SCHOOL DIST		Commercial	10/20/2011	2011-0593	100%
	P.R.E. 0%		Commercial	04/29/2010	20100169	100%
Owner's Name/Address	MAP #:					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2025 Est TCV 58,392					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				INFO FOR SIZE	0	212.88	660.00	1.0000	0.0000	0	100*	0
				COMMERCIAL 2-4A	9000		3.23	Acres	9000	100		29,025
				* denotes lines that do not contribute to the total acreage calculation.								
				213 Actual Front Feet, 3.23 Total Acres Total Est. Land Value = 29,025								

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
PARKING LOT	X	Gas	Description	Rate	Size	% Good	Cash Value
	X	Curb	D/W/P: Asphalt Paving	2.65	10000	100	26,500
		Street Lights	Ad-Hoc Unit-In-Place Items				
		Standard Utilities	Description	Rate	Size	% Good	Cash Value
		Underground Utils.	/CI16/YARI/OUTL/2AVG/POLA	131.00	2	100	262
			/CI16/YARI/OUTL/2AVG/FLO1	1,302.50	2	100	2,605
			Total Estimated Land Improvements True Cash Value = 29,367				



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,500	14,700	29,200			29,200S
2024	31,900	3,700	35,600			35,600S
2023	31,900	3,700	35,600			35,600S
2022	31,900	3,700	35,600			35,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	16-LC PAYOFF	2013-02968 WD	DEED	0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	09-FAMILY	2010-1706QC	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6262 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 793,850 TCV/TFA: 75.60					

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 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
			Electric									
	X		Gas									
	X		Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Comments/Influences	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
CLASSIC CHEVROLET NORTH	D/W/P: Asphalt Paving	2.99	41230 100	123,278
	Ad-Hoc Unit-In-Place Items			
	Description	Rate	Size % Good	Cash Value
	/CI16/YARI/OUTL/2AVG/FLO5	558.00	4 100	2,232
	Total Estimated Land Improvements True Cash Value =			125,510



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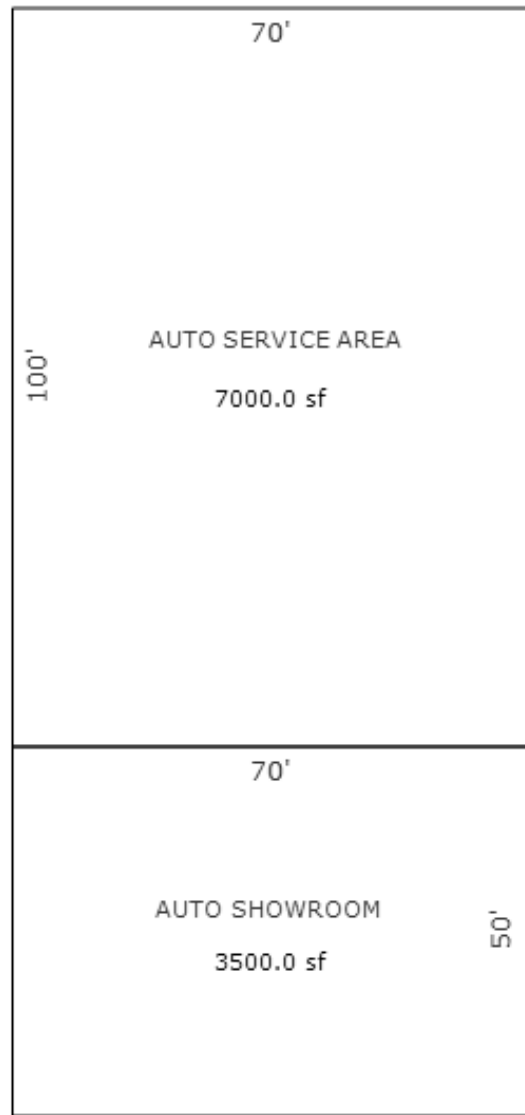
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2025	26,700	370,200	396,900			149,203C
	Rolling		2024	42,100	305,100	347,200			144,717C
	Low		2023	16,000	257,200	273,200			137,826C
	High		2022	15,400	227,700	243,100			131,263C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	04/30/2021	INSPECTED						
	TPC	12/27/2017	INSPECTED						
	TPC	09/25/2015	INSPECTED						

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

Desc. of Bldg/Section: CAL 8		Calculator Cost Computations <<<<>>>>									
Calculator Occupancy: Automotive Centers		Class: S		Quality: Average		Stories: 1		Story Height: 14		Perimeter: 440	
Class: S		Overall Building Height: 14									
Floor Area: 10,500		High		Above Ave.		Ave.		X		Low	
Gross Bldg Area: 10,500		** ** Calculator Cost Data ** **									
Stories Above Grd: 1		Quality: Average									
Average Sty Hght : 14		Heat#1: Space Heaters, Gas with Fan		100		Heat#2: Space Heaters, Gas with Fan		0%		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.84 100%	
Bsmnt Wall Hght		Ave. SqFt/Story: 10500									
Depr. Table : 3%		Ave. Perimeter: 440									
Effective Age : 28		Has Elevators:									
Physical %Good: 43		*** Basement Info ***									
Func. %Good : 100		Area:		Perimeter:		Type:		Heat: Hot Water, Radiant Floor		Total Floor Area: 10,500	
Economic %Good: 100		Base Rate for Upper Floors = 89.05									
1984 Year Built		Area:		Perimeter:		Type:		Heat: Hot Water, Radiant Floor		Base Cost New of Upper Floors = 985,845	
Remodeled		Reproduction/Replacement Cost = 985,845									
14 Overall Bldg Height		Area #1:		Type #1:		Area #2:		Type #2:		Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0	
Comments:		Total Depreciated Cost = 423,913									
CHRSYLER SALES & SERVICE BLDG AT BONNY MOTOR SALES		<<<<>>>> Segregated Cost Computations <>>>>									
		Costs taken from Segregated Cost Section 3: Stores & Commercial									
		Item Description		Cost		# or Height		Storys		Cost	
		Steel Frame		1 Up 40.33		178		1.000 1.000		7,179	
		Total Cost of Lump-Sum Items = 7,179									
		Total Cost New = 7,179									
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>									

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:					
X Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average			
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent		(40) Exterior Wall:					
				3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent		Thickness		Bsmnt Insul.			
				2-Piece Baths		Water Heaters		Armored Cable		Mercury							
(4) Floor Structure:				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor							
				Toilets		Water Softeners		Bus Duct		Transformer							
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0									
				(10) Heating and Cooling:				(14) Roof Cover:									
(6) Ceiling:				Gas Oil		Coal Stoker		Hand Fired Boiler									

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



FRONT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	03-ARM'S LENGTH	2017-0392	DEED	100.0
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	21-NOT USED/OTHER	2011-5820	PROPERTY TRANSFER	0.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	03-ARM'S LENGTH	2010-1708	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
4800 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Replacement	05/14/2024	PM24-0057	100%
Owner's Name/Address	P.R.E. 0%		ALTERATION	03/15/2012	2012-0061	100%
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:		Commercial	07/02/2010	20100340	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W BEG 1229 FT 2 1/4 IN S OF NE CORNER OF THE SE 1/4 SECTION TH W 660 FT S 330 FT E 660 FT N 330 FT TO POB. 5 A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			INFO FOR SIZE	0	330.00	660.00	1.0000	0.0000	0	100*	0
			COMMERCIAL 20A M/L	3700	5.00	Acres	3700	100	PART OF LARGER TRAC	18,5	
			* denotes lines that do not contribute to the total acreage calculation.								
			330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 18,500								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
	X	Gravel Road	D/W/P: Asphalt Paving	2.99	12000	100	35,880
	X	Paved Road	Ad-Hoc Unit-In-Place Items				
	X	Storm Sewer	Description	Rate	Size	% Good	Cash Value
	X	Sidewalk	/CI16/YARI/OUTL/2AVG/FLO5	558.00	4	100	2,232
	X	Water	Total Estimated Land Improvements True Cash Value = 38,112				
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	443,900	453,200			251,989C
2024	49,500	406,500	456,000			244,413C
2023	49,500	385,300	434,800			232,775C
2022	49,500	293,400	342,900			221,691C

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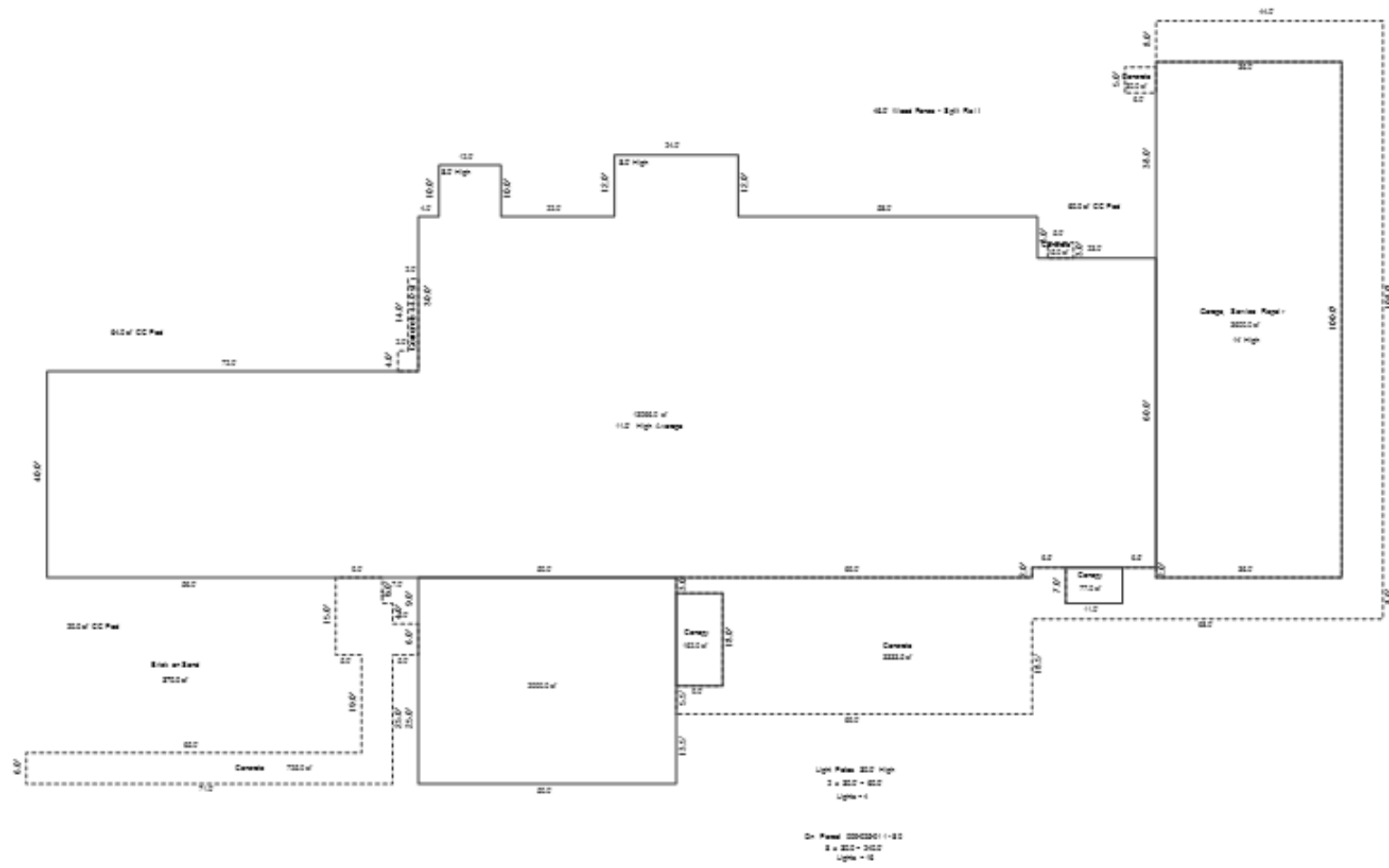
Who	When	What
TPC	04/30/2021	INSPECTED
JWV	08/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

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

Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing		<<<<< Calculator Cost Computations >>>>>	
Class: S Floor Area: 18,666 Gross Bldg Area: 18,666 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Class: S Quality: Average Stories: 1 Story Height: 11 Perimeter: 846 Overall Building Height: 14	
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 56.51 (10) Heating system: Package Heating & Cooling Cost/SqFt: 17.86 80% (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.63 20% Combined Heating System adjustment: 15.21 100% Adjusted Square Foot Cost for Upper Floors = 71.72	
1974 Year Built 2012 Remodeled		Total Floor Area: 18,666 Base Cost New of Upper Floors = 1,338,802 19,000 Sq.Ft. of Sprinklers @ 3.19, Cost New = 60,610	
14 Overall Bldg Height		Reproduction/Replacement Cost = 1,399,412 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 937,606	
Comments: Showroom & office space		Local Cost Items Rate Quantity/Area %Good Depr.Cost WATER WELL 5000.00 1 95 4,750 SEPTIC SYSTEM 2000.00 1 95 1,900	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 80% Heat#2: Space Heaters, Gas with Fan 20% Ave. SqFt/Story: 18666 Ave. Perimeter: 846 Has Elevators:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 849,830 Replacement Cost/Floor Area= 75.33 Est. TCV/Floor Area= 45.53	
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:	
* Sprinkler Info * Area: 19000 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	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Few Average	Many Average	Few Average	
		3-Piece Baths		Unfinished Typical	Unfinished Typical		
		2-Piece Baths		Flex Conduit	Incandescent		
		Shower Stalls		Rigid Conduit	Fluorescent		
		Toilets		Armored Cable	Mercury		
(4) Floor Structure:		(9) Sprinklers:		Non-Metalic	Sodium Vapor		(40) Exterior Wall:
				Bus Duct	Transformer		Thickness
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		Gas	Coal	Hand Fired			
		Oil	Stoker	Boiler			
(6) Ceiling:				(14) Roof Cover:			

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



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

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6100 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	11/13/2020	2020-0681	100%	
Owner's Name/Address	P.R.E. 0%	Commercial	12/23/2014	2014-0592	100%	
PEARSON WILLIAM F 3985 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 563,461 TCV/TFA: 37.97					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
			Description	Frontage	Depth	Value
. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A.	X		* Factors * 315 X 998.423			
	X		COMMERCIAL 10A M/L 6000	7.22 Acres	6000 100	43,320
			7.22 Total Acres Total Est. Land Value = 43,320			

Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
Topography of Site	X	Electric	D/W/P: Asphalt Paving	3.12	3500 100	10,920
	X	Gas	D/W/P: 4in Ren. Conc.	8.24	5255 100	43,301
		Curb	Ad-Hoc Unit-In-Place Items			
		Street Lights	Description	Rate	Size % Good	Cash Value
		Standard Utilities	/CI16/YARI/CHALF/06'/211	14.00	1800 100	25,200
		Underground Utilis.	Total Estimated Land Improvements True Cash Value = 79,421			



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	21,700	260,000	281,700			242,144C
2024	78,600	223,700	302,300			234,864C
2023	19,700	252,900	272,600			223,680C
2022	19,700	201,000	220,700			213,029C

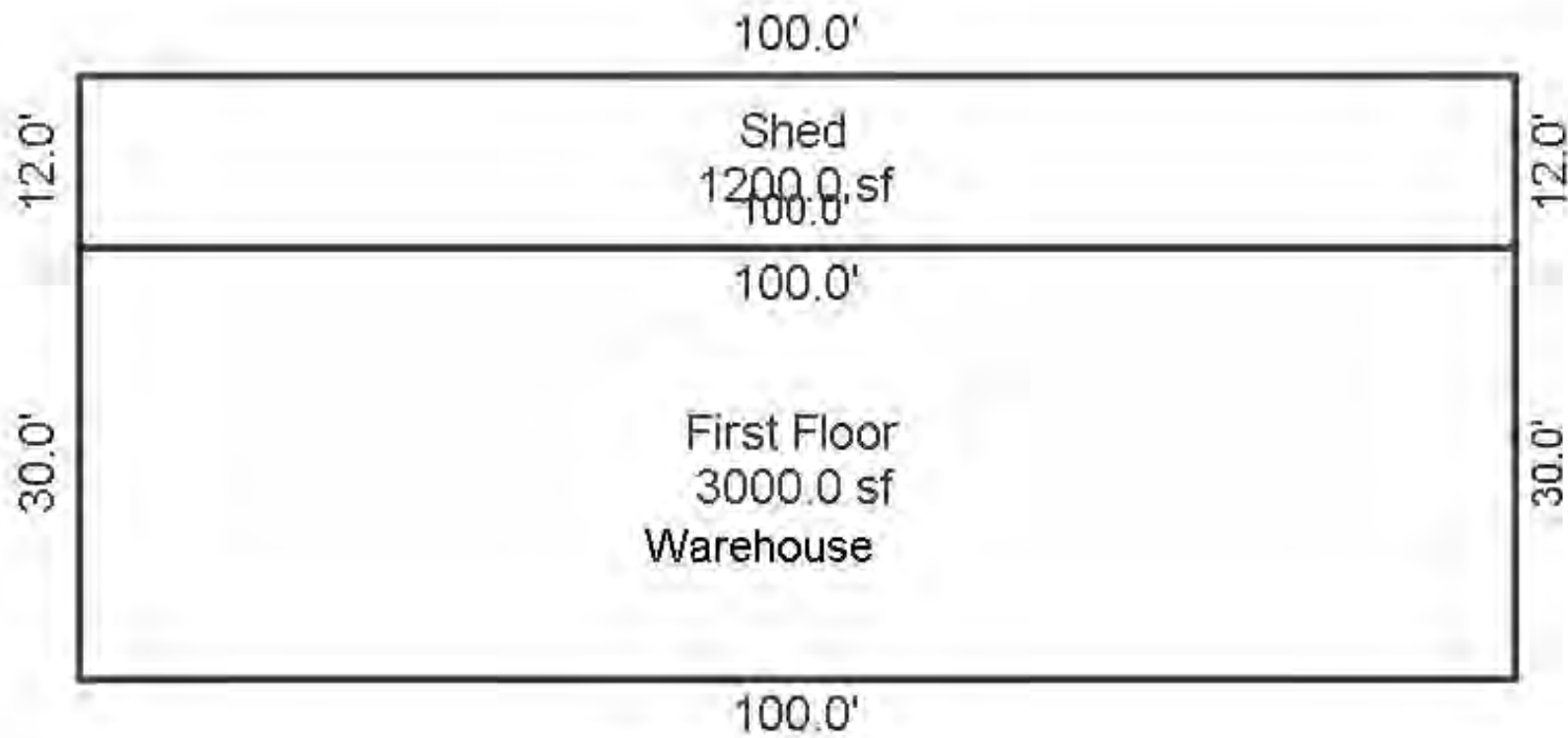
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Who	When	What
TPC	06/06/2021	INSPECTED
JWV	12/31/2020	INSPECTED
TPC	12/27/2017	INSPECTED

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

Desc. of Bldg/Section: CAL 210: NORTH BLDG W/3WALL Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>																										
Class: D Floor Area: 3,000 Gross Bldg Area: 14,840 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 260 Overall Building Height: 16																										
Construction Cost				Base Rate for Upper Floors = 42.16																										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>				High	Above Ave.	Ave.	X	Low	(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 42.16																					
High	Above Ave.	Ave.	X	Low																										
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100				Total Floor Area: 3,000 Base Cost New of Upper Floors = 126,480 Reproduction/Replacement Cost = 126,480 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 80,947																										
1974 Year Built Remodeled				<<<<< Segregated Cost Computations >>>>>																										
16 Overall Bldg Height				Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																										
Comments: WAREHOUSE..NO PBG..NO HTG.				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost Col.</th> <th style="width:10%;">Rate</th> <th style="width:10%;"># or SqFt</th> <th style="width:10%;">Height Adj.</th> <th style="width:10%;">Stories Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td>(4) Floor Structure: Concrete, On Ground</td> <td>1 Up</td> <td>4.69</td> <td>1200</td> <td>1.000</td> <td>1.000</td> <td>5,628</td> </tr> <tr> <td>(13) Roof Structure: Wood Joists, Add for Snow Roof</td> <td>1 Up</td> <td>2.53</td> <td>1200</td> <td>1.000</td> <td>1.000</td> <td>3,036</td> </tr> </tbody> </table>						Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost	(4) Floor Structure: Concrete, On Ground	1 Up	4.69	1200	1.000	1.000	5,628	(13) Roof Structure: Wood Joists, Add for Snow Roof	1 Up	2.53	1200	1.000	1.000	3,036
				Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost																				
(4) Floor Structure: Concrete, On Ground	1 Up	4.69	1200	1.000	1.000	5,628																								
(13) Roof Structure: Wood Joists, Add for Snow Roof	1 Up	2.53	1200	1.000	1.000	3,036																								
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low				<<<<< 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:																						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>				X Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> </table>				Many Above Ave.					Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> <td style="width:10%;">Few Average</td> <td style="width:10%;">Many Unfinished Typical</td> </tr> </table>				Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical					
X Poured Conc	Brick/Stone	Block																												
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				(40) Exterior Wall:																		
(4) Floor Structure: 1200 SqFt, Concrete, On Ground				(9) Sprinklers:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct								Incandescent Fluorescent Mercury Sodium Vapor Transformer														
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0 1200 SqFt, Wood Joists, Add for Sn				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>				Thickness	Bsmnt Insul.													
Thickness	Bsmnt Insul.																													
(6) Ceiling:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>				Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover: 1200 SqFt, Alum./Steel Corrugated																			
Gas Oil	Coal Stoker	Hand Fired Boiler																												

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



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

Desc. of Bldg/Section: CAL 210: N PT OF S BLDG
 Calculator Occupancy: Warehouses - Storage

Class: D		Construction Cost				
Floor Area: 2,400		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 14,840		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 16		Heat#1: No Heating or Cooling 100				
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan 0%				
Depr. Table : 1.5%		Ave. SqFt/Story: 2400				
Effective Age : 30		Ave. Perimeter: 200				
Physical %Good: 64		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1976 Year Built		Perimeter:				
Remodeled		Type:				
16 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
THIS BLDG 2400SQ + NEWER ADDITION, WITH OFFICE.		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: 16 Perimeter: 200
 Overall Building Height: 16

Base Rate for Upper Floors = 41.62

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 41.62

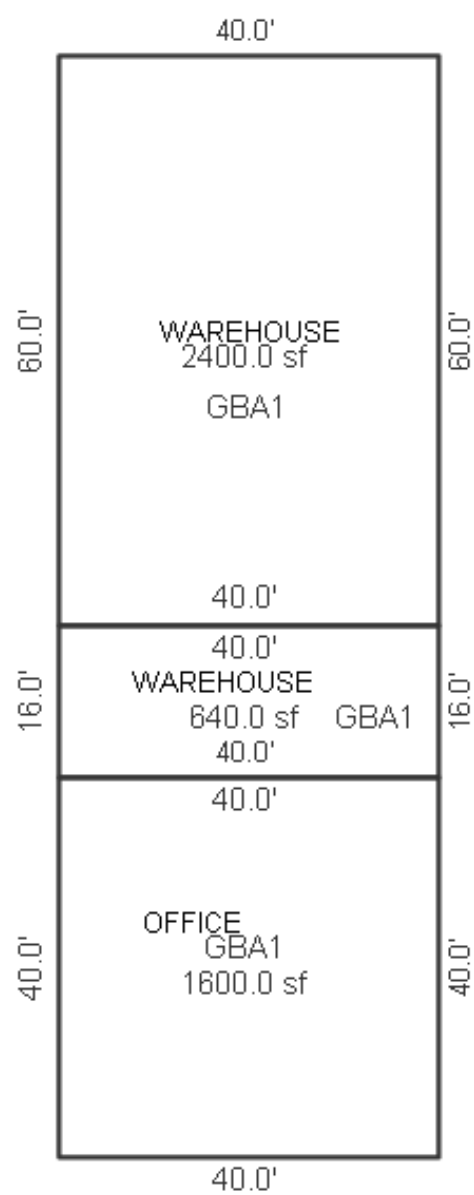
Total Floor Area: 2,400 Base Cost New of Upper Floors = 99,888

Reproduction/Replacement Cost = 99,888
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
 Total Depreciated Cost = 63,928

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 57,535
 Replacement Cost/Floor Area= 41.62 Est. TCV/Floor Area= 23.97

(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:				
(2) Foundation:		(8) Plumbing:				Outlets:				Fixtures:				
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	(40) Exterior Wall:			
(3) Frame:		Total Fixtures		Urinals		Flex Conduit		Incandescent		Thickness					Bsmnt Insul.
(4) Floor Structure:		3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent		(14) Roof Cover:				
(5) Floor Cover:		2-Piece Baths		Water Heaters		Armored Cable		Mercury						
(6) Ceiling:		Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor		(13) Roof Structure: Slope=0				
		Toilets		Water Softeners		Bus Duct		Transformer						
		(9) Sprinklers:				(10) Heating and Cooling:								
		Gas	Coal	Hand Fired										
		Oil	Stoker	Boiler										

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



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

Desc. of Bldg/Section: CAL 210 CENTER OF BLDG Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 640 Gross Bldg Area: 14,840 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 32 Overall Building Height: 14	
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 35.09 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.93 100% Adjusted Square Foot Cost for Upper Floors = 40.02	
1976 Year Built Remodeled		Total Floor Area: 640 Base Cost New of Upper Floors = 25,613 Reproduction/Replacement Cost = 25,613 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 16,392	
14 Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 3 = 14,753 Replacement Cost/Floor Area= 40.02 Est. TCV/Floor Area= 23.05	
Comments: OLD OFFICE..CONVERTED TO STORAGE		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:			Outlets:		Fixtures:			
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:			(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:			(14) Roof Cover:		Thickness		Bsmnt Insul.	
(6) Ceiling:		Gas Oil			Coal Stoker		Hand Fired Boiler			

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

Desc. of Bldg/Section: CAL 140: FRONT OF BLDG Calculator Occupancy: Office Buildings		<<<< Calculator Cost Computations >>>> Class: S Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 160 Overall Building Height: 12								
Class: S Floor Area: 1,600 Gross Bldg Area: 14,840 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 94.20 (10) Heating system: Package Heating & Cooling Cost/SqFt: 28.62 100% Adjusted Square Foot Cost for Upper Floors = 122.82	
High	Above Ave.	Ave.	X	Low						
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1600 Ave. Perimeter: 160 Has Elevators:		Total Floor Area: 1,600 Base Cost New of Upper Floors = 196,512 Reproduction/Replacement Cost = 196,512 Total Depreciated Cost = 125,768						
2001 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 125,768						
12 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 4 = 113,191 Replacement Cost/Floor Area= 122.82 Est. TCV/Floor Area= 70.74						
Comments: NEW OFFICE BLDG FOR 02..OLD OFFICE CONVERTED TO WAREHOUSE.		* Sprinkler Info * Area: Type: Average								

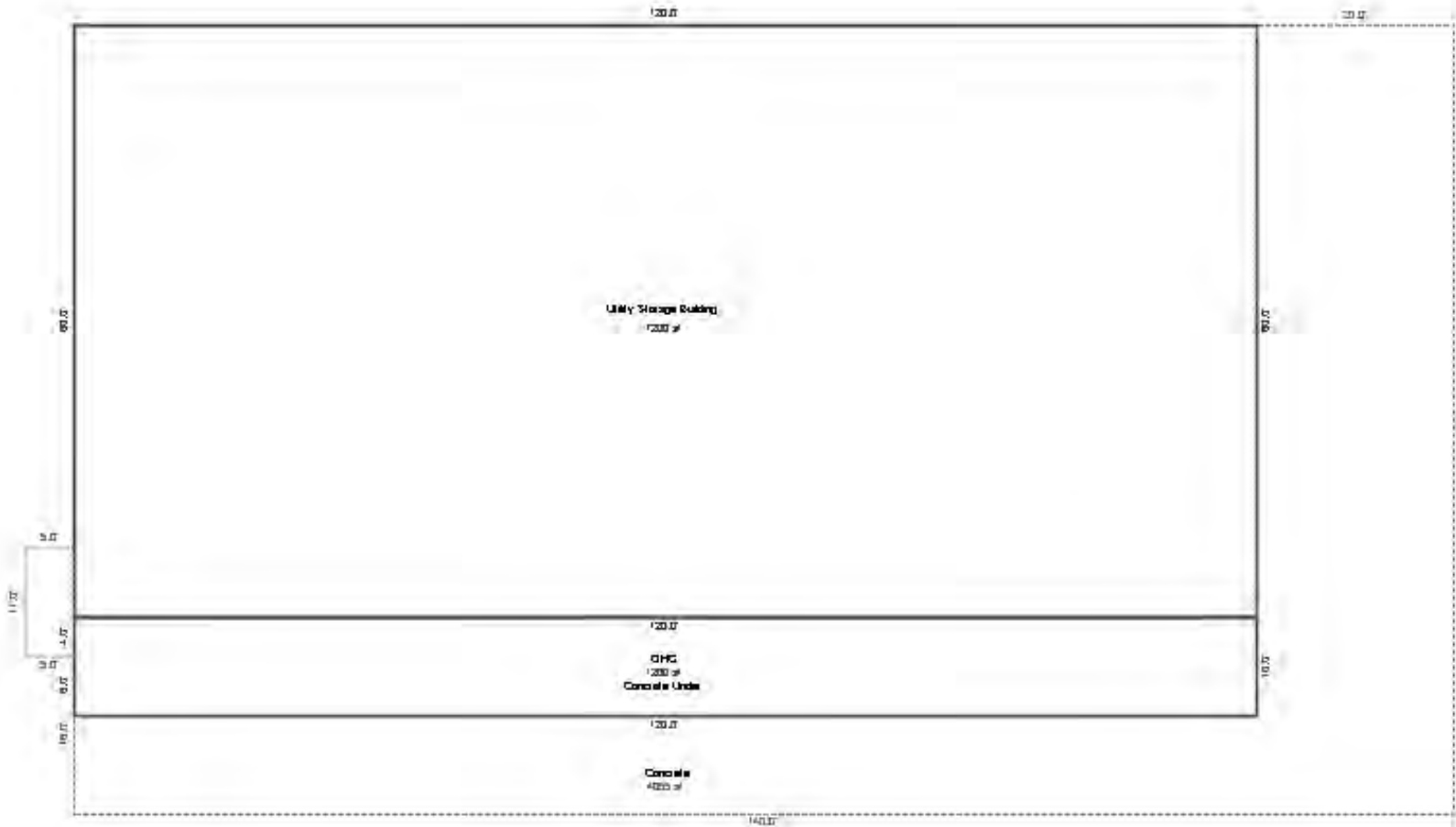
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:		
(2) Foundation:		(8) Plumbing:		Outlets:				
X Poured Conc	Footings	Many Above Ave.	Average Typical	Few None	Fixtures:			
	Brick/Stone				Few Average Many Unfinished Typical			
(3) Frame:		Total Fixtures	Urinals		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***

Desc. of Bldg/Section: PERMIT 20200681 60'X120'		Calculator Cost Computations	
Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<>>>>	
Class: S		Class: S Quality: Average	
Floor Area: 7,200		Stories: 1 Story Height: 14	
Gross Bldg Area: 14,840		Perimeter: 360	
Stories Above Grd: 1		Overall Building Height: 14	
Average Sty Hght : 14		Base Rate for Upper Floors = 28.69	
Bsmnt Wall Hght		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.22 100%	
Depr. Table : 4%		Adjusted Square Foot Cost for Upper Floors = 31.91	
Effective Age : 4		Total Floor Area: 7,200	
Physical %Good: 85		Base Cost New of Upper Floors = 229,752	
Func. %Good : 100		Reproduction/Replacement Cost = 229,752	
Economic %Good: 100		Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0	
2021 Year Built		Total Depreciated Cost = 195,289	
Remodeled		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 5 = 175,760	
14 Overall Bldg Height		Replacement Cost/Floor Area= 31.91 Est. TCV/Floor Area= 24.41	
Comments:		*** Basement Info ***	
		Area:	
		Perimeter:	
		Type:	
		Heat:	
		* 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	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Many Average	
		2-Piece Baths		Water Heaters		Many Unfinished	
		Shower Stalls		Wash Fountains		Typical	
		Toilets		Water Softeners			
(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			

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



*** 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-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

W BLUE 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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PEARSON DEBRA L TRUSTEE 3985 S LACHONCE ROAD LAKE CITY MI 49651	2025 Est TCV 3,240					
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Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
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Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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	COMMERCIAL <2A M/L	0.18 Acres	18000	100				3,240
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	0.18 Total Acres Total Est. Land Value =							3,240
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Tax Description . SEC 25 T22N R8W BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG55'49"W 75.01 FT FROM SE COR OF SE 1/4, TH N 0 DEG 55'49"W 165 FT, N 89 DEG 57' 17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. .18A.	X	Dirt Road						
	X	Gravel Road						

Comments/Influences	X	Paved Road						
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SMALL STRIP OF LAND BEHIND 013-70	X	Storm Sewer						
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	X	Sidewalk						
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	X	Water						
--	---	-------	--	--	--	--	--	--

	X	Sewer						
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	X	Electric						
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	X	Gas						
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		Curb						
--	--	------	--	--	--	--	--	--

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

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

		Underground Utils.						
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		Topography of Site						
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	X	Level						
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		Rolling						
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		Low						
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		High						
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		Landscaped						
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		Swamp						
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		Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
--	--	---------	--	--	--	--	--	--

		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	1,600	0	1,600			1,237C
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2024	1,200	0	1,200			1,200S
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2023	1,600	0	1,600			1,600S
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2022	1,600	0	1,600			1,600S
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TPC 04/30/2021 INSPECTED						
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TPC 12/27/2017 INSPECTED						
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TPC 05/08/2017 INSPECTED						
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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.
		80,000	01/01/2002	WD	33-TO BE DETERMINED	02-0:0066	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PEARSON DEBRA L TRUSTEE 3985 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 153,049 TCV/TFA: 52.59					

	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
	Public Improvements		* Factors *					
Tax Description			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75.01 FT THOF. .6629A.	X		INFO FOR SIZE 0	175.00	165.00	1.0000	0.0000 0 100*	0
Comments/Influences			COMMERCIAL <2A M/L		0.66 Acres	18000	100	11,934
			* denotes lines that do not contribute to the total acreage calculation.					
			175 Actual Front Feet, 0.66 Total Acres Total Est. Land Value = 11,934					

	X	Electric	Land Improvement Cost Estimates				
STEEPLE STORAGE CHURCH..SOLD RETURNED TO ROLL FOR 03	X	Gas	Description	Rate	Size % Good	Cash Value	
	X	Curb	D/W/P: Asphalt Paving	2.91	12000 100	34,920	
		Street Lights	Total Estimated Land Improvements True Cash Value = 34,920				
		Standard Utilities					
		Underground Utils.					

		Topography of Site							
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	6,000	70,500	76,500			56,791C
		Low	2024	26,000	52,600	78,600			55,084C
		High	2023	10,100	58,100	68,200			52,461C
		Landscaped	2022	10,100	46,200	56,300			49,963C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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Desc. of Bldg/Section: CAL 140
 Calculator Occupancy: Warehouses - Mini

Class: D
 Floor Area: 2,910
 Gross Bldg Area: 2,910
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 25
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

1973 Year Built
 Remodeled

8 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: No Heating or Cooling 0%					
Ave. SqFt/Story: 2910					
Ave. Perimeter: 254					
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: 8 Perimeter: 254
 Overall Building Height: 8

Base Rate for Upper Floors = 48.12

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.46 100%
 Adjusted Square Foot Cost for Upper Floors = 67.58

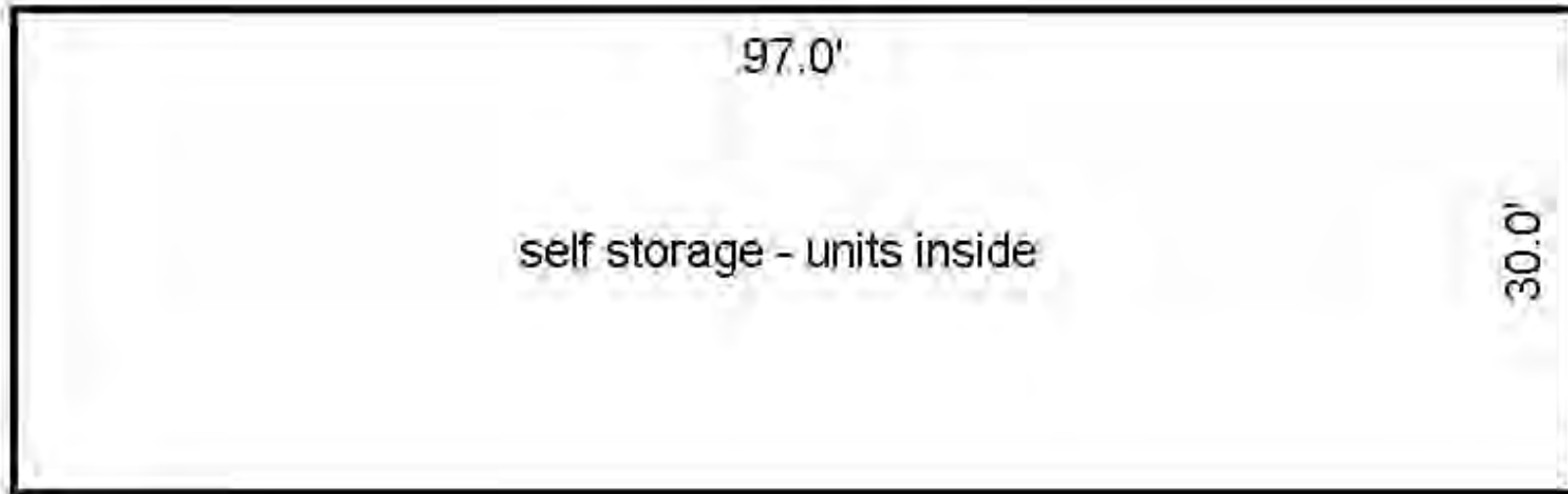
Total Floor Area: 2,910 Base Cost New of Upper Floors = 196,658

Reproduction/Replacement Cost = 196,658
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 117,995

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 106,195
 Replacement Cost/Floor Area= 67.58 Est. TCV/Floor Area= 36.49

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	33-TO BE DETERMINED	2011-582OTHER	PROPERTY TRANSFER	0.0
HELSEL EARL JR & SYLVIA D	EARL TRUST 50% & SYLVIA T	0	11/13/2009	WD	21-NOT USED/OTHER	2009/3983	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 22,415					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			INFO FOR SIZE	0 420.80	660.01	1.0000	0.0000	0 100*	0
			COMMERCIAL 20A M/L	3700	6.06	Acres	3700	100	22,415
			COMMERCIAL ROW		0.32	Acres	0	100	0
			* denotes lines that do not contribute to the total acreage calculation.						
			421 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 22,415						

Tax Description

. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE

1/4 OF SE 1/4 OFSE 1/4. 6.3759 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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/08/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,200	0	11,200			9,851C
2024	11,800	0	11,800			9,555C
2023	9,100	0	9,100			9,100S
2022	9,100	0	9,100			9,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOORN MARTINUS & BARBARA	RDS REAL PROPERTY LLC	280,000	11/27/2023	MLC	03-ARM'S LENGTH	2023-03193	PROPERTY TRANSFER	100.0
KOORN MARTINUS & BARBARA	KOORN MARTINUS & BARBARA	0	10/09/2015	QC	09-FAMILY	2015-03418	PROPERTY TRANSFER	0.0
FOWLER SAMUEL J TRUST	KOORN MARTINUS & BARBARA	0	07/24/2015	WD	16-LC PAYOFF	2015-02549	DEED	0.0
FOWLER KAY L	KOORN MARTINUS & BARBARA	0	02/08/2013	LC	16-LC PAYOFF	2013-01439	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6170 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
RDS REAL PROPERTY LLC PO BOX 128 SAINT JOHNS MI 48879	2025 Est TCV 264,313 TCV/TFA: 31.26					

Tax Description	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
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			INFO FOR SIZE 0 328.001336.02	1.0000	0.0000	0	100*				0
					COMMERCIAL 10A M/L 6000	3.00	Acres	6000	100				18,000
					COMMERCIAL AGRICULTURE	7.06	Acres	3700	100				26,122
					* denotes lines that do not contribute to the total acreage calculation.								
					328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 44,122								

Comments/Influences	X	X	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
4-16-09..Samuel Fowler conveyed to his Trust. However, Northern Michigan Harvestore has long term lease so that conveyance has no effect on ownership.	X	X	Electric					
			Gas					
			Curb	D/W/P: Asphalt Paving	2.91	10520	100	30,613
			Street Lights	D/W/P: 4in Ren. Conc.	7.40	3044	100	22,526
			Standard Utilities	Total Estimated Land Improvements True Cash Value = 53,139				
			Underground Utils.					

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								



Who	When	What	2025	2024	2023	2022
			22,100	30,900	17,200	15,800
			110,100	93,500	67,000	54,000
			132,200	124,400	84,200	69,800
			128,256C	124,400S	68,408C	65,151C

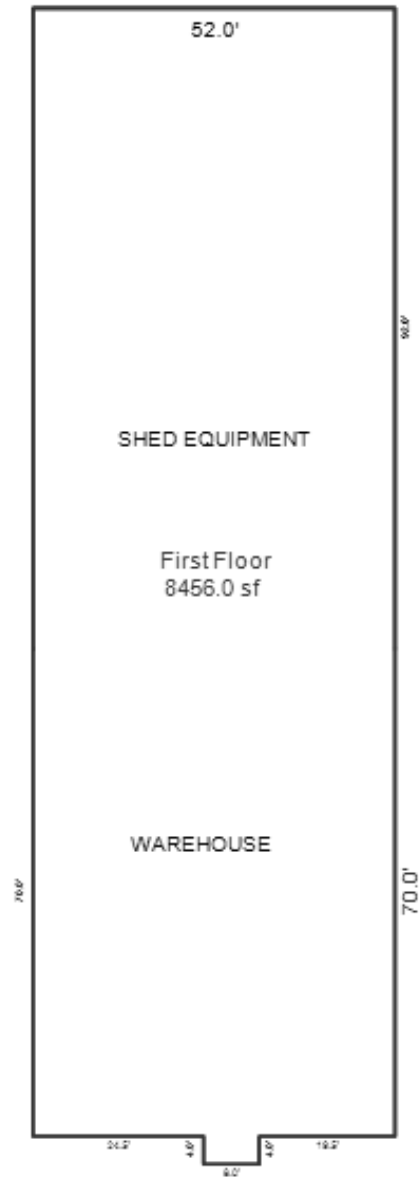
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 174		Calculator Cost Computations >>>>												
Calculator Occupancy: Sheds - Equipment 4 Wall Building		Class: D		Quality: Average		Stories: 1		Story Height: 12		Perimeter: 436				
Class: D		Construction Cost												
Floor Area: 8,456		High	Above Ave.	Ave.	X	Low	Overall Building Height: 12							
Gross Bldg Area: 8,456		** ** Calculator Cost Data ** **												
Stories Above Grd: 1		Quality: Average												
Average Sty Hght : 12		Heat#1: Space Heaters, Gas with Fan		100		Heat#2: Space Heaters, Gas with Fan		0%		Base Rate for Upper Floors = 27.67				
Bsmnt Wall Hght		Ave. SqFt/Story: 8456												
Depr. Table : 4%		Ave. Perimeter: 436												
Effective Age : 20		Has Elevators:												
Physical %Good: 44		*** Basement Info ***												
Func. %Good : 100		Area:	Perimeter:	Type:	Total Floor Area: 8,456							Base Cost New of Upper Floors = 259,599		
Economic %Good: 100		Heat: Hot Water, Radiant Floor										Reproduction/Replacement Cost = 259,599		
1975 Year Built		* Mezzanine Info *										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0		
Remodeled		Area #1:	Type #1:	Area #2:	Type #2:	Total Depreciated Cost = 114,224							Total Cost of Lump-Sum Items = 12,172	
12 Overall Bldg Height		* Sprinkler Info *										Total Cost New = 12,172		
Comments:		Area:	Type: Average	<<<< Segregated Cost Computations >>>>										
		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses										Total Cost of Lump-Sum Items = 12,172		
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>										Total Cost New = 12,172		

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	400 Wood Frame				
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent		(40) Exterior Wall:			
3-Piece Baths		2-Piece Baths		Wash Bowls		Water Heaters		Rigid Conduit		Fluorescent					
(4) Floor Structure:				Shower Stalls		Wash Fountains		Armored Cable		Mercury					
(5) Floor Cover:				Toilets		Water Softeners		Non-Metalic		Sodium Vapor					
(6) Ceiling:				(9) Sprinklers:				Bus Duct		Transformer					
				(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	16-LC PAYOFF	2013-02968 WD	DEED	0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	09-FAMILY	2010-1706QC	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6190 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		SIGN	08/17/2021	2021-0549	100%
Owner's Name/Address	P.R.E. 0%		SIGN	11/08/2013	2013-0566	100%
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:		Commercial	08/27/2013	2013-0404	100%

Tax Description		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES	
		* Factors *	
Description	Value	Description	Value
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	0	INFO FOR SIZE 0 329.801327.80 1.0000 0.0000 0 100*	0
X Improved	18,000	COMMERCIAL 10A M/L 6000 3.00 Acres 6000 100	18,000
X Vacant	26,096	COMMERCIAL AGRICULTURE 7.05 Acres 3700 100	26,096
	44,096	* denotes lines that do not contribute to the total acreage calculation.	
		330 Actual Front Feet, 10.05 Total Acres Total Est. Land Value = 44,096	

Comments/Influences		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
X Electric	34.75	288	50	5,004	
X Gas	2.99	14340	100	42,877	
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					
	558.00	5	100	2,790	
	/CI16/YARI/OUTL/2AVG/FLO5				
	Total Estimated Land Improvements True Cash Value = 50,671				



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2025	22,000	696,800	718,800			337,995C
X Rolling			2024	30,900	656,800	687,700			327,833C
X Low			2023	17,200	551,100	568,300			312,222C
X High			2022	15,800	486,300	502,100			297,355C
X Landscaped									
X Swamp									
X Wooded									
X Pond									
X Waterfront									
X Ravine									
X Wetland									
X Flood Plain									

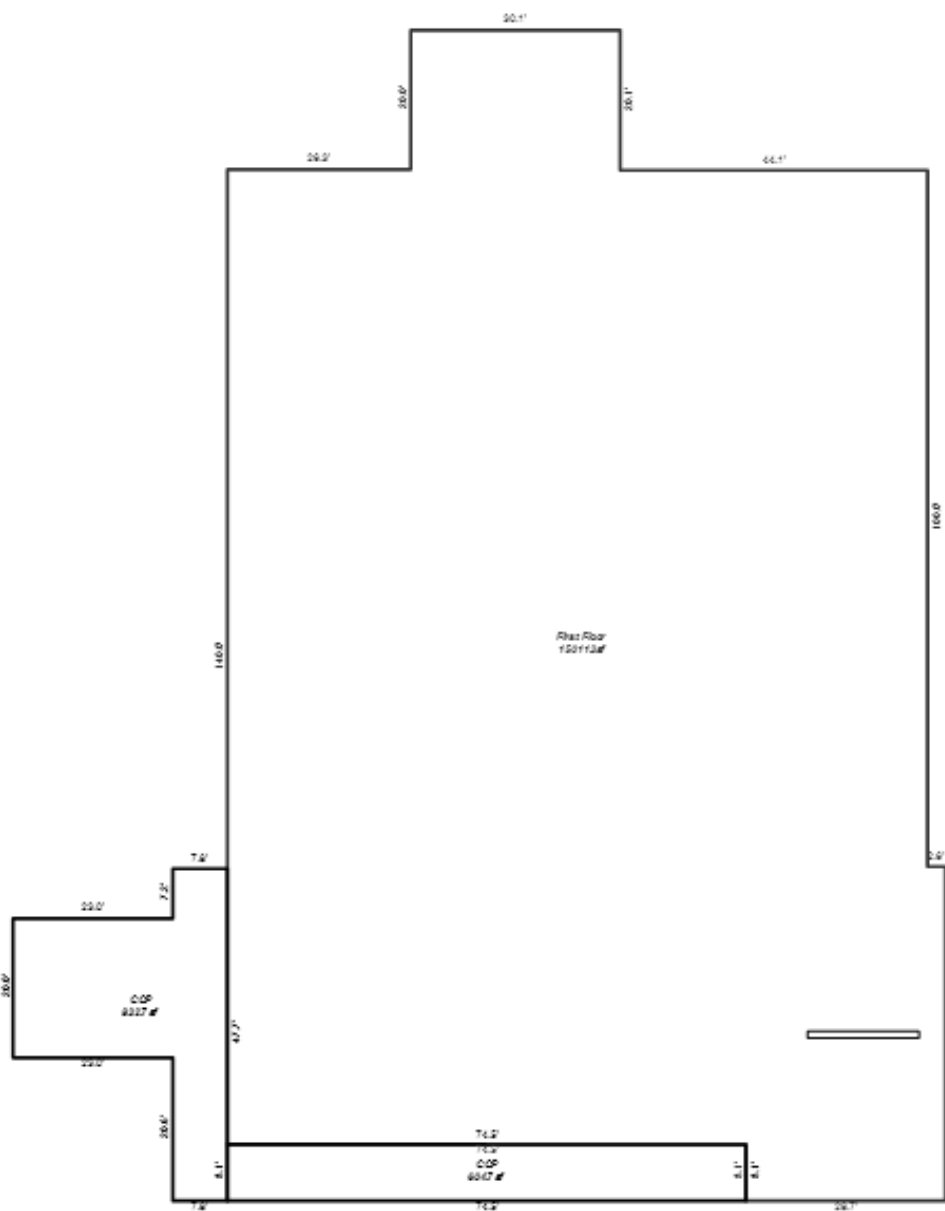
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 8		Calculator Cost Computations >>>>									
Calculator Occupancy: Auto Dealerships - Complete		Class: S		Quality: Average		Stories: 1		Story Height: 14		Perimeter: 542	
Class: S		Construction Cost									
Floor Area: 15,000		High		Above Ave.		X Ave.				Low	
Gross Bldg Area: 15,000		** ** Calculator Cost Data ** **									
Stories Above Grd: 1		Quality: Average									
Average Sty Hght : 14		Heat#1: Package Heating & Cooling		100		Heat#2: Package Heating & Cooling		0%		(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.21 100%	
Bsmnt Wall Hght		Ave. SqFt/Story: 15000									
Depr. Table : 2.5%		Ave. Perimeter: 542									
Effective Age : 25		Has Elevators:									
Physical %Good: 53		*** Basement Info ***									
Func. %Good : 100		Area:		Perimeter:		Type:		Heat: Hot Water, Radiant Floor		Total Floor Area: 15,000	
Economic %Good: 100		Area: 1977 Year Built									
1977 Year Built		2014 Remodeled		Type:		Heat: Hot Water, Radiant Floor		Base Cost New of Upper Floors = 1,721,250		Reproduction/Replacement Cost = 1,721,250	
14 Overall Bldg Height		* Mezzanine Info *									
Comments:		Area #1:		Type #1:		Area #2:		Type #2:		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0	
CHEVY SALES & SERVICE BLDG.		* Sprinkler Info *									
		Area:		Type: Average						Total Depreciated Cost = 912,263	
<<<<< Segregated Cost Computations >>>>>											
Costs taken from Segregated Cost Section 3: Stores & Commercial											
Item Description			Cost		# or Height		Storys		Cost		
			Col. Rate		SqFt Adj.		Adj.		Cost		
(39) Miscellaneous Canopies & Marquees:			1 Up 40.33		1436		1.000 1.000		57,914		
Steel Frame									Total Cost of Lump-Sum Items = 57,914		
									Total Cost New = 57,914		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average	
(3) Frame:				Total Fixtures		Urinals		Many Unfinished		Many Unfinished		1436 Steel Frame			
				3-Piece Baths		Wash Bowls		Typical		Typical					
				2-Piece Baths		Water Heaters		Flex Conduit		Incandescent					
				Shower Stalls		Wash Fountains		Rigid Conduit		Fluorescent					
				Toilets		Water Softeners		Armored Cable		Mercury					
(4) Floor Structure:				(9) Sprinklers:				Non-Metallic		Sodium Vapor		(40) Exterior Wall:			
								Bus Duct		Transformer		Thickness		Bsmnt Insul.	
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
				Gas Oil		Coal Stoker		Hand Fired Boiler		(14) Roof Cover:					
(6) Ceiling:															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW BRIAN P & DALE M	FARMLAND DEVELOPEMTN RIGH	0	03/10/2023	OTH	21-NOT USED/OTHER	2023-00601	DEED	0.0
DEZEEUW BRIAN P & DALE M	DEZEEUW BRIAN P & DALE M	0	01/14/2021	QC	09-FAMILY	2021-00631	DEED	0.0
DEZEEUW BRIAN P & DALE M	EASEMENT FOR OVERHEAD ELE	0	09/11/2013	OTH	33-TO BE DETERMINED	2013-03545 EAS	DEED	0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	06/01/2011	WD	03-ARM'S LENGTH	2011-01842	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
7079 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
DEZEEUW BRIAN P & DALE M TRUST 7079 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 499,914 TCV/TFA: 259.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.	X	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
		Sidewalk											
		Water Sewer			Land Improvement Cost Estimates								
	X	Electric			Description					Rate	Size	% Good	Cash Value
		Gas			D/W/P: 3.5 Concrete					6.56	412	0	0
		Curb			Residential Local Cost Land Improvements								
		Street Lights			Description					Rate	Size	% Good	Cash Value
		Standard Utilities			LAND IMPROVE 1000					1,000.00	2	95	1,900
		Underground Utils.			Total Estimated Land Improvements True Cash Value =								1,900

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2025	122,500	127,500	250,000			154,958C
		Rolling	2024	136,500	113,200	249,700			150,299C
		Low	2023	107,100	126,700	233,800			143,142C
		High	2022	98,200	99,700	197,900			136,326C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

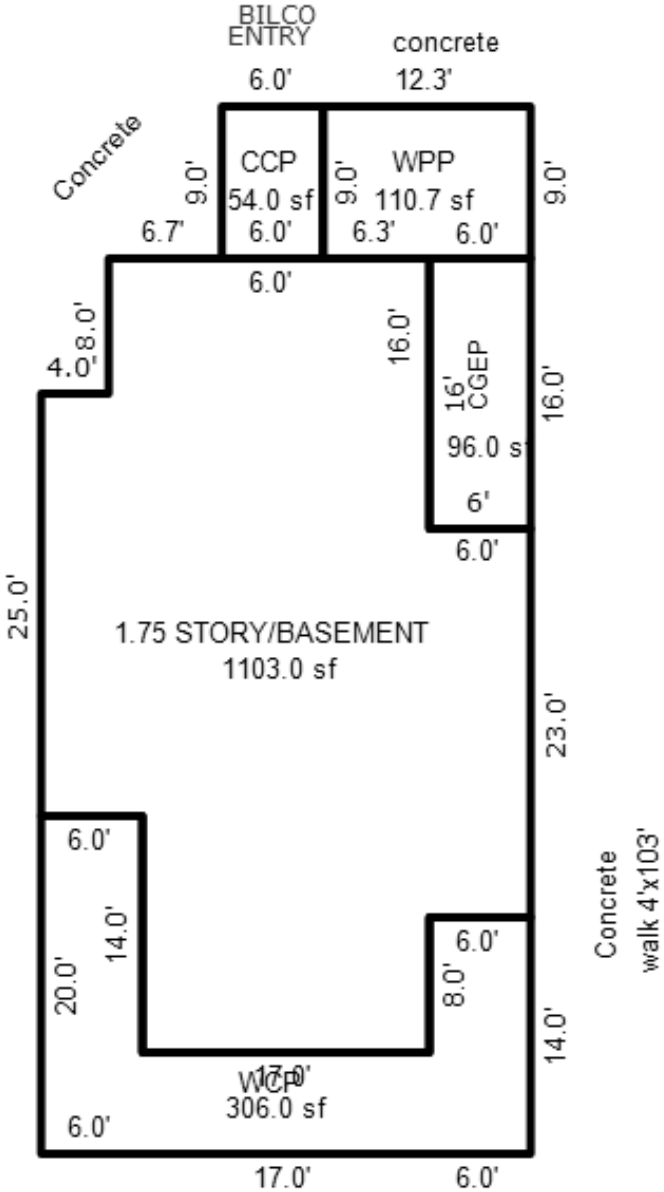


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	136,500	113,200	249,700			150,299C
TPC	12/27/2017	INSPECTED	2023	107,100	126,700	233,800			143,142C
TPC	05/10/2016	INSPECTED	2022	98,200	99,700	197,900			136,326C

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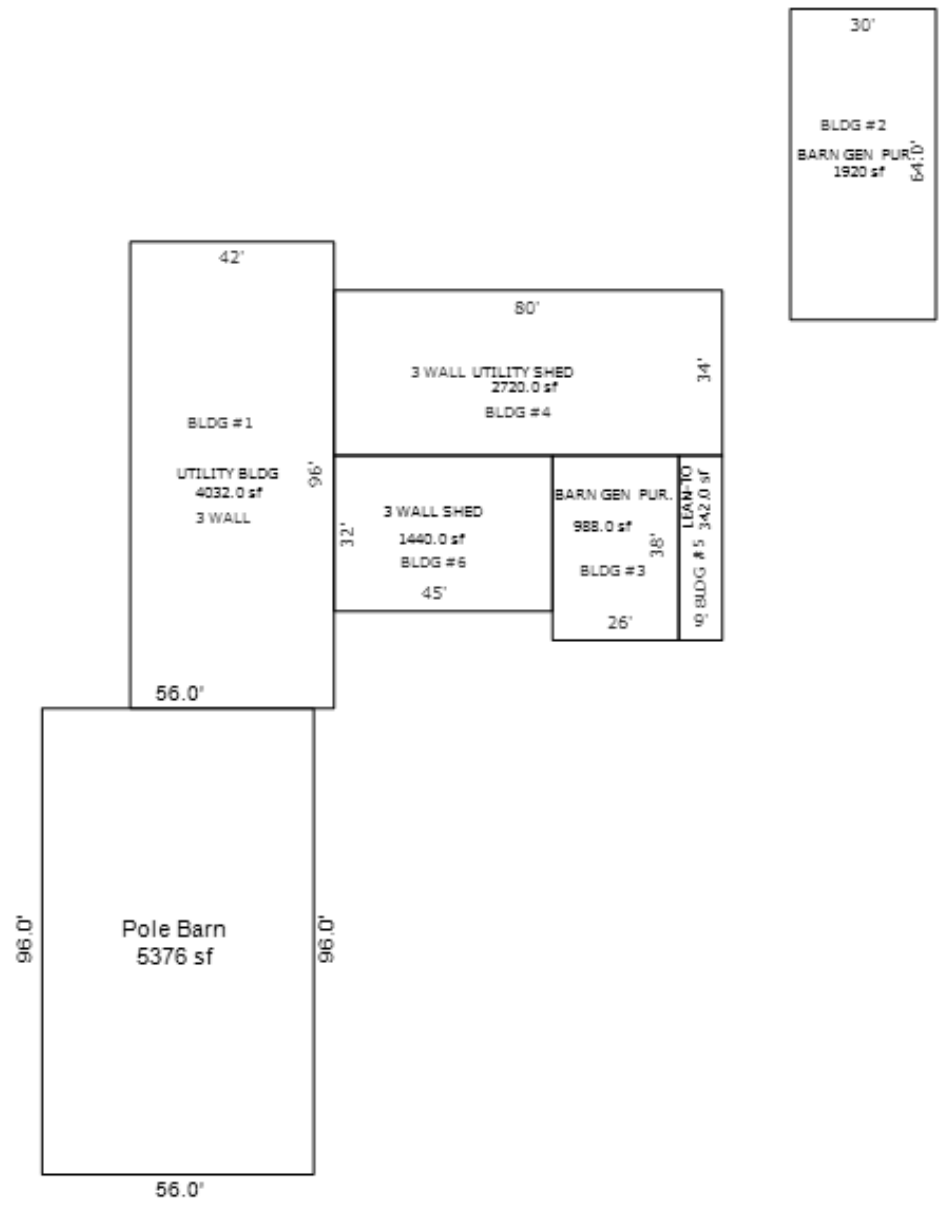
Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					306	WCP (1 Story)		
	Building Style: 1.75S		Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace					96	CGEP (1 Story)		
	Yr Built 1914		Trim & Decoration		(12) Electric					110	WPP		
	Remodeled 1968		Ex Ord X Min		100 Amps Service					54	CCP (1 Story)		
	Condition: Average		Size of Closets		No./Qual. of Fixtures								
	Room List		Lg Ord X Small		Ex. X Ord. Min								
	Basement 1st Floor 2nd Floor 6 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 Large Avg. Small		X Plaster		(14) Water/Sewer								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
	(3) Roof		Basement: 1157 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:								
X	Gable Hip Flat Gambrel Mansard Shed		(8) Basement										
X	Asphalt Shingle		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor										
	Chimney: Brick		(9) Basement Finish										
			(10) Floor Support										
			Joists: Unsupported Len: Cntr.Sup:										
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Electric Baseboard Ground Area = 1103 SF Floor Area = 1930 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Brick Basement 1,103 Total: 203,094 121,856 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 Porches WCP (1 Story) 306 8,825 5,295 CGEP (1 Story) 96 6,496 3,898 WPP 110 2,724 1,634 CCP (1 Story) 54 1,458 875 Foundation: Basement 54 1,297 778 Built-Ins Appliance Allow. 1 1,906 1,144 Totals: 239,616 143,769 Notes: ECF (101 AGRICULTURE) 1.100 => TCV: 158,146													

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



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

Building Type	Barn - Free-Stall	Barn - General Purpose	Barn - General Purpose	Farm Utility Storage Shed	Utility Lean-Tos
Year Built	1973	1972	1950	1975	1962
Class/Construction	D,Pole	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, 276	4 Wall, 188	4 Wall, 154	4 Wall, 228	Lean-To, 92
Height	10	8	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	96 x 42 = 4032	64 x 30 = 1920	45 x 32 = 1440	80 x 34 = 2720	38 x 9 = 342
Cost New	\$ 56,368	\$ 38,361	\$ 30,614	\$ 20,917	\$ 3,154
Phy./Func./Econ. %Good	40/100/100 40.0	40/100/100 40.0	35/80/100 28.0	40/100/100 40.0	40/100/100 40.0
Depreciated Cost	\$ 22,547	\$ 15,344	\$ 8,572	\$ 8,367	\$ 1,262
+ Unit-In-Place Items	\$ 15,287	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost	/A22/UCONYMRT4A, 3,800 X 6.26 X 45 = 15,287				
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 0.700	X 0.700	X 0.700	X 0.700	X 0.700
% Good	40	40	35	40	40
Est. True Cash Value	\$ 26,484	\$ 10,741	\$ 6,000	\$ 5,857	\$ 883
Comments:	3 WALL..CONCRETE FLOOR			3 WALL	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 49965 / All Cards: 94868					



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

Building Type	Utility Lean-Tos	Farm Utility Buildings	Commodity Shelters (Hay		
Year Built	1962	2013	2013		
Class/Construction	D,Pole	D,Pole	D,Frame		
Quality/Exterior	Low Cost	Average	Average		
# of Walls, Perimeter	Lean-To, 154	4 Wall, 228	4 Wall, 304		
Height	10	10	14		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	45 x 32 = 1440	34 x 80 = 2720	96 x 56 = 5376		
Cost New	\$ 9,418	\$ 40,854	\$ 34,621		
Phy./Func./Econ. %Good	40/100/100 40.0	80/100/100 80.0	80/100/100 80.0		
Depreciated Cost	\$ 3,767	\$ 32,683	\$ 27,697		
+ Unit-In-Place Items	\$ 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		
% Good	40	80	80		
Est. True Cash Value	\$ 2,637	\$ 22,878	\$ 19,388		
Comments:	2 WALL				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 44903 / All Cards: 94868					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		256,000	10/01/2000	WD	33-TO BE DETERMINED	03-0:4973	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/01/1994 Qual. Ag.					
VANDRIE BUILDING COMPANY INC 7591 S US 131 CADILLAC MI 49601	MAP #:					
	2025 Est TCV 220,000					

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 26 T22N R8W (15*TRACT*2003) W 1/2 OF NE 1/4. 80A.	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 *								
				AGRICULTRU 66 - 120 Acres	40.00 Acres		3200	100			128,000	
				AGRICULTRU SURPLUS 2300/	40.00 Acres		2300	100			92,000	
				80.00 Total Acres						Total Est. Land Value =	220,000	

Comments/Influences
FILED FROM 3676 IN 2001 WILL NOT UNCAP



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	110,000	0	110,000			39,556C
Rolling	2024	134,000	0	134,000			38,367C
Low	2023	108,000	0	108,000			36,540C
High	2022	104,000	0	104,000			34,800C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		95,000	11/01/2002	WD	33-TO BE DETERMINED	03-0:0578	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7747 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/13/2005	20050308	Complete
	P.R.E. 100% 11/02/2004		New House	04/26/2004	20040083	Complete

Owner's Name/Address	MAP #:
ROZEVELD CARL & DEBRA 7747 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 402,122 TCV/TFA: 251.33

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
	Residentia 30 - 65	\$3700	41.00	Acres	3700	100			151,700
				41.00	Total Acres	Total Est. Land Value =			151,700

Tax Description	X	Dirt Road							
. SEC 26 T22N R8W SE 1/4 OF NW 1/4 & W 2 RDS OF NE 1/4 OF NW 1/4. 41 A.	X	Gravel Road							
Comments/Influences		Paved Road							
839-8922		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value	
		D/W/P: 4in Ren. Conc.		7.24	560	0	0	
Residential Local Cost Land Improvements			Description	Rate	Size	% Good	Cash Value	
		LAND IMPROVE 1000		1,000.00	1	95	950	
		Total Estimated Land Improvements True Cash Value =						950



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

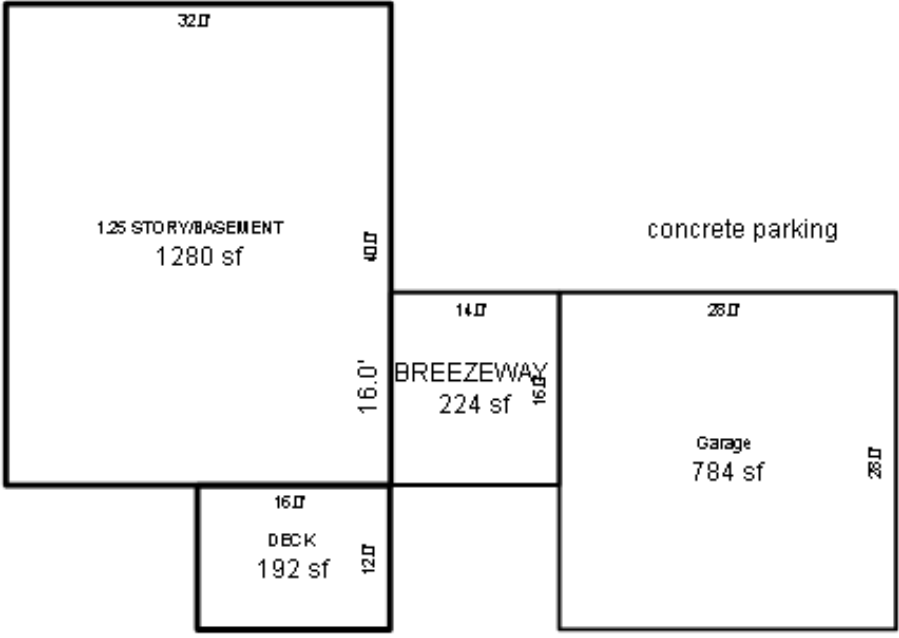
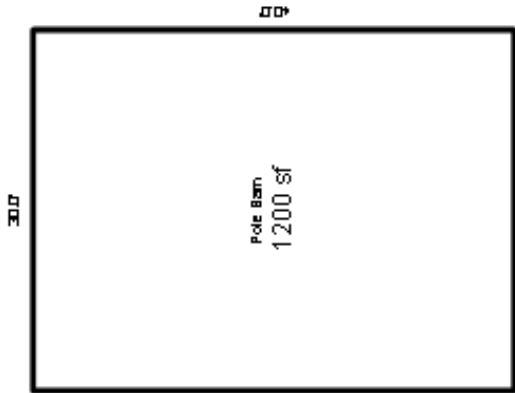
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	75,900	125,200	201,100			112,362C
2024	61,500	107,400	168,900			108,984C
2023	49,200	104,100	153,300			103,795C
2022	36,900	95,800	132,700			98,853C

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

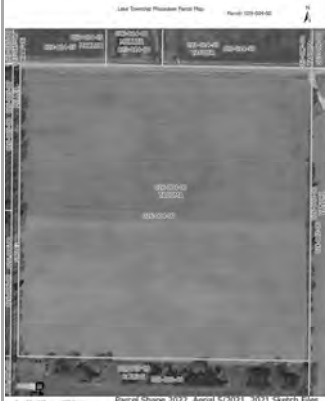
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 224	Type Treated Wood Brzwy, FW	Year Built: 2004 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 700 % 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: 15 Floor Area: 1,600 Total Base New : 266,815 Total Depr Cost: 226,793 Estimated T.C.V: 249,472			E.C.F. X 1.100		Bsmnt Garage:																		
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1280 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls CD		Blt 2004																		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost														
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			1.25 Story			Siding	Basement	1,280	Total:	183,794	156,225													
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments																				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			X	Ave.		1	3 Fixture Bath	Plumbing																		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2			Average Fixture(s)			Average Fixture(s)			1			1,212			1,030											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			2 Fixture Bath			Softener, Auto			3			3,805			3,234											
(2) Windows		Many	X	Large			2			Softener, Manual			Solar Water Heat			No Plumbing			1000 Gal Septic			1			4,485			3,812					
X	Avg.	X	Avg.	Small			2			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			1			5,560			4,726					
	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			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			249,472								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			249,472							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			249,472								
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			249,472								
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			249,472								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOETJE CHARLES	TACOMA ROY & MARILYN TRUS	0	04/04/2022	WD	16-LC PAYOFF	2022-01123	PROPERTY TRANSFER	0.0				
TACOMA ROY & MARILYN TRUS	STATE OF MICHIGAN	0	10/05/2018	OTH	03-ARM'S LENGTH	2018-03244	PROPERTY TRANSFER	0.0				
KOETJE CHARLES LE	TACOMA ROY & MARILYN TRUS	144,300	03/02/2018	LC	03-ARM'S LENGTH	2018-00630	PROPERTY TRANSFER	0.0				
KOETJE CHARLES	TACOMA ROY & MARILYN TRUS	144,300	03/01/2018	LC	16-LC PAYOFF	2018-02206	PROPERTY TRANSFER	0.0				
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status		
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 03/02/2018 Qual. Ag.								
Owner's Name/Address		MAP #:		2025 Est TCV 121,600								
TACOMA ROY & MARILYN TRUSTS 454 W BLUE RD FALMOUTH MI 49632		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description		Public Improvements		* Factors *								
. SEC 26 T22N R8W NE 1/4 OF NW 1/4 EXC W 2 RDS THEREOF. 39 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		AGRICULTRU 30 - 65 ACRES	38.00	Acres	3200	100				121,600
		Paved Road		AGRICULTRU ROW	1.00	Acres	0	100				0
		Storm Sewer		39.00 Total Acres Total Est. Land Value = 121,600								
		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	60,800	0	60,800			25,369C	
		TPC 04/30/2021 INSPECTED		2024	74,100	0	74,100				24,607C	
		TPC 05/06/2018 INSPECTED		2023	66,500	0	66,500				23,436C	
		TPC 12/27/2017 INSPECTED		2022	65,300	0	65,300				22,320C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER RICK E	MILLER RICK E & JULIA A	0	08/24/2022	QC	09-FAMILY	2022-02702	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7811 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/17/2013	2013-0448	100%
	P.R.E. 100% 06/05/1996					

Owner's Name/Address	MAP #:
MILLER RICK E & JULIA A 7811 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 267,683 TCV/TFA: 242.47

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 26 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 EXC W 1/2 OF W1/2 THEREOF. 15 A.	X		* Factors *			
			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			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 3.5 Concrete	6.07	480 0	0
			Residential Local Cost Land Improvements			
	X	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 =				950

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

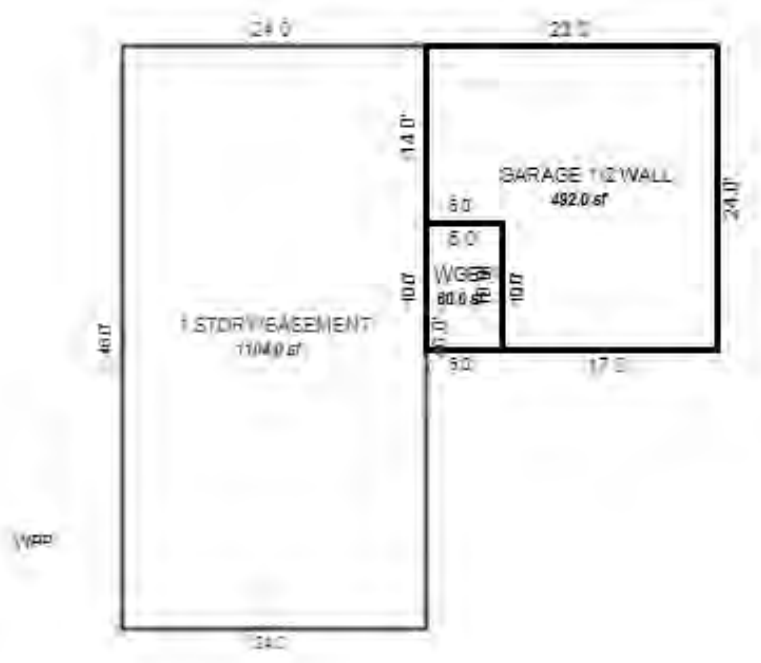
	Who	When	What	2025	37,500	96,300	133,800			74,770C
	TPC 12/27/2017	INSPECTED		2024	22,500	82,700	105,200			72,522C
	TPC 11/15/2013	INSPECTED		2023	21,000	80,200	101,200			69,069C
				2022	15,000	73,700	88,700			65,780C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 192	Type CGEP (1 Story) WPP	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 492 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 30 Floor Area: 1,104 Total Base New : 249,006 Total Depr Cost: 174,303 Estimated T.C.V: 191,733		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 = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD		Blt 1978	
Yr Built 1978	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			200 Amps Service		Building Areas		Depr. Cost		
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.	Many X Ave. Few			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Basement 1,104		144,583 101,209		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer		Other Additions/Adjustments		900 29,664 20,765			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Public Water Public Sewer Water Well		Basement Living Area Basement, Outside Entrance, Below Grade		1 2,130 1,491			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Average Fixture(s) 3 Fixture Bath		848 2,663	
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:		Water/Sewer		Average Fixture(s) 3 Fixture Bath		848 2,663	
X	Many Avg. X Few	Large Avg. X Small		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic		Porches		Average Fixture(s) 3 Fixture Bath		848 2,663	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic		Garages		Average Fixture(s) 3 Fixture Bath		848 2,663	
(3) Roof		(10) Floor Support		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Average Fixture(s) 3 Fixture Bath		848 2,663	
X	Gable Hip Flat	Gambrel Mansard Shed		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Base Cost		Average Fixture(s) 3 Fixture Bath		848 2,663	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Common Wall: 1 Wall		Average Fixture(s) 3 Fixture Bath		848 2,663	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Class: CD Exterior: Pole (Unfinished)		Average Fixture(s) 3 Fixture Bath		848 2,663	
		Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Base Cost		Average Fixture(s) 3 Fixture Bath		848 2,663	
		Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Built-Ins		Average Fixture(s) 3 Fixture Bath		848 2,663	
		Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Appliance Allow.		Average Fixture(s) 3 Fixture Bath		848 2,663	
		Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Notes: RAISED RANCH		Average Fixture(s) 3 Fixture Bath		848 2,663	
		Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Average Fixture(s) 3 Fixture Bath		848 2,663	
		Joists: Unsupported Len: Cntr.Sup:		900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Totals:		Average Fixture(s) 3 Fixture Bath		848 2,663	

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

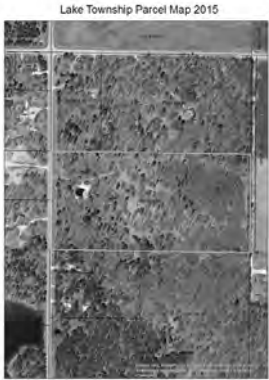


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILES BEVERLY K	STILES BEVERLY KAY	0	09/03/2021	QC	09-FAMILY	2021-03054	OTHER	0.0

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% 04/11/1997					
STILES BEVERLY KAY 4341 S DICKERSON ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 72,150					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 18 -29 @\$3700	19.50	Acres	3700	100				72,150
				Residentia ROAD @ ZERO	0.50	Acres	0	100				0
				20.00 Total Acres			Total Est. Land Value =					72,150

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



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2025	36,100	0	36,100			9,225C
	Low	2024	29,300	0	29,300			8,948C
	High	2023	25,400	0	25,400			8,522C
	Landscaped	2022	19,500	0	19,500			8,117C
X	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PALMER CONNIE JO	COX ALLISON A	1	07/25/2013	WD	09-FAMILY	2013-02501 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4041 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	10/24/2006	20060386	Complete

Owner's Name/Address	MAP #:
COX ALLISON A 2116 LAKESHORE DR MUSKEGON MI 49441	2025 Est TCV 124,899 TCV/TFA: 154.01

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

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	330.00	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		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Metal Prefab	23.75	49	25	291	
Total Estimated Land Improvements True Cash Value =					291

Comments/Influences	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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2025	14,900	47,500	62,400			32,861C
TPC 05/06/2018	INSPECTED		2024	14,900	40,800	55,700			31,873C
TPC 12/27/2017	INSPECTED		2023	11,600	39,700	51,300			30,356C
			2022	8,300	36,500	44,800			28,911C

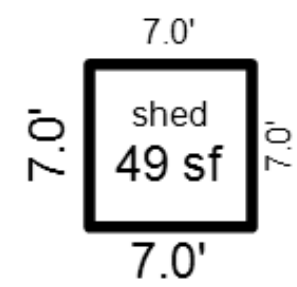
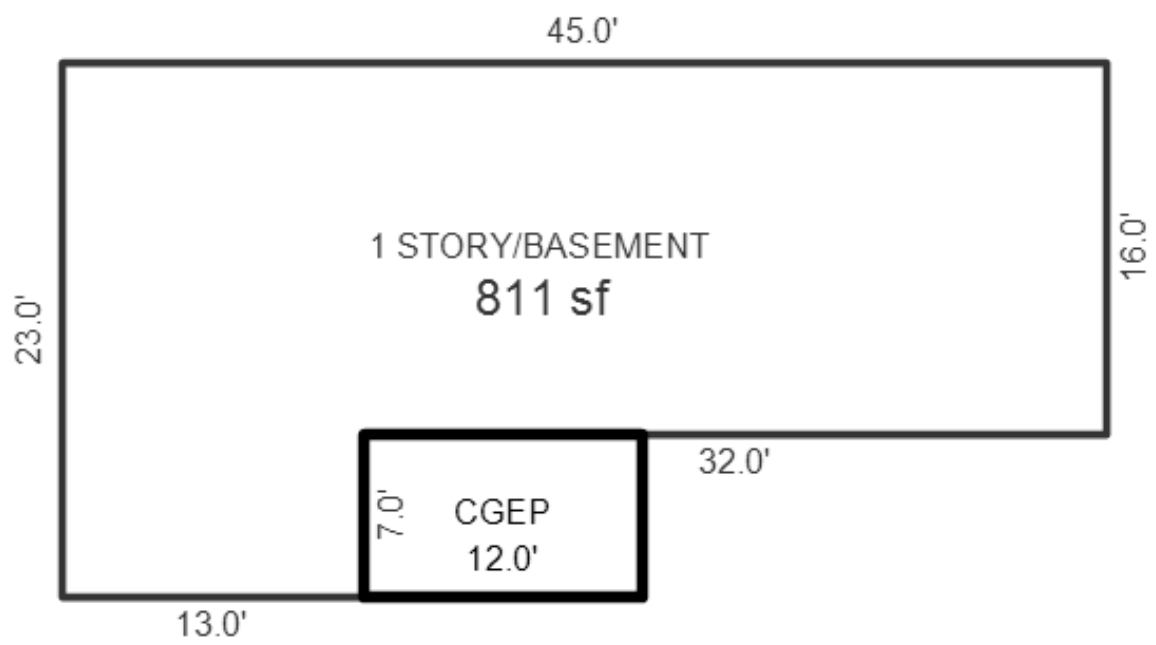
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 811 Total Base New : 143,798 Total Depr Cost: 86,280 Estimated T.C.V: 94,908		84 CGEP (1 Story)		E.C.F. X 1.100													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 811 SF Floor Area = 811 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C		Blt 1965														
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
1965	0	Ex	X	Ord		Min	No. of Elec. Outlets			1 Story		Siding		Basement		811		125,489		75,295						
Condition: Average		Lg		X	Ord		(13) Plumbing			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877				
Room List		Doors			Solid	X	H.C.	Average Fixture(s)			Porches		CGEP (1 Story)		Built-Ins		Appliance Allow.		Totals:		143,798		86,280			
1	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,455		873						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Basement: 811 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		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		2,648		1,589				
(2) Windows		(7) Excavation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Water/Sewer		Solar Water Heat		1000 Gal Septic		1		2,648		1,589			
X	Many Avg. Few	X	Large Avg. Small	Basement: 811 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877	
X	Wood Sash Metal Sash Vinyl Sash	X Drywall		(9) Basement Finish			1			Average Fixture(s)			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support			1			Average Fixture(s)			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877	
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			Average Fixture(s)			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877	
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		1			Average Fixture(s)			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877		
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1			Average Fixture(s)			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877	
Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:		Lump Sum Items:			1			Average Fixture(s)			Plumbing		Water/Sewer		Solar Water Heat		1000 Gal Septic		1		4,795		2,877	

*** 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: S DICKERSON RD
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: KING LARRY WELLS
 40315 FIRESTEEL DR
 STERLING HEIGHTS MI 48313
 2025 Est TCV 125,060

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 30 - 65	3700	33.80	Acres	3700	100			125,060
* Factors * 33.80 Total Acres Total Est. Land Value = 125,060											

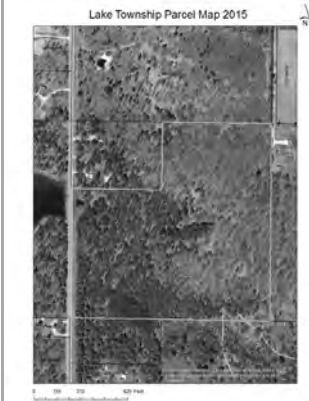
Tax Description: . SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N
 450 FT OF W 600 FT. 33.8017 A.
 Comments/Influences:

- 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
- 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	62,500	0	62,500			20,318C
2024	50,700	0	50,700			19,708C
2023	40,600	0	40,600			18,770C
2022	30,400	0	30,400			17,877C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILES BEVERLY K	STILES BEVERLY KAY	0	09/03/2021	QC	09-FAMILY	2021-03055	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4341 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
STILES BEVERLY KAY 4341 S DICKERSON LAKE CITY MI 49651	MAP #: 2025 Est TCV 61,500 TCV/TFA: 54.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *							
SEC 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/FF 300.00 749.96 0.9036 1.1702 90 100 28,549							
		Paved Road		300 Actual Front Feet, 5.17 Total Acres Total Est. Land Value = 28,549							

Land Improvement Cost Estimates	X	Description	Rate	Size	% Good	Cash Value
Total Estimated Land Improvements True Cash Value =						4,130

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	14,300	16,500	30,800			15,657C

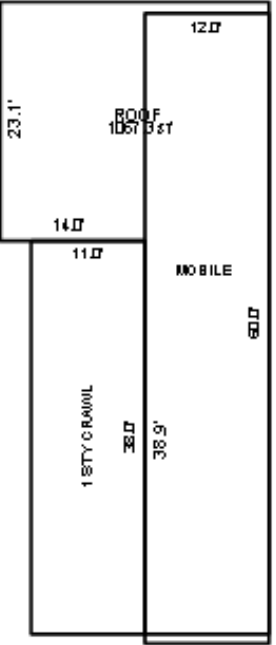
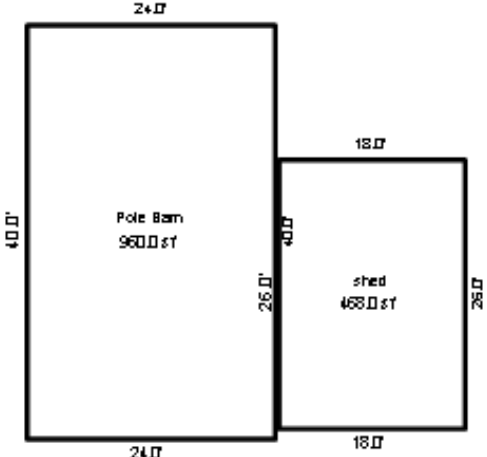


Who	When	What	2025	14,300	16,500	30,800			15,657C
TPC	09/18/2018	INSPECTED	2024	14,300	16,700	31,000			15,187C
TPC	12/27/2017	INSPECTED	2023	11,100	17,900	29,000			14,464C
TPC	05/18/2015	INSPECTED	2022	7,500	14,900	22,400			13,776C

*** Information herein deemed reliable 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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1067	Type Roof Cover Onl	Year Built: 1964 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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home			(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 45 Floor Area: Total Base New : 102,935 Total Depr Cost: 36,026 Estimated T.C.V: 28,821			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Town Home																
Duplex																
A-Frame																
X Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: HUD		Trim & Decoration														
Yr Built 1964	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		(5) Floors		(12) Electric												
1st Floor		Kitchen:		0 Amps Service												
2nd Floor		Other:														
Bedrooms		Other:														
(1) Exterior		No./Qual. of Fixtures														
Wood/Shingle		X	Ex.		Ord.	Min										
X Aluminum/Vinyl		No. of Elec. Outlets														
Brick		Many	X	Ave.		Few										
Insulation		(13) Plumbing														
(2) Windows		Average Fixture(s)														
Many		1														
Avg.		3 Fixture Bath														
X Few		2 Fixture Bath														
Large		Softener, Auto														
Avg.		Softener, Manual														
X Small		Solar Water Heat														
Wood Sash		No Plumbing														
Metal Sash		Extra Toilet														
Vinyl Sash		Extra Sink														
Double Hung		Separate Shower														
Horiz. Slide		Ceramic Tile Floor														
Casement		Ceramic Tile Wains														
Double Glass		Ceramic Tub Alcove														
Patio Doors		Vent Fan														
Storms & Screens		(14) Water/Sewer														
(3) Roof		Public Water														
X Gable		Public Sewer														
Hip		Water Well														
X Gambrel		1 1000 Gal Septic														
Mansard		2000 Gal Septic														
Flat		Lump Sum Items:														
X Asphalt Shingle		(10) Floor Support														
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.
MORRIS ANNETTE MARIE ESTA	MORRIS-SIMS AMBER H	1	02/08/2021	QC	09-FAMILY	2021-00628	DEED	0.0
MORRIS ANNETTE M & MORRIS	MORRIS-SIMS AMBER H &	0	02/02/2021	QC	09-FAMILY	2021-00629	PROPERTY TRANSFER	0.0
MORRIS ANNETTE M	MORRIS ANNETTE M ETAL	0	12/28/2010	QC	09-FAMILY	2010-5577QC	PROPERTY TRANSFER	0.0
STILES FREDERICK GEROGE &	MORRIS ANNETTE M	19,500	10/10/2010	WD	03-ARM'S LENGTH	2010-5576	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4301 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	12/13/2011	2011-0654	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MORRIS-SIMS AMBER H & MORRIS LANCE ELRIC 8131 S CALL RD MC BAIN MI 49657	2025 Est TCV 49,436 TCV/TFA: 41.20

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	150.00	299.98	1.0746	0.9306	90	100	13,500
			150 Actual Front Feet, 1.03 Total Acres						Total Est. Land Value =	13,500

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value	
. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	LAND IMPROVE 1000	0.00	0 95	
		Gas			950	
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		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
	X	Level	2025	6,800	17,900	24,700			12,831C
		Rolling	2024	6,800	18,200	25,000			12,446C
		Low	2023	5,300	19,800	25,100			11,854C
		High	2022	3,800	16,400	20,200			11,290C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



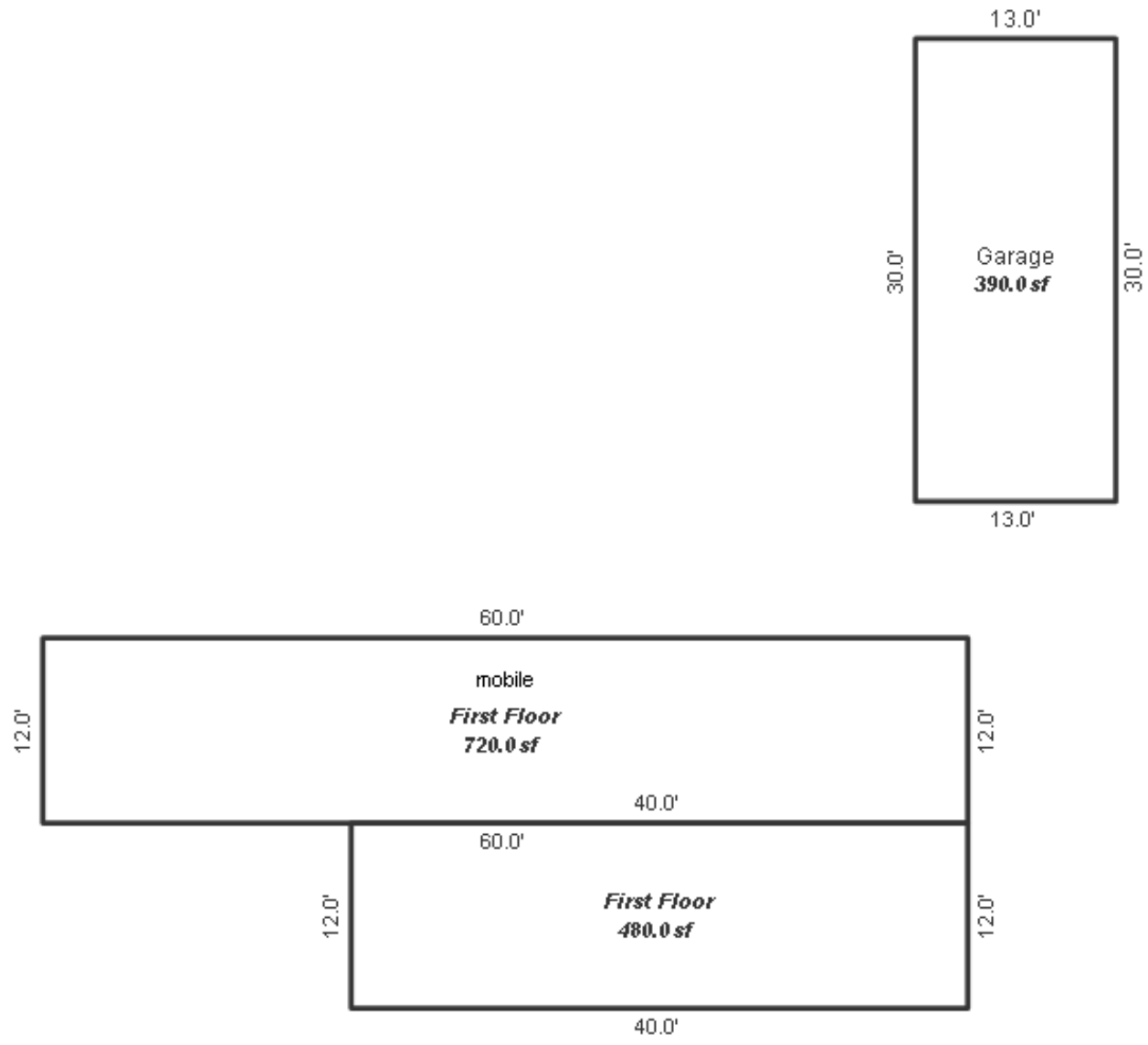
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/18/2018	INSPECTED	2024	6,800	18,200	25,000			12,446C
TPC	12/27/2017	INSPECTED	2023	5,300	19,800	25,100			11,854C
TPC	05/18/2015	INSPECTED	2022	3,800	16,400	20,200			11,290C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 880	Type Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior														
Building Style: HUD			Drywall Paneled		Plaster Wood T&G											
Yr Built 1967 ADD		Remodeled 2012		Trim & Decoration												
Condition: Average			Ex	X	Ord		Min									
Room List		Size of Closets														
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.		Central Air Wood Furnace								
(1) Exterior		(5) Floors														
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings														
Insulation		(7) Excavation														
(2) Windows		(8) Basement														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 480 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		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(10) Floor Support														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well														
		1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Mobile Home HUD														
		(11) Heating System: Forced Warm Air														
		Ground Area = 1200 SF Floor Area = 1200 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	Comp.Shingle	720											
		Addition	Siding	Crawl	480											
		Total:				82,279	28,797									
		Other Additions/Adjustments														
		Skirting, Metal or Vinyl, Vertical					144	1,613	565							
		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					390	16,778	5,872							
		Built-Ins														
		Appliance Allow.					1	2,727	954							
		Deck														
		w/Roof (Roof portion)					880	13,165	4,608							
		Totals:					124,955	43,733								
		Notes: 1967 ROLO HOME MOBILE S/N 22462														
		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY:														

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



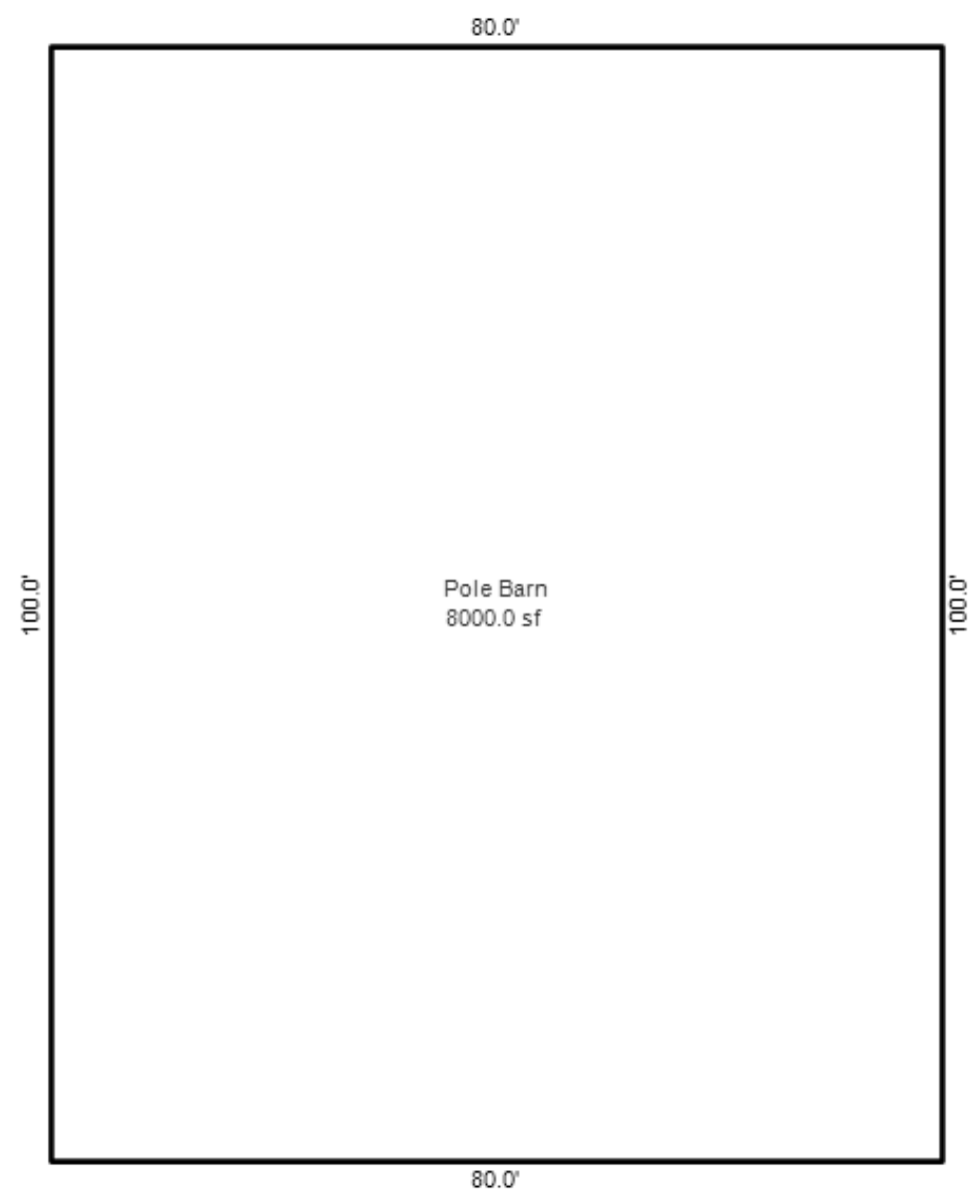
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 01/03/2025							
Owner's Name/Address		MAP #:		2025 Est TCV 89,608							
PARKER TYRRELL JAMES 7878 W BLUE 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 26 T22N R8W PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P123 EXC BEG 90 FT W OF SE COR TH W 208.71 FT, N 208.71FT, E208.71 FT, S 208.71 FT TO POB 17.9091 AC SPLIT ON 01/03/2025 FROM 009-026-011-00; 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
				Residentia PARTOF>80@	\$3700	17.91 Acres	3700	100			66,263
				17.91 Total Acres Total Est. Land Value =					66,263		
80X120 STEEL FRAME WAREHOUSE U/C FOR 00 WITH USED MATERIALS USED CAL 128 FOR PRICING. Split/Comb. on 01/03/2025 completed 01/03/2025 TIM		Topography of Site									
Lake Township Plat No. Parcel 009-026-011-00; -011-01,		X Level									
----- 8 completed ; 6-011-00; -011-50;		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	33,100	11,700	44,800			37,590C			
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			



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

Building Type	Barn - General Purpose			
Year Built	1978			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 360			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	100 x 80 = 8000			
Cost New	\$ 143,440			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 25,102			
+ 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	\$ 23,345			
Comments:	DEFERRED MAINTENANCE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 23345 / All Cards: 23345				



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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			
7670 W BLUE RD X 300		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
PARKER TYRRELL JAMES 7878 W BLUE RD LAKE CITY MI 49651		2025 Est TCV 171,079 TCV/TFA: 84.99									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 26 T22N R8W E 624 FT OF NE 1/4 OF SW 1/4. SPLIT ON 12/20/2018 PART TO 026-011-50 FORMERLY SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A. Split/Combined on 01/03/2025 from 009-026-011-00; Comments/Influences Split/Comb. on 01/03/2025 completed 01/03/2025 TIM ; Parent Parcel(s): 009-026-011-00; Child Parcel(s): 009-026-011-01, 009-026-011-45;		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		Residentia PARTOF>80@\$3700	1.00 Acres	3700	100				3,700
		Paved Road		1.00 Total Acres Total Est. Land Value = 3,700							
		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								
		X	Wooded								
		X	Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	1,900	83,600	85,500			75,407C
		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

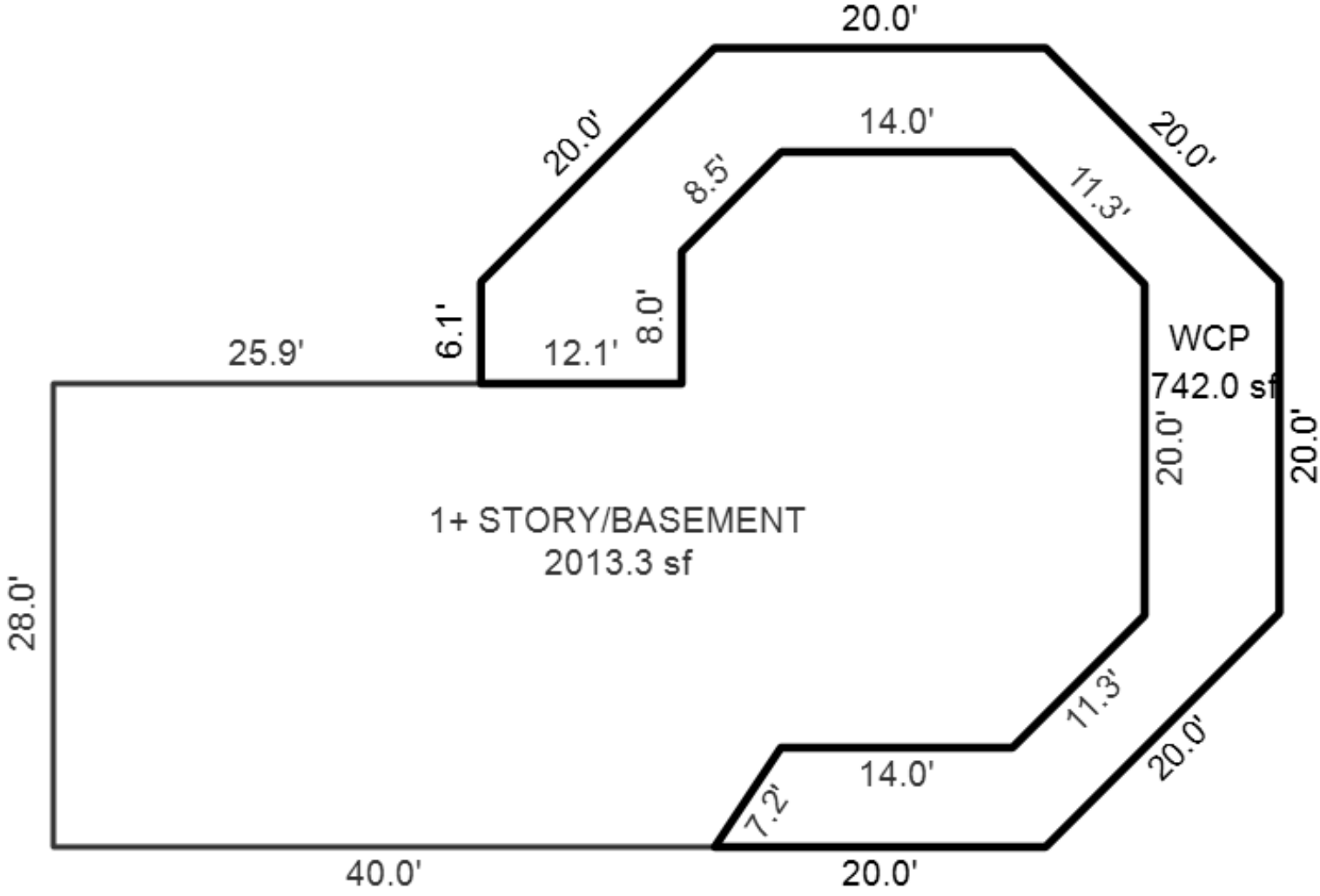


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									742	WCP (1 Story)				
Building Style: 1S			Drywall Paneled																
Yr Built 1978			Plaster Wood T&G																
Remodeled 0			Trim & Decoration																
Condition: Average			Ex	X	Ord														
Room List			Lg	X	Ord														
	Basement 1st Floor 2nd Floor 2 Bedrooms		Small																
(1) Exterior			Doors		Solid	X	H.C.												
(2) Windows			(5) Floors																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:																
(3) Roof			(6) Ceilings																
	Gable Hip Flat	X	(7) Excavation																
	Gambrel Mansard Shed		Basement: 2013 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Asphalt Shingle		(8) Basement																
Chimney:			8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(10) Floor Support			(9) Basement Finish																
Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer																
Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
Notes:			(12) Electric																
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			125 Amps Service																
Cost Est. for Res. Bldg: 1 Single Family 1S			No./Qual. of Fixtures																
(11) Heating System: Forced Air w/ Ducts			Ex.	X	Ord.		Min												
Ground Area = 2013 SF Floor Area = 2013 SF.			Many	X	Ave.		Few												
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			(13) Plumbing																
Building Areas			Average Fixture(s)																
Stories Exterior Foundation Size Cost New Depr. Cost			3 Fixture Bath																
1+ Story Siding Basement 2,013 Total: 220,667 121,367			2 Fixture Bath																
Other Additions/Adjustments			Softener, Auto																
Recreation Room 1200 21,456 11,801			Softener, Manual																
Basement, Outside Entrance, Below Grade 1 1,798 989			No Plumbing																
Plumbing			Extra Toilet																
3 Fixture Bath 1 3,199 1,759			Extra Sink																
Water/Sewer			Separate Shower																
1000 Gal Septic 1 4,203 2,312			Ceramic Tile Floor																
Water Well, 50 Feet 1 2,462 1,354			Ceramic Tile Wains																
Garages			Ceramic Tub Alcove																
Class: D Exterior: Pole (Unfinished)			Vent Fan																
Basement Garage: 2 Car 1 3,229 1,776			(14) Water/Sewer																
Built-Ins			Public Water																
Appliance Allow. 1 1,615 888			Public Sewer																
Porches			Water Well																
WCP (1 Story) 742 18,031 9,917			1000 Gal Septic																
Totals: 276,660 152,163			2000 Gal Septic																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	74,000	01/09/2019	WD	32-SPLIT VACANT	2019-00071	PROPERTY TRANSFER	100.0

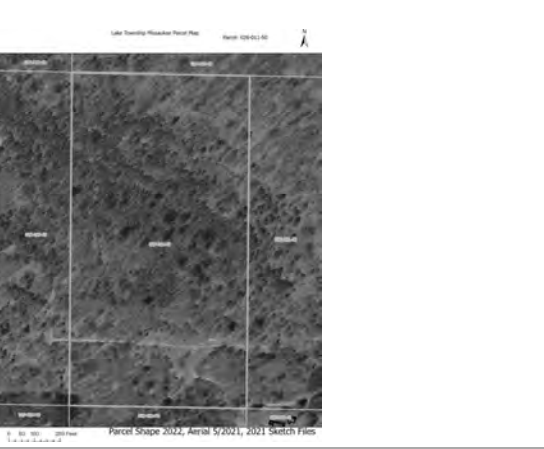
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/11/2019					
Owner's Name/Address	MAP #:					
PARKER TYRRELL JAMES 7878 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 79,375					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
			Description	Frontage	Depth	Value
			Residentia PARTOF>40@	3700	20.93 Acres	77,448
					20.93 Total Acres	77,448

Tax Description	Land Improvement Cost Estimates			
SEC 26 T22N R8W NE 1/4 OF SW 1/4 EXC E 624 FT THOF. SPLIT ON 12/20/2018 FROM 009-026-011-00; FORMERLY PART OF SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.	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
 Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ;
 Parent Parcel(s): 009-026-011-00;
 Child Parcel(s): 009-026-011-50;

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




- Topography of Site
- 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	38,700	1,000	39,700			22,570C
2024	31,400	1,000	32,400			21,892C
2023	25,100	900	26,000			20,850C
2022	19,000	0	19,000			19,000S

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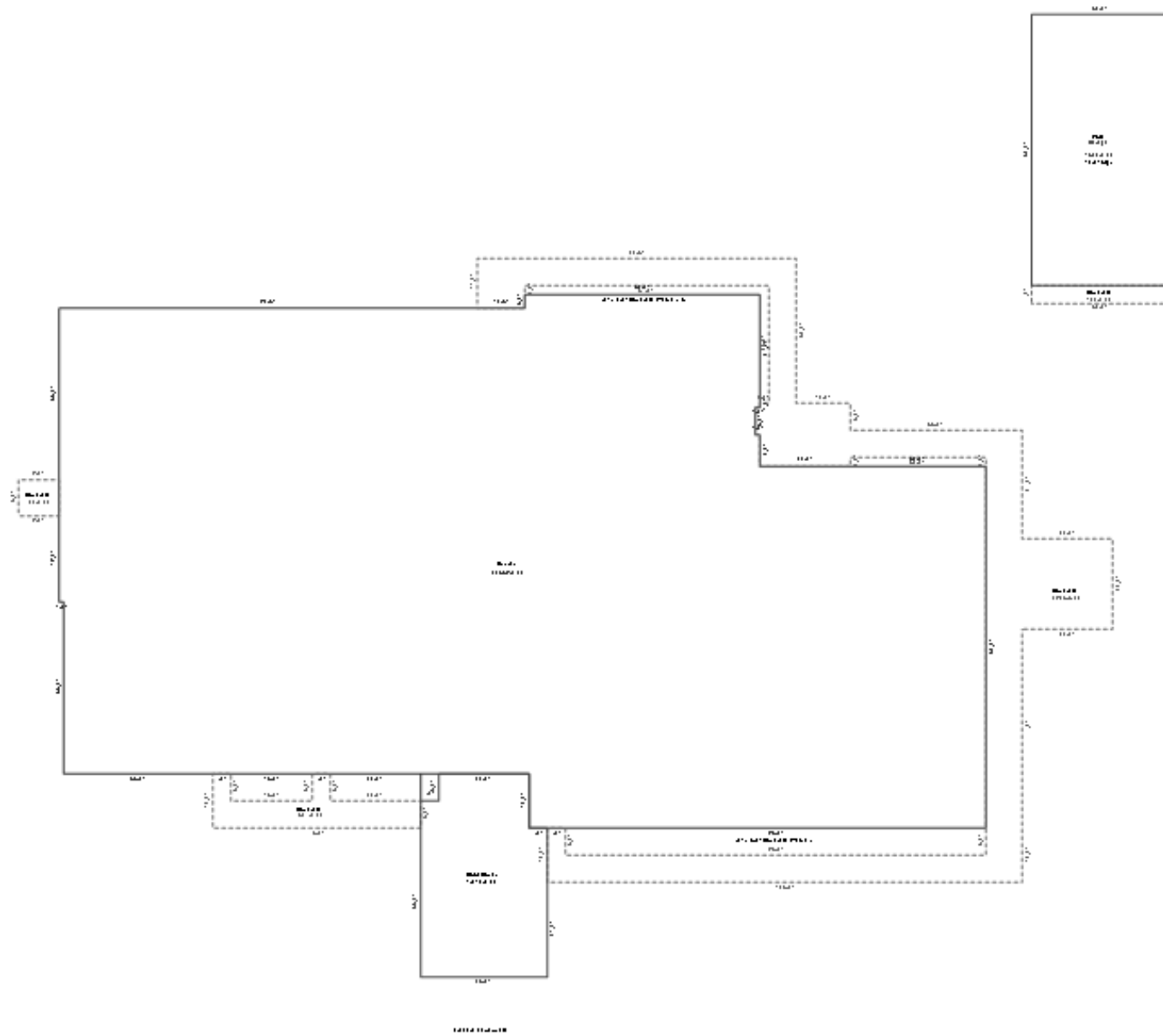
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status		
7700 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		06/28/2019	2019-0296	100%		
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 0 TCV/TFA: 0.00					
FAITH CHRISTIAN FELLOWSHIP K/N/A LIVING LIGHT CHRISTIAN CHURCH 7700 W BLUE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Tax Description		Public Improvements		* Factors *						
. SEC 26 T22N R8W W 696 FT OF SE 1/4 OF SW 1/4 EXC BEG 690FT W OF S 1/4 POST TH N 316 FT W 312 FT S 316 FT E 312 FT TO POB. 18.8275 A.		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	COMMERCIAL 20A M/L 3700 18.83 Acres 3700 100					69,664	
MICHIGAN ID # 800788285 NEW STEEL; FRAME WAREHOUSE..USED MATERIALS U/C 80X120 CAL 128		X	Gas Curb Street Lights Standard Utilities Underground Utils.	18.83 Total Acres Total Est. Land Value =					69,664	
		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		
				D/W/P: Asphalt Paving	2.71	32500	100	88,075		
				Total Estimated Land Improvements True Cash Value =				88,075		
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 08/27/2019	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC 12/27/2017	INSPECTED		2023	0	0	0		0
		TPC 05/18/2015	INSPECTED		2022	0	0	0		0

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

Desc. of Bldg/Section: Calculator Occupancy: Auditoriums		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 648 Base Rate for Upper Floors = 118.07 (10) Heating system: Package Heating & Cooling Cost/SqFt: 22.70 100% Adjusted Square Foot Cost for Upper Floors = 140.77 Total Floor Area: 20,689 Base Cost New of Upper Floors = 2,912,390 Reproduction/Replacement Cost = 2,912,390 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 1,747,434 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 1,572,691 Replacement Cost/Floor Area= 140.77 Est. TCV/Floor Area= 76.02										
Class: D Floor Area: 20,689 Gross Bldg Area: 22,489 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>						High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low								
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 20689 Ave. Perimeter: 648 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										
Year Built Remodeled												
Overall Bldg Height												
Comments: REVIEW FILE FOR HISTORICAL PERMITS -TIM												

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:			Hand Fired Boiler								

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



*** 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: 1,800 Gross Bldg Area: 22,489 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 180 Base Rate for Upper Floors = 26.11 Adjusted Square Foot Cost for Upper Floors = 26.11	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 1,800 Base Cost New of Upper Floors = 46,998 Reproduction/Replacement Cost = 46,998 Eff. Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 45,118	
Year Built Remodeled Overall Bldg Height Comments:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 40,606 Replacement Cost/Floor Area= 26.11 Est. TCV/Floor Area= 22.56	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1800 Ave. Perimeter: 180 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Average	
		2-Piece Baths		Water Heaters		Many Many	
		Shower Stalls		Wash Fountains		Unfinished Unfinished	
		Toilets		Water Softeners		Typical Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARJU ROBERT W & VIRGINIA	HARJU ROBERT W & VIRGINIA	0	08/08/2022	QC	09-FAMILY	2022-02574	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7690 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
HARJU ROBERT W & VIRGINIA M 7690 W BLUE ROAD LAKE CITY MI 49651	2025 Est TCV 165,175 TCV/TFA: 122.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 26 T22N R8W BEG 690 FT W OF SE COR OF SE 1/4 OF SW 1/4 N 316 FT W 312 FT S 316 FT E 312 FT TO BEG. 2.2634 A.	X		A 200' @ 90/FF	312.00	316.00	23,688
			312 Actual Front Feet, 2.26 Total Acres			23,688

Comments/Influences	X	Public Improvements	* Factors *				Cash Value
			Description	Rate	Size % Good	Reason	
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					
			Wood Frame	22.35	180 50	2,011	
			Total Estimated Land Improvements True Cash Value = 2,011				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2025	11,800	70,800	82,600			45,843C
		High	2024	11,800	60,900	72,700			44,465C
		Landscaped	2023	9,200	58,900	68,100			42,348C
		Swamp	2022	7,800	53,800	61,600			40,332C



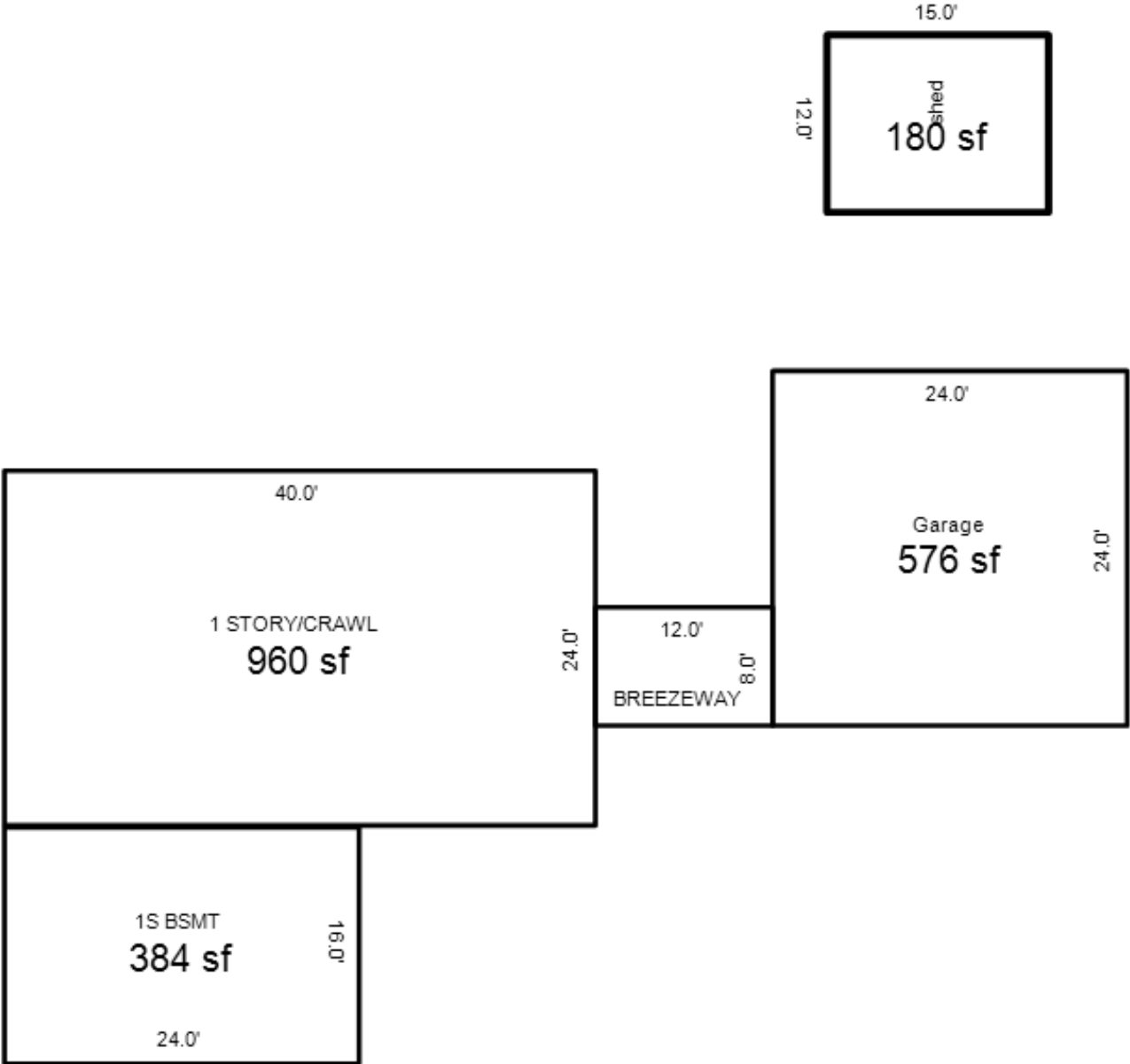
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	11,800	60,900	72,700			44,465C
TPC	12/27/2017	INSPECTED	2023	9,200	58,900	68,100			42,348C
TPC	05/21/2013	INSPECTED	2022	7,800	53,800	61,600			40,332C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Brzwy, FW	Year Built: 1971 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,344 Total Base New : 195,073 Total Depr Cost: 126,796 Estimated T.C.V: 139,476		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1971			
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1344 SF		Floor Area = 1344 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story	Siding	Crawl Space	960				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story	Siding	Basement	384				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 2,122 788	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.		Plumbing		Water/Sewer		1000 Gal Septic		1 4,485 2,915	
	Insulation	(8) Basement		1			2 Fixture Bath			Garages		Water Well, 50 Feet		1 2,548 1,656			
(2) Windows		(9) Basement Finish		1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		576 19,509 12,681			
X	Many Avg. Few	X	Large Avg. Small	Basement: 384 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow.		1 1,906 1,239			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Breezeways		Frame Wall		96 5,674 3,688			
X	Storms & Screens	(14) Water/Sewer		1			Public Water Public Sewer Water Well			Totals:		195,073 126,796					
(3) Roof		(15) Fireplaces		1			Average Fixture(s)			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		139,476			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			1000 Gal Septic										
X	Asphalt Shingle	(16) Porches/Decks		1			2000 Gal Septic										
Chimney: Metal		(17) Garage		Lump Sum Items:													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HESS PETER K & CAMILLE K	SMITH DOUGLAS A & MARCELL	184,000	08/09/2018	WD	03-ARM'S LENGTH	2018-02580	PROPERTY TRANSFER	100.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	09-FAMILY	2017-03048	DEED	0.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	09-FAMILY	2017-03050	DEED	0.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	0	08/28/2008	WD	21-NOT USED/OTHER	2008/3113	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7650 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		POOL		05/28/2019		2019-0218	100%				
Owner's Name/Address		P.R.E. 100% 08/20/2018		MAP #:									
SMITH DOUGLAS A & MARCELLE A 7650 W BLUE ROAD LAKE CITY MI 49651		2025 Est TCV 267,513 TCV/TFA: 184.24											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 26 T22N R8W (4*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT, W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
99 EXEMP10' SPLIT TO 017-85 FOR 00		X	Gravel Road		A 200' @ 90/FF	156.00	622.00	1.0641	1.1167	90	100		16,683
		X	Paved Road		156 Actual Front Feet, 2.23 Total Acres Total Est. Land Value = 16,683								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Fencing: Wd, Solid, 6 ft.	30.45	40	50	609				
		X	Sewer		Fencing: Wire Mesh, #9	3.74	776	50	1,451				
		X	Electric		D/W/P: Asphalt Paving	3.06	2800	0	0				
		X	Gas		D/W/P: 5in Ren. Conc.	8.81	529	0	0				
		X	Curb		D/W/P: 3.5 Concrete	6.49	2873	0	0				
		X	Street Lights		D/W/P: Brick on Sand	17.76	174	0	0				
		X	Standard Utilities		Pool: Concrete	84.65	648	50	27,426				
		X	Underground Utils.		Wood Frame	28.43	100	50	1,421				
		X	Topography of Site		Pool Equipment	1,390.00	1	50	695				
		X	Level		Residential Local Cost Land Improvements								
		X	Rolling		Description	Rate	Size	% Good	Cash Value				
		X	Low		LAND IMPROVE 5000	5,000.00	1	100	5,000				
		X	High		Total Estimated Land Improvements True Cash Value = 36,602								
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X				2025	8,300	125,500	133,800			111,311C	
		X				2024	8,300	110,400	118,700			107,965C	
		X				2023	6,500	106,400	112,900			102,824C	
		X				2022	6,600	97,800	104,400			97,928C	

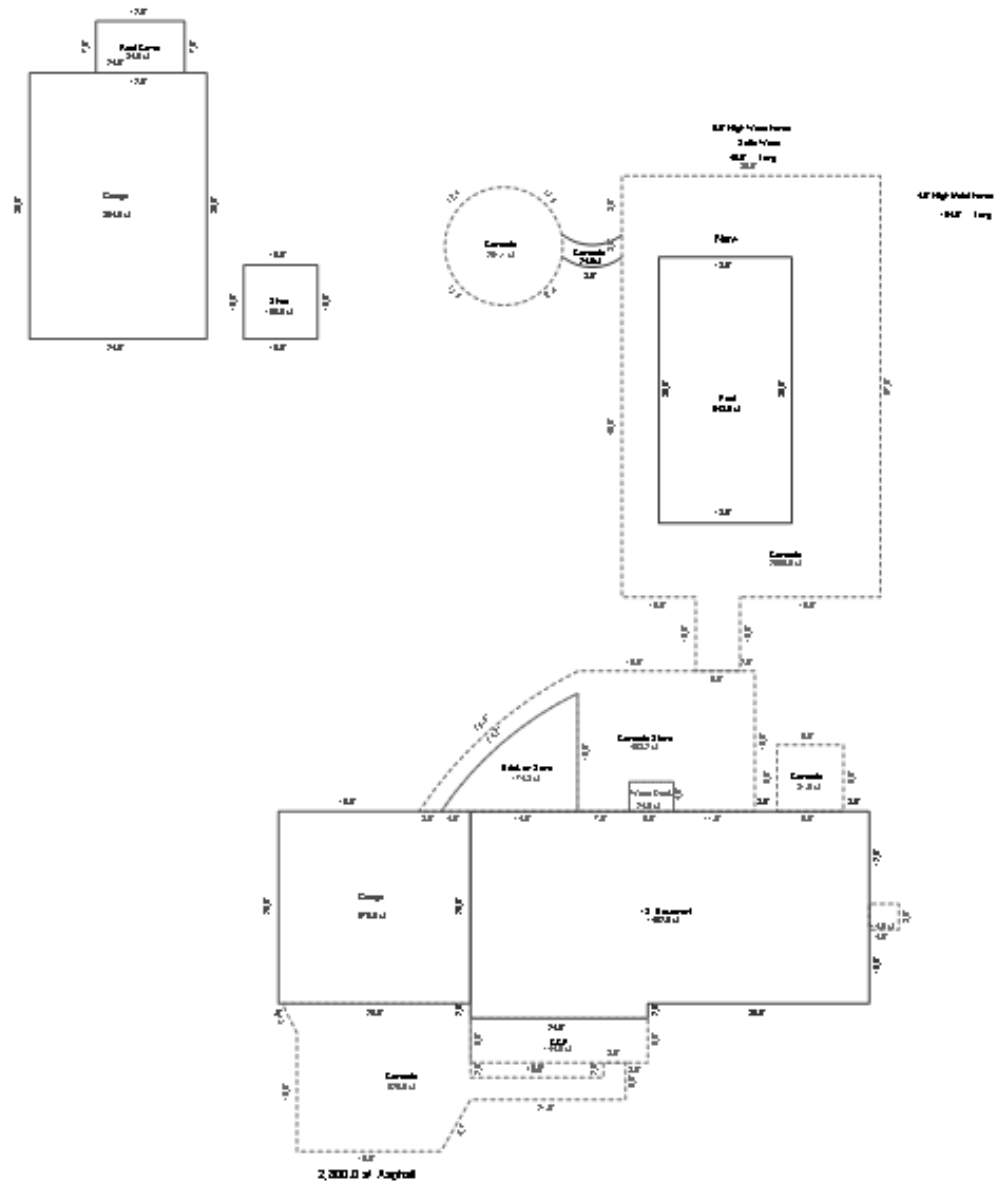


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area Type	144 CCP (1 Story) 192 Treated Wood 84 Roof Cover Onl	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Condition: Average			
Building Style: 1S		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.	Room List	
Yr Built	Remodeled	Basement		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1974		
1974 201	0	1st Floor		Kitchen:		200 Amps Service			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts					
Condition: Average		2nd Floor		Other:		No. of Elec. Outlets			Many X Ave. Few			Ground Area = 1452 SF Floor Area = 1452 SF.					
Room List		4 Bedrooms		Other:		(13) Plumbing			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
(1) Exterior		Insulation		(6) Ceilings		Average Fixture(s)			Public Water			Building Areas					
Wood/Shingle		X Drywall		(7) Excavation		1 3 Fixture Bath			Public Sewer			Stories Exterior Foundation Size Cost New Depr. Cost					
Aluminum/Vinyl		X		Basement: 1452 S.F.		1 2 Fixture Bath			Water Well			1 Story Siding Basement 1,452 Total: 206,719 134,367					
Brick		Large		Crawl: 0 S.F.		1 2 Fixture Bath			1000 Gal Septic			Recreation Room 1000 19,060 12,389					
Insulation		Small		Slab: 0 S.F.		Softener, Auto			Water Well, 50 Feet			Plumbing					
(2) Windows		Avg. X Avg.		Height to Joists: 0.0		Softener, Manual			Porches			Average Fixture(s) 1 1,455 946					
Many X Large		Few X Small		(8) Basement		Solar Water Heat			CCP (1 Story) 144 3,872 2,517								
Wood Sash				8 Conc. Block		No Plumbing			Deck			2 Fixture Bath 1 3,064 1,992					
Metal Sash				Poured Conc.		Extra Toilet			Treated Wood 192 3,971 2,581								
Vinyl Sash				Stone		Extra Sink			w/Roof (Roof portion) 84 1,551 1,008								
X Double Hung				Treated Wood		Separate Shower			Garages								
X Horiz. Slide				X Concrete Floor		Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X Casement				(9) Basement Finish		Ceramic Tile Wains			Base Cost 676 27,385 17,800								
X Double Glass				1000 Recreation SF		Ceramic Tub Alcove			Common Wall: 1 Wall 1 -2,647 -1,721								
X Patio Doors				Living SF		Vent Fan			Class: C Exterior: Pole (Unfinished)								
X Storms & Screens				Walkout Doors (B) SF		(10) Floor Support			Base Cost 864 22,041 14,327								
(3) Roof				No Floor SF		Joists:			Built-Ins								
X Gable				Walkout Doors (A) SF		Unsupported Len:			Appliance Allow. 1 2,727 1,773								
X Hip				1 1000 Gal Septic		Cntr.Sup:			Fireplaces								
X Flat				1 2000 Gal Septic					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X Asphalt Shingle																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERLAAN MATTHEW	SAWMILLER JEREMY & HILARY	127,000	08/14/2014	WD	03-ARM'S LENGTH	2014-02819	PROPERTY TRANSFER	100.0
VANDERLAAN MATTHEW		0	01/28/2011	CD	11-FROM LENDING INSTITUT	2011-333CD	PROPERTY TRANSFER	100.0
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	09-FAMILY	2011-332WD	PROPERTY TRANSFER	100.0
FANNIE MAE	COVENANT CAPITAL	60,000	07/14/2010	CD	21-NOT USED/OTHER	2010-2884CD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7600 W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/19/2014					
	MAP #:					
	2025 Est TCV 290,197 TCV/TFA: 199.86					

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
					Residentia 8 - 17 @ \$5000	9.46 Acres		5000	100				47,275
					9.46 Total Acres Total Est. Land Value = 47,275								

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
20900529 \$125,000		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Residential Local Cost Land Improvements						
		Description	Rate	Size	% Good	Cash Value		
		D/W/P: Asphalt Paving	3.06	4000	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						

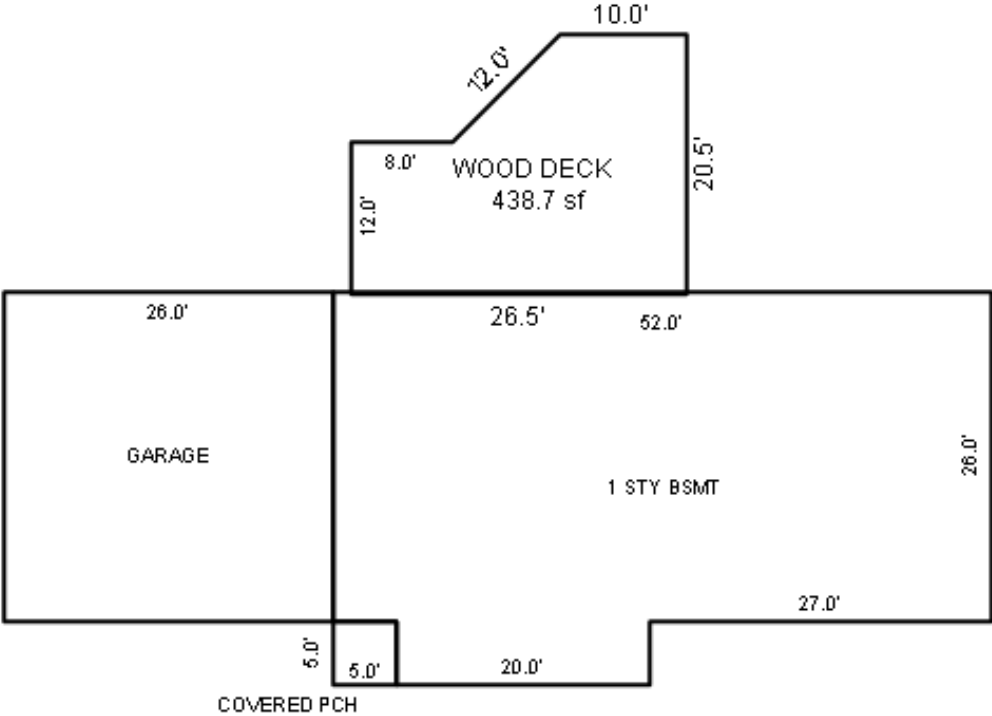
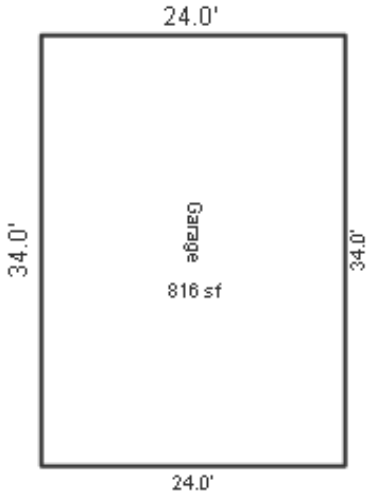
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	23,600	121,500	145,100			87,029C
2024	14,200	104,300	118,500			84,413C
2023	13,200	101,200	114,400			80,394C
2022	9,500	93,100	102,600			76,566C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 25 438	Type CCP (1 Story) Treated Wood	Year Built: 1971 Car Capacity: 2 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 25 Floor Area: 1,452 Total Base New : 291,515 Total Depr Cost: 218,634 Estimated T.C.V: 240,497		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1452 SF Floor Area = 1452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Cls C Blt 1971	
Yr Built 1971	Remodeled 2012	Ex	X Ord	Min	Size of Closets Lg X Ord Small			No. of Elec. Outlets Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Doors		Solid	X	H.C.	(12) Electric 0 Amps Service			1 Story Siding Basement 1,452		Total: 212,266 159,198			
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,455 1,091 2 Fixture Bath 1 3,064 2,298 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 50 Feet 1 2,648 1,986 Porches CCP (1 Story) 25 833 625 Deck Treated Wood 438 6,824 5,118 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 676 27,385 20,539 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Pole (Unfinished) Base Cost 816 21,102 15,826 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Interior 1 Story 2 10,524 7,893		Other Additions/Adjustments			
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		X Drywall			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:						
(1) Exterior	(7) Excavation		Basement: 1452 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Chimney: Brick						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:					
(2) Windows	Many Avg. X Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support													
X	Storms & Screens														
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REED EMMA & AUSTIN	CLARK ANNA M	195,000	12/08/2022	WD	03-ARM'S LENGTH	2022-03807	PROPERTY TRANSFER	100.0
REED EMMA	REED EMMA & AUSTIN	0	10/28/2021	QC	09-FAMILY	2021-03831	DEED	0.0
CLARKE & COOK & SWARTZ JT	MEYERING EMMA	67,500	08/13/2015	WD	03-ARM'S LENGTH	2015-02745	PROPERTY TRANSFER	100.0
GROESSER WANDA S	CLARKE & COOK & SWARTZ JT	0	04/27/2015	CD	07-DEATH CERTIFICATE	2015-02745	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7668 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/08/2022					

Owner's Name/Address	MAP #:
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CLARK ANNA M 7668 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 168,383 TCV/TFA: 140.32
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	A 200' @ 90/FF	156.00	632.00	1.0641	1.1212	90	100		16,750
	Gravel Road	156 Actual Front Feet, 2.26 Total Acres								Total Est. Land Value =

Tax Description		Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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X	. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.	Dirt Road	D/W/P: 3.5 Concrete	6.49	322	50		1,045
	Comments/Influences	Water	Total Estimated Land Improvements True Cash Value =					1,045

X	Electric							
X	Gas							

	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,400	75,800	84,200			75,345C
2024	8,400	65,100	73,500			73,080C
2023	6,500	63,100	69,600			69,600S
2022	6,600	51,600	58,200			44,635C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 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			Size of Closets		Condition: Average		
Building Style: 1S			Ex	X	Ord			Min	Room List			Lg	X	Ord		Small
Yr Built 1975	Remodeled 0	Doors			Solid	X	H.C.	(5) Floors			Basement 1st Floor 2nd Floor 3 Bedrooms			(12) Electric		
(1) Exterior		Kitchens: Other: Other:		200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1975			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
(2) Windows		(7) Excavation			(13) Plumbing			1 Story Siding Basement 1,200			Total: 175,508 114,079			Other Additions/Adjustments		
X	Many Avg. X Few	Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,455 946 2 Fixture Bath 1 3,064 1,992			Water/Sewer		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1000 Gal Septic Water Well, 50 Feet			Garages			1000 Gal Septic 1 4,795 3,117 Water Well, 50 Feet 1 2,648 1,721			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Base Cost 528 23,063 Common Wall: 1 Wall 1 -2,647 -1,721			Built-Ins			Appliance Allow. 1 2,727 1,773		
X	Gable Hip Flat	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: 210,613 136,898			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 150,588		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH PATRICK W TRUST	WALSH TRUDIE J	0	09/12/2016	WD	16-LC PAYOFF	2016-03337	DEED	0.0
WALSH PATRICK	FRASER TRUDIE J	36,394	04/13/2004	LC	21-NOT USED/OTHER	04-0/2993	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7670 W 7670 X 150 W BLUE RD						

Owner's Name/Address	MAP #:
WALSH TRUDIE J 7670 X 150 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 145,761 TCV/TFA: 108.45

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 26 T22N R8W 1.2534 A M/L W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 EXC S 732 FT THEREOF AND EXC N 413 FT THEREOF.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	162.00	312.00	1.0541	0.9398	90	100	14,443
			162 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =							14,443

Comments/Influences

Chg land rate form 3-7 ac. to 1-2.99 for 08.
04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS



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

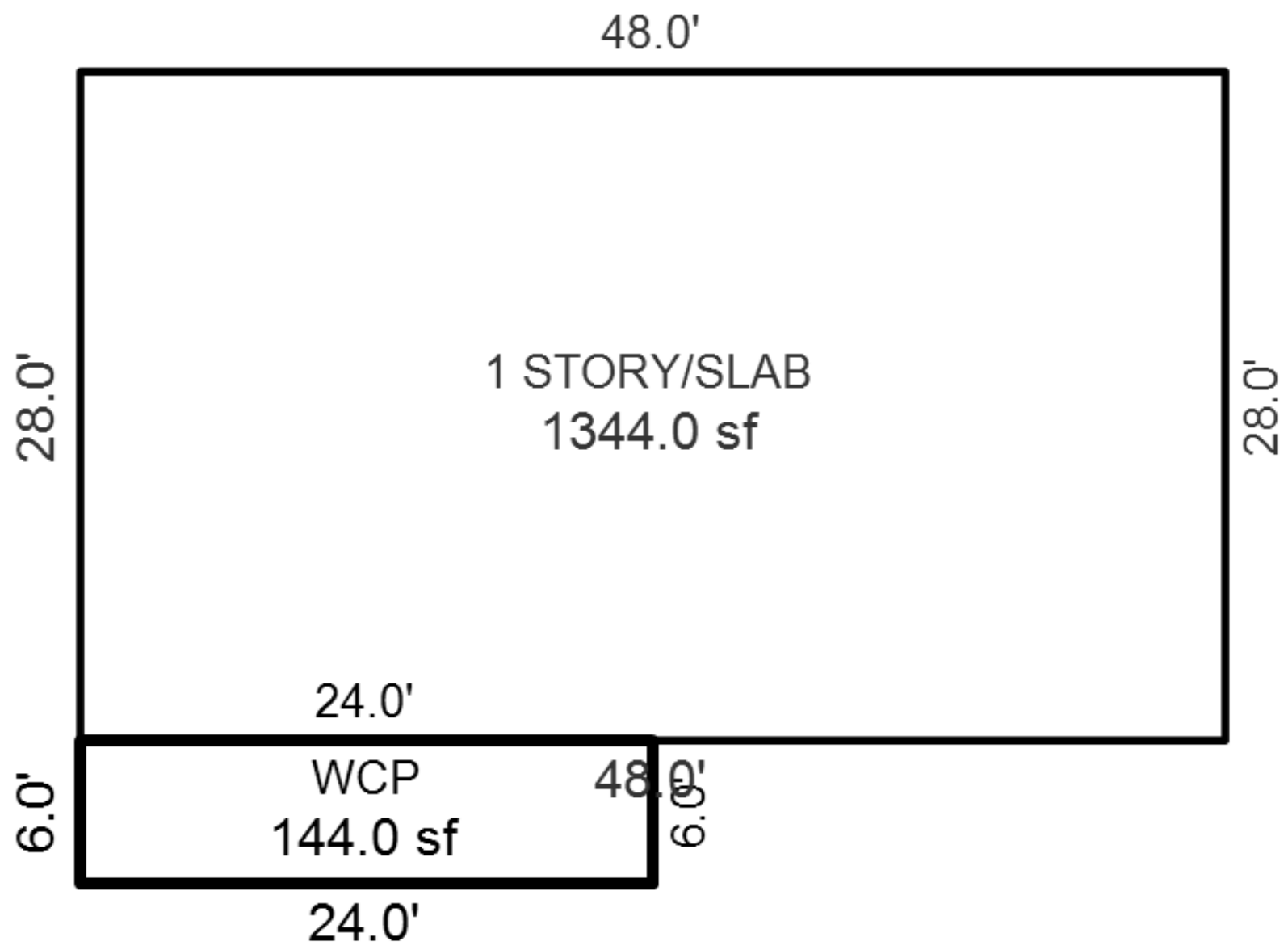
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,200	65,700	72,900			39,218C
2024	7,200	56,300	63,500			38,039C
2023	5,600	54,600	60,200			36,228C
2022	4,100	50,100	54,200			34,503C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 20 Floor Area: 1,344 Total Base New : 149,227 Total Depr Cost: 119,380 Estimated T.C.V: 131,318		E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 149,227 Total Depr Cost: 119,380 Estimated T.C.V: 131,318		E.C.F. X 1.100		Carport Area: Roof:	
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets		Cls D		Blt 2002		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 2002		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			150 Amps Service			Building Areas				
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			(13) Plumbing			1 Story Siding Slab 1,344					
(2) Windows		(7) Excavation			Many X Ave. Few			Average Fixture(s)			Total: 132,384 105,906				
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s)			Plumbing			Average Fixture(s)				
(3) Roof		(9) Basement Finish			Average Fixture(s)			Water/Sewer			Water/Sewer				
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Solar Water Heat			1000 Gal Septic			
X	Asphalt Shingle	(10) Floor Support			Average Fixture(s)			No Plumbing			Water Well, 100 Feet				
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck				
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			No Plumbing			Pine w/Roof (Deck Portion)				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			No Plumbing			Pine w/Roof (Roof portion)				
		Lump Sum Items:			Average Fixture(s)			No Plumbing			Built-Ins				
					Average Fixture(s)			No Plumbing			Appliance Allow.				
					Average Fixture(s)			No Plumbing			Totals:				
					Average Fixture(s)			No Plumbing			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:				
					Average Fixture(s)			No Plumbing			Totals: 149,227 119,380				
					Average Fixture(s)			No Plumbing			Notes:				
					Average Fixture(s)			No Plumbing			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 131,318				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MELDRUM CHRISTINE & WALKE	PEER DANIELLE	205,000	11/04/2021	WD	03-ARM'S LENGTH	2021-03979	PROPERTY TRANSFER	100.0
WALSH PATRICK TRUST	MELDRUM CHRISTINE & WALKE	115,000	07/20/2018	WD	03-ARM'S LENGTH	2018-02326	PROPERTY TRANSFER	100.0
WALSH PATRICK	WALSH PATRICK TRUSTEE	0	04/15/2010	QC	09-FAMILY	2010_1269QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7670 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	09/18/2018	2018-0483	100%

Owner's Name/Address	MAP #:
PEER DANIELLE 7670 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 274,703 TCV/TFA: 163.51

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
SEC 26 T22N R8W 2.9581 A M/L N 413 FT OF W 312 FT OF E 624 FT OF SE/4 OF SW/4.			

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road		A 200' @ 90/FF	312.00	413.00	0.8948	1.0080	90	100		25,327	
	Gravel Road		312 Actual Front Feet, 2.96 Total Acres								Total Est. Land Value =	25,327
	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	X Private Road



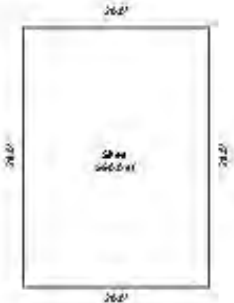
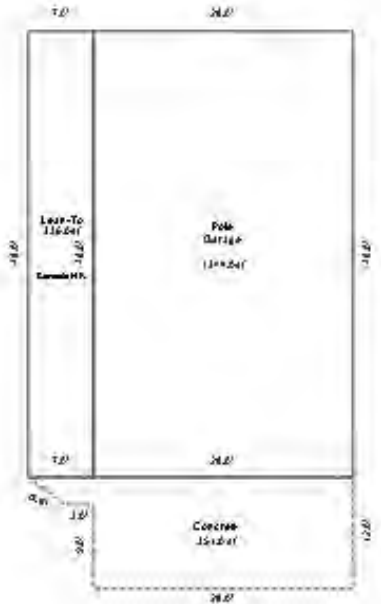
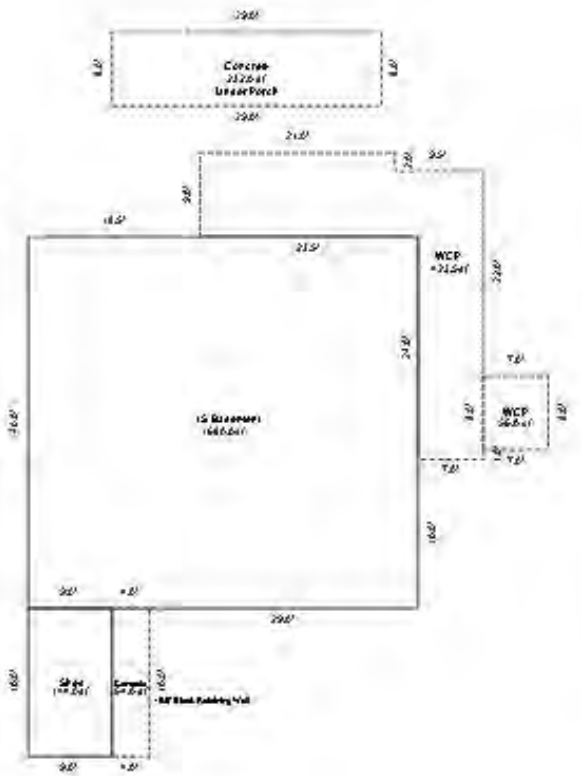
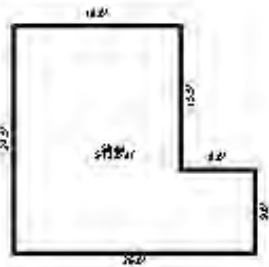
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,700	124,700	137,400			117,645C
2024	12,700	107,600	120,300			114,108C
2023	9,800	104,200	114,000			108,675C
2022	7,800	95,700	103,500			103,500S

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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	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 479	Type WCP (1 Story) 384 Roof Cover Onl	Year Built: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,680 Total Base New : 339,421 Total Depr Cost: 218,222 Estimated T.C.V: 240,044			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			Total Base New : 339,421 Total Depr Cost: 218,222 Estimated T.C.V: 240,044		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1978	Remodeled 2018	Condition: Average		Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,680 Total: 234,148 152,196			Cls C Blt 1978			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 3 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 Recreation Room 840 16,010 8,005 Exterior Stone Veneer 150 5,613 3,648 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,159 5,953 Separate Shower 1 1,340 871 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 479 15,409 10,016 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck w/Roof (Roof portion) 384 5,818 3,782 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1344 31,960 20,774				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 840 16,010 8,005 Exterior Stone Veneer 150 5,613 3,648 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,159 5,953 Separate Shower 1 1,340 871 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 479 15,409 10,016 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck w/Roof (Roof portion) 384 5,818 3,782 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1344 31,960 20,774									
(2) Windows Many Avg. X Large Avg. Small		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 840 16,010 8,005 Exterior Stone Veneer 150 5,613 3,648 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,159 5,953 Separate Shower 1 1,340 871 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 479 15,409 10,016 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck w/Roof (Roof portion) 384 5,818 3,782 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1344 31,960 20,774									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish 840 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 840 16,010 8,005 Exterior Stone Veneer 150 5,613 3,648 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,159 5,953 Separate Shower 1 1,340 871 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 479 15,409 10,016 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck w/Roof (Roof portion) 384 5,818 3,782 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1344 31,960 20,774									
(3) Roof X Gable Hip Flat 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 Lump Sum Items:			Other Additions/Adjustments Recreation Room 840 16,010 8,005 Exterior Stone Veneer 150 5,613 3,648 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,159 5,953 Separate Shower 1 1,340 871 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 479 15,409 10,016 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck w/Roof (Roof portion) 384 5,818 3,782 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1344 31,960 20,774									
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 840 16,010 8,005 Exterior Stone Veneer 150 5,613 3,648 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,159 5,953 Separate Shower 1 1,340 871 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 479 15,409 10,016 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck w/Roof (Roof portion) 384 5,818 3,782 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1344 31,960 20,774									
Chimney: Metal		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 840 16,010 8,005 Exterior Stone Veneer 150 5,613 3,648 Plumbing Average Fixture(s) 3 Fixture Bath 2 9,159 5,953 Separate Shower 1 1,340 871 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 479 15,409 10,016 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck w/Roof (Roof portion) 384 5,818 3,782 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1344 31,960 20,774									

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7674 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/22/1994				
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Owner's Name/Address	MAP #:					
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ROSENBERRY DOUGLAS L	2025 Est TCV 119,951 TCV/TFA: 105.22					
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7674 W BLUE ROAD						
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LAKE CITY MI 49651	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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	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		Gravel Road	A 200' @ 90/FF	100.00	312.00	1.1892	0.9398	90	100		10,058
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		Paved Road	100 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value =	10,058
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		Storm Sewer	Land Improvement Cost Estimates								
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		Sidewalk	Description	Rate	Size	% Good	Cash Value
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		Water	Wood Frame	17.65	448	50	3,953
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		Sewer	Total Estimated Land Improvements True Cash Value =				3,953
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	X	Electric									
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		Gas									
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		Curb									
--	--	------	--	--	--	--	--	--	--	--	--

		Street Lights									
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		Standard Utilities									
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		Underground Utils.									
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		Topography of Site									
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	X	Level									
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		Rolling									
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		Low									
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		High									
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		Landscaped									
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		Swamp									
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		Wooded									
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		Pond									
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		Waterfront									
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		Ravine									
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		Wetland									
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	X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		PRIVATE RD	2025	5,000	55,000	60,000			31,608C
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			2024	6,000	51,200	57,200			30,658C
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			2023	5,500	49,500	55,000			29,199C
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			2022	4,500	45,500	50,000			27,809C
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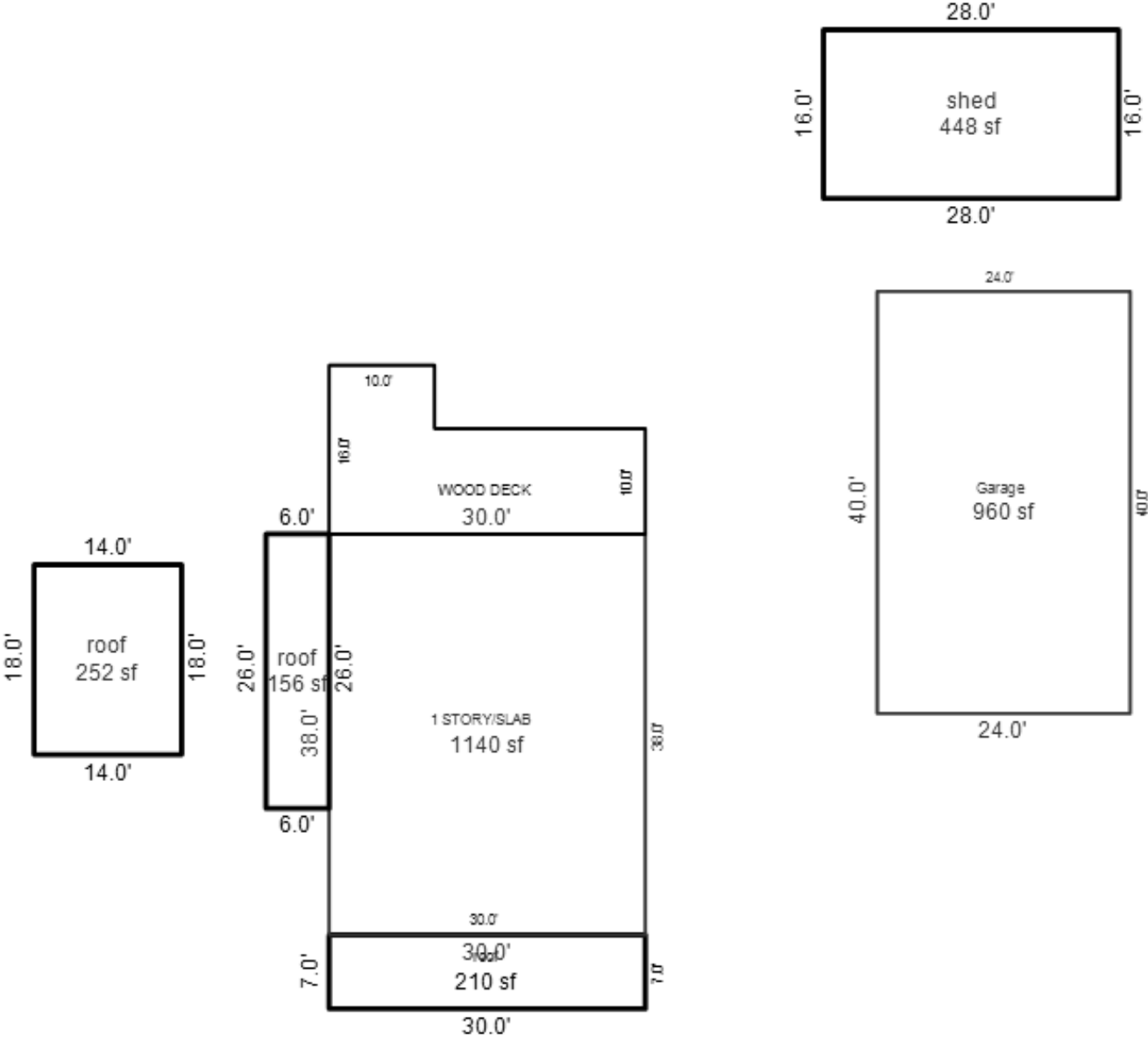
Licensed To: Township of Lake, County of									
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Missaukee, Michigan									
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360 156 252 210	Type Treated Wood Roof Cover Onl Roof Cover Onl Roof Cover Onl	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 960			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 1,140 Total Base New : 160,300 Total Depr Cost: 96,309 Estimated T.C.V: 105,940			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 = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1983		Roof:	
Yr Built 1983	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Building Areas			Total: 115,815		69,489		
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			115,815		69,489	
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Slab 1,140			115,815		69,489		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			115,815		69,489	
(1) Exterior		Kitchen: Other: Other:		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			Plumbing Average Fixture(s) Water/Sewer Solar Water Heat Deck Treated Wood w/Roof (Roof portion) Ceramic Tile Floor w/Roof (Roof portion) w/Roof (Roof portion)			1,010		606	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many X Ave. Few			1000 Gal Septic Water Well, 50 Feet			Water/Sewer 1000 Gal Septic Water Well, 50 Feet			4,203		2,522	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 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			Deck Treated Wood w/Roof (Roof portion) Ceramic Tile Floor w/Roof (Roof portion) w/Roof (Roof portion)			2,462		1,477	
X	Many Avg. X Few	Large Avg. Small	(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			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			1,010			606		
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 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,010			606			
(3) Roof		(9) Basement Finish		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 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,010			606			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		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 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,010			606		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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			1,010			606			
Chimney:		Lump Sum Items:		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 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,010			606			
		Notes:		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 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,010			606			
		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:		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 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,010			606			

*** 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				
7878 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT		03/31/2015	2015-0331	EXPIRED				
Owner's Name/Address		P.R.E. 100% 07/07/2022		MAP #:								
PARKER TYRRELL J 7878 W BLUE RD LAKE CITY MI 49651		2025 Est TCV 349,656 TCV/TFA: 72.89										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
1800 SQ FT BARN PRICE FROM PG 204 FV QUANSET IS 1600 SQ FT. HOUSE/GRG MOVED ON FROM CAD. NOT COMPLETE FOR 00 ADD WW SS1 TO CHILD MH FOR 01		X	Gravel Road	Residentia PARTOF>80@\$3700	38.00	Acres	3700	100				140,600
		X	Paved Road	Residentia ROW @ ZERO	2.00	Acres	0	100				0
		X	Storm Sewer	40.00 Total Acres Total Est. Land Value = 140,600								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: 4in Ren. Conc.	6.52	504	0	0				
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	Size	% Good	Cash Value				
			Curb	LAND IMPROVE 1000	1,000.00	2	95	1,900				
			Street Lights	Total Estimated Land Improvements True Cash Value = 1,900								
			Standard Utilities									
			Underground Utils.									
Topography of Site												
X Level												
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	70,300	104,500	174,800				99,176C
		TPC 04/30/2021	INSPECTED		2024	53,200	90,000	143,200				96,194C
		TPC 12/27/2017	INSPECTED		2023	45,600	87,300	132,900				91,614C
		TPC 05/18/2015	INSPECTED		2022	36,000	95,000	131,000			131,000W	87,252C

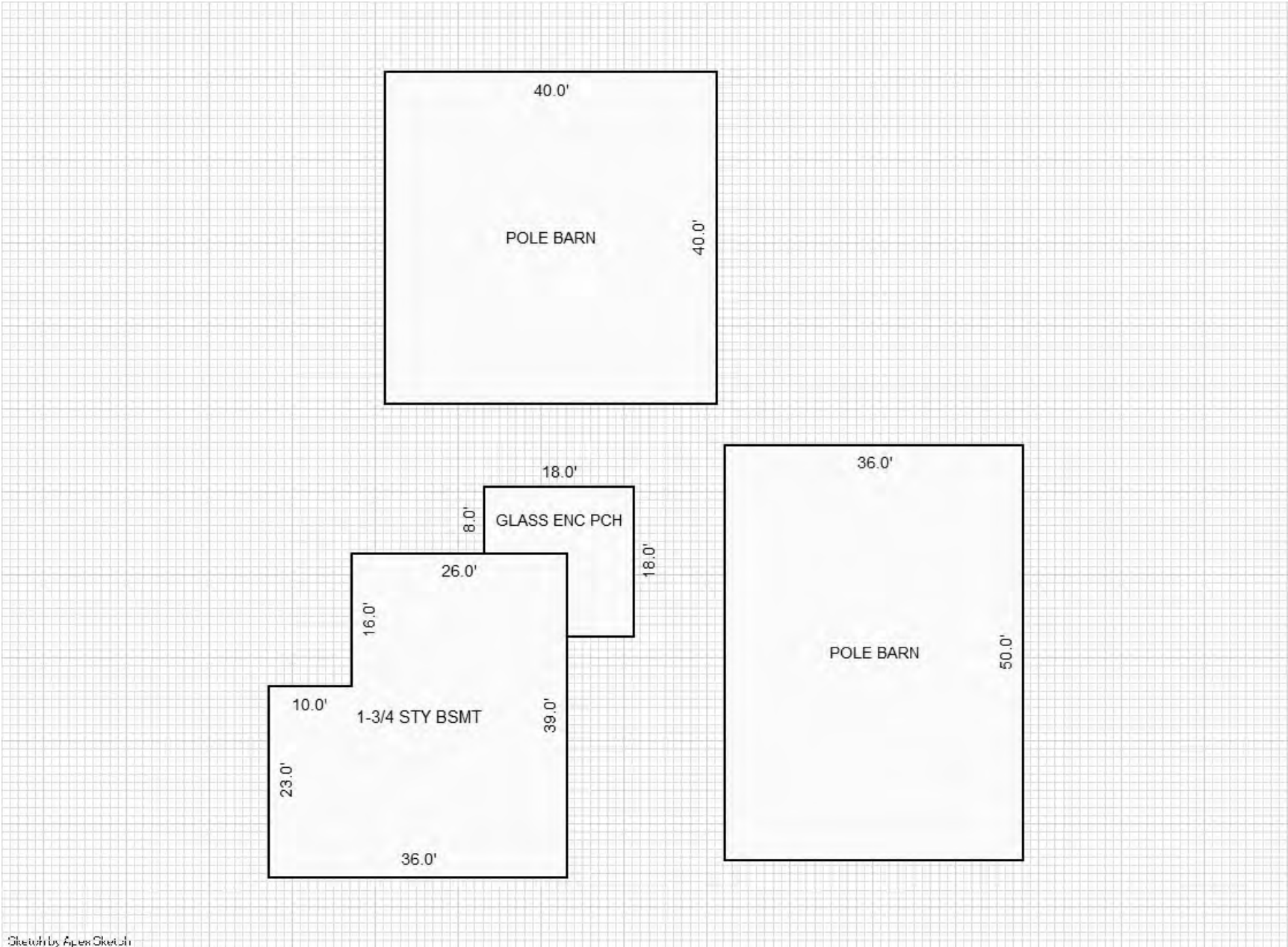


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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 224	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall X Paneled X 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										
	Building Style: 1.75S		Trim & Decoration		X No Heating/Cooling										
	Yr Built 1938	Remodeled 0	Ex Ord X Min		Central Air Wood Furnace										
	Condition: Poor Part. Construct.: 40%		Size of Closets Lg Ord X Small		(12) Electric 100 Amps Service										
	Room List		Doors Solid X H.C.		(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										
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. Ord. X Min										
	(1) Exterior		(6) Ceilings X Plaster		No. of Elec. Outlets Many Ave. X Few										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 1244 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	(2) Windows		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:										
X	Many Avg. Few	X	Large Avg. Small		(9) Basement Finish										
X	Wood Sash Metal Sash Vinyl Sash		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	(3) Roof				Other Additions/Adjustments Porches WGEP (1 Story)										
X	Gable Hip Flat				Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM 3/10/2015MBOR TYRRELL MET WITH ASSESSOR AT THE TOWNSHIP HALL. WITHOUT PERMITS, TH ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 124,472 40% Completed => Est. True Cash Value 2025 =										
X	Asphalt Shingle				Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Mich Bsmnt. 1,244 Total: 192,272 108,971 Totals: 205,741 113,157										
	Chimney:				Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1938 (11) Heating System: No Heating/Cooling Ground Area = 1244 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										

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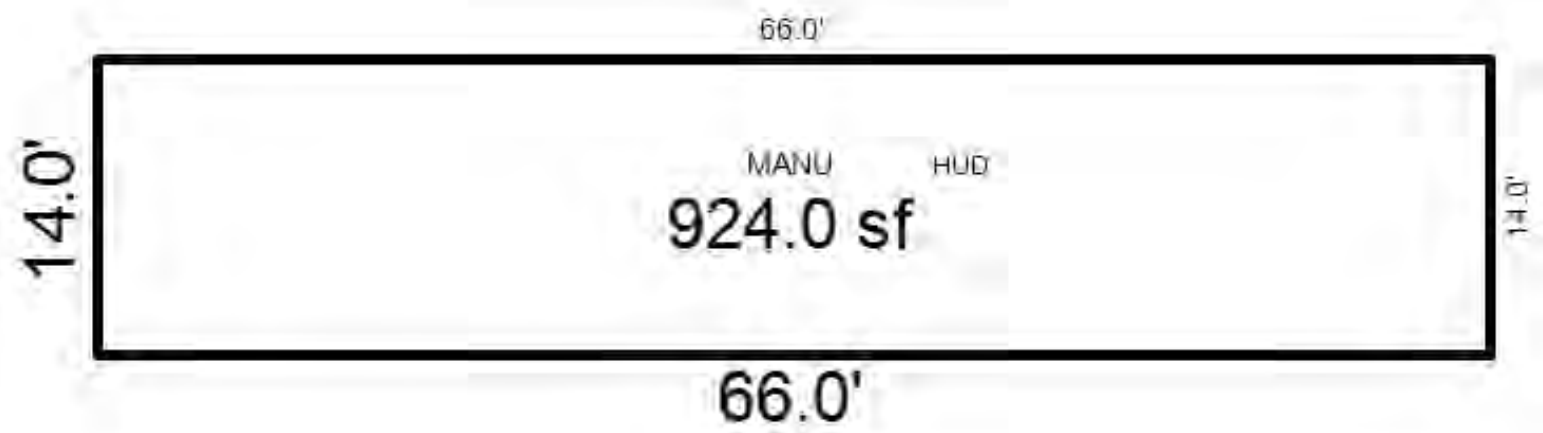


Sketch by Apex Sketch

*** Information herein deemed reliable 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. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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			0	Front Overhang	0								Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump
Town Home		(4) Interior													
Duplex		Drywall	Plaster												
A-Frame		Paneled	Wood T&G												
Wood Frame		Trim & Decoration													
Building Style: HUD		Ex	X	Ord	Min										
Yr Built	Remodeled	Size of Closets													
1994 VAC	0	Lg	X	Ord	Small										
Condition: Unsound Part. Construct.: 1%		Doors		Solid	X	H.C.	Central Air Wood Furnace		Class: Low -10 Effec. Age: 45 Floor Area: Total Base New : 41,454 Total Depr Cost: 14,508 Estimated T.C.V: 11,606		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors					(12) Electric								
Basement	1st Floor	Kitchen:					100 Amps Service								
2nd Floor	3 Bedrooms	Other:					No./Qual. of Fixtures								
(1) Exterior		Other:					Ex. X Ord. Min								
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings					No. of Elec. Outlets								
Brick	Insulation						Many X Ave. Few								
(2) Windows		(7) Excavation					(13) Plumbing								
Many	Large	Basement: 0 S.F.					Average Fixture(s)								
X	X	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								
Metal Sash		(8) Basement					Softener, Manual								
Vinyl Sash		Conc. Block					Solar Water Heat								
Double Hung		Poured Conc.					No Plumbing								
Horiz. Slide		Stone					Extra Toilet								
Casement		Treated Wood					Extra Sink								
Double Glass		Concrete Floor					Separate Shower								
Patio Doors		(9) Basement Finish					Ceramic Tile Floor								
Storms & Screens							Ceramic Tile Wains								
(3) Roof		(14) Water/Sewer					Ceramic Tub Alcove								
X	Gable	Recreation SF					Vent Fan								
	Hip	Living SF					Public Water								
	Flat	Walkout Doors (B)					Public Sewer								
X	Asphalt Shingle	No Floor SF					Water Well								
		Walkout Doors (A)					1000 Gal Septic								
		(10) Floor Support					2000 Gal Septic								
		Joists:					Lump Sum Items:								
		Unsupported Len:													
		Cntr.Sup:													

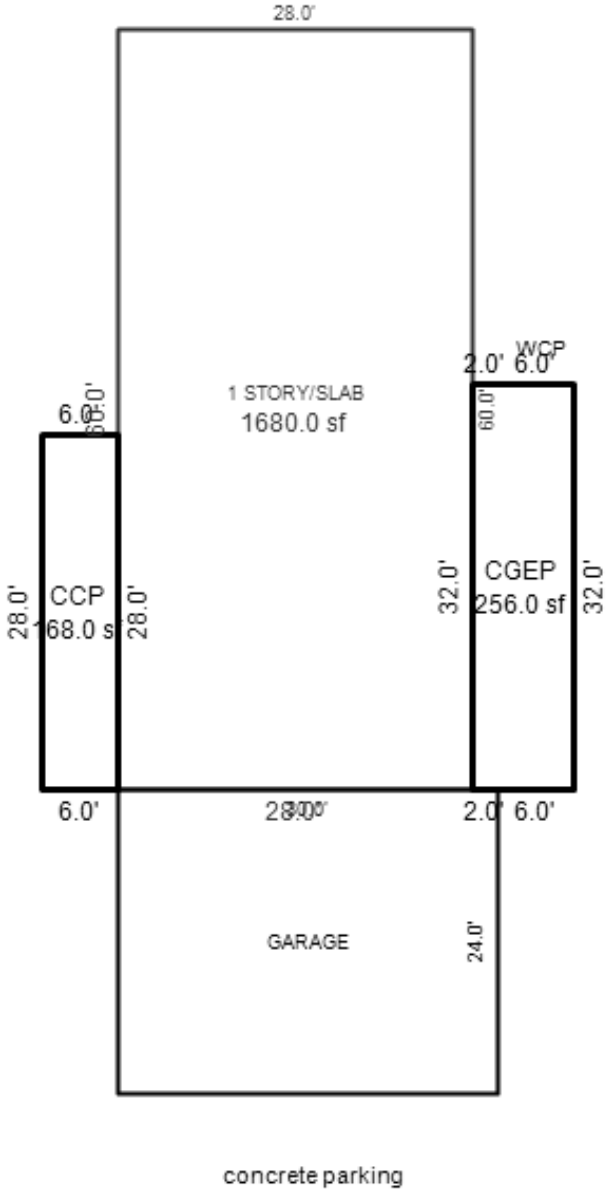
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 168 160	Type CGEP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		Class: CD Effec. Age: 40 Floor Area: 1,680 Total Base New : 232,587 Total Depr Cost: 139,552 Estimated T.C.V: 153,507		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: 3 Single Family 1S		Cls CD		Blt 1969				
Yr Built	Remodeled	Ex	X	Ord		Min	No. of Elec. Outlets		(11) Heating System: Forced Air w/ Ducts		Floor Area = 1680 SF		Floor Area = 1680 SF.				
1969	2001						Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Condition: Fair		Size of Closets		Lg			X	Ord		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Story		Siding	Slab	1,680	Total:	175,684	105,410	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,212	727
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)		Water/Sewer		Solar Water Heat		1000 Gal Septic		1	4,485	2,691
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1680 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CGEP (1 Story)		240	12,406	7,444		
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well		Water/Sewer		CGEP (1 Story)		168	4,064	2,438		
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic		Porches		WCP (1 Story)		160	6,112	3,667		
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			(14) Water/Sewer		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		720	25,690	15,414
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Built-Ins		Appliance Allow.		1		1,906	1,144	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes: RELOCATED IN 1998		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		232,587		139,552		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Totals:		232,587		139,552			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Totals:		232,587		139,552				

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



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

Building Type	Barn - General Purpose			
Year Built	1935			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 170			
Height	24			
Heating System	No Heating/Cooling			
Length/Width/Area	50 x 35 = 1750			
Cost New	\$ 45,991			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 4,024			
+ 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	\$ 3,743			
Comments:	DEFERRED MAINTENANCE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3743 / All Cards: 3743				

Desc. of Bldg/Section: UNSOUND
 Calculator Occupancy: Sheds - Arch-Rib (Quonset), Light Commercial

Class: S		Construction Cost				
Floor Area: 1,600		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 1,600		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 12		Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 4%		Ave. SqFt/Story: 1600				
Effective Age : 45		Ave. Perimeter				
Physical %Good: 35		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1935 Year Built		Perimeter:				
Remodeled		Type:				
Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
UN SOUND		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

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

Class: S Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 24.08

Adjusted Square Foot Cost for Upper Floors = 24.08

Total Floor Area: 1,600 Base Cost New of Upper Floors = 38,528

Reproduction/Replacement Cost = 38,528

Eff. Age: 45 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /1 /100/100/0.4
 Total Depreciated Cost = 135

Weighting Factor (%): 1.00 Contribution to Total Building Cost = 1

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 1
 Replacement Cost/Floor Area= 24.08 Est. TCV/Floor Area= 0.00

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Flex Conduit		
			3-Piece Baths			Wash Bowls			Rigid Conduit		
			2-Piece Baths			Water Heaters			Armored Cable		
			Shower Stalls			Wash Fountains			Non-Metalic		
			Toilets			Water Softeners			Bus Duct		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYER ROBERT & DRENDA (H/	SEYER ROBERT & DRENDA & H	0	12/17/2007	QC	21-NOT USED/OTHER	2007/4373	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SEYER DRENDA L (L/E) 5150 W RHOBY ROAD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 27,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	300.00	600.00	0.9036	1.1067	90 100	27,000
			300 Actual Front Feet, 4.13 Total Acres Total Est. Land Value =						27,000

Tax Description	X	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/44.1322A.		Dirt Road	2025	13,500	0	13,500			5,571C
Comments/Influences		Gravel Road	2024	13,500	0	13,500			5,404C
		Paved Road	2023	10,500	0	10,500			5,147C
		Storm Sewer	2022	7,500	0	7,500			4,902C
		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	13,500	0	13,500			5,571C
		Low	2024	13,500	0	13,500			5,404C
		High	2023	10,500	0	10,500			5,147C
		Landscaped	2022	7,500	0	7,500			4,902C
		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	13,500	0	13,500			5,571C
TPC	12/27/2017	INSPECTED	2024	13,500	0	13,500			5,404C
TPC	05/18/2015	INSPECTED	2023	10,500	0	10,500			5,147C
			2022	7,500	0	7,500			4,902C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	74,000	01/09/2019	WD	19-MULTI PARCEL ARM'S LE	2019-00071	PROPERTY TRANSFER	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 01/11/2019

Owner's Name/Address: PARKER TYRRELL JAMES
 7878 W BLUE RD
 LAKE CITY MI 49651

MAP #: 2025 Est TCV 80,109

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

SEC26 T22N R8W NW1/4 OF SW1/4 EXC W 600
 FT THOF 21 A M/L
 12/2018 SPLIT FROM 026-018-70
 Comments/Influences
 12/2018 SPLIT FROM 026-017-70

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

Residentia PARTOF>80@\$3700 21.65 Acres 3700 100 80,109
 21.65 Total Acres Total Est. Land Value = 80,109

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	40,100	0	40,100			22,278C
2024	30,300	0	30,300			21,609C
2023	26,000	0	26,000			20,580C
2022	19,600	0	19,600			19,600S

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

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



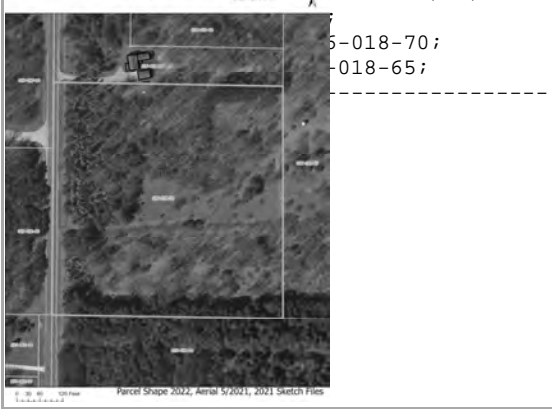
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	225,000	06/10/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01887	PROPERTY TRANSFER	100.0
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	21-NOT USED/OTHER	2007/3667	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/21/2022					
Owner's Name/Address	MAP #:					
PARKER TYRRELL JAMES 7878 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 29,323					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 700 FT THOF. 8.5399 A COMBINE ON 12/26/2018 WITH 009-026-018-95 FORMERLY SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 900 FT TH OF 5.785 A SPLIT ON 12/20/2018 TO 009-026-018-65 FORMERLY PART OF SEC 26 T22N R8W NW 1/4 OF SW 1/4 EXC N 900 FT OF W 600 FT THOF. 27.6033A.		X		

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 Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utilis.	Residentia PARTOF>80@\$3700	7.92 Acres				3700	100		29,323
	Residentia ROW @ ZERO	0.46 Acres				0	100		0
	8.39 Total Acres Total Est. Land Value =								29,323

Comments/Influences
 MOVED ALL BLDGS TO 011-00 FOR 00
 COMPLETED 12/20/2018



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,700	0	14,700			10,284C
2024	11,100	0	11,100			9,975C
2023	9,500	0	9,500			9,500S
2022	10,700	0	10,700		10,700W	9,428C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCHRYER ANN	SCHRYER STEVEN JR	228,000	07/27/2023	WD	06-COURT JUDGEMENT	2023-02040	DEED	0.0					
SCHRYER ANN FKA BIRDWELL	SCHRYER ANN	0	02/19/2021	QC	09-FAMILY	2021-01064	PROPERTY TRANSFER	0.0					
FIFTH THIRD BANK*	BIRDWELL ANN	89,910	08/12/2009	OTH	21-NOT USED/OTHER	2009/3247	DEED	100.0					
BOLLES AMY S & MUSSELMAN	MUSSELMAN FRANK	0	06/19/2007	QC	21-NOT USED/OTHER	2007/2331	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
4661 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Addition		09/08/2004		2004-9996	Complete				
Owner's Name/Address		P.R.E. 100% 07/27/2023		MAP #:		2025 Est TCV 221,355 TC/TFA: 136.98							
SCHRYER STEVEN JR 4661 S DICKERSON 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 26 T22N R8W BEG 500 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 100 FT W 400 FT N 100 FT W 200 FT TO POB. 1.8365 A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A 200' @ 90/FF		166.67	480.12	1.0466	1.0467	90	100		16,433
NEW HOUSE FOR 99 NEW PC GRG FOR 01		X	Paved Road	167 Actual Front Feet, 1.84 Total Acres		Total Est. Land Value =		16,433					
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description		Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 4in Ren. Conc.		7.24	288	94	1,960				
		X	Sewer	Total Estimated Land Improvements True Cash Value =		1,960							
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
			2025	8,200	102,500	110,700			63,258C				
			2024	5,000	91,800	96,800			61,356C				
			2023	3,500	88,900	92,400			58,435C				
			2022	3,000	81,700	84,700			55,653C				

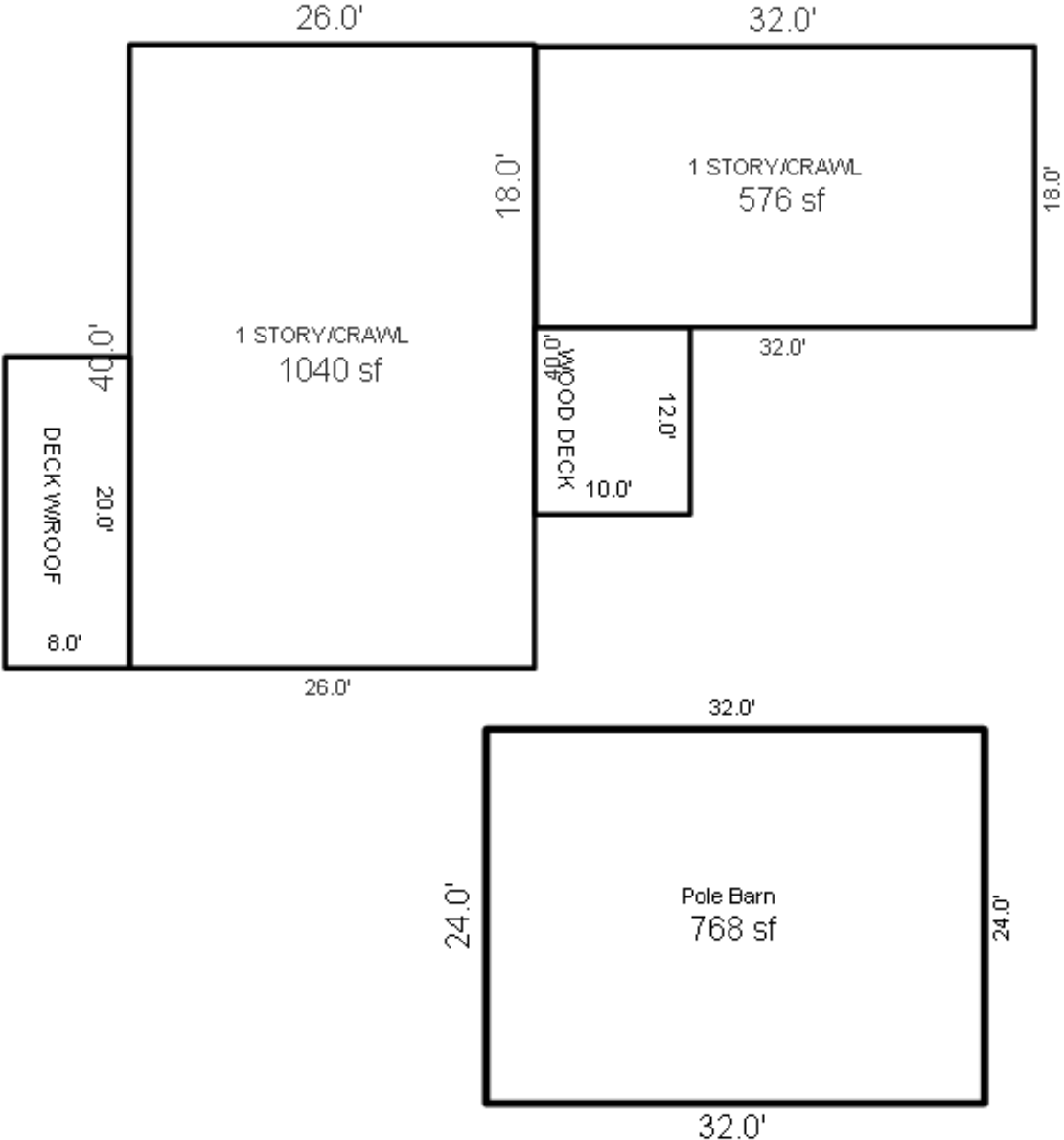


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 120	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 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: 20 Floor Area: 1,616 Total Base New : 220,698 Total Depr Cost: 184,511 Estimated T.C.V: 202,962			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 = 1616 SF Floor Area = 1616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls CD		Blt 1997	
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			* 148,602			
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 576 1 Story Siding Crawl Space 1,040 Total: 175,813			148,602			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 970 3 Fixture Bath 1 3,805 3,044 Water/Sewer 1000 Gal Septic 1 4,485 3,588 Water Well, 100 Feet 1 5,560 4,448 Porches WCP (1 Story) 160 6,112 4,890 Deck Treated Wood 120 2,839 2,271 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,010 14,408 Door Opener 2 956 765 Built-Ins Appliance Allow. 1 1,906 1,525 Totals: 220,698 184,511			148,602			
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1616 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 202,962						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
(2) Windows		Many Avg. X Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Metal																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGE DAVID E	LANGE DONALD A	0	09/20/2019	OTH	07-DEATH CERTIFICATE	2021-01197	DEED	0.0
LANGE DAVID E	LANGE DAIVD E	0	11/15/2016	QC	09-FAMILY	2016-03768	PROPERTY TRANSFER	0.0
WIKOFF MARVIN K	LANGE DAVID E	86,920	10/31/2011	WD	03-ARM'S LENGTH	2011-03360	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4611 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2021					
Owner's Name/Address	MAP #:					
LANGE DONALD A 4611 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 174,321 TCV/TFA: 161.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	* Factors *	2012 COMBINED SITE 018-68	
SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W 200 FT TO POB. 3.2139 A	X	Dirt Road		A 200' @ 90/FF	200.00	600.00	0.9036 1.1067	90 100	18,000
& SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200 FT N 100 FT, W 200 FT TO POB. .4591A. 2012 COMINATION 009-026-018-68	X	Gravel Road		A 200' @ 90/FF	100.00	400.00	0.9036 1.0000	90 100	8,132
		Paved Road		300 Actual Front Feet, 3.67 Total Acres				Total Est. Land Value =	26,132
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving	2.85	3700	0	0	
		Sewer		Wood Frame	25.88	96	50	1,242	
		Electric		Residential Local Cost Land Improvements					
		Gas		Description	Rate	Size	% Good	Cash Value	
		Curb		LAND IMPROVE 5000	5,000.00	1	95	4,750	
		Street Lights		Total Estimated Land Improvements True Cash Value =				5,992	
		Standard Utilities							
		Underground Utils.							



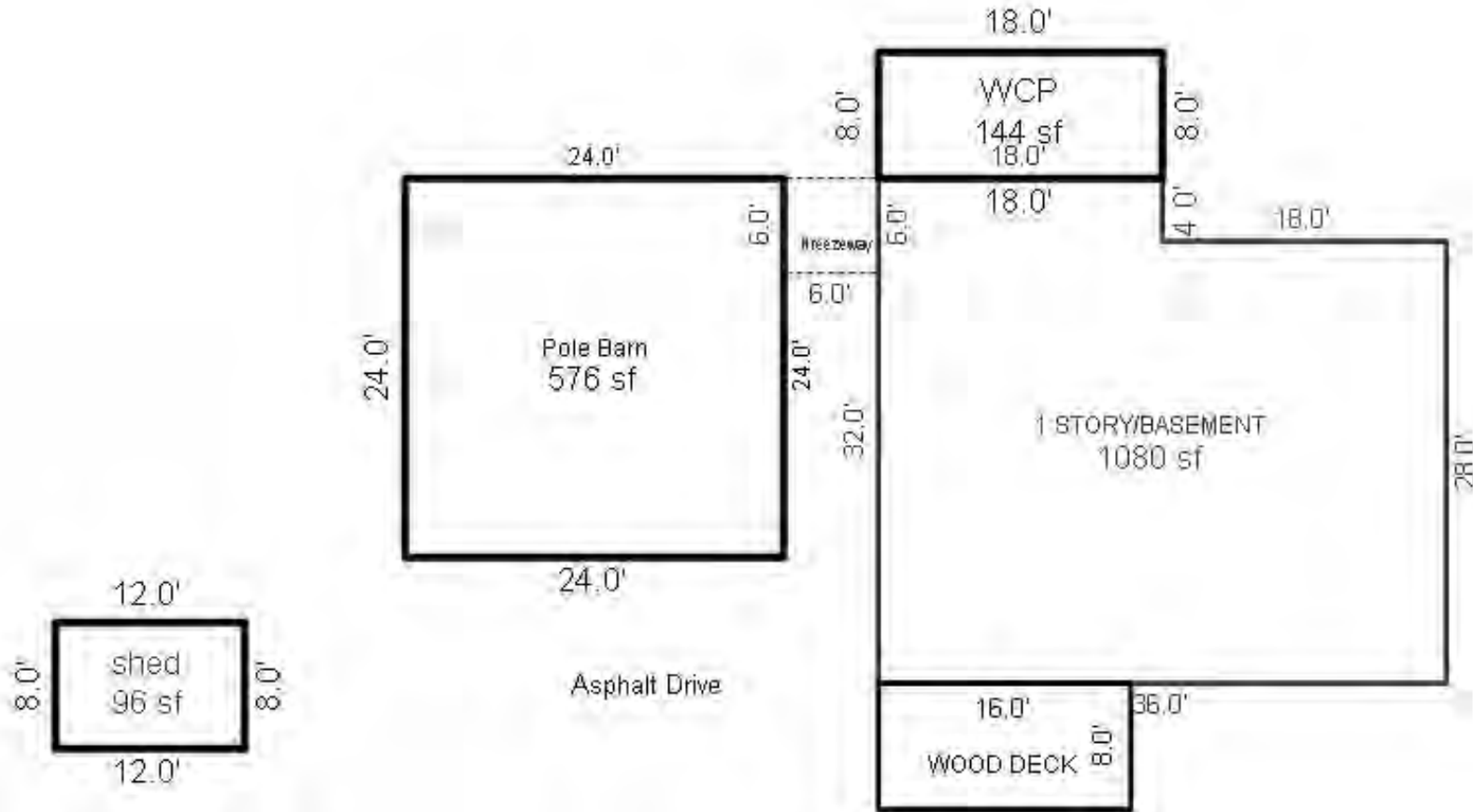
2012 COMBINATION WITH 018-68
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	13,100	74,100	87,200			52,337C
Rolling	2024	13,100	64,000	77,100			50,764C
Low	2023	10,200	62,000	72,200			48,347C
High	2022	7,500	57,200	64,700			46,045C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 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				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							144 WCP (1 Story) 128 Treated Wood 36 Brzwy, FW						
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,080 Total Base New : 203,431 Total Depr Cost: 129,270 Estimated T.C.V: 142,197			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1977			
Condition: Average		Size of Closets		X			(12) Electric			Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas					
Room List		Doors		Solid	X	H.C.	0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding Basement 1,080			Total: 145,452		94,543			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Ex. Ord. Min			Other Additions/Adjustments			Recreation Room 1080 19,721 9,860					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Drywall			Plumbing			Average Fixture(s)		3 Fixture Bath			
(2) Windows		Many Avg.	X	Large Avg.		Small	1 Average Fixture(s)			2 3 Fixture Bath			Softener, Auto		Softener, Manual			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			2 2 Fixture Bath			Solar Water Heat			No Plumbing		Extra Toilet			
(3) Roof		1080		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 2 Fixture Bath			No Plumbing			Extra Sink		Separate Shower			
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			1 1000 Gal Septic			Water/Sewer			1 2000 Gal Septic			Lump Sum Items:		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic			Porches			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove	
Chimney: Metal							1 2000 Gal Septic			Decks			Treated Wood		128 2,979 1,936		Garages	
							Lump Sum Items:			Class: CD Exterior: Pole (Unfinished)			Base Cost		576 14,636 9,513		Built-Ins	
										Appliance Allow.			1 1,906 1,239		Breezeways		Frame Wall	
										36 2,128 1,383			Totals: 203,431 129,270		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 142,197			

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



*** 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 JOHN	NEWELL NATHAN T & JAMIE T	26,000	10/19/2018	WD	09-FAMILY	2018-03386	PROPERTY TRANSFER	100.0				
SALAZAR PATRICIA	BROWN JOHN	0	10/31/2017	QC	07-DEATH CERTIFICATE	2018-00369	PROPERTY TRANSFER	0.0				
SALAZAR PATRICIA	SALAZAR PATRICIA	1	03/15/2017	WD	09-FAMILY	2018-00369	PROPERTY TRANSFER	0.0				
SALAZAR REYMUNDO ESTATE	SALAZAR PATRICIA	0	01/25/2017	WD	06-COURT JUDGEMENT	2018-00368	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/06/2018								
Owner's Name/Address		MAP #:		2025 Est TCV 72,084 TCV/TFA: 72.08								
NEWELL NATHAN T & JAMIE T TRUST 7140 W BLUE 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 26 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.05 A. Comments/Influences		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD'D FV MH FOR 94 (WINDSOR)		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Residentia 8 - 17 @\$5000	10.05 Acres	10.05	5000	100				50,250
		Topography of Site		10.05 Total Acres Total Est. Land Value = 50,250								
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	25,100	10,900	36,000		20,259C		
		TPC 04/30/2021 INSPECTED		2024	15,100	11,000	26,100			19,650C		
		TPC 09/18/2018 INSPECTED		2023	14,100	14,000	28,100			18,715C		
				2022	10,100	11,500	21,600			17,824C		

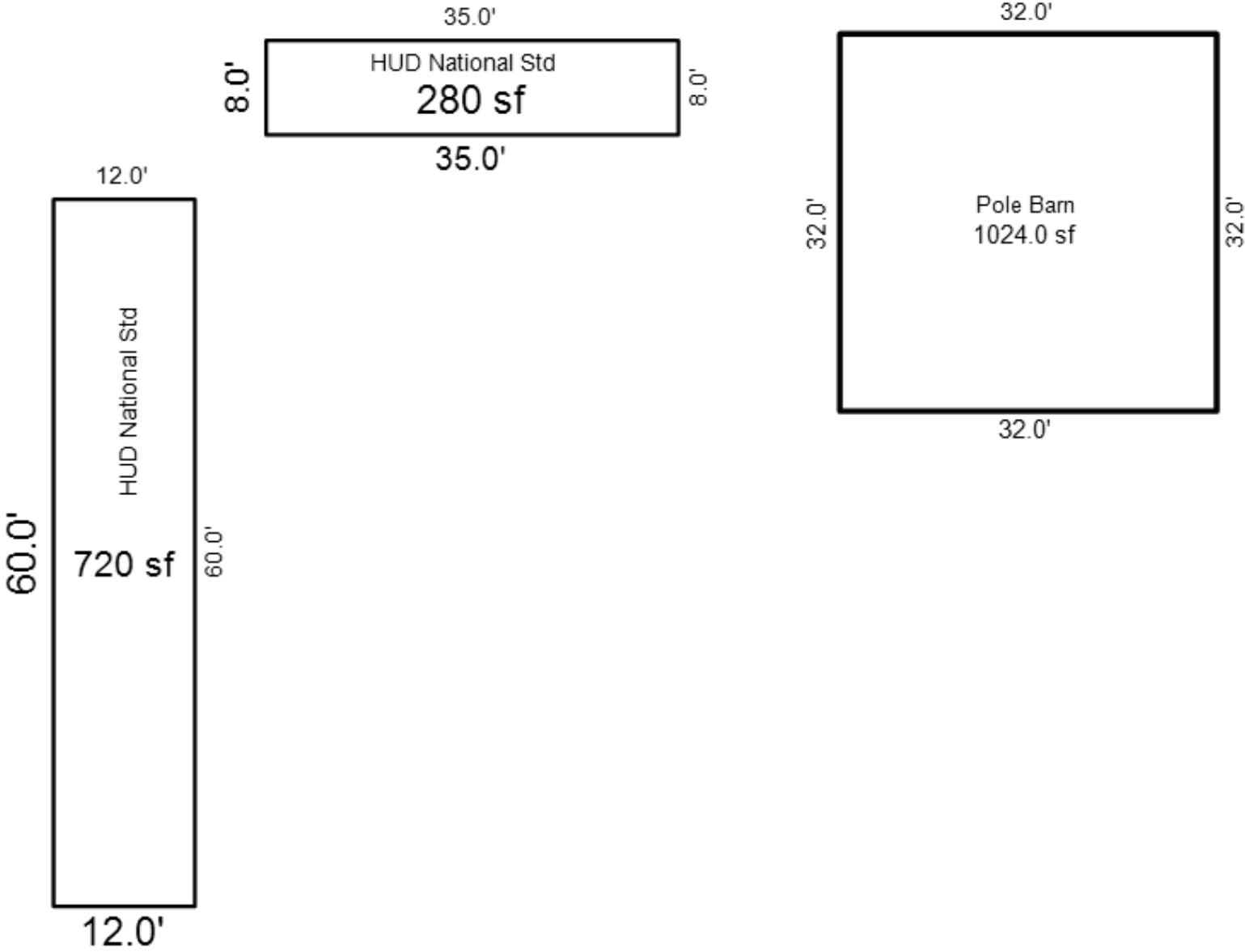


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*** Information herein deemed reliable but not guaranteed***

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: 1986 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: 1024 % Good: 0 Storage Area: 0 No Conc. Floor: 0																														
	Mobile Home																																									
	Town Home																																									
	Duplex																																									
	A-Frame																																									
X	Wood Frame	(4) Interior																																								
		Drywall Paneled	Plaster Wood T&G																																							
	Building Style: HUD	Trim & Decoration																																								
	Yr Built 1972	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	(5) Floors						(12) Electric																																		
	1st Floor	Kitchen:						0 Amps Service																																		
	2nd Floor	Other:																																								
	Bedrooms	Other:																																								
	(1) Exterior	No./Qual. of Fixtures																																								
X	Wood/Shingle	X	Ex.		Ord.		Min																																			
	Aluminum/Vinyl	No. of Elec. Outlets																																								
	Brick			Many	X	Ave.	Few																																			
	Insulation	(13) Plumbing																																								
	(2) Windows	Average Fixture(s)																																								
		3 Fixture Bath																																								
		2 Fixture Bath																																								
		Softener, Auto																																								
		Softener, Manual																																								
		Solar Water Heat																																								
		No Plumbing																																								
		Extra Toilet																																								
		Extra Sink																																								
		Separate Shower																																								
		Ceramic Tile Floor																																								
		Ceramic Tile Wains																																								
		Ceramic Tub Alcove																																								
		Vent Fan																																								
	(3) Roof	(14) Water/Sewer																																								
X	Gable	Public Water																																								
	Hip	Public Sewer																																								
	Flat	Water Well																																								
		1000 Gal Septic																																								
		2000 Gal Septic																																								
		Lump Sum Items:																																								
	Chimney: Metal	(10) Floor Support																																								
		Joists:																																								
		Unsupported Len:																																								
		Cntr.Sup:																																								
<p>Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972</p> <p>(11) Heating System: Wall Furnace</p> <p>Ground Area = 720 SF Floor Area = 720 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>36,715</td> <td>12,849</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <p>Garages</p> <p>Class: CD Exterior: Pole (Unfinished)</p> <table border="1"> <thead> <tr> <th>Base Cost</th> <th>1024</th> <th>21,801</th> <th>7,630</th> </tr> </thead> <tbody> <tr> <td>Totals:</td> <td>58,516</td> <td>20,479</td> <td></td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 16,383</p>																	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	720			Total:				36,715	12,849	Base Cost	1024	21,801	7,630	Totals:	58,516	20,479	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																					
Main Home	Siding	Comp.Shingle	720																																							
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*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			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				Garbage Disposal	Two Sided			Exterior:					
	A-Frame	(4) Interior					Bath Heater	Exterior 1 Story			Exterior Ven.:					
	Wood Frame	Drywall					Vent Fan	Exterior 2 Story			Stone Ven.:					
	Building Style: HUD	Paneled					Hot Tub	Prefab 1 Story			Common Wall:					
		Plaster					Unvented Hood	Prefab 2 Story			Foundation:					
	Trim & Decoration		Wood T&G				Vented Hood	Heat Circulator			Finished ?					
	Yr Built	Remodeled	Ex				Ord	Min	Intercom	Raised Hearth			Auto. Doors:			
1972	0	Size of Closets					Jacuzzi Tub	Wood Stove			Mech. Doors:					
Condition: Average		Lg	Ord				Small	Jacuzzi repl.Tub	Direct-Vented Ga			Area:				
Room List		Doors	Solid	H.C.	Oven	Class: Low			% Good:							
Basement	(5) Floors		Central Air			Effec. Age: 45			Storage Area:							
1st Floor	Kitchen:		Wood Furnace			Floor Area:			No Conc. Floor:							
2nd Floor	Other:		(12) Electric			Total Base New : 19,468			Bsmnt Garage:							
Bedrooms	Other:		0 Amps Service			Total Depr Cost: 6,814			Carport Area:							
(1) Exterior		No./Qual. of Fixtures		Security System			Estimated T.C.V: 5,451			Roof:						
Wood/Shingle	Ex.		Ord.	Min	Cost Est. for Res. Bldg: 2 Mobile Home HUD											
Aluminum/Vinyl	No. of Elec. Outlets		No./Qual. of Fixtures			Clas Low Blt 1972										
Brick	Many		Ave.	Few	(11) Heating System: Wall Furnace											
Insulation	(6) Ceilings		No. of Elec. Outlets			Ground Area = 280 SF Floor Area = 280 SF.										
(2) Windows		Many		Large	Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas					
Avg.	Avg.		1			Type			Ext. Walls			Roof/Fnd.				
Few	Small		3 Fixture Bath			Main Home			Ribbed			Metal				
Wood Sash	Basement: 0 S.F.		2 Fixture Bath			Other Additions/Adjustments			Size			Cost New				
Metal Sash	Crawl: 0 S.F.		Softener, Auto			Notes:			280			Depr. Cost				
Vinyl Sash	Slab: 0 S.F.		Softener, Manual			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			Total:			19,468				
Double Hung	Height to Joists: 0.0		Solar Water Heat						Totals:			19,468				
Horiz. Slide	(8) Basement		No Plumbing									6,814				
Casement	Conc. Block		Extra Toilet													
Double Glass	Poured Conc.		Extra Sink													
Patio Doors	Stone		Separate Shower													
Storms & Screens	Treated Wood		Ceramic Tile Floor													
(3) Roof		Concrete Floor		Ceramic Tile Wains												
Gable	(9) Basement Finish		Ceramic Tub Alcove													
Hip	Recreation SF		Vent Fan													
Flat	Living SF		(14) Water/Sewer													
Asphalt Shingle	Walkout Doors (B)		Public Water													
Chimney:	No Floor SF		Public Sewer													
	Walkout Doors (A)		Water Well													
(10) Floor Support		2000 Gal Septic		Lump Sum Items:												
Joists:		2000 Gal Septic														
Unsupported Len:																
Cntr.Sup:																

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

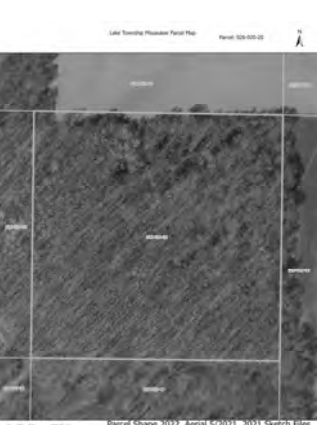
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANEKE KEITH G & GLENNA J	NEWELL NATHAN & JAMIE	22,000	10/10/2014	WD	03-ARM'S LENGTH	2014-03461	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/31/2014					
	MAP #:					
	2025 Est TCV 50,050					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road									
X Gravel Road									
X Paved Road									
X Storm Sewer									
X Sidewalk									
X Water									
X Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									
			Residentia 8 - 17 @\$5000			10.01 Acres		5000 100	50,050
			10.01 Total Acres			Total Est. Land Value =		50,050	

Tax Description
 . SEC 26 T22N R8W PCL B OF SURVEY
 RECORDED IN LIBER S-1 PGS 479-482 INCL.
 10.01 A.

Comments/Influences



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	25,000	0	25,000			11,366C
X Rolling	2024	15,000	0	15,000			11,025C
X Low	2023	14,000	0	14,000			10,500C
X High	2022	10,000	0	10,000			10,000S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							
Who When What	2025	25,000	0	25,000			11,366C
TPC 04/30/2021 INSPECTED	2024	15,000	0	15,000			11,025C
TPC 12/27/2017 INSPECTED	2023	14,000	0	14,000			10,500C
TPC 11/06/2017 INSPECTED	2022	10,000	0	10,000			10,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		23,500	03/01/2003	WD	33-TO BE DETERMINED	03-0:1322	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
7140 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER		10/26/2017	2017-9997	100%		
Owner's Name/Address		P.R.E. 100% 03/01/2004		New House		08/19/2003	20030296	Complete		
NEWELL NATHAN 7140 W BLUE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 324,890 TCV/TFA: 270.74						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.		Public Improvements		* Factors *						
Comments/Influences		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Residentia 8 - 17 @	\$5000	10.01 Acres	5000	100	50,050	
				10.01 Total Acres				Total Est. Land Value =	50,050	
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: 4in Concrete	6.87	889	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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Level		2025	25,000	137,400	162,400			94,813C
		X Rolling		2024	15,000	118,000	133,000			91,963C
		X Low		2023	14,000	114,400	128,400			87,584C
		X High		2022	10,000	105,300	115,300			83,414C
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		X PRIVATE RD								
		Who	When	What	2025	25,000	137,400	162,400		94,813C
		JWV	12/30/2017	INSPECTED	2024	15,000	118,000	133,000		91,963C
		TPC	11/06/2017	INSPECTED	2023	14,000	114,400	128,400		87,584C
					2022	10,000	105,300	115,300		83,414C

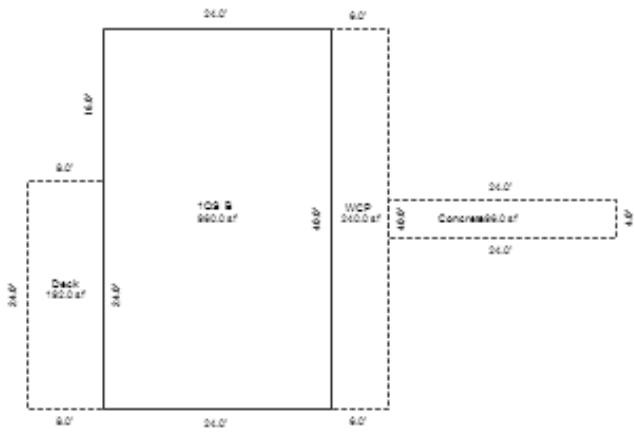
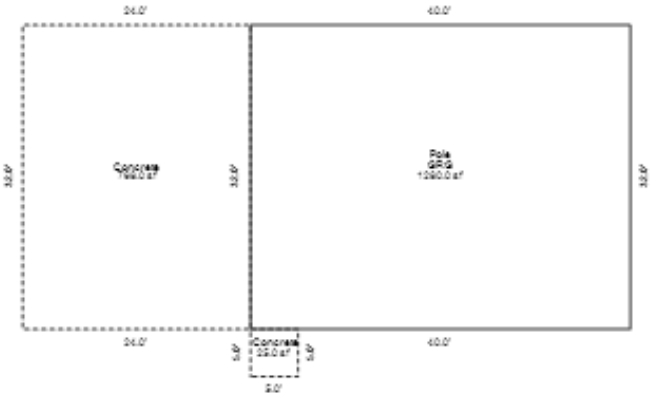
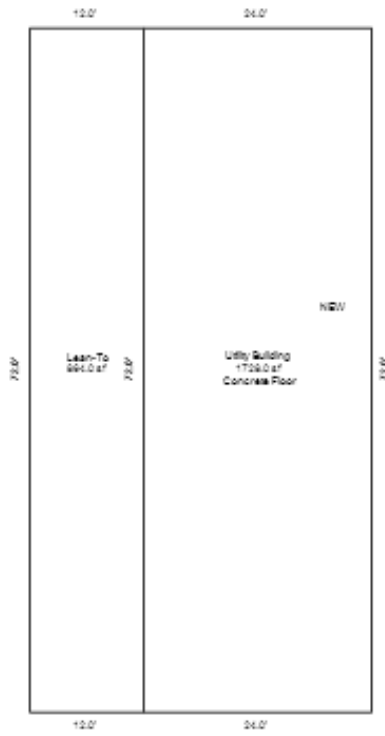


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Missaukee, Michigan

*** 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: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			240 WCP (1 Story) 192 Treated Wood 864 Roof Cover Onl			Bsmnt Garage: Carport Area: Roof:																			
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Class: C +5 Effec. Age: 15 Floor Area: 1,200 Total Base New : 291,348 Total Depr Cost: 247,650 Estimated T.C.V: 272,415			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																			
Yr Built 2003	Remodeled 0	Condition: Average		Room List			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 960 Total: 171,777 146,015		Cls C 5 Blt 2003																			
(1) Exterior		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 960 Total: 171,777 146,015			Cls C 5 Blt 2003																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,523 2,145 Plumbing Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893 Water/Sewer 1000 Gal Septic 1 4,795 4,076 Water Well, 100 Feet 1 5,725 4,866 Porches WCP (1 Story) 240 8,801 7,481 Deck Treated Wood 192 3,971 3,375 w/Roof (Roof portion) 864 12,925 10,986 Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 539 458 Base Cost 1280 30,438 25,872 Class: C Exterior: Pole (Unfinished) Base Cost 1728 41,092 34,928 Built-Ins Appliance Allow. 1 2,727 2,318 Totals: 291,348 247,650																		
X	Basement 1st Floor 2nd Floor 2 Bedrooms	(7) Excavation		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			(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:			(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			(16) Porches/Decks Area Type 240 WCP (1 Story) 192 Treated Wood 864 Roof Cover Onl		(17) Garage Year Built: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			(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:			(15) Built-ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			(16) Porches/Decks Area Type 240 WCP (1 Story) 192 Treated Wood 864 Roof Cover Onl		(17) Garage Year Built: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUILLIAM DAVID C & CATHER	NEWELL LYNN & EILEEN	30,000	10/22/2004	WD	03-ARM'S LENGTH	04-0/4413	DEED	100.0

Property Address: W BLUE 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: NEWELL LYNN & EILEEN
 5383 DICKERSON RD
 LAKE CITY MI 49651
 2025 Est TCV 50,050

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

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

Tax Description: SEC 26 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.
 Comments/Influences:

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	0	25,000			11,366C
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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*** 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		
7200 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/22/1994								
MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 251,177 TCV/TFA: 127.24						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 26 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PG65. 10.1A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		Residentia 8 - 17	@\$5000	10.01	Acres	5000 100	50,050	
		Paved Road		10.01 Total Acres					Total Est. Land Value =	50,050
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Residential Local Cost Land Improvements						
		Sewer		Description	Rate	Size	% Good	Cash Value		
		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.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		PRIVATE RD		2025	25,000	100,600	125,600			72,875C
		TPC 12/27/2017 INSPECTED		2024	15,000	86,300	101,300			70,684C
		TPC 11/06/2017 INSPECTED		2023	14,000	83,700	97,700			67,319C
				2022	10,000	77,000	87,000			64,114C

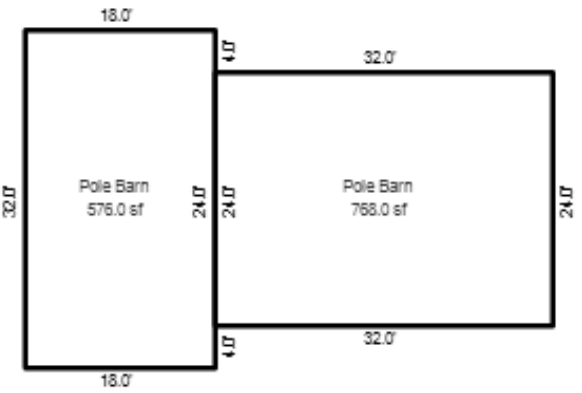
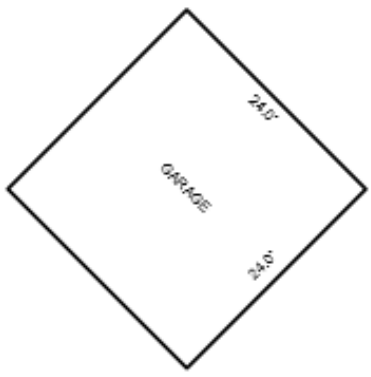
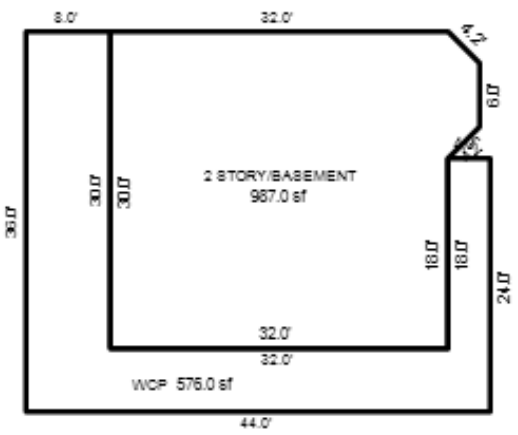


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 572	Type WCP (1 Story)	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets		Ex X Ord Min		Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		Central Air Wood Furnace		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 987 SF Floor Area = 1974 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 987 Total: 209,550 129,922 Other Additions/Adjustments Exterior Brick Veneer 120 1,871 1,160 Plumbing Average Fixture(s) 3 Fixture Bath 1 3,805 2,359 Water/Sewer 1000 Gal Septic 1 4,485 2,781 Water Well, 50 Feet 1 2,548 1,580 Porches WCP (1 Story) 572 16,382 10,157 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,509 12,096 Class: D Exterior: Pole (Unfinished) Base Cost 1344 25,294 15,682 Built-Ins Appliance Allow. 1 1,906 1,182 Fireplaces Exterior 2 Story 1 6,950 4,309 Totals: 293,512 181,979	
Building Style: 2S		Trim & Decoration		Size of Closets		Ex X Ord Min		Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		Central Air Wood Furnace		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177					
Yr Built 1979	Remodeled 0	Size of Closets		Ex X Ord Min		Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		Central Air Wood Furnace		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177							
Condition: Average		Size of Closets		Ex X Ord Min		Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		Central Air Wood Furnace		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177							
Room List		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		Central Air Wood Furnace		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177													
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		Central Air Wood Furnace		(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177															
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 200 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177											
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Drywall		(7) Excavation Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 200 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177											
(2) Windows Many Avg. X Large Avg. Small Few		(6) Ceilings X Drywall		(7) Excavation Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 200 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings X Drywall		(7) Excavation Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 200 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177											
(3) Roof Gable Hip Flat X Gambrel Mansard Shed		(6) Ceilings X Drywall		(7) Excavation Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 200 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177											
Asphalt Shingle		(6) Ceilings X Drywall		(7) Excavation Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 200 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177											
Chimney:		(6) Ceilings X Drywall		(7) Excavation Basement: 987 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 200 Amps Service		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 200,177											

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



*** 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 BLUE RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 07/22/1994
 Building Permit(s): MAP #: 2025 Est TCV 28,928
 Date: Number: Status:

Owner's Name/Address: MOORE PATRICIA J
 7200 W BLUE ROAD
 LAKE CITY MI 49651

Tax Description: . SEC 26 T22N R8W PCL F OF SURVEY
 RECORDED IN LIBER S-2 PG65. 4.5A.
 Comments/Influences:

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
X			Dirt Road	330.00	594.00	0.8823	1.1039	90 100	28,928	
X			Gravel Road	330 Actual Front Feet, 4.50 Total Acres					Total Est. Land Value =	28,928
X			Paved Road							
X			Storm Sewer							
X			Sidewalk							
X			Water							
X			Sewer							
X			Electric							
X			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Topography of Site

X	Level
X	Rolling
	Low
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
2025	14,500	0	14,500			4,912C
2024	8,300	0	8,300			4,765C
2023	8,300	0	8,300			4,539C
2022	8,300	0	8,300			4,323C

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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.		
QUILLIAM DAVID C & CATHER	LANGWORTHY DOUGLAS K JR &	210,000	10/22/2020	WD	03-ARM'S LENGTH	2020-03210	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
7110 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 10/22/2020								
LANGWORTHY DOUGLAS K JR & JANA L 7110 W BLUE RD LAKE CITY MI 49651		MAP #:								
		2025 Est TCV 329,658 TCV/TFA: 182.53								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		Residentia 8 - 17	@\$5000	10.01	Acres	5000 100	50,050	
		Paved Road		10.01 Total Acres Total Est. Land Value =					50,050	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Concrete	6.87	450	0	0		
		Sewer		Wood Frame	23.41	288	0	0		
		X Electric		Wood Frame	27.27	128	25	873		
		Gas		Residential Local Cost Land Improvements						
		Curb		Description	Rate	Size	% Good	Cash Value		
		Street Lights		LAND IMPROVE 1000	1,000.00	1	95	950		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =					1,823	
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X PRIVATE RD		2025	25,000	139,800	164,800			126,575C
		Who When What		2024	15,000	120,100	135,100			122,770C
		TPC 06/30/2020 INSPECTED		2023	14,000	116,300	130,300			116,924C
		TPC 12/27/2017 INSPECTED		2022	10,000	107,000	117,000			111,357C

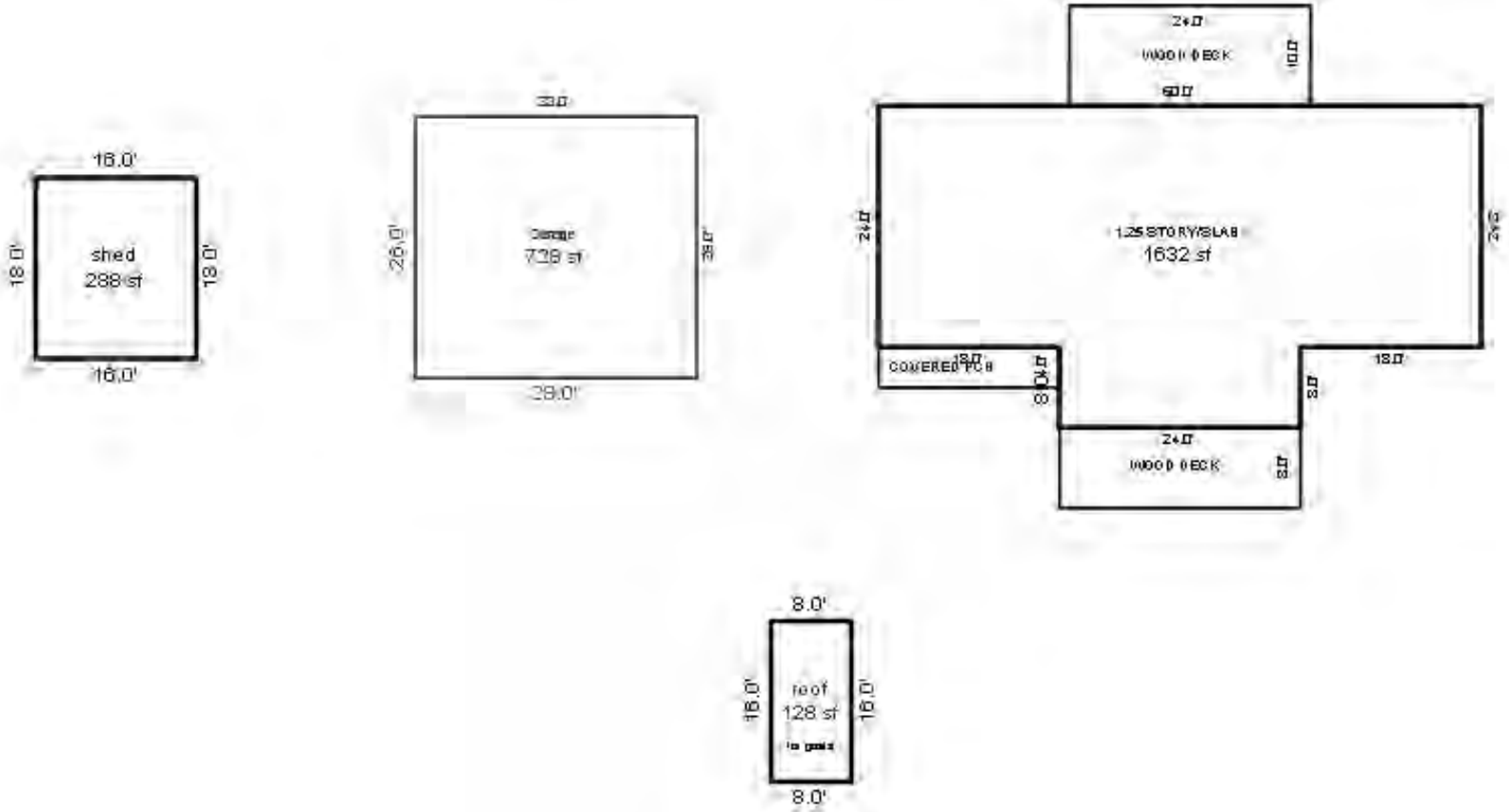


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 192 240	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1+S		X	Ex	Ord	Min	Central Air Wood Furnace									
Yr Built 1996	Remodeled 0	X	Lg	Ord	Small	(12) Electric 200 Amps Service									
Condition: Average		X	Size of Closets			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1+S			Cls C 10 Blt 1996			
Room List		X	Doors			No. of Elec. Outlets Many X Ave. Few			Class: C +10 Effec. Age: 25 Floor Area: 1,806 Total Base New : 336,741 Total Depr Cost: 252,532 Estimated T.C.V: 277,785			E.C.F. X 1.100			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(13) Plumbing			Building Areas			Total: 266,086 199,542				
(1) Exterior		X	Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	(6) Ceilings			1 1000 Gal Septic 1 2000 Gal Septic			1 Story Siding Basement 1,632 1 Story Siding Overhang 174						
(2) Windows		X	(7) Excavation			(14) Water/Sewer			Other Additions/Adjustments						
X	Many Avg. Few	X	Basement: 1632 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			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	X	(8) Basement			Lump Sum Items:			Average Fixture(s)						
X	Double Glass Patio Doors Storms & Screens	X	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath 2 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Ceramic Tile Floor Porches CCP (1 Story) Deck Treated Wood Treated Wood			1 1,455 1,091 1 4,580 3,435 1 3,064 2,298 1 1,340 1,005 1 4,795 3,596 1 5,725 4,294 72 2,068 1,551 192 3,971 2,978 240 4,603 3,452			
(3) Roof		X	(9) Basement Finish			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	X	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			Base Cost 728 28,829 21,622 Door Opener 2 1,078 808						
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Built-Ins							
Chimney: Metal								Appliance Allow. 1 2,727 2,045							
Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



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

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

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/22/1994

Owner's Name/Address: DELBELLO FLOYD L & JAN M
 7100 W BLUE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 28,928

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 330.00 594.00 0.8823 1.1039 90 100 28,928
 330 Actual Front Feet, 4.50 Total Acres Total Est. Land Value = 28,928

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

Tax Description
 . SEC 26 T22N R8W PCL H OF SURVEY
 RECORDED IN LIBER S-2 PG65. 4.5A.
 Comments/Influences

X
 X
 X

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,500	0	14,500			4,912C
2024	8,300	0	8,300			4,765C
2023	8,300	0	8,300			4,539C
2022	8,300	0	8,300			4,323C

Who When What
 TPC 12/27/2017 INSPECTED
 TPC 11/06/2017 INSPECTED
 TPC 06/10/2013 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7100 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/22/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 224,071 TCV/TFA: 162.37								
DELBELLO FLOYD L 7100 W BLUE 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 26 T22N R8W PCL I OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 4.35 A.		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Water Sewer Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		A 200' @ 90/FF		330.00	574.20	0.8823	1.0946	90	100	28,684
				330 Actual Front Feet, 4.35 Total Acres		Total Est. Land Value =						28,684
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good			Cash Value		
				D/W/P: 3.5 Concrete	6.49	320	50			1,038		
				Wood Frame	25.13	180	50			2,261		
				Total Estimated Land Improvements		True Cash Value =				3,299		
				Topography of Site								
				Level								
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	14,300	97,700	112,000		65,337C		
		TPC 12/27/2017 INSPECTED			2024	8,300	84,000	92,300		63,373C		
					2023	8,300	81,300	89,600		60,356C		
					2022	8,300	74,700	83,000		57,482C		

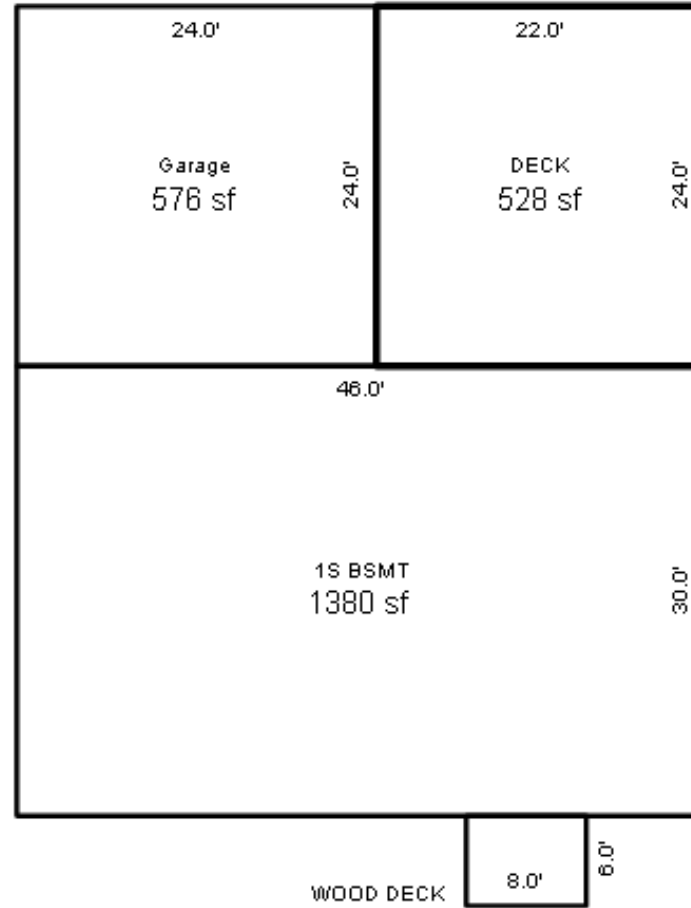
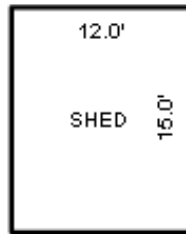


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528	Type Treated Wood 48 Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 30 Floor Area: 1,380 Total Base New : 251,649 Total Depr Cost: 174,625 Estimated T.C.V: 192,088		E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1S		X Drywall	Plaster	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1380 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C -5 Blt 1985		Carport Area: Roof:			
Yr Built 1985	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X Ord	Small	0 Amps Service			Many X Ave. Few			1 Story Siding Basement 1,380		Total: 188,066 131,644				
Room List		Doors	Solid	X H.C.	(13) Plumbing			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			400 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer			Deck Treated Wood Treated Wood		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,647 Door Opener 1 539 377			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Public Water Public Sewer Water Well			Appliance Allow. 1 2,727 1,909		Fireplaces		Exterior 1 Story 1 6,420 4,494			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall			(10) Floor Support			1000 Gal Septic 2000 Gal Septic			Totals: 251,649 174,625		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 192,088				
(2) Windows		(7) Excavation		Basement: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Joints: Unsupported Len: Cntr.Sup:			Totals: 251,649 174,625							
X	Many Avg. X Avg. Few	Large Avg. Small	Basement: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Joints: Unsupported Len: Cntr.Sup:			Totals: 251,649 174,625								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Joints: Unsupported Len: Cntr.Sup:			Totals: 251,649 174,625							
(3) Roof		400 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joints: Unsupported Len: Cntr.Sup:			Joints: Unsupported Len: Cntr.Sup:			Totals: 251,649 174,625							
X	Gable Hip Flat	Gambrel Mansard Shed	Joints: Unsupported Len: Cntr.Sup:			Joints: Unsupported Len: Cntr.Sup:			Totals: 251,649 174,625								
X	Asphalt Shingle	Joints: Unsupported Len: Cntr.Sup:		Joints: Unsupported Len: Cntr.Sup:			Joints: Unsupported Len: Cntr.Sup:			Totals: 251,649 174,625							
Chimney: Metal		Joints: Unsupported Len: Cntr.Sup:		Joints: Unsupported Len: Cntr.Sup:			Joints: Unsupported Len: Cntr.Sup:			Totals: 251,649 174,625							

*** 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.
BLAIR RUBY E ESTATE	TRAVELBEE JOYCE M & BALDW	0	07/25/2017	WD	06-COURT JUDGEMENT	2017-02366	DEED	0.0
BLAIR RUBY E	TRAVELBEE JOYCE M & BALDW	0	05/15/2013	CD	07-DEATH CERTIFICATE	WWW.TRIBUTES.C	DEED	33.0
BLAIR RUBY	BLAIR RUBY E & TRAVELBEE	1	11/18/2006	QC	21-NOT USED/OTHER	2013-01834 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7026 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
TRAVELBEE JOYCE M & BALDWIN LOIS E 7026 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 221,089 TCV/TFA: 158.83					

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements		* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/FF	330.00	574.20	0.8823	1.0946	90	100		28,684	
330 Actual Front Feet, 4.35 Total Acres								Total Est. Land Value = 28,684	

Tax Description	X	Land Improvement Cost Estimates						
Description		Rate	Size	% Good	Cash Value			
. SEC 26 T22N R8W PCL J OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. MISSAUKEE COUNT RECORD (BEING A PART OF THE EAST 1/2 OF THE SE 1/4 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY 4.35 A.	X							
Water Sewer	X							
Electric	X							
Gas	X							
Comments/Influences		LAND IMPROVE 1000 1,000.00 1 95 950						
		Total Estimated Land Improvements True Cash Value = 950						

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	14,300	96,200	110,500			65,848C
	Rolling	2024	8,300	82,500	90,800			63,869C
	Low	2023	8,300	80,000	88,300			60,828C
	High	2022	8,300	73,600	81,900			57,932C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

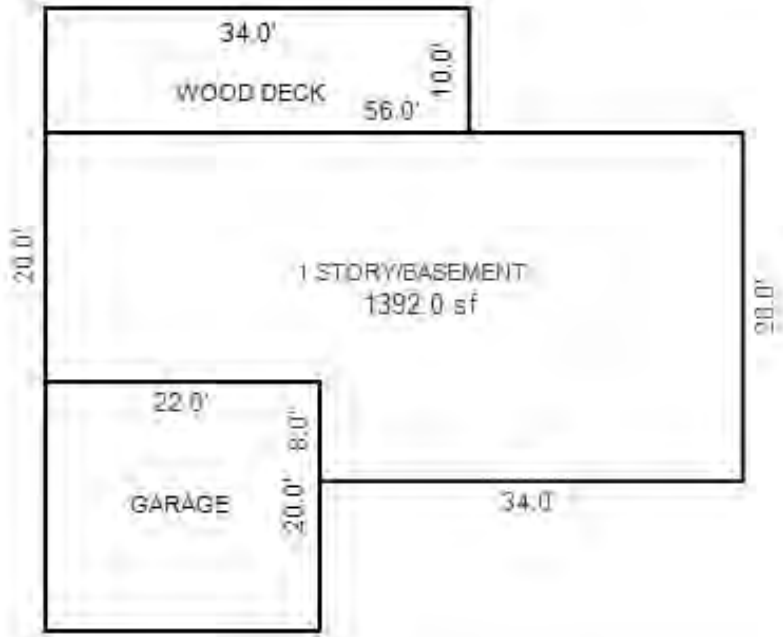
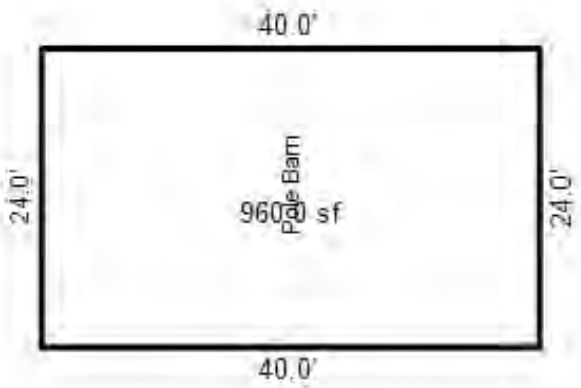


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*** Information herein deemed reliable but not guaranteed***

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		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 340 240	Type Treated Wood Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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						Class: C Effec. Age: 35 Floor Area: 1,392 Total Base New : 267,766 Total Depr Cost: 174,050 Estimated T.C.V: 191,455		E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											Roof:	
Yr Built Remodeled 1978 0		Trim & Decoration			Ex X Ord Min			Size of Closets									
Condition: Average		Lg X Ord Small			Doors Solid X H.C.			(5) Floors									
Room List Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			(12) Electric			100 Amps Service									
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few									
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		Basement: 1392 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement												
X	Many Avg. X Large Avg. Few Small	(9) Basement Finish			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(10) Floor Support			Lump Sum Items:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed			Chimney: Brick Unupported Len: Cntr.Sup:												
											Notes:						
											ECF (4012 RURAL METES & BOUNDS) 1.100 =>				TCV:		
											Totals:		267,766		174,050		
											Total:		199,416		129,621		
											Other Additions/Adjustments						
											Exterior						
											Brick Veneer		136		2,304		1,498
											Plumbing						
											Average Fixture(s)						
											2 Fixture Bath		1		3,064		1,992
											Water/Sewer						
											1000 Gal Septic		1		4,795		3,117
											Water Well, 50 Feet		1		2,648		1,721
											Deck						
											Treated Wood		340		5,783		3,759
											w/Roof (Roof portion)		240		3,847		2,501
											Garages						
											Class: C Exterior: Siding						
											Foundation: 42 Inch (Unfinished)						
											Base Cost		440		20,403		13,262
											Common Wall: 1 Wall		1		-2,647		-1,721
											Class: C Exterior: Pole (Unfinished)						
											Base Cost		960		23,971		15,581
											Built-Ins						
											Appliance Allow.		1		2,727		1,773
											Totals:		267,766		174,050		

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



*** 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
M-55		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
MICH STATE HWY COMM		MAP #:						
		2025 Est TCV 0						
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Tax Description		Public Improvements		* Factors *				
. SEC 26 T22N R8W THAT PART OF E 1/2 OF SE 1/4 S OF A LINE 75 FT N OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ON A CURVE OF 17188.734 FT RADIUS SW'LY & TO THE LEFT THE CHORD BEARING S 85 DEG 47' 11.5" W A DISTANCE OF 3053.39 FT, TH ALG THE CURVE 3057.41 FT TO PT OF ENDING ALSO COMM 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ALONG ABOVE DESC. CURVE 1082.41 FT, TH N 02 DEG 43' 33"W 75 FT TO POB, TH N 02 DEG 43'33"W 40 FT, TH ON A CURVE OF 17303.734 FT RADIUS SW'LY & TO LEFT THE 1'27"W 50.33 FT, T, TH ON A CURVE E'LY & TO THE 87 DEG 11'27"E		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.		Residentia 1 - 2.99 @\$9000 1.76 Acres 9000 100 15,840 1.76 Total Acres Total Est. Land Value = 15,840				
		Topography of Site						
		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT
		TPC 12/27/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT
		TPC 08/23/2017	INSPECTED		2023	0	0	0
		TPC 03/14/2016	INSPECTED		2022	0	0	0

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

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

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

W BLUE RD School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 12/18/2013 Qual. Fr. PA 42

Owner's Name/Address MAP #: 2025 Est TCV 177,675

VANDRIE BUILDING COMPANY INC
7591 S US 131
CADILLAC MI 49601

Improved Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

Taxpayer's Name/Address Public Improvements

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

AGRICULTRU SURPLUS 2300/ 77.25 Acres 2300 100 177,675

77.25 Total Acres Total Est. Land Value = 177,675

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	88,800	0	88,800			74,977C
2024	108,200	0	108,200			72,723C
2023	73,400	0	73,400			69,260C
2022	71,500	0	71,500			65,962C

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/13/2019 INSPECTED

TPC 12/27/2017 INSPECTED

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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.
WINKLE TRAVIS G & KRISTA	WINKLE TRAVIS G & KRISTA	0	07/14/2016	WD	09-FAMILY	2016-02400	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7490 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	08/27/2018	2018-0439	100%
Owner's Name/Address	P.R.E. 100% 09/01/2003		Pole Barn	07/10/2014	2014-0239	100%
WINKLE TRAVIS G & KRISTA M TRUST 7490 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 567,798 TCV/TFA: 185.13					

	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			A 200' @ 90/FF	300.00	400.00	24,397
			300 Actual Front Feet, 2.75 Total Acres		Total Est. Land Value =	24,397

Tax Description	Improvements	Rate	Size	% Good	Cash Value
SEC 26 T22N R8W (0*2003) S 400 FT OF W 300 FT OF W 1/2 OF SE 1/4.2.7548A.	X Dirt Road				
Comments/Influences	X Gravel Road				
UIP = 4X30 ROOF & SLAB ON END OF GRG	X Paved Road				
	X Storm Sewer				
	X Sidewalk				
	X Water	15.39	887	0	0
	X Sewer	6.87	139	0	0
	X Electric	8.06	3849	0	0
	X Gas				
	X Curb				
	X Street Lights				
	X Standard Utilities				
	X Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	12,200	271,700	283,900			219,285C
X Rolling	2024	12,200	233,800	246,000			212,692C
X Low	2023	9,500	234,500	244,000			202,564C
X High	2022	12,800	215,900	228,700			192,919C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

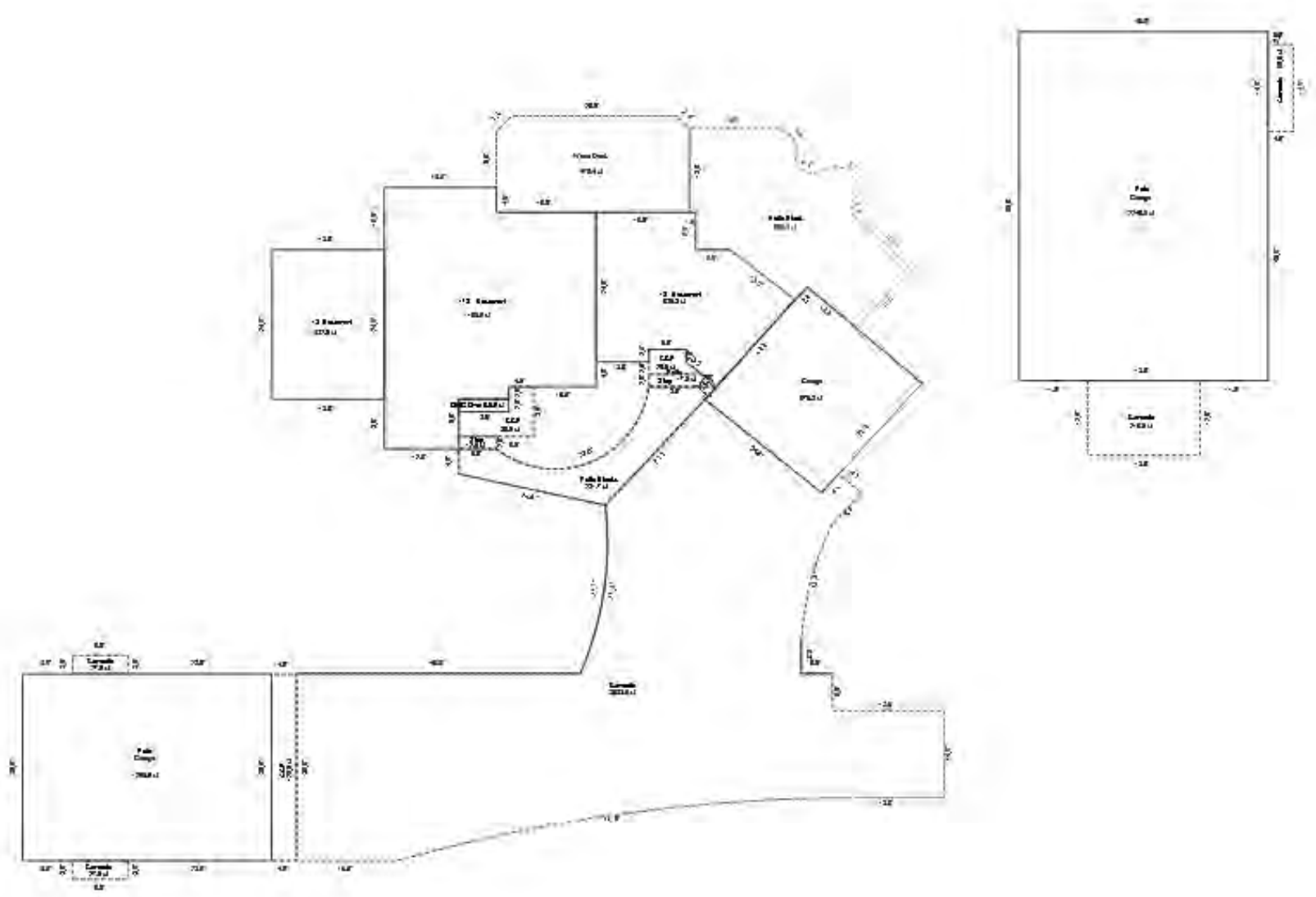


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*** Information herein deemed reliable but not guaranteed***

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 80 26 475	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: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 579 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.75S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 3,067 Total Base New : 570,479 Total Depr Cost: 484,910 Estimated T.C.V: 533,401			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2003	Remodeled 2018	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S					Cls C 10 Blt 2003			
Condition: Average		X	Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 2181 SF Floor Area = 3067 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			1 3			1.75 Story Siding Basement 432 1 Story Siding Basement 1,160 1 Story Siding Basement 589 1 Story Siding Overhang 16			Total: 406,924		345,888		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Recreation Room 1200 22,872 19,441							
	Insulation	X	Drywall				Ex. X Ord. Min			Exterior Stone Veneer 60 2,245 1,908 Plumbing Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 2 9,159 7,785 Water/Sewer 1000 Gal Septic 1 4,795 4,076 Water Well, 100 Feet 1 5,725 4,866							
(2) Windows		(7) Excavation		Basement: 2181 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CCP (1 Story) 80 2,274 1,933 CCP (1 Story) 26 863 734 Deck Treated Wood 475 7,201 6,121							
X	Many Avg. X Avg. Few Small	(8) Basement		Lump Sum Items:			(14) Water/Sewer			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 579 24,544 20,862 Common Wall: 1 Wall 1 -2,647 -2,250							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 579 24,544 20,862 Common Wall: 1 Wall 1 -2,647 -2,250							
(3) Roof		1200	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 579 24,544 20,862 Common Wall: 1 Wall 1 -2,647 -2,250							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 579 24,544 20,862 Common Wall: 1 Wall 1 -2,647 -2,250						
X	Asphalt Shingle																
Chimney:																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JACK D & DIANE	MORRIS FLOYD M JR & KACI	0	02/15/2010	WD	21-NOT USED/OTHER	2010/406	DEED	100.0
LEFEVRE MARK J & LAUREEN	HOEKWATER JACK D & DIANE	29,500	05/15/2009	WD	03-ARM'S LENGTH	2009/2152	DEED	100.0
		18,950	04/01/1999	WD	33-TO BE DETERMINED	327:222	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8455 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/02/2009	20090528	100%
	P.R.E. 100% 05/01/2010					

Owner's Name/Address	MAP #:
MORRIS FLOYD M JR & KACI L 8455 W LOTAN RD Lake City MI 49651	2025 Est TCV 385,850 TCV/TFA: 167.62

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 332.701309.00 1.0000 0.0000 90 100*	0
			Residentia 8 - 17 @\$5000 10.00 Acres 5000 100	50,000
			* denotes lines that do not contribute to the total acreage calculation.	
			333 Actual Front Feet, 10.00 Total Acres Total Est. Land Value =	50,000

Tax Description	X	Land Improvement Cost Estimates
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2298.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.16FT, N 89 DEG 57'59"W 332.66 FT, N 0 DEG 18'30"W 1309.82 FT, S 89 DEG 51'08"E 332.66 FT TO POB. 10A.		Description Rate Size % Good Cash Value

		D/W/P: 4in Ren. Conc. 8.06 1318 0 0
		D/W/P: 3.5 Concrete 6.49 428 0 0

Comments/Influences	X	Residential Local Cost Land Improvements
FOR 12/31/2011 - 100% - TIM 12/31/2010- NEW CONTRUCTION AT 45% 99 SPLIT TO 14 PCLS FOR 00		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
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

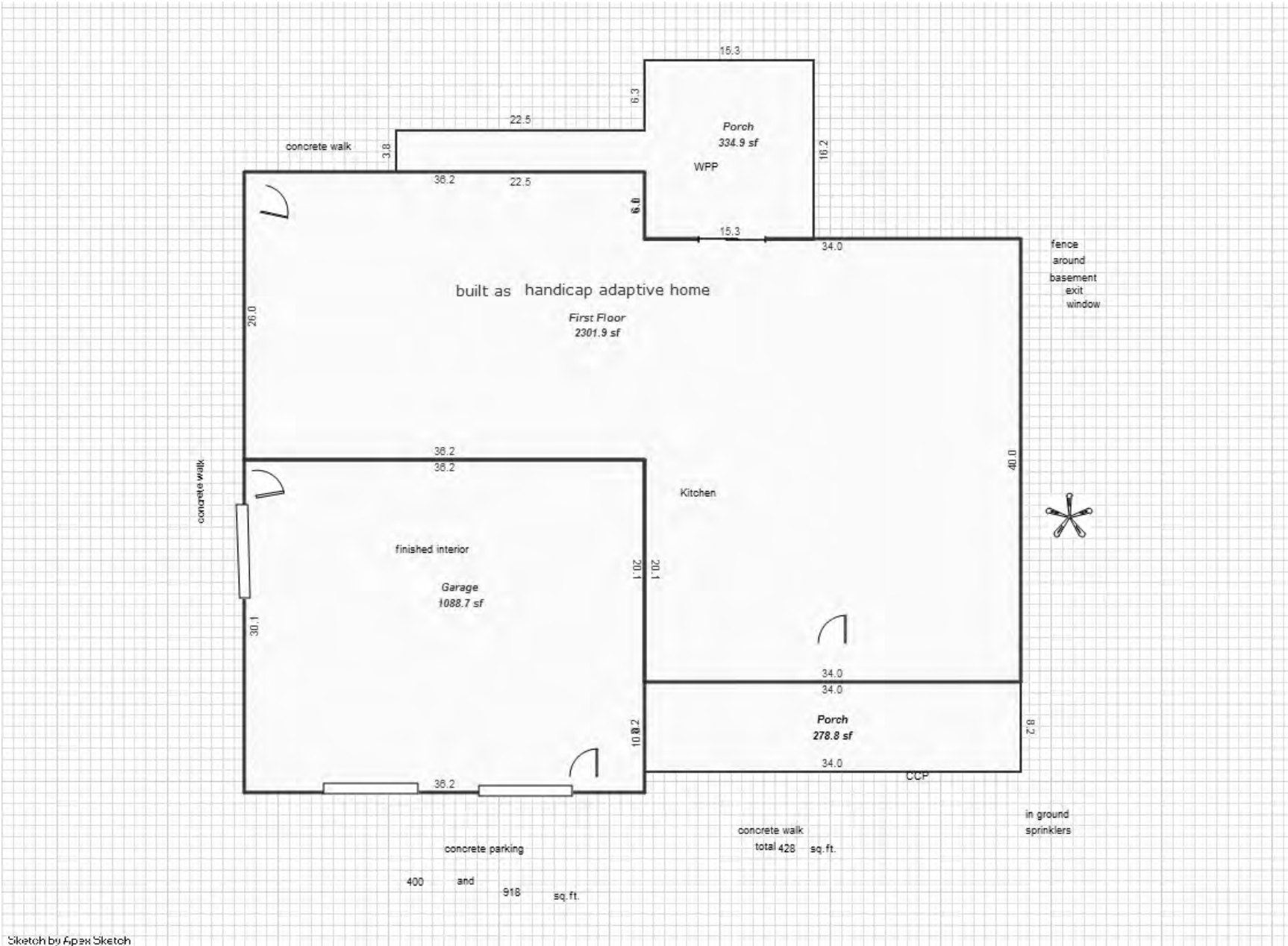
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	167,900	192,900			110,243C
2024	15,000	144,200	159,200			106,929C
2023	14,000	139,800	153,800			101,838C
2022	10,000	128,600	138,600			96,989C

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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 278 334	Type CCP (1 Story) WPP		Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1088 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 12 Floor Area: 2,302 Total Base New : 382,721 Total Depr Cost: 303,114 Estimated T.C.V: 333,425			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cls C		Blt 2009		
Condition: Average		Size of Closets		Lg X Ord Small			(12) Electric 200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2302 SF Floor Area = 2302 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/90/100/79.2 Functional Depreciation because of: HANDICAP ADAPTED			Total: 304,509		Depr. Cost 241,170		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 942 1 Story Siding Basement 1,360 Total: 304,509							
(1) Exterior		(6) Ceilings		X Drywall			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,152 3 Fixture Bath 1 4,580 3,627 2 Fixture Bath 1 3,064 2,427 Water/Sewer 1000 Gal Septic 1 4,795 3,798 Water Well, 100 Feet 1 5,725 4,534 Porches CCP (1 Story) 278 6,830 5,409 WPP 334 5,548 4,394							
(2) Windows		(7) Excavation		Basement: 1360 S.F. Crawl: 942 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1.5 Wall 1 -3,971 -3,145 Door Opener 2 1,078 854 Base Cost 1088 46,381 36,734 Built-Ins Appliance Allow. 1 2,727 2,160							
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 333,425									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Totals: 382,721 303,114							
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																

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



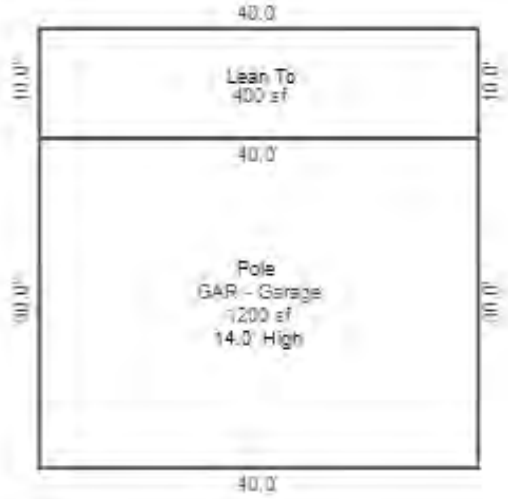
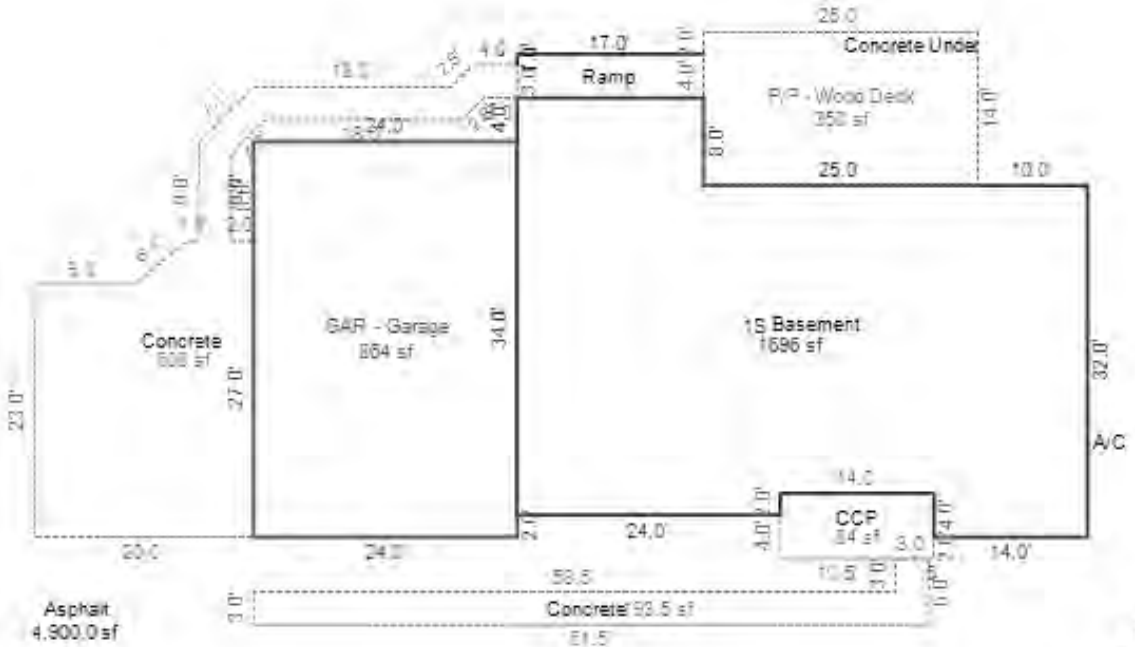
Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
REDMAN ROBERT & SHAWN	REDMAN ROBERT & SHAWN	1	10/24/2024	WD	15-LADY BIRD	2024-02728	PROPERTY TRANSFER	0.0				
COWDREY PHILLIP & LINDA K	REDMAN ROBERT & SHAWN	360,000	07/13/2023	WD	09-FAMILY	2023-01872	PROPERTY TRANSFER	0.0				
DEVINNEY ROBERT H & DONNA	COWDREY PHILLIP & LINDA K	31,900	06/13/2005	WD	03-ARM'S LENGTH	05-0/2371	DEED	100.0				
		18,700	04/01/1999	WD	33-TO BE DETERMINED	337:100	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8373 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/19/2023		2023-0622	100%			
Owner's Name/Address		P.R.E. 100% 07/13/2023		New House		08/15/2005		20050270	Complete			
REDMAN ROBERT & SHAWN 8373 W LOTAN RD Lake City MI 49651		MAP #:		2025 Est TCV 376,266 TCV/TFA: 221.85								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 8 - 17	@\$5000	10.00	Acres	5000	100			50,000
				10.00 Total Acres			Total Est. Land Value =		50,000			
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1965.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1308.5 FT, N 89 DEG 57'59"W 332.82 FT, N 0 DEG 18'30"W 1309.16 FT, S 89 DEG 51'08"E 332.83 FT TO POB. 10A.		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
Comments/Influences		Topography of Site										
99 SPLIT FROM 001-00 FOR 00		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	25,000	163,100	188,100			109,084C				
		2024	15,000	140,800	155,800			105,805C				
		2023	14,000	115,800	129,800			87,148C				
		2022	10,000	106,500	116,500			82,999C				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		TPC 10/02/2023	INSPECTED									
		TPC 04/30/2021	INSPECTED									
		TPC 12/27/2017	INSPECTED									



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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVELL FAMILY HOUSE TRUST	GILLOW JOSH	24,900	08/24/2018	WD	03-ARM'S LENGTH	2018-02770	PROPERTY TRANSFER	100.0
LOVELL TERRY J & TINA G (	LOVELL FAMILY HOUSE TRUST	0	04/02/2008	QC	21-NOT USED/OTHER	2008/1078	DEED	0.0
		19,450	04/01/1999	WD	33-TO BE DETERMINED	327:805	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8321 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		New House	11/30/2021	2021-0834	100%
	P.R.E. 100% 09/13/2022					

Owner's Name/Address	MAP #:
GILLOW JOSH 8270 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 421,684 TCV/TFA: 226.71

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 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.83FT, N 89 DEG 57'59"W 332.99 FT, N 0 DEG 18'30"W 1308.5 FT, S 89 DEG 51'08"E 333 FT TO POB. 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	
		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
99 SPLIT FROM 001-00 FOR 00	X	D/W/P: 3.5 Concrete	6.49	120 50	389
		D/W/P: 4in Ren. Conc.	8.06	1197 50	4,824
		Total Estimated Land Improvements True Cash Value =			5,213

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	25,000	185,800	210,800			180,218C
Rolling	2024	15,000	159,800	174,800			174,800S
Low	2023	14,000	157,900	171,900			168,400C
High	2022	10,000	0	10,000		10,000W	10,000S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



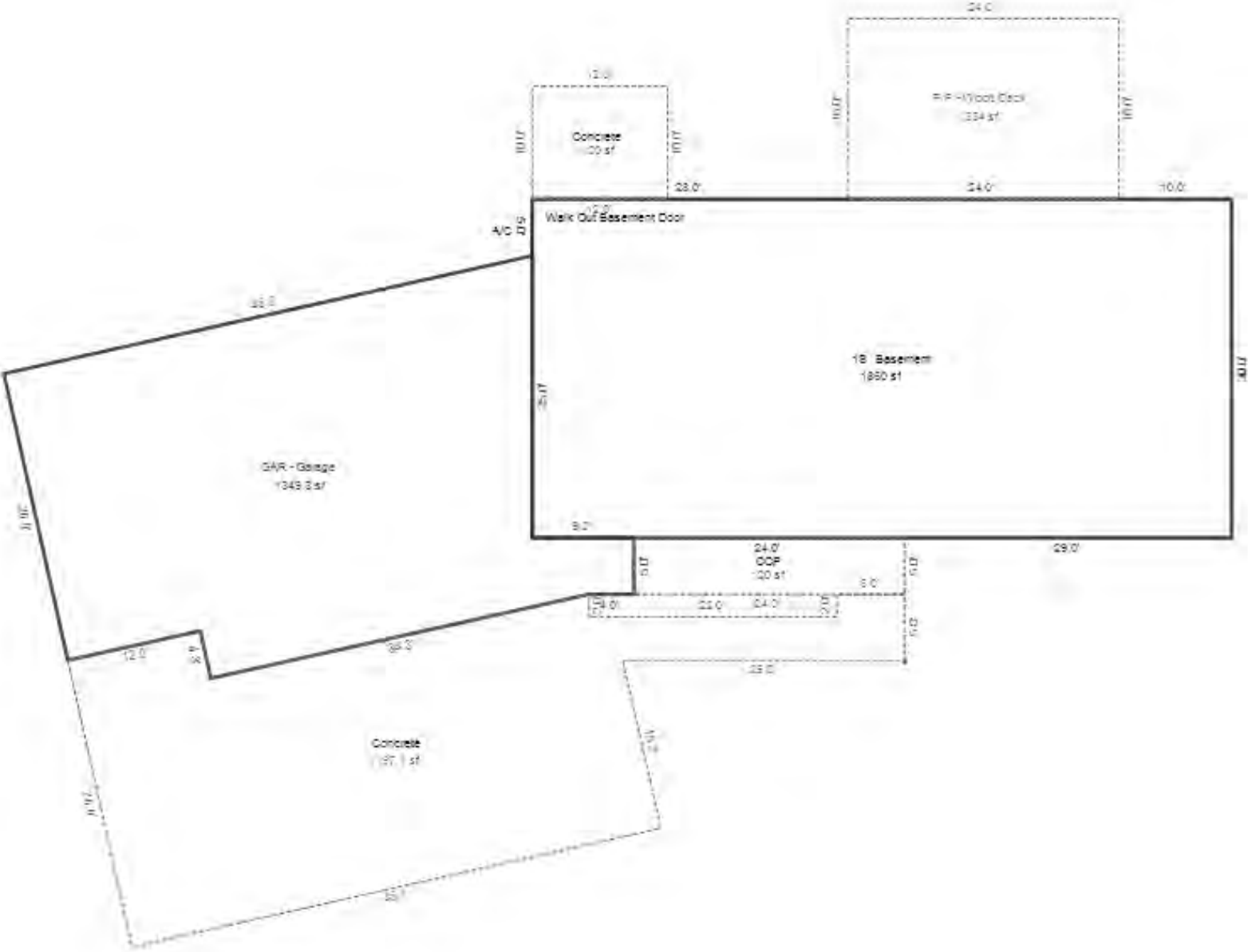
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/01/2022	INSPECTED	2024	15,000	159,800	174,800			174,800S
TPC	04/30/2021	INSPECTED	2023	14,000	157,900	171,900			168,400C
TPC	12/27/2017	INSPECTED	2022	10,000	0	10,000		10,000W	10,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 384	Type CCP (1 Story) Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1349 % 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: 3 Floor Area: 1,860 Total Base New : 343,459 Total Depr Cost: 333,155 Estimated T.C.V: 366,471			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1860 SF Floor Area = 1860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97					Cls C Blt 2022				
Yr Built 2022	Remodeled 0	Ex	Ord	Min	X (12) Electric 0 Amps Service			Building Areas								
Condition: Average		Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		Doors	Solid	H.C.	Ex. Ord. Min			1 Story Siding Basement 1,860								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Total: 262,657 254,777									
(1) Exterior		Lg	Ord	Small	Many Ave. Few			Other Additions/Adjustments								
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing			Basement, Outside Entrance, Above Grade 1 1,844 1,789									
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
Many Avg. Few	Large Avg. Small	Basement: 1860 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Water/Sewer									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Deck									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer			Garages								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Common Wall: 2 Wall 1 -5,295 -5,136 Door Opener 3 1,616 1,568 Base Cost 1349 47,228 45,811									
Notes:										Totals: 343,459 333,155						
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:		366,471				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEED PATRICK A	TEED PATRICK A & NANCY A	0	08/07/2020	QC	09-FAMILY	2020-02378	DEED	0.0
ATKINS CHIP R	TEED PATRICK A	130,000	07/27/2018	WD	03-ARM'S LENGTH	2018-02416	PROPERTY TRANSFER	100.0
		20,450	03/01/2001	WD	33-TO BE DETERMINED	327:1169	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8277 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/22/2010	20100158	100%
	P.R.E. 100% 08/01/2018					

Owner's Name/Address	MAP #:
TEED PATRICK A & NANCY A 8277 W LOTAN ROAD LAKE CITY MI 49651	2025 Est TCV 194,679 TCV/TFA: 124.79

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17	@\$5000	10.00	Acres	5000	100	50,000
			10.00	Total Acres	Total Est. Land Value =	50,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1299.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.17FT, N 89 DEG 57'59"W 333.16 FT, N 0 DEG 18'30"W 1307.83 FT, S 89 DEG 51'08"E 333.17 FT TO POB. 10A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	6.39	600 0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	21.61 34.40	200 50 24 50	2,161 413
99 SPLIT FROM 001-00 FOR 00 99 SKYLINE FOR 01		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =			4,949

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

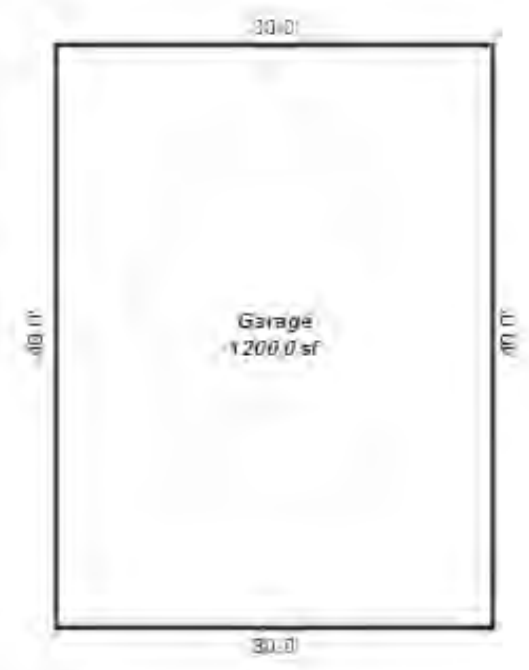
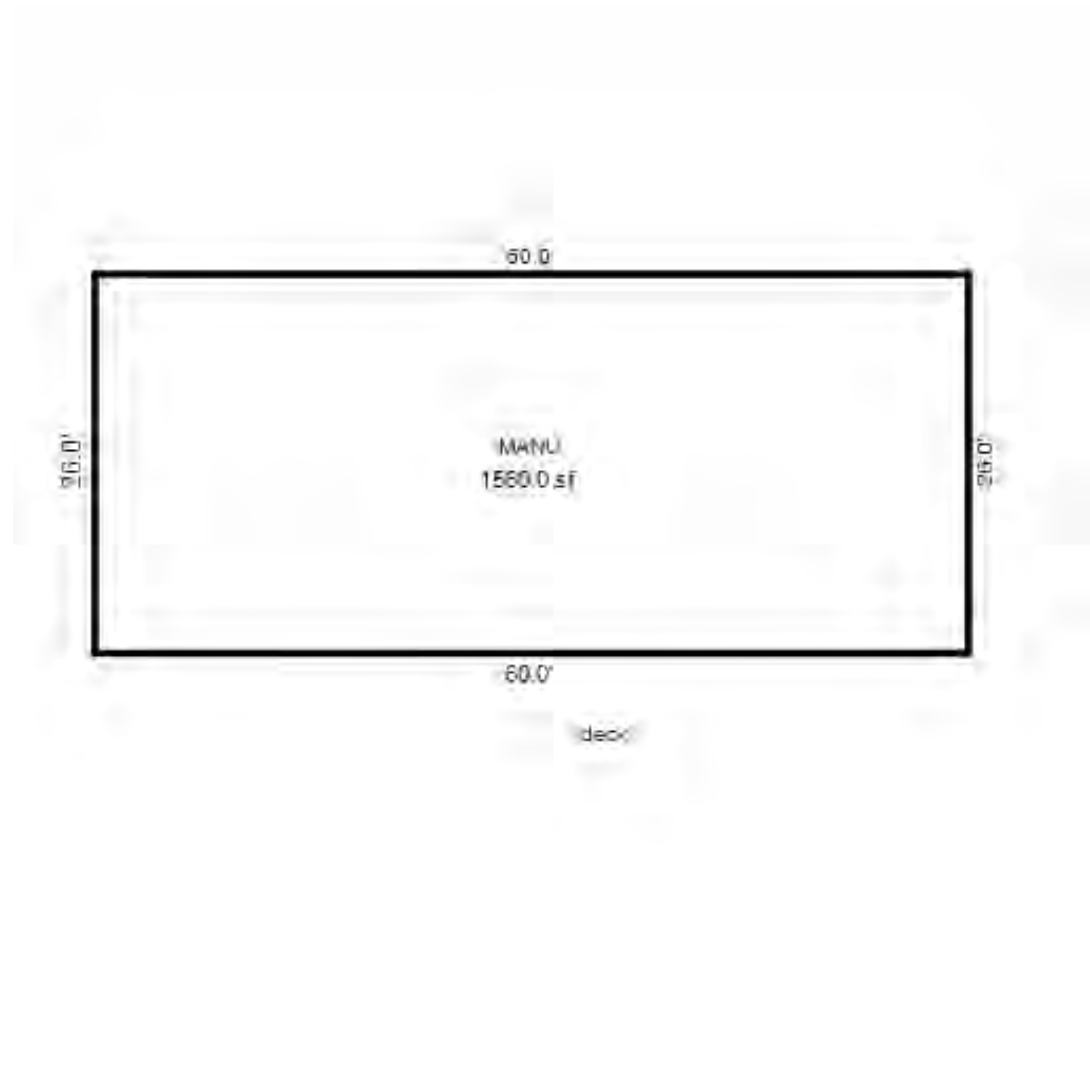
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	72,300	97,300			55,806C
2024	15,000	68,900	83,900			54,129C
2023	14,000	60,000	74,000			51,552C
2022	10,000	52,700	62,700			49,098C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 140	Type Treated Wood Treated Wood	Year Built: 2010 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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: CD Effec. Age: 20 Floor Area: 1,560 Total Base New : 218,325 Total Depr Cost: 174,662 Estimated T.C.V: 139,730			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 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD		Blt 1999											
Condition: Average		Size of Closets		Lg	X	Ord		Small	150 Amps Service			Ground Area = 1560 SF			Floor Area = 1560 SF.											
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:				Many			X	Ave.		Few	(13) Plumbing											
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets				1			Average Fixture(s)	1 Story			Exterior Siding	Foundation Crawl Space	Size 1,560	Cost New 170,586	Depr. Cost 136,470							
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0				2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments			Plumbing											
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement				1			1000 Gal Septic	Water/Sewer			1000 Gal Septic			Water Well, 100 Feet								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1			1000 Gal Septic	Deck			Treated Wood			72			2,062			1,650		
		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1			2000 Gal Septic	Built-Ins			Appliance Allow.			1			1,906			1,525		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer				1			Public Water Public Sewer Water Well	Garages			Class: CD Exterior: Pole (Unfinished)			1200			25,548			20,438		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:				1			1000 Gal Septic	Class: CD Exterior: Pole (Unfinished)			Base Cost			1200			25,548			20,438		
											2000 Gal Septic	Notes: 1999 SKYLINE MHD			Totals:			218,325			174,662					
											ECF (4012 RURAL METES & BOUNDS) 0.800 => TC									139,730						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODWARD WALTER R	PETTIT AMBER	62,000	06/06/2024	WD	03-ARM'S LENGTH	2024-01437	PROPERTY TRANSFER	100.0
		20,950	04/01/1999	WD	33-TO BE DETERMINED	327:443	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN 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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PETTIT AMBER 903 CHESTNUT ST CADILLAC MI 49601	2025 Est TCV 50,000
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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 8 - 17	@\$5000	10.00	Acres	5000	100			50,000
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10.00 Total Acres								Total Est. Land Value =	50,000
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Tax Description	X	Dirt Road
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17 FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.	X	Gravel Road
	X	Paved Road
	X	Storm Sewer
	X	Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
	X	Standard Utilities
	X	Underground Utils.

Comments/Influences

99 SPLIT FROM 001-00 FOR 00

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
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2025	25,000	0	25,000			25,000S
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2024	15,000	0	15,000			11,025C
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2023	14,000	0	14,000			10,500C
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2022	10,000	0	10,000			10,000S
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Who	When	What
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TPC 05/24/2024	INSPECTED	
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TPC 05/30/2022	INSPECTED	
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TPC 04/30/2021	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.				
KAMRATH RODNEY R & BETTY	KAMRATH RODNEY ROSWELL TR	0	08/26/2014	QC	09-FAMILY	2014-02998	PROPERTY TRANSFER	0.0				
BROWN GEORGE CHARLES II &	KAMRATH RODNEY R & BETTY	172,000	09/29/2008	WD	03-ARM'S LENGTH	2008/3371	DEED	100.0				
LERG TRUST & BROWN	BROWN GEO C II & KAREN	0	07/20/2007	QC	21-NOT USED/OTHER	2007/2668	DEED	100.0				
LERG CARL J & PENNY L	LERG CARL J & PENNY L TRU	0	05/10/2005	QC	23-PART OF REF	05-0/1902	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8131 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 09/29/2008										
Owner's Name/Address		MAP #:										
KAMRATH RODNEY ROSWELL TRUST 8131 W LOTAN ROAD LAKE CITY MI 49651		2025 Est TCV 319,876 TCV/TFA: 197.45										
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 8 - 17	@\$5000	10.00	Acres	5000	100			50,000
				10.00 Total Acres			Total Est. Land Value =		50,000			
Tax Description				Land Improvement Cost Estimates								
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1305.84FT N 89 DEG 57'59"W 333.5 FT, N 0 DEG 18'30"W 1306.5 FT, S 89 DEG 51'08"E 333.5 FT TO POB. 10A.		X		Dirt Road								
		X		Gravel Road								
		X		Paved Road								
		X		Storm Sewer								
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
		X		Curb								
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
Comments/Influences				Topography of Site								
20808549 \$199,900 2007 DOM299 99 SPLIT FROM 001-00 FOR 00 44X48 PC FOR 00 COMP FOR 01 MHD ETC FOR 04				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	25,000	134,900	159,900			66,772C		
		TPC 04/30/2021 INSPECTED		2024	15,000	116,000	131,000			64,765C		
		TPC 12/27/2017 INSPECTED		2023	14,000	104,400	118,400			61,681C		
		TPC 05/18/2015 INSPECTED		2022	10,000	87,000	97,000			58,744C		

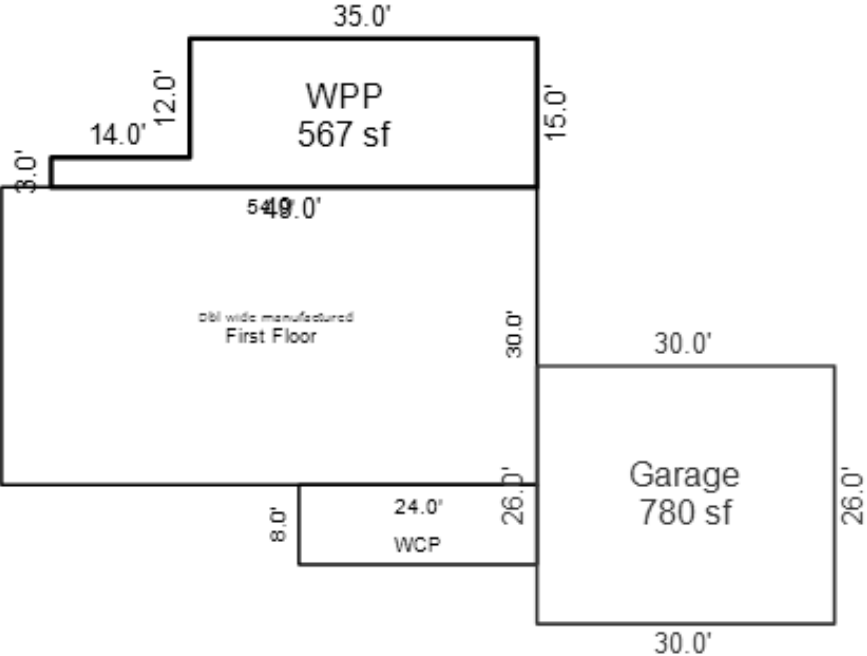


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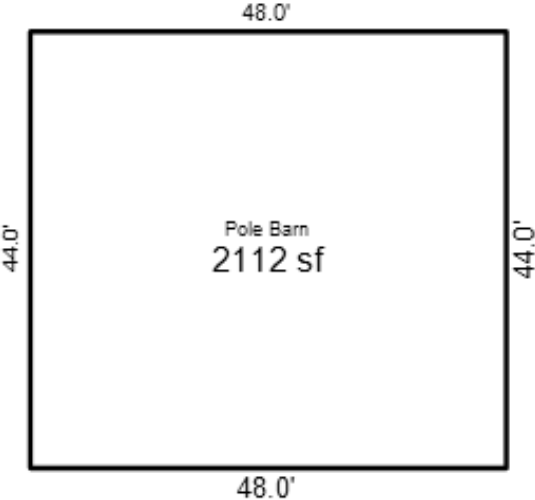
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 567 420	Type WCP (1 Story) WPP Treated Wood	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors			
	Building Style: BOCA/STATE		Ex	X	Ord			Min	Central Air Wood Furnace			E.C.F.		Bsmnt Garage:			
	Yr Built 2003		Remodeled 0	Condition: Average			No./Qual. of Fixtures			Total Base New : 284,923			X 1.100		Roof:		
	Room List	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD			Blt 2003				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		150 Amps Service			(11) Heating System: Forced Air w/ Ducts			Floor Area = 1620 SF			Floor Area = 1620 SF.				
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas			Stories		Exterior		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(13) Plumbing			1 Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto	
	(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 1620 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath			Softener, Manual			Solar Water Heat			No Plumbing	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well	
X	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:			Appliance Allow.			1 1,906 1,620	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		780 27,144 23,072		
X	Asphalt Shingle	Chimney:		Totals:			284,923 242,183			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							

*** 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.
NICKERSON SARAH	FRIAR SHANE M	220,000	11/05/2021	WD	03-ARM'S LENGTH	2021-03758	PROPERTY TRANSFER	100.0
HENRY JESSICA L	NICKERSON SARAH	170,500	01/27/2020	WD	03-ARM'S LENGTH	2020-00234	PROPERTY TRANSFER	100.0
DAVIS VALOYCE ANITA TRUST	HENRY JESSICA L	0	10/31/2016	QC	09-FAMILY	2016-03647	PROPERTY TRANSFER	0.0
DAVIS VALOYCE ANITA	DAVIS VALOYCE ANITA TRUST	0	07/10/2014	QC	21-NOT USED/OTHER	2014-02463	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4028 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	09/03/2024	PM24-0142	80%
	P.R.E. 50% 11/05/2021		Alteration	08/27/2024	PB24-0157	80%
Owner's Name/Address	MAP #:		Remodel	12/17/2021	2021-9995	100%
FRIAR SHANE M 4028 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 260,375 TCV/TFA: 89.05					

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																															
SEC27T22NR8W Beginning at NE CORNER OF NE 1/4 THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 1' 8" West, a distance of 237.43 Feet; THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 1' 8" East, a distance of 237.43 Feet to point of beginning; 1.36 acres OF land, more or less.	X	Dirt Road																																							
		Gravel Road																																							
		Paved Road																																							
		Storm Sewer																																							
		Sidewalk																																							
		Water																																							
		Sewer																																							
	X	Electric																																							
		Gas																																							
		Curb																																							
		Street Lights																																							
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<p>250 Actual Front Feet, 1.36 Total Acres Total Est. Land Value = 18,678</p> <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 Ren. Conc.</td> <td>8.06</td> <td>420</td> <td>50</td> <td>1,692</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>95</td> <td>950</td> </tr> </tbody> </table> <p>Ad-Hoc Unit-In-Place Items</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>/CI16/YARI/WOOF/6SL</td> <td>20.15</td> <td>18</td> <td>50</td> <td>181</td> </tr> </tbody> </table> <p>Total Estimated Land Improvements True Cash Value = 2,823</p>												Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.06	420	50	1,692	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Description	Rate	Size	% Good	Cash Value	/CI16/YARI/WOOF/6SL	20.15	18	50	181
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SPLIT ON 06/05/2012 INTO 009-027-001-37, 009-027-001-38;
FORMERLY SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250



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

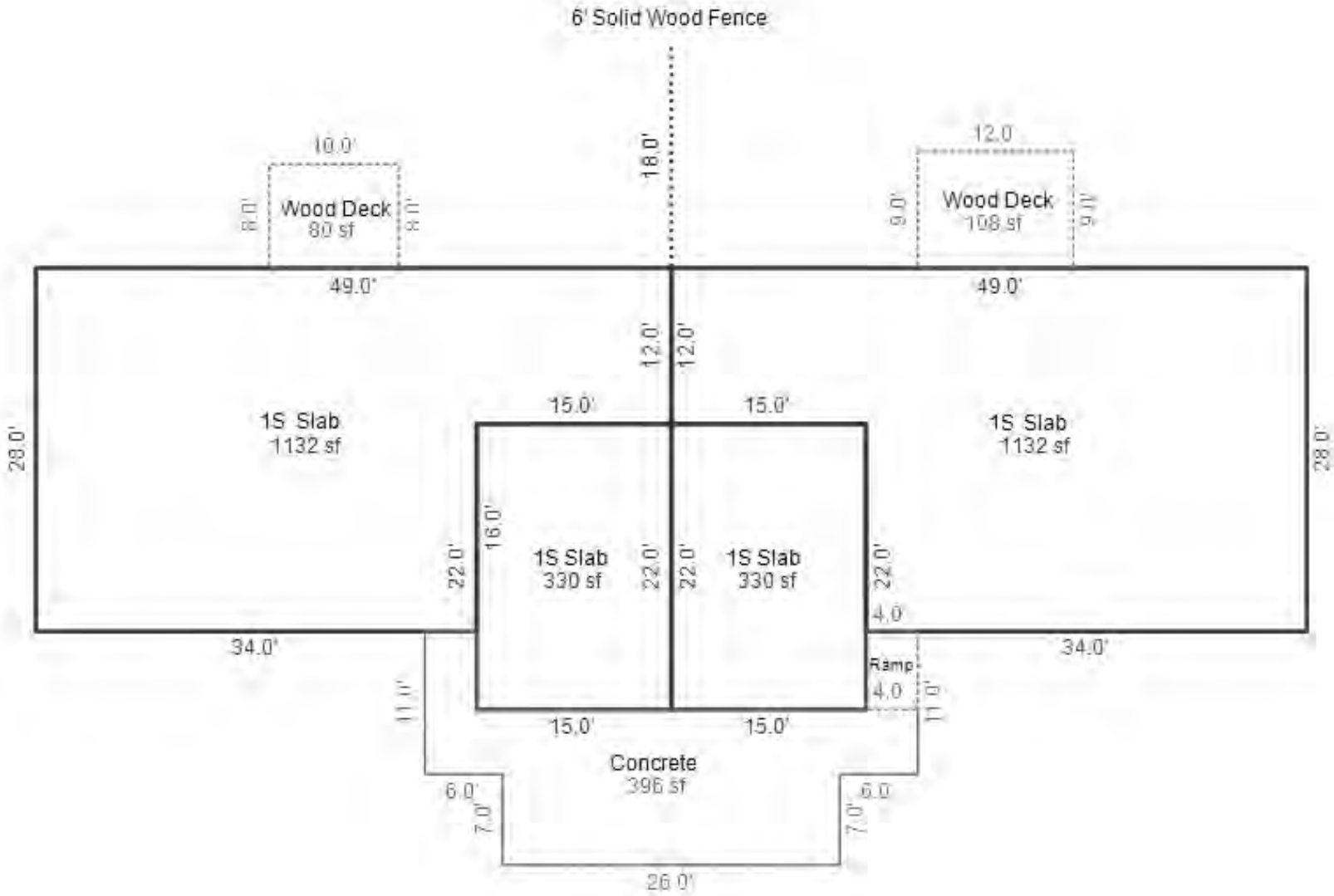
Who	When	What	2025	2024	2023	2022
TPC 08/03/2022	INSPECTED		9,300	6,000	5,500	4,500
TPC 12/27/2017	INSPECTED		120,900	116,600	108,400	100,400
TPC 04/24/2017	INSPECTED		130,200	122,600	113,900	104,900
			125,137C	115,652C	110,145C	104,900S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	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 108 80	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																									
	X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration																																																																													
Building Style: 1S				Ex		X	Ord	Min																																																																														
Yr Built 1999 201		Remodeled 2024		Size of Closets		Lg		X	Ord	Small																																																																												
Condition: Average				Doors		Solid		X	H.C.																																																																													
Room List		Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric																																																																														
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X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few																																																																												
	Insulation	X		Drywall																																																																																		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1462 S.F. Height to Joists: 0.0		2		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																														
X	Many Avg.	X	Large Avg.	(8) Basement		2		Public Water Public Sewer Water Well																																																																														
	Few		Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2		1000 Gal Septic 2000 Gal Septic																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Lump Sum Items:		(14) Water/Sewer																																																																														
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Notes: ECF (4012 RURAL METES & BOUNDS) 0.700 => TCV: 238,874																																																																																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT TRAVIS	SLEIGHT NICKOLAS S	179,900	03/11/2024	WD	03-ARM'S LENGTH	2024-00482	PROPERTY TRANSFER	100.0
LAFFERTY DANNY J & DONNA	BRANDT TRAVIS	8,500	02/19/2021	WD	03-ARM'S LENGTH	2021-00581	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8075 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST	BOCA PREMANF STATE APPROVE	06/25/2021	2021-0406	100%	

Owner's Name/Address	MAP #:
SLEIGHT NICKOLAS S 8075 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 185,914 TCV/TFA: 122.96

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
BEG N 89°51'08"W 237.43 FEET FROM NE COR SEC27 T22N R8W THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 51' 8" West, a distance of 220.00 Feet; THENCE North 0° 18' 30" West a distance of 250.00 Feet; THENCE South 89° 51' 8" East, a distance of 220.00 Feet to point of beginning; Said tract containing 1.26 acres M/L SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36; PARENT 009-027-001-36 SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0	X		

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road		A 200' @ 90/FF	220.00	250.00	0.9765	0.8891	90	100		17,190	
Gravel Road		220 Actual Front Feet, 1.26 Total Acres								Total Est. Land Value =	17,190

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Water Sewer	25.13	180	97	4,387
X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Total Estimated Land Improvements True Cash Value =			4,387

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp	2025	8,600	84,400	93,000			93,000S



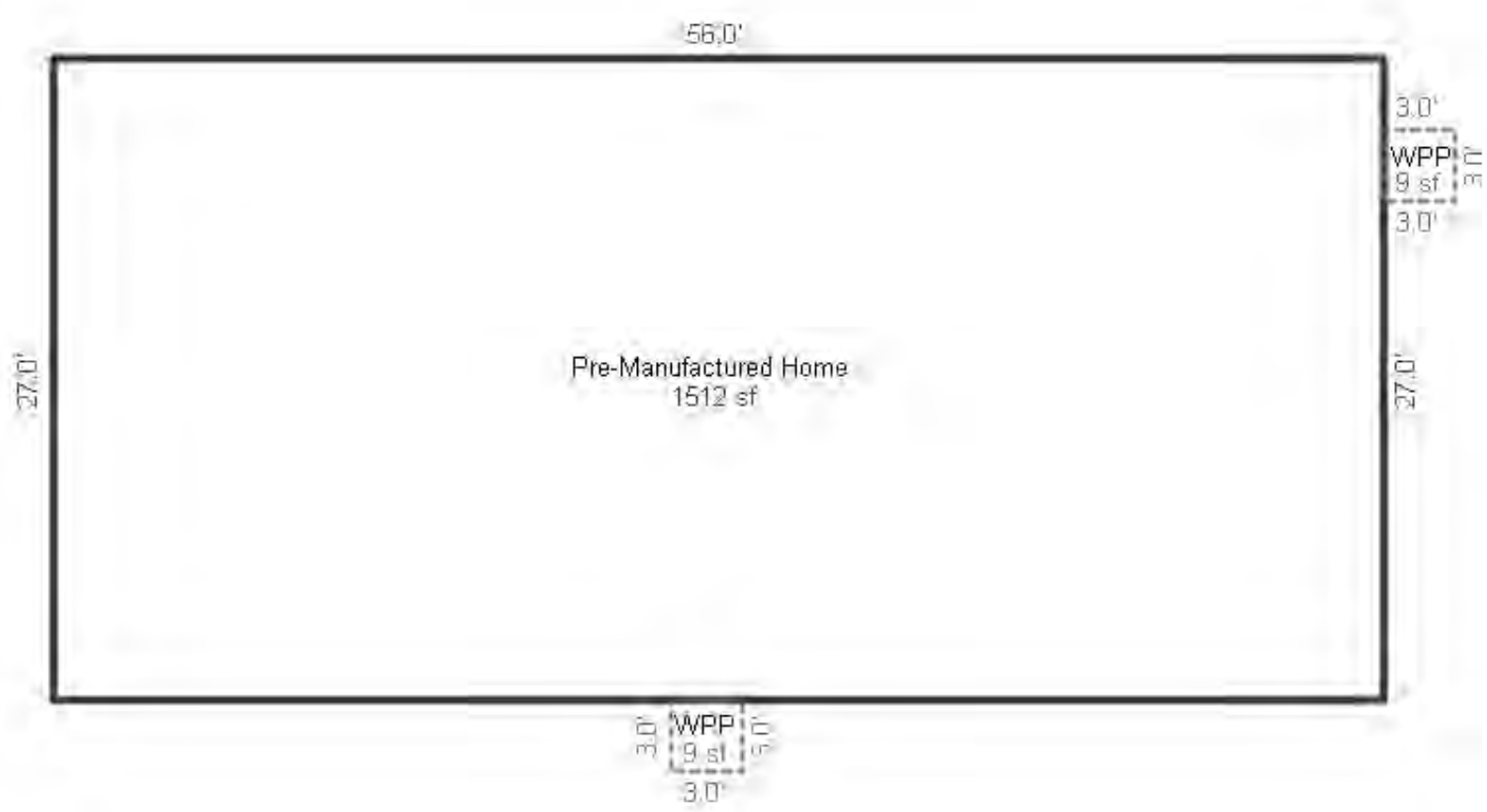
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	01/29/2024	INSPECTED	2024	6,000	82,000	88,000			84,351C
JWV	09/13/2021	INSPECTED	2023	5,500	82,400	87,900			79,275C
TPC	12/27/2017	INSPECTED	2022	4,500	71,000	75,500			75,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAFFERTY DANNY J & DONNNA	SLACK SAMUEL & WILLIAMS M	0	01/09/2023	WD	16-LC PAYOFF	2023-00639	DEED	0.0
LAFFERTY DANNY J & DONNA	WILLIAMS MEGAN & SLACK SA	8,500	07/06/2021	LC	03-ARM'S LENGTH	MLS1882906	PROPERTY TRANSFER	100.0

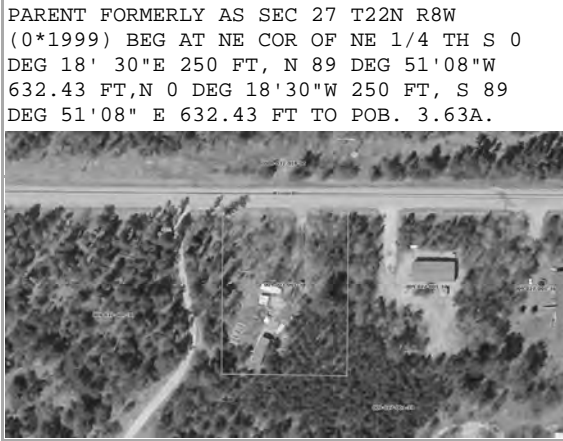
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
8097 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 17,764					

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	175.00	250.00	1.0339	0.8891	90 100	14,479	
			175 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	14,479

Tax Description			Land Improvement Cost Estimates						
SEC 27 T22N R8W BEG AT N89° 51' 8" W 457.43 THEN FROM NE COR SEC 27 THENCE SOUTH 0° 18' 30" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89° 51' 8" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 0° 18' 30" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89° 51' 8" EAST A DISTANCE OF 175.00 FEET TO POINT OF BEGINNING; SAID TRACT CONTAINING 1.00 ACRES M/L SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36; PARENT FORMERLY AS SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250 FT, N 89 DEG 51'08"W 632.43 FT,N 0 DEG 18'30"W 250 FT, S 89 DEG 51'08" E 632.43 FT TO POB. 3.63A.	X	Dirt Road							
		X	Gravel Road						
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water	Description	Rate	Size	% Good	Cash Value		
		Sewer	Wood Frame	20.53	320	50	3,285		
		Electric	Total Estimated Land Improvements True Cash Value =						3,285

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Level	2025	7,200	1,700	8,900			6,754C
		Rolling	2024	6,000	1,700	7,700			6,551C
		Low	2023	5,500	0	5,500			4,620C
		High	2022	4,400	0	4,400			4,400S
		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	7,200	1,700	8,900			6,754C
		TPC 05/30/2022 INSPECTED	2024	6,000	1,700	7,700			6,551C
		TPC 04/30/2021 INSPECTED	2023	5,500	0	5,500			4,620C
		TPC 12/27/2017 INSPECTED	2022	4,400	0	4,400			4,400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORE GREG ROY (SM)	DORE DEREK	47,500	11/07/2007	WD	03-ARM'S LENGTH	2007/3979	DEED	100.0
SCHERR ELI A & GERALD D (	DORE GREG ROY (SM)	36,950	11/05/2007	OTH	21-NOT USED/OTHER	2007/3914	DEED	0.0
		36,950	04/01/1999	LC	33-TO BE DETERMINED	327:182	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4058 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/23/2024	PB24-0183	100%

Owner's Name/Address	MAP #:	2025 Est TCV 88,787 TCV/TFA: 110.98
DORE DEREK 5121 CROSBY RD CADILLAC MI 49601-9572		

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

Tax Description	Public Improvements	* Factors *
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X	

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
99 SPLIT FROM 001-00 FOR 00	X						



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

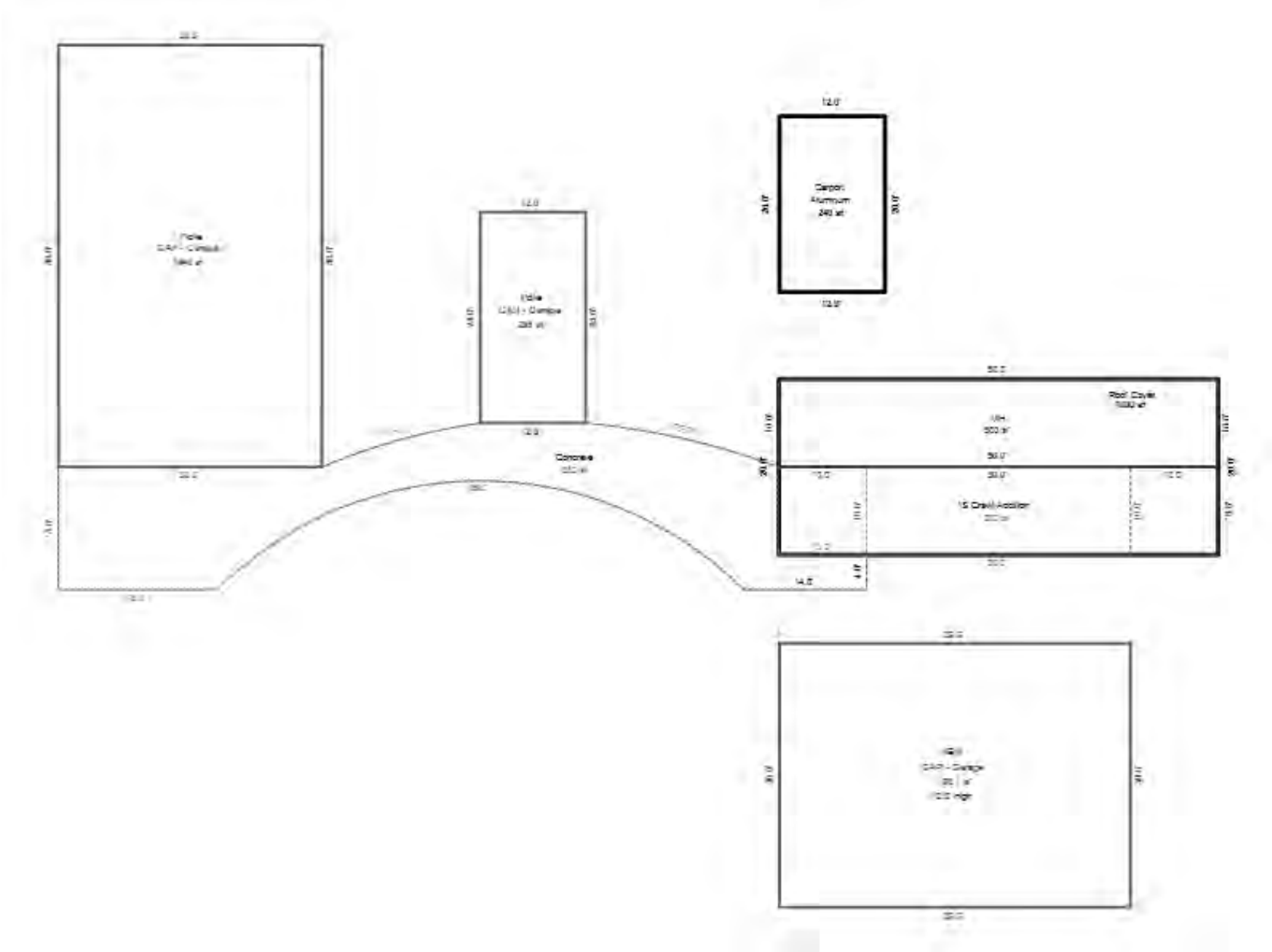
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	17,000	27,400	44,400			29,511C
2024	17,000	15,700	32,700			17,179C
2023	13,300	16,800	30,100			16,361C
2022	10,100	13,600	23,700			15,582C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1000	Type Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump					Class: Low Effec. Age: 40 Floor Area: Total Base New : 100,672 Total Depr Cost: 35,235 Estimated T.C.V: 28,188		E.C.F. X 0.800		Bsmnt Garage: Carport Area: 240 Roof: Aluminum
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:			100 Amps Service						
(1) Exterior		No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min									
X				No. of Elec. Outlets									
(2) Windows		(7) Excavation		Many X Ave. Few									
	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 300 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									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:									
Chimney: Metal		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: 2024 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1198 % 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: 1 Floor Area: 0 Total Base New : 21,700 Total Depr Cost: 21,483 Estimated T.C.V: 23,631
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family GRG		Cls CD Blt 2024		
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=99/100/100/100/99				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2024		Lg Ord Small		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		3 Fixture Bath		Other Additions/Adjustments		1 -3,805 -3,767		
Condition: Average		Doors Solid H.C.		Notes:			Notes:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost 1198 25,505 25,250		
Room List		(5) Floors		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Basement		Kitchens:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
1st Floor		Other:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
2nd Floor		Other:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Bedrooms		(6) Ceilings		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
(1) Exterior		No. of Elec. Outlets		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Wood/Shingle		Many Ave. Few		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Aluminum/Vinyl		Basement		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Insulation		(7) Excavation		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Many Avg. Few		Large Avg. Small		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Wood Sash		(8) Basement		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Vinyl Sash		(9) Basement Finish		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Horiz. Slide		(10) Floor Support		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Casement		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Double Glass		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Patio Doors		(14) Water/Sewer		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Storms & Screens		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
(3) Roof		(14) Water/Sewer		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Gable		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Hip		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Flat		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Asphalt Shingle		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		
Chimney:		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		Class: CD Exterior: Pole (Unfinished)		Base Cost		Totals: 21,700 21,483		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELONG DAROLD G & MARIE J	GALLUP CASSY S	149,900	10/17/2014	WD	03-ARM'S LENGTH	2014-03557	PROPERTY TRANSFER	100.0
		18,500	09/01/2000	WD	33-TO BE DETERMINED	341:452	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4144 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
GALLUP CASSY S 4144 DICKERSON RD LAKE CITY MI 49651	P.R.E. 100% 12/08/2014					
	MAP #:					
	2025 Est TCV 302,615 TCV/TFA: 242.48					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	* Factors *	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.	X	Dirt Road		A 200' @ 90/FF	326.00	633.36	0.8850 1.1218	29,128
		Gravel Road		326 Actual Front Feet, 4.74 Total Acres				29,128
		Paved Road		Total Est. Land Value =				29,128
		Storm Sewer		Land Improvement Cost Estimates				
		Sidewalk		Description	Rate	Size % Good	Cash Value	
		Water		D/W/P: 4in Concrete	6.39	1500 50	4,792	
		Sewer		Wood Frame	19.79	448 50	4,433	
	X	Electric		Metal Prefab	12.00	448 50	2,688	
		Gas		Ad-Hoc Unit-In-Place Items				
		Curb		Description	Rate	Size % Good	Cash Value	
		Street Lights		/CI16/YARI/FARAR/BARWOSPSTSL	3.10	1000 100	3,100	
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				15,013
		Underground Utils.						

99 SPLIT FROM 001-00 FOR 00
NEW HOUSE & 30X40 PB FOR 02
GRG COMP FOR 03

Comments/Influences



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

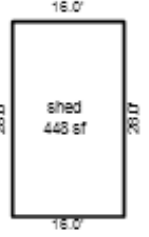
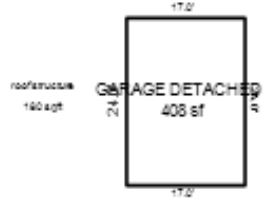
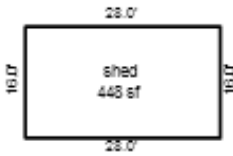
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	14,600	136,700	151,300			78,431C
TPC	05/30/2022	INSPECTED	2024	14,600	118,400	133,000			76,073C
TPC	04/20/2021	INSPECTED	2023	11,300	114,600	125,900			72,451C
TPC	05/06/2018	INSPECTED	2022	8,200	104,500	112,700			69,001C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 144 180	Type WSEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																										
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 18 Floor Area: 1,248 Total Base New : 286,557 Total Depr Cost: 234,976 Estimated T.C.V: 258,474		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																	
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls CD		Blt 2001																																	
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																									
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story			Siding		Basement		1,248		Total:		164,269		134,700																								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors				Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments			Recreation Room		1000		18,260		14,973																										
(1) Exterior		(6) Ceilings				No. of Elec. Outlets			Plumbing			Water/Sewer			Average Fixture(s)		1		1,212		994																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall			Many			X			Ave.			Few			1000 Gal Septic			1		4,485		3,678																						
(2) Windows		(7) Excavation				Basement: 1248 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								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			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	(9) Basement Finish				(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		884		36,403		29,850												
(3) Roof		1000	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			1			1000 Gal Septic			2000 Gal Septic		Lump Sum Items:			Class: CD Exterior: Pole (Unfinished)			Door Opener		2		956		784		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		408		15,357		12,593					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		884		36,403		29,850		Class: CD Exterior: Pole (Unfinished)			Door Opener		2		956		784				
X	Asphalt Shingle	(9) Basement Finish				(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		884		36,403		29,850		Class: CD Exterior: Pole (Unfinished)			Door Opener		2		956		784	
Chimney:		(9) Basement Finish				(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		884		36,403		29,850		Class: CD Exterior: Pole (Unfinished)			Door Opener		2		956		784	

*** 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.
DEUTSCHE BANK NATION TRUS	DAVIDSON MARK E	34,000	09/19/2011	CD	11-FROM LENDING INSTITUT	2011-03130 CD	PROPERTY TRANSFER	100.0
DEUTSCHE BANK NATION TRUS		0	07/20/2011	AFF	05-CORRECTING TITLE		DEED	0.0
ATKINS DAVID J	DEUTSCHE BANK NATION TRUS	1	04/16/2011	QC	21-NOT USED/OTHER	2011-1463QC	PROPERTY TRANSFER	0.0
ATKINS DAVID J	SHERIFF	0	01/21/2011	SD	10-FORECLOSURE	2011-325SD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4218 S DICKERSON RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/06/2011					
Owner's Name/Address	MAP #:					
DAVIDSON MARK E 4218 S DICKERSON ROAD LAKE CITY MI 49651	2025 Est TCV 132,522 TCV/TFA: 98.02					

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 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 978.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.15 FT, N 89 DEG 57'59"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 56'18"E 632.42FT TO POB. 4.74A.	X	Dirt Road		A 200' @ 90/FF	326.00	633.36	0.8850	1.1218	90	100	29,128
	X	Gravel Road		326 Actual Front Feet, 4.74 Total Acres		Total Est. Land Value =				29,128	
	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

21101406 \$47,100 REDUCED DOM 147
99 SPLIT FROM 001-00 FOR 00
MHD FOR 00



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

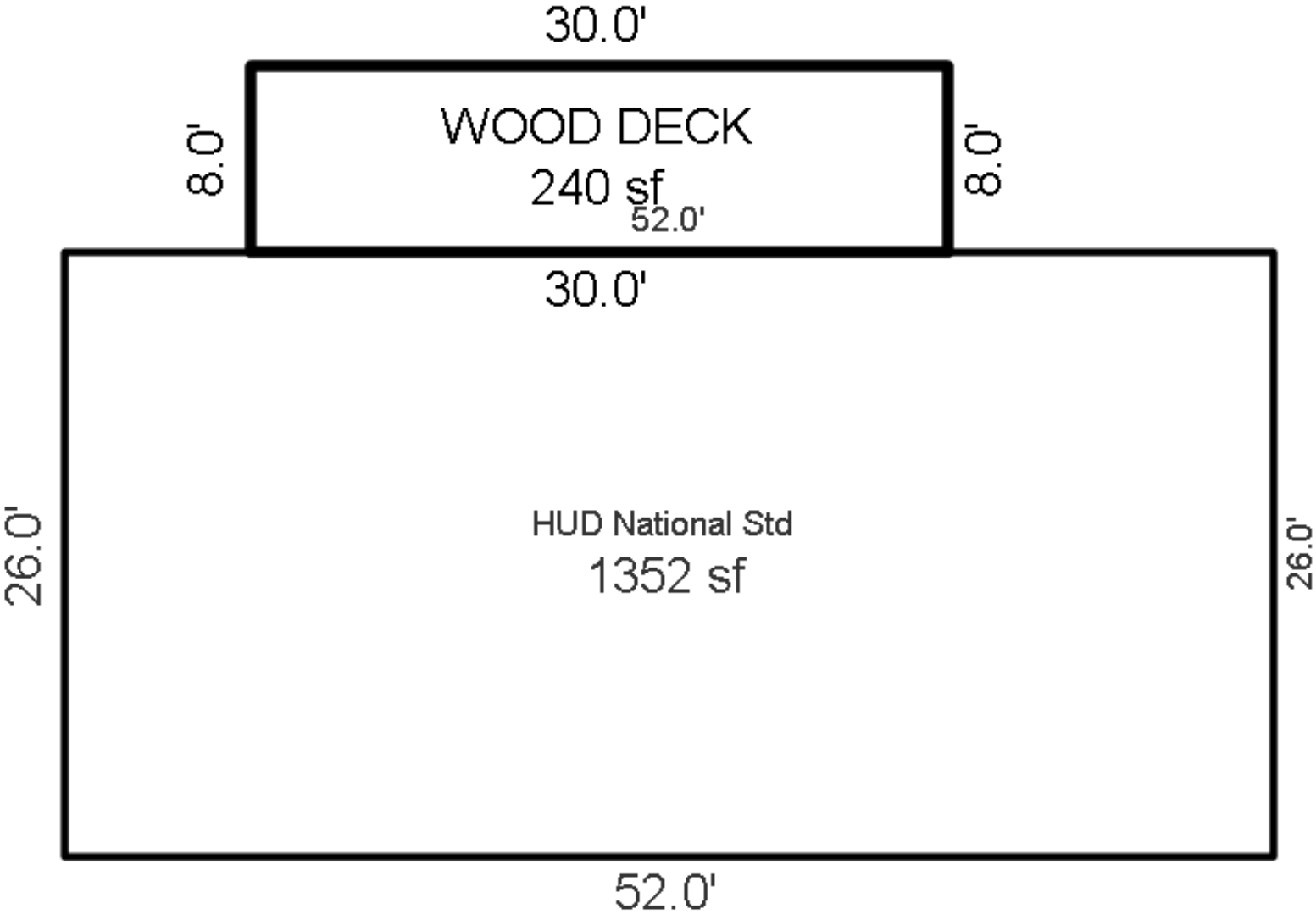
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,600	51,700	66,300			22,790C
2024	5,000	52,400	57,400			22,105C
2023	3,500	45,500	49,000			21,053C
2022	3,000	39,800	42,800			20,051C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		Condition: Average					
Building Style: HUD		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.			
Yr Built 1999	Remodeled 0	No Heating/Cooling		Central Air Wood Furnace		(12) Electric		150	Amps Service	No./Qual. of Fixtures		Ex.		X	Ord.	Min		
Room List		(5) Floors		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1999						
Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets		Many		X	Ave.	Few	(11) Heating System: Forced Air w/ Ducts		Ground Area = 1352 SF		Floor Area = 1352 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
(1) Exterior	(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 1352 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 1 2000 Gal Septic		Lump Sum Items:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(2) Windows		Many Avg. Few		X	Avg. Small	Plumbing		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.		Other Additions/Adjustments		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes: '99 DUTCH		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		103,394		Totals: 172,325 129,242		
X	Gable Hip Flat	Gambrel Mansard Shed	Basement Crawl Slab Height to Joists		Plumbing		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.		Other Additions/Adjustments		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.		Totals: 172,325 129,242		103,394			
X	Asphalt Shingle	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes: '99 DUTCH		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		103,394				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRYANT DONALD L & WYNN AN	TREASE JOHN J & CHERYL A	18,000	09/15/2017	WD	03-ARM'S LENGTH	2017-02926	PROPERTY TRANSFER	100.0
		24,500	08/01/2002	WD	33-TO BE DETERMINED	02-0:3911	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4264 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST			07/02/2018	2018-0296	100%
Owner's Name/Address	P.R.E. 0%		Pole Barn	10/10/2017	2017-0508	100%
TREASE JOHN J & CHERYL A 1439 GREENLEAF BLVD ELKHART IN 46514	MAP #:					
	2025 Est TCV 109,651 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT,N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. TOGETHER WITH AND SUBJET TO A 66 FOOT WIDE PRIVATE ROD EASEMETN DESCRIBED BELOW. SUBJECT TO THE RIGHT OF WAY OF DICKERSON RD. PRIVATE ROAD EASEMENT A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ESEMENT FOR IGRES D EGRESS AND THE INSTALLATION ND MAINTENANCE OF PUBLIC UTILITIES. TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF				* Factors *					
				Residentia 8 - 17 @\$5000	6.09 Acres	5000	100		30,450
				Residentia INFERIOR@\$1400	4.62 Acres	1400	100		6,469
				Residentia ROAD @ ZERO	0.38 Acres	0	100		0
				11.09 Total Acres		Total Est. Land Value =			36,919
				Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: 4in Concrete	6.87	548	50	1,882	
				Total Estimated Land Improvements True Cash Value =					1,882

TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF



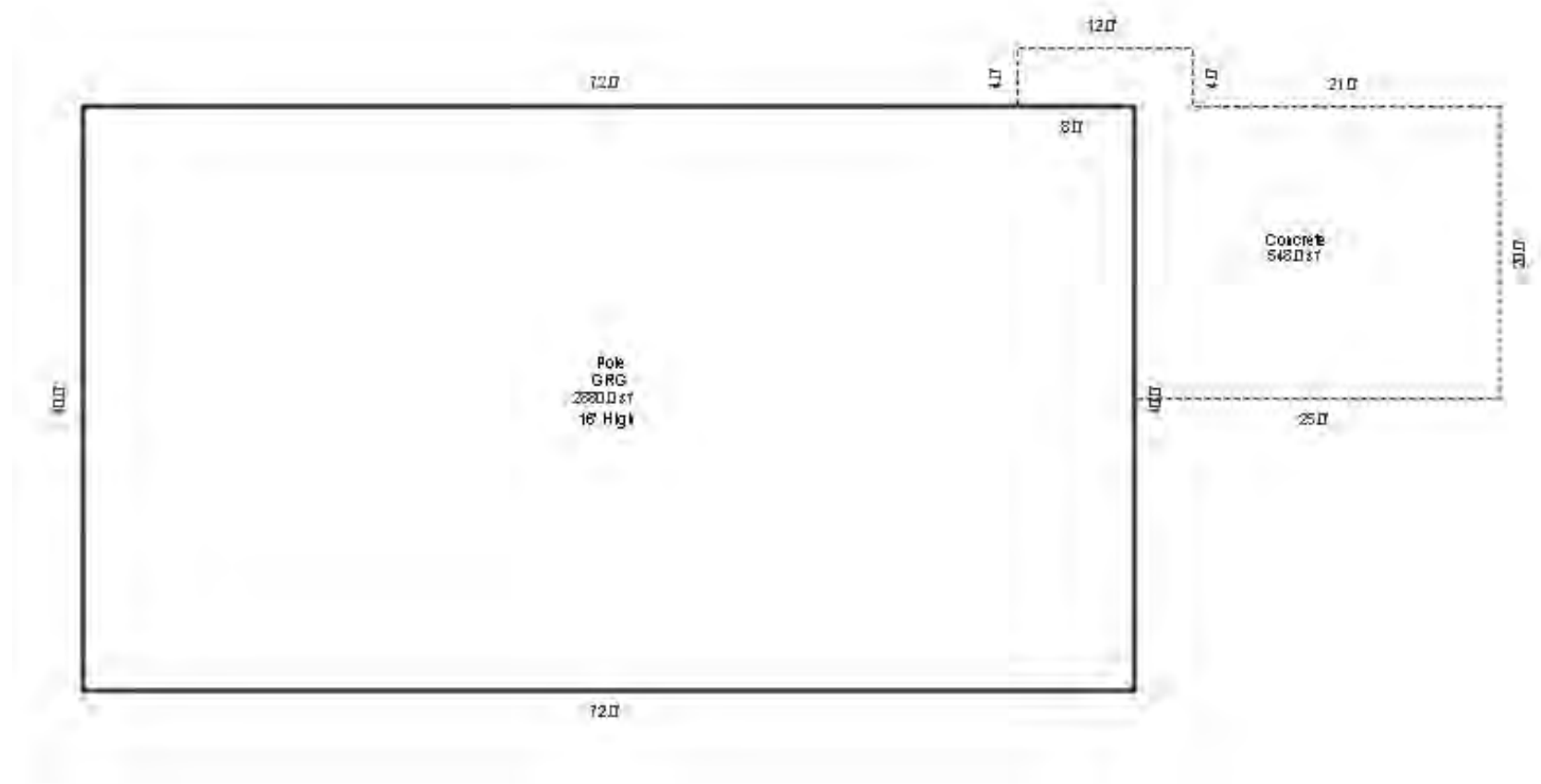
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	18,500	36,300	54,800			36,170C
JWV	10/06/2020	INSPECTED	2024	12,400	31,300	43,700			35,083C
TPC	09/24/2018	INSPECTED	2023	11,800	31,200	43,000			33,413C
JWV	12/24/2017	INSPECTED	2022	8,900	28,700	37,600			31,822C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 2880 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 67,093 Total Depr Cost: 64,409 Estimated T.C.V: 70,850								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2020	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:								
	Condition: Average	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2020		
	Room List	Doors	Solid	H.C.	Ex. Ord. Min			(11) Heating System: No Heating/Cooling							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	(1) Exterior	Kitchen: Other: Other:		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Building Areas								
	Insulation	(7) Excavation		Average Fixture(s)			Stories Exterior Foundation			Size		Cost New	Depr. Cost		
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
	Many Avg. Few	Large Avg. Small		1			3 Fixture Bath			1		-4,580	-4,397		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Garages								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished)								
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water Well			Door Opener			1		539	517		
	Gambrel Mansard Shed	(9) Basement Finish		1000 Gal Septic			Base Cost			2880		68,486	65,747		
	Asphalt Shingle	(10) Floor Support		2000 Gal Septic			Water/Sewer								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Notes:			Water Well, 50 Feet			1		2,648	2,542		
				ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			Totals:			67,093		64,409	70,850		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		47,900	06/01/2000	WD	33-TO BE DETERMINED	338:862	DEED	0.0

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

Owner's Name/Address	MAP #:
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SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY COURT HOLLY MI 48442	2025 Est TCV 103,267
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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 *				Value
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia 18	-29	@\$3700	27.91	Acres	3700	100		103,267
---------------	-----	---------	-------	-------	------	-----	--	---------

							Total Est. Land Value =	103,267
--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Value
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SEC 27 T22N R8W (0*1999) BEG S 0 DEG	X	Dirt Road
--------------------------------------	---	-----------

18'30"E 1804.58 FT FROM NE COR OF NE 1/4	X	Gravel Road
--	---	-------------

TH S 0 DEG 18'30"E 804.58 FT, S 89 DEG	X	Paved Road
--	---	------------

55'10"W 1300.33 FT, N 0 DEG 21'40"W	X	Storm Sewer
-------------------------------------	---	-------------

1307.18 FT, S 89 DEG 57'59"E 335.62 FT, S	X	Sidewalk
---	---	----------

0 DEG 18'30"E 500 FT, S 89 DEG 57'59"E	X	Water
--	---	-------

965.92 FT TO POB. 27.91A.	X	Sewer
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Comments/Influences	X	Value
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99 SPLIT FROM 001-00 FOR 00	X	Electric
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WATER INFLUENCE (POND)	X	Gas
------------------------	---	-----

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

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

	X	Standard Utilities
--	---	--------------------

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

Topography of Site	X	Value
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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	51,600	0	51,600			29,471C
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2024	41,900	0	41,900			28,585C
------	--------	---	--------	--	--	---------

2023	36,300	0	36,300			27,224C
------	--------	---	--------	--	--	---------

2022	27,900	0	27,900			25,928C
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Missaukee, Michigan



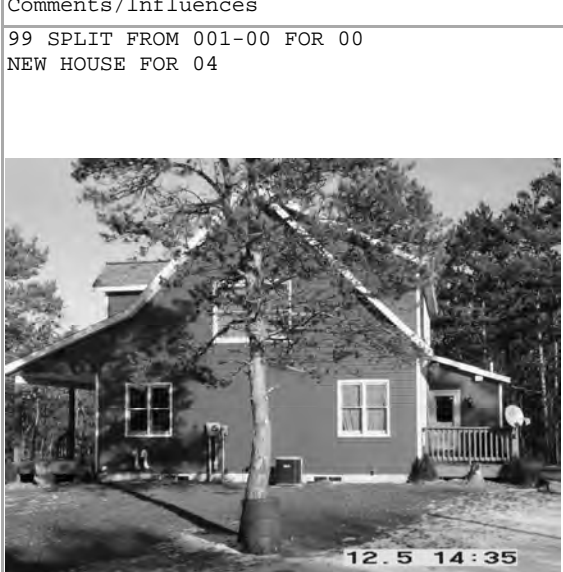
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		36,950	04/01/1999	WD	33-TO BE DETERMINED	328:303	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8350 W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY HOLLY MI 48442	MAP #:	2025 Est TCV 333,104 TCV/TFA: 205.62				

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 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1300.33 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 666.14 FT, N 0 DEG 21'40"W 1308.51 FT, S 89 DEG 57'59"E666.15 FT, S 0 DEG 21'40"E 1307.18 TO POB. 20A.	X			Residentia 18	-29	@\$3700	20.00 Acres	3700	100	74,000
				20.00 Total Acres			Total Est. Land Value =		74,000	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE FOR 04	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	24.64	192 50	2,365
			Total Estimated Land Improvements True Cash Value =			2,365



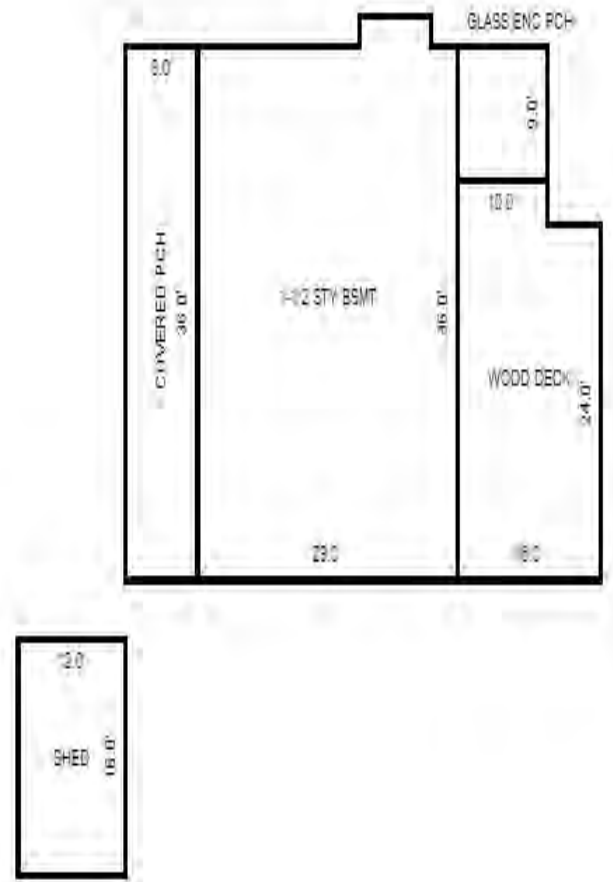
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2025	37,000	129,600	166,600			98,052C
X Low		2024	30,000	111,300	141,300			95,104C
X High		2023	26,000	107,800	133,800			90,576C
X Landscaped		2022	20,000	99,100	119,100			86,263C
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 1 Wood Stove Direct-Vented Ga	Area 90 288 414	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
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			1		Class: C +10 Effec. Age: 15 Floor Area: 1,620 Total Base New : 274,586 Total Depr Cost: 233,399 Estimated T.C.V: 256,739		E.C.F. X 1.100		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1,620 Total Base New : 274,586 Total Depr Cost: 233,399 Estimated T.C.V: 256,739		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures							
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					Cls C 10 Blt 2004	
(2) Windows		(7) Excavation		Basement: 1080 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			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Many Avg. X Few	Large Avg. Small	Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			1.5 Story Siding Basement 1,080			Total: 227,762 193,598				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			3 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			1000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Water Well, 100 Feet						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Porches						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			WGEP (1 Story)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			WCP (1 Story)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Deck						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Treated Wood						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Built-Ins						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Appliance Allow.						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Fireplaces						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Wood Stove						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			Plumbing			Notes:						
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:				256,739		
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



Sketch by Apex IV™

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

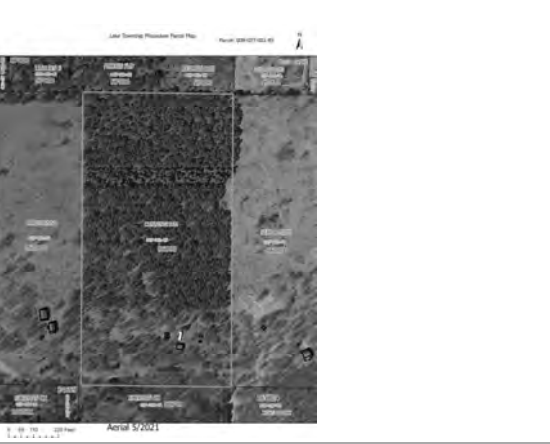
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUNNINGHAM CAROL E	CHRISTENSON LARRY L & BAR	125,000	06/20/2024	WD	03-ARM'S LENGTH	2024-01541	PROPERTY TRANSFER	100.0
SCHERR ELI A & GERALD D	CUNNINGHAM ROBERT L & CAR	36,700	06/29/2010	WD	16-LC PAYOFF	2010-2513WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8434 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CHRISTENSON LARRY L & BARBARA TRUST 6877 N COCHRAN RD CHARLOTTE MI 48813	MAP #:					
	2025 Est TCV 107,563 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1966.47 FT FROM NE COR OF NE 1/4 TH S 89 DEG 55'10"W 665.47 FT, N 0 DEG 21'40"W 1309.83 FT, S 89 DEG 57' 59"E 665.48 FT, S 0 DEG 21'40"E 1308.51 FT TO POB. 20A.	X	Dirt Road		Residentia 18 -29 @\$3700	20.00 Acres	3700	100		74,000
		Gravel Road		20.00 Total Acres		Total Est. Land Value =			74,000

Comments/Influences	X	Electric Gas	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
99 SPLIT FROM 001-00 FOR 00 ADD TT,SHD WW, SS1 FOR 02 GRG U/C NV FOR 02 COMP 03		Curb	Wood Frame	27.60	120 50	1,656
		Street Lights	Wood Frame	31.84	80 50	1,273
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,929			
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling							
		Low	2025	37,000	16,800	53,800			53,800S
		High	2024	30,000	21,000	51,000			33,152C
		Landscaped	2023	26,000	20,500	46,500			31,574C
		Swamp	2022	20,000	19,000	39,000			30,071C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

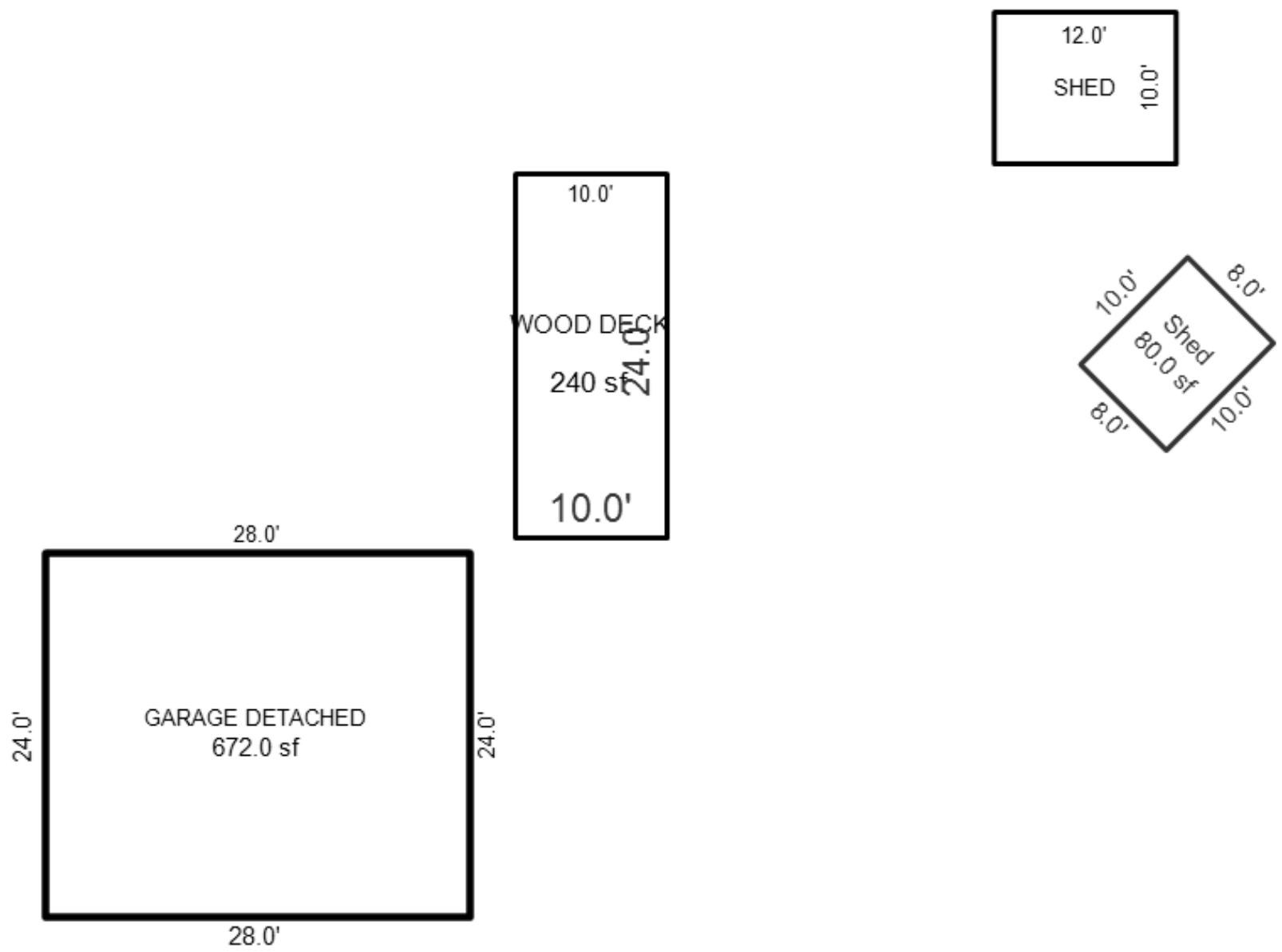


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	37,000	16,800	53,800			53,800S
TPC	12/27/2017	INSPECTED	2024	30,000	21,000	51,000			33,152C
TPC	06/05/2017	INSPECTED	2023	26,000	20,500	46,500			31,574C
			2022	20,000	19,000	39,000			30,071C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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 240	Type Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 37,133 Total Depr Cost: 27,849 Estimated T.C.V: 30,634								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			E.C.F. X 1.100						Bsmnt Garage:		
Yr Built 2002	Remodeled 0	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls C Blt 2002		
Condition: Average		Trim & Decoration		0 Amps Service			No./Qual. of Fixtures			Total Area = 0 SF Floor Area = 0 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 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Building Areas					
(1) Exterior		(6) Ceilings		(13) Plumbing			Stories Exterior Foundation								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer								
(2) Windows		(8) Basement		1			1000 Gal Septic								
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		2			Water Well, 50 Feet							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		1			Deck								
(3) Roof		(10) Floor Support		1			Treated Wood								
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Garages							
X	Asphalt Shingle	(14) Water/Sewer		1			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Base Cost								
		Joists: Unsupported Len: Cntr.Sup:		1			Door Opener								
				Lump Sum Items:			Totals:								
							Notes:								
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEJNAL STEVEN & TARA	KIMBEL TIMOTHY	257,000	08/13/2018	WD	03-ARM'S LENGTH	2018-02640	PROPERTY TRANSFER	100.0
NAPIER DALE W & CLARA I	HEJNAL STEVEN & TARA	230,000	03/21/2016	WD	03-ARM'S LENGTH	2016-00859	PROPERTY TRANSFER	100.0
		17,950	04/01/1999	WD	33-TO BE DETERMINED	327:1099	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8655 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/20/2018					
Owner's Name/Address	MAP #:					
KIMBEL TIMOTHY J & JAMIE M 8655 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 414,686 TCV/TFA: 231.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 654.66 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.06 FT, S89 DEG 45'48"W 667.94 FT, N 0 DEG 14'03" W 1306.24 FT, N 89 DEG 36'23"E 665.05 FT TO POB. 20A.	X	Dirt Road		Residential 18	-29	@\$3700	20.00	Acres	3700	100	74,000
		Gravel Road		20.00 Total Acres					Total Est. Land Value =		74,000

Comments/Influences	X	Gas	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
99 SPLIT FROM 002-25 , 002-40, 002-50 FOR 00 PC GRG FOR 01 NEW HOUSE ETC FOR 02	X	Electric	D/W/P: Crushed Rock	2.24	1200	0	0
		Street Lights	D/W/P: 4in Ren. Conc.	8.06	288	0	0
		Standard Utilities	Residential Local Cost Land Improvements				
		Underground Utils.	Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =				950



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

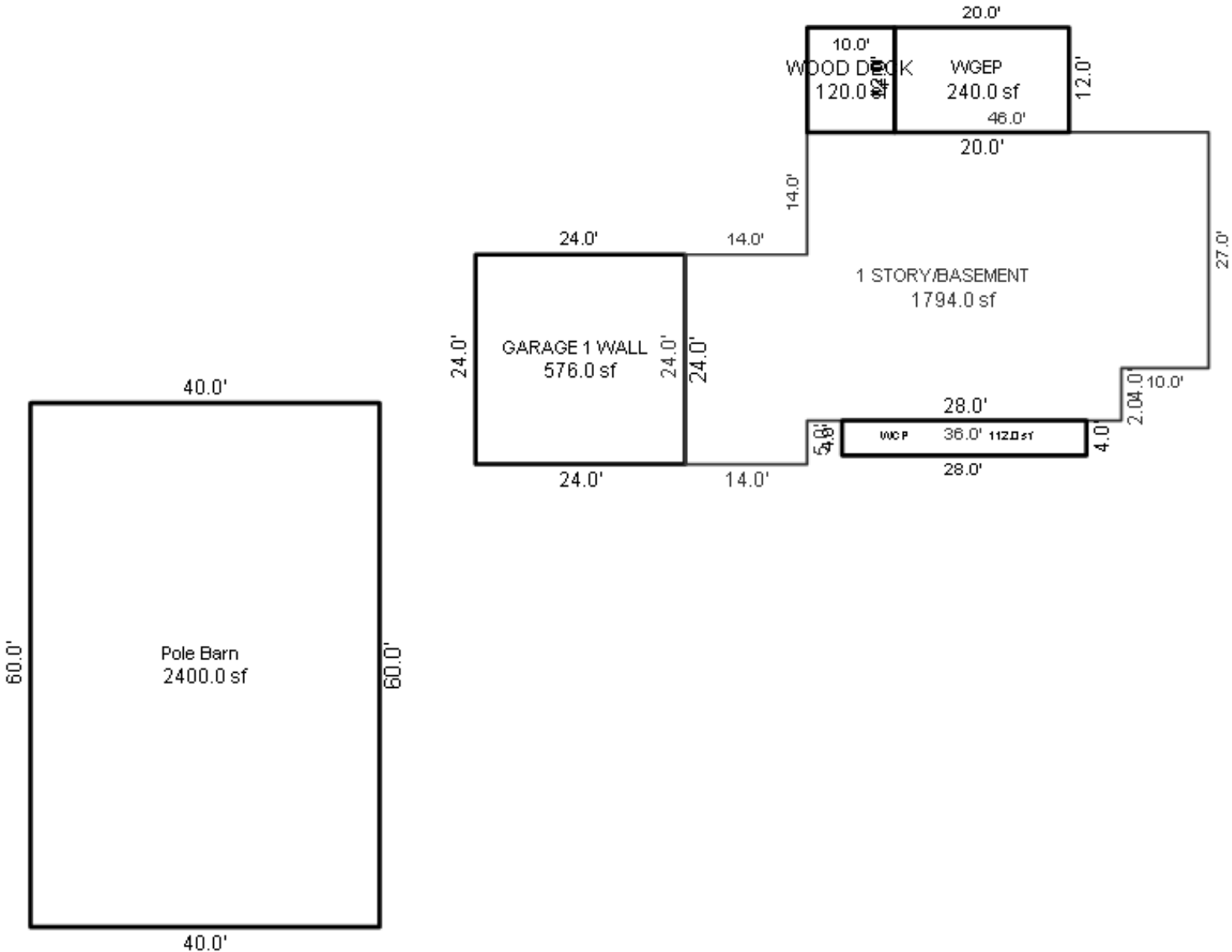
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,000	170,300	207,300			153,595C
2024	30,000	146,200	176,200			148,977C
2023	26,000	141,600	167,600			141,883C
2022	20,000	130,300	150,300			135,127C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 112 120	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C -5 Effec. Age: 20 Floor Area: 1,794 Total Base New : 386,051 Total Depr Cost: 308,851 Estimated T.C.V: 339,736			E.C.F. X 1.100		Bsmnt Garage:		
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1794 SF Floor Area = 1794 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C -5 Blt 2001		Roof:			
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Building Areas								
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			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 Basement 1,794 Total: 241,831 193,475						
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			Ex. X Ord. Min			Recreation Room Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			675 12,866 10,293				
(2) Windows		(8) Basement			Many X Ave. Few			Water/Sewer			Water/Sewer						
X	Many Avg. X Few	Large Avg. Small	Basement: 1794 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1000 Gal Septic Water Well 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet			1 4,795 3,836 1 5,725 4,580		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:			Porches			WGEP (1 Story) WCP (1 Story)			240 16,958 13,566 112 5,145 4,116			
(3) Roof		675 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			Deck			Treated Wood			120 2,905 2,324			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			576 24,457 19,566 1 -2,647 -2,118 1 539 431		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Base Cost Common Wall: 1 Wall Door Opener			2400 57,072 45,658			
Chimney:								Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALBRO LLC	BUGARD RYAN W	114,900	11/25/2014	WD	03-ARM'S LENGTH	2014-03930	PROPERTY TRANSFER	100.0
GALVANEK CHARLES	GALBRO LLC	100	03/07/2014	QC	09-FAMILY	2014-00860	DEED	100.0
HSBC BANK USA NATL ASSOC	GALVANEK CHARLES	61,954	02/19/2014	WD	11-FROM LENDING INSTITUT	2014-00730	PROPERTY TRANSFER	100.0
COOK MICHAEL J & GLINDA K	HSBC BANK USA NATL ASSOC	0	01/15/2014	AFF	01-ABANDONMENT	2014-00325 AFF	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8595 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/08/2014					
Owner's Name/Address	MAP #:					
BUGARD RYAN W 8595 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 52,413 TCV/TFA: 36.00					

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 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 321.76 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.97 FT, S89 DEG 45'48"W 332.9 FT, N 0 DEG 21'40"W 1308.06 FT, N 89 DEG 36'23"E 332.9 FT TOPOB. 10A.	X				Residentia 8 - 17	@\$5000	10.00	Acres	5000	100		50,000
					10.00 Total Acres			Total Est. Land Value =		50,000		

Comments/Influences

99 SPLIT FROM 002-00 FOR 00 NEW HOME FOR02

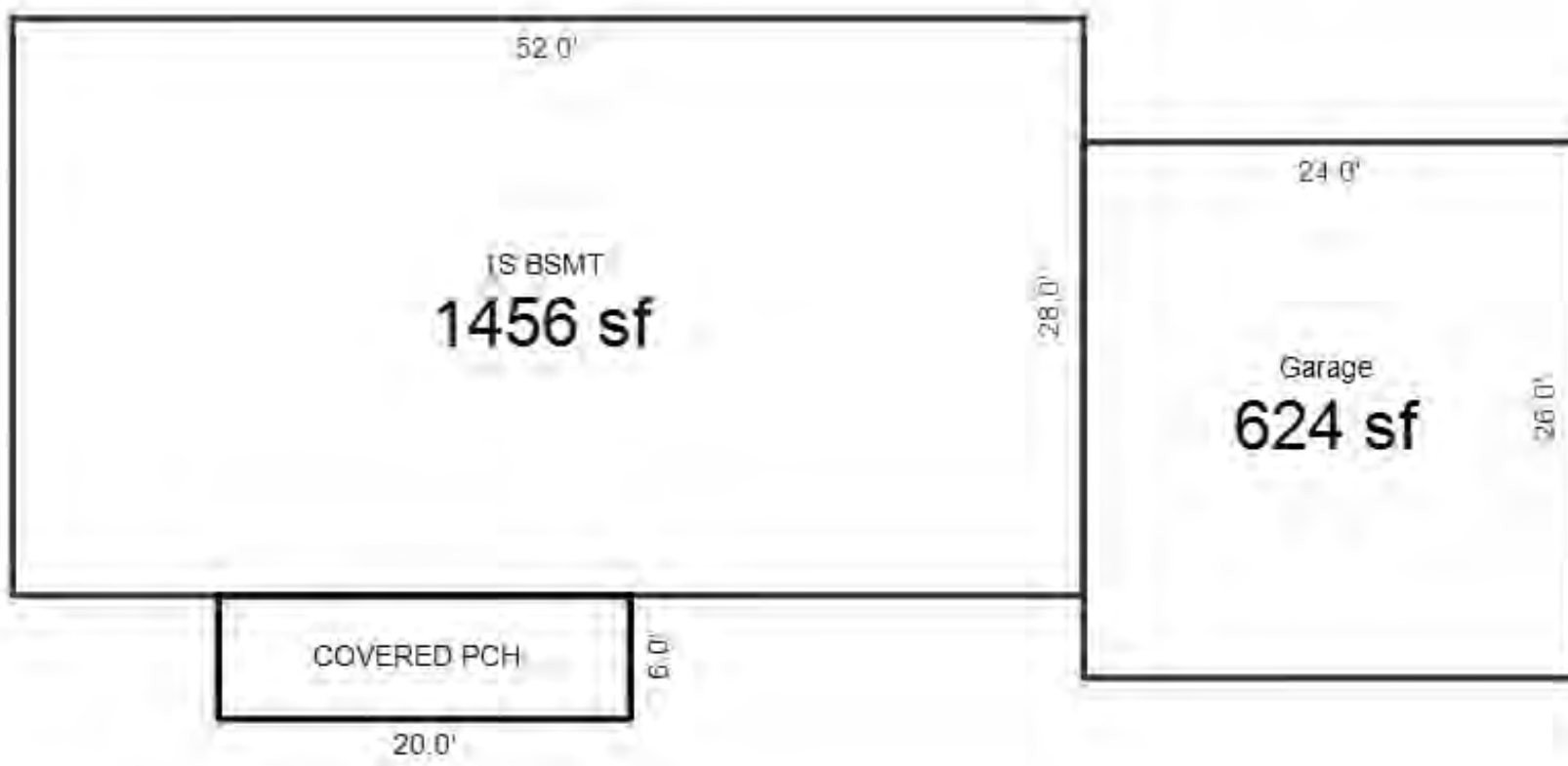


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	25,000	1,200	26,200			11,032C
TPC 02/29/2024	INSPECTED	2024	15,000	103,500	118,500		84,536C		
TPC 04/30/2021	INSPECTED	2023	14,000	100,300	114,300		80,511C		
TPC 12/27/2017	INSPECTED	2022	10,000	92,200	102,200		76,678C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: 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									120	WCP	(1 Story)					
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Class: C Effec. Age: 14 Floor Area: 1,456 Total Base New : 255,125 Total Depr Cost: 219,408 Estimated T.C.V: 241,349			E.C.F. X 1.100			Cls C Blt 2001					
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories			Size			Cost New			Depr. Cost		
2001	0	Ex	X	Ord		Min															
Condition: Average Part. Construct.: 1%		Doors		Kitchen: Other: Other:			Plumbing			Water/Sewer			Other Additions/Adjustments			Plumbing			Water/Sewer		
Room List		Solid X H.C.		(5) Floors			(12) Electric			Average Fixture(s)			Plumbing			Water/Sewer			Plumbing		
	Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Other: Other:			150 Amps Service			1			Average Fixture(s)			1			1		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			2			3 Fixture Bath			2 Fixture Bath			Softener, Auto		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many X Ave.			Few			2			2 Fixture Bath			Softener, Manual			Solar Water Heat		
(2) Windows		(7) Excavation		No. of Elec. Outlets			(13) Plumbing			1			Average Fixture(s)			1			1		
	Many Avg. Few	X	Large Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat		
			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Height to Joists: 0.0			2			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat		
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			(13) Plumbing			1			Average Fixture(s)			1			1		
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			Lump Sum Items:		
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			Lump Sum Items:		
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:		
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:		
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				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITALIEN STEVE	LITALIEN STEVE & MARCI N	0	12/08/2014	QC	21-NOT USED/OTHER	2015-00159	DEED	0.0
	LITALIEN STEVE	17,527	08/01/1999	WD	33-TO BE DETERMINED	331:613	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8533 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	10/29/2003	20030421	Complete
	P.R.E. 100% 07/24/2001					

Owner's Name/Address	MAP #:
LITALIEN STEVE & MARCI N 8533 W LOTAN ROAD LAKE CITY MI 49651	2025 Est TCV 250,386 TCV/TFA: 145.91

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
Residentia 8 - 17	@\$5000	10.00	Acres	5000	100			50,000
			10.00	Total Acres	Total Est. Land Value =			50,000

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2630.92 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.82FT, N 89 DEG 57'59"W 10.3 FT, S 89 DEG 45'48"W 321.76 FT, N 0 DEG 21'40"W 1308.97 FT, N 89 DEG 36'23"E 321.76 FT, S 89 DEG 51'08"E 11.5 FT TO POB. 10A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.				

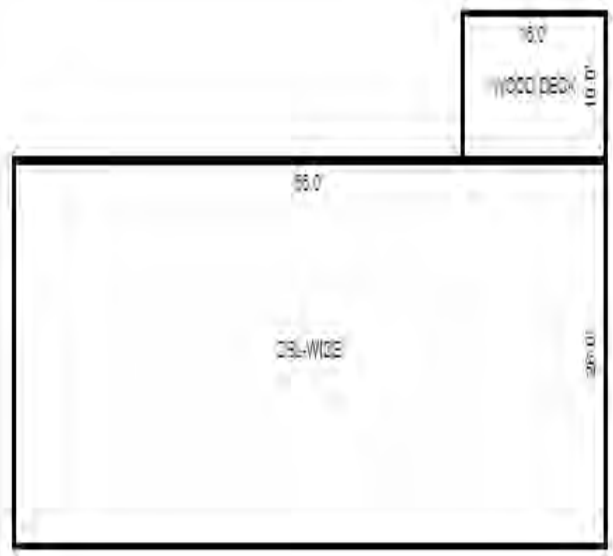
Comments/Influences
99SPLIT FROM 002-00 FOR 00
12/00 BOR MOVE MHD FROM 001-00 TO THIS PCL..
WRONG NUMBER ON PERMIT



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	25,000	100,200	125,200			49,141C
TPC 12/27/2017 INSPECTED	2024	15,000	86,000	101,000			47,664C
	2023	14,000	77,400	91,400			45,395C
	2022	10,000	66,700	76,700			43,234C

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



Sketch by Peter WTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTENSON LARRY L SURVI	CHRISTENSON LARRY L & BAR	0	06/23/2012	WD	09-FAMILY	2022-01956	DEED	0.0
		56,400	07/01/1999	WD	33-TO BE DETERMINED	329:986	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8528 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/27/2018	2018-0516	100%
	P.R.E. 0%		New House	04/19/2004	20040066	Complete

Owner's Name/Address	MAP #:
CHRISTENSON LARRY L & BARBARA TRUST 6877 N COCHRAN ROAD CHARLOTTE MI 48813	2025 Est TCV 400,529 TCV/TFA: 292.36

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	40.00 Acres	3700	100		148,000
			40.00 Total Acres	Total Est. Land Value =		148,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W 1306.24 FT, N 89 DEG 45'48"E1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S 0DEG 21'40"E 1309.83 FT TO POB. 40A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	8.06	172 50	693
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	27.60	120 50	1,656
		Total Estimated Land Improvements True Cash Value = 2,349			

Comments/Influences
517-543-7156 99 SPLIT FROM 002-00 FOR 00 EXEMPT DIVISION

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



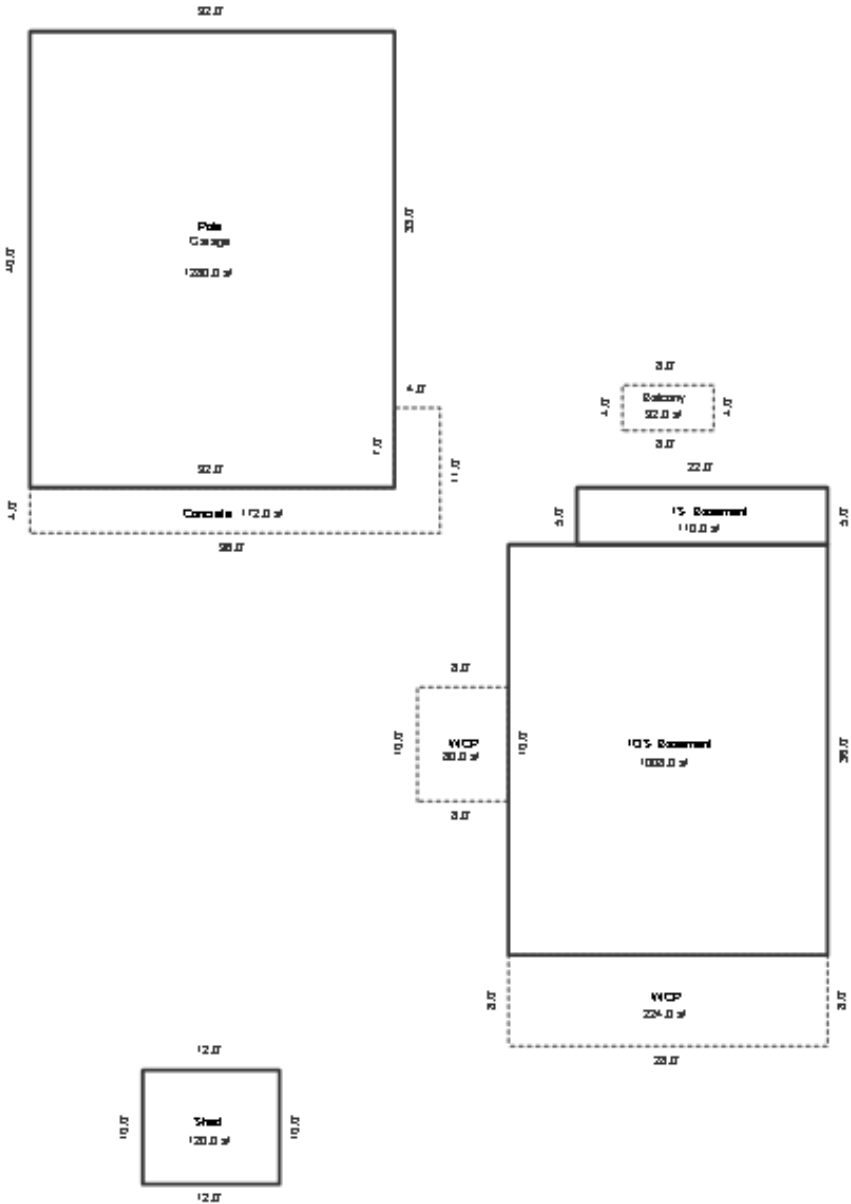
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	74,000	126,300	200,300			113,314C
2024	60,000	108,500	168,500			109,907C
2023	48,000	105,100	153,100			104,674C
2022	36,000	96,600	132,600			99,690C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WCP (1 Story) 224 WCP (1 Story) 32 Wood Balcony	Type	Year Built: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 1,370 Total Base New : 267,562 Total Depr Cost: 227,436 Estimated T.C.V: 250,180			E.C.F. X 1.100			
Building Style: LOG		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls C 5 Blt 2004								
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts			Ground Area = 1118 SF Floor Area = 1370 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas								
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1.25 Story Pine Logs Basement 1,008								
(1) Exterior		(6) Ceilings		No. of Plumbing			1 Average Fixture(s)			1 Story Siding Basement 110								
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	X	Drywall	(7) Excavation			1 3 Fixture Bath			Total: 207,399 176,298								
(2) Windows		(8) Basement		Basement: 1118 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			Other Additions/Adjustments								
X	Many Avg. X Few		Large Avg. X Small	(9) Basement Finish			1 1000 Gal Septic			Plumbing								
(3) Roof		Recreation SF		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2000 Gal Septic			Water/Sewer								
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Average Fixture(s)								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer Water Well			Water/Sewer								
Chimney:		Chimney:			Lump Sum Items:			1000 Gal Septic			1000 Gal Septic							
		Chimney:			Lump Sum Items:			2000 Gal Septic			2000 Gal Septic							
		Chimney:			Lump Sum Items:			Notes:			Class: C Exterior: Pole (Unfinished)							
		Chimney:			Lump Sum Items:			Door Opener			Door Opener							
		Chimney:			Lump Sum Items:			Base Cost			Base Cost							
		Chimney:			Lump Sum Items:			Built-Ins			Built-Ins							
		Chimney:			Lump Sum Items:			Appliance Allow.			Appliance Allow.							
		Chimney:			Lump Sum Items:			Totals:			Totals:							
		Chimney:			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EMERY C KIM ESTATE	EMERY JANET E	0	11/10/2019	QC	09-FAMILY	2019-03527	DEED	0.0
EMERY JANET E	HOBBS DAVID J	250,000	11/10/2019	WD	03-ARM'S LENGTH	2019-03528	PROPERTY TRANSFER	100.0
		102,500	07/01/1999	WD	33-TO BE DETERMINED	330:48	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8755 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	09/19/2024	PB24-0177	0%
	P.R.E. 100% 10/26/2021		Pole Barn	12/03/2013	2013-0593	100%

Owner's Name/Address	MAP #:
HOBBS DAVID J 9219 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 361,696

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
			Public Improvements			* Factors *		RIVER FRONTAGE				
. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.	X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences			Gravel Road	I 200' @ 200/	240.00	400.00	0.9554	1.0000	200	100		45,861
RIVER FRONTAGE			Paved Road	Residentia PARTOF>80@\$3700	76.80	Acres	3700	100				284,145
			Storm Sewer	Residentia ROAD @ ZERO	1.00	Acres	0	100				0
			Sidewalk	240 Actual Front Feet, 80.00 Total Acres Total Est. Land Value = 330,006								
			Water									
			Sewer									
	X		Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	165,000	15,800	180,800			138,442C
X Rolling	2024	130,400	19,000	149,400			128,465C
Low	2023	115,100	19,400	134,500			122,348C
High	2022	99,000	17,800	116,800			116,522C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	130,400	19,000	149,400			128,465C
JWV	11/18/2020	INSPECTED	2023	115,100	19,400	134,500			122,348C
TPC	12/27/2017	INSPECTED	2022	99,000	17,800	116,800			116,522C

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Building Type	Commodity Barns (Storage	Commodity Barns (Storage		
Year Built	2024	2013		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Average	Average		
# of Walls, Perimeter	Lean-To, 140	4 Wall, 180		
Height	14	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	48 x 22 = 1056	54 x 36 = 1944		
Cost New	\$ 17,532	\$ 30,715		
Phy./Func./Econ. %Good	98/100/100 98.0	55/100/100 55.0		
Depreciated Cost	\$ 17,181	\$ 16,893		
+ 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	98	55		
Est. True Cash Value	\$ 15,979	\$ 15,711		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 31690 / All Cards: 31690				

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 WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SHERMAN CHARLES L 581 E PACKINGHAM ROAD LAKE CITY MI 49651	MAP #:					
		2025 Est TCV 176,830				

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
	Public Improvements			* Factors *			S'LY BOUNDARY IS RIVER
				Description	Frontage	Depth	Rate %Adj. Reason Value
	X			I 200' @ 200/	600.00	400.00	0.7598 1.0000 200 100 91,180
				Residentia 8 - 17 @\$5000	17.13 Acres	5000	100 85,650
				600 Actual Front Feet, 22.64 Total Acres			Total Est. Land Value = 176,830

Tax Description
 . SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER EXC E 100 FT THEREOF. 22.6439 A.
 Comments/Influences
 RIVER FRONTAGE

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	88,400	0	88,400			35,737C
2024	71,300	0	71,300			34,663C
2023	69,600	0	69,600			33,013C
2022	79,800	0	79,800			31,441C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN KARY & MELISSA	AMIN KAREEM SAMIR & MELIS	0	03/26/2018	WD	09-FAMILY	2018-01328	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 38,026					

AMIN KAREEM SAMIR & MELISSA LYNN 9115 WOODGROVE PLYMOUTH MI 48170	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			I 200' @ 200/	200.00	326.70	1.0000 0.9507	200	100	38,026
				200 Actual Front Feet, 1.50 Total Acres			Total Est. Land Value =		38,026	

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST CORNER OF PCL RECORDEDIN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB. APP 1.5A.														

Comments/Influences	Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	19,000	0	19,000			5,115C
2024	19,000	0	19,000			4,962C
2023	19,000	0	19,000			4,726C
2022	17,500	0	17,500			4,501C

*** 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		
4735 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 05/01/1995								
WALLINGTON JIMMY D & NANCY L 4735 S BLODGET RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 402,473 TCV/TFA: 146.94						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 27 T22N R8W BEG AT INT OF S LINE OF N 1/2 OF SW 1/4 & CLAM RIVER TH W 550 FT N 170 FT E TO CTR OF SD RIVER TH S ALG CTR OF RIVER TO BEG. 1.7172 A.		Public Improvements		* Factors *						
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	I 200' @ 200/ 170 Actual Front Feet, 1.72 Total Acres	170.00	440.73	1.0415 1.0245	200 100	36,279	
			Topography of Site	Total Est. Land Value = 36,279						
		X	Level	Land Improvement Cost Estimates						
		X	Rolling	Description	Rate	Size	% Good	Cash Value		
			Low	Wood Frame	27.93	112	50	1,564		
			High	Wood Frame	28.22	105	50	1,481		
			Landscaped	Total Estimated Land Improvements True Cash Value = 3,045						
			Swamp							
		X	Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			SEASONAL RD	2025	18,100	183,100	201,200			115,544C
			Who When What	2024	18,100	157,300	175,400			112,070C
			TPC 04/30/2021 INSPECTED	2023	18,100	152,400	170,500			106,734C
			TPC 12/27/2017 INSPECTED	2022	9,400	143,600	153,000			101,652C

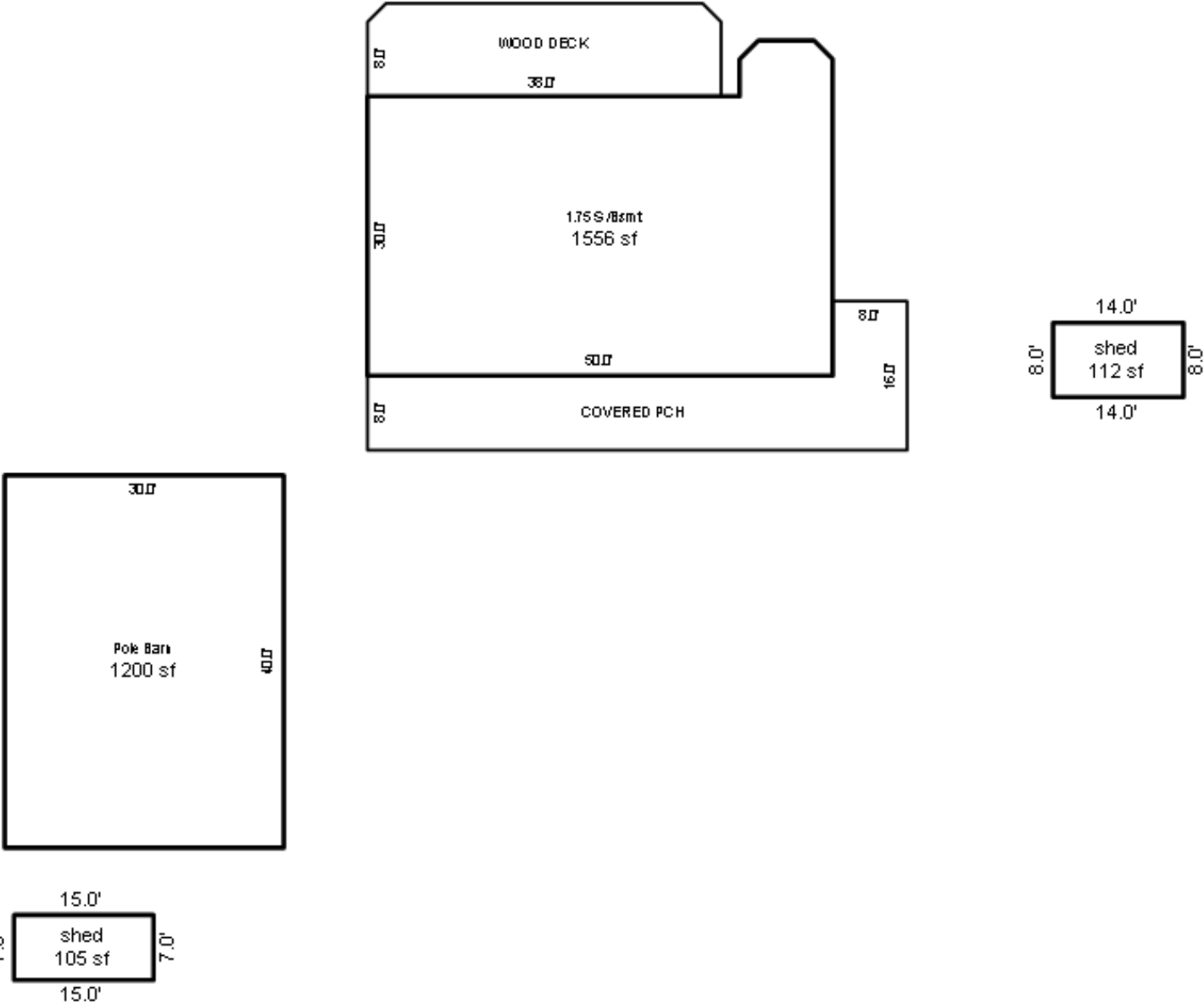


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 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 528 404	Type WCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 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			Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 2,739 Total Base New : 388,392 Total Depr Cost: 330,135 Estimated T.C.V: 363,149			E.C.F. X 1.100		Bsmnt Garage:																																				
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1565 SF Floor Area = 2739 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C		Blt 1994																																				
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Building Areas			Size		Cost New	Depr. Cost																																			
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories			Exterior		Foundation																																				
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			1.75 Story			Siding		Basement	1,565																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			1		2,523	2,145																										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Plumbing			Average Fixture(s)			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1565 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
X	Insulation	(8) Basement		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 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					
(2) Windows		(9) Basement Finish		Basement: 1565 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1565 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			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	(14) Water/Sewer		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
X	Double Glass Patio Doors Storms & Screens	(15) Porches/Decks		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
(3) Roof		(16) Porches/Decks		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
X	Gable Hip Flat	(17) Garage		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			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	Gambrel Mansard Shed	Area 528 404		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
X	Asphalt Shingle	Type WCP (1 Story) Treated Wood		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			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:		E.C.F. X 1.100		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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								
Joists: Unsupported Len: Cntr.Sup:		Bsmnt Garage:		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			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:		Carport Area: Roof:		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			3 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
Totals:		388,392		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
Notes:		330,135		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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								
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:		363,149		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								

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



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SHERMAN CHARLES L 581 E PACKINGHAM RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 24,659					

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				I 200' @ 200/	100.00	462.17	1.1892	1.0368	200 100	24,659
				100 Actual Front Feet, 1.06 Total Acres				Total Est. Land Value =		24,659

Tax Description
 . SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW
 1/4 LYING N'LY OF CENTERLINE OF CLAM
 RIVER. 1.0606 A.
 Comments/Influences
 RIVER FRONTAGE

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

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



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 Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,300	0	12,300			4,793C
2024	12,300	0	12,300			4,649C
2023	12,300	0	12,300			4,428C
2022	10,000	0	10,000			4,218C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBBINS ROBERT L	HOBBS DAVID J	271,000	11/12/2019	WD	03-ARM'S LENGTH	2019-03524	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4607 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 406,804 TCV/TFA: 374.24					

Owner's Name/Address	MAP #:	2025 Est TCV 406,804 TCV/TFA: 374.24
HOBBS DAVID J 9219 W LOTAN RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 27 T22N R8W THAT PT OF N 1/2 OF SW 1/4 LYING S'LY & W'LY OF CLAM RIVER EXC BEG AT INT OF S LINE THEREOF & CLAM R TH W 550 FT N 170 FT E TO RIVER S ALONG RIVER TO POB& EXC S 130 FT OF W 130 FT THOF. 52.6628A.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	800.00	400.00	0.7071	1.0000	200	100		113,137
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								

Comments/Influences	RENTAL HOUSE



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

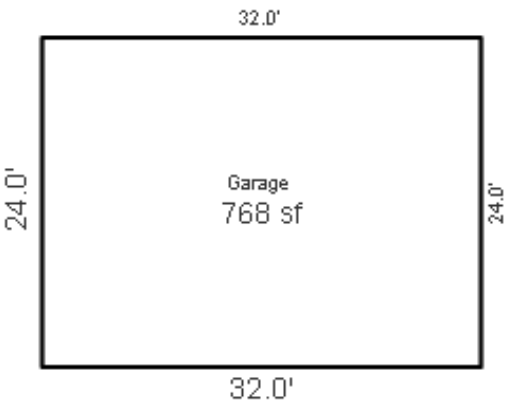
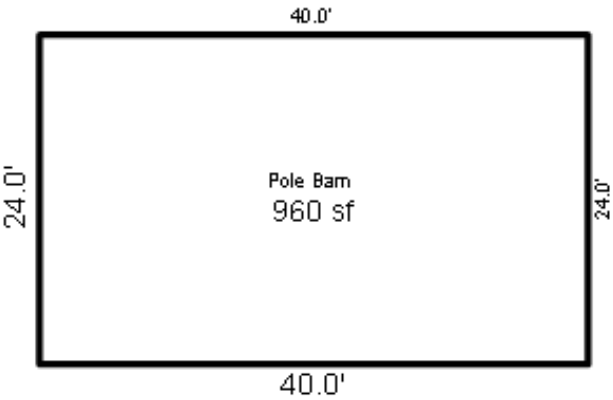
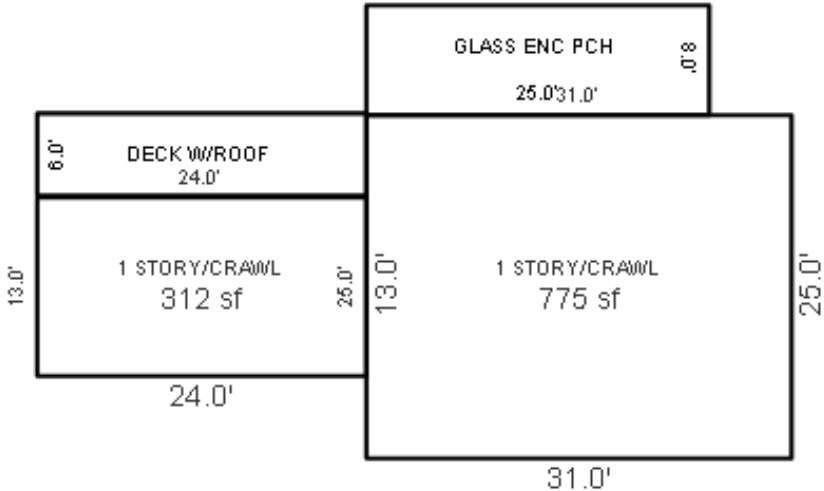
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	140,400	63,000	203,400			160,493C
2024	120,000	54,100	174,100			155,668C
2023	110,900	52,400	163,300			148,256C
2022	115,200	43,100	158,300			141,197C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 200 144	Type CGEP (1 Story) Pine	Year Built: 1989 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: 768 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 1947		Remodeled 1984			Ex	X	Ord																																
Condition: Average			Trim & Decoration																																				
Room List			Lg		Ord	X	Small																																
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:																																	
(1) Exterior			(6) Ceilings				No./Qual. of Fixtures																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		No. of Elec. Outlets				Ex.	X	Ord.																														
(2) Windows			(7) Excavation				Many	X	Ave.																														
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing																														
X	Wood Sash Metal Sash Vinyl Sash		(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 Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer																																
(3) Roof			(9) Basement Finish				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																
X	Gable Hip Flat		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 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1087 SF Floor Area = 1087 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>775</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>312</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>122,225</td> <td>67,223</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	775			1 Story	Siding	Crawl Space	312			Total:				122,225	67,223		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Crawl Space	775																																				
1 Story	Siding	Crawl Space	312																																				
Total:				122,225	67,223																																		
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 Porches CGEP (1 Story) 200 10,850 5,967 Deck Pine w/Roof (Deck Portion) 144 2,568 2,208 * Pine w/Roof (Roof portion) 144 2,277 1,958 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,015 13,208 Storage Over Garage 768 9,262 5,094 Class: CD Exterior: Pole (Unfinished) Base Cost 960 21,446 11,795 Built-Ins Appliance Allow. 1 1,906 1,048 Fireplaces Wood Stove 1 2,118 1,165 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																							

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 9,838						
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
WALLINGTON JIMMY D & NANCY L 4735 S BLODGET RD LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Tax Description		X		Dirt Road		A 200' @ 90/FF 130.00 130.00 1.1137 0.7550		90 100		9,838				
. SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.		X		Gravel Road		130 Actual Front Feet, 0.39 Total Acres		Total Est. Land Value =		9,838				
Comments/Influences		X		Paved Road										
		X		Storm Sewer										
		X		Sidewalk										
		X		Water Sewer										
		X		Electric										
		X		Gas										
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		SEASONAL RD										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		2025	4,900	0	4,900			948C
		TPC 04/30/2021 INSPECTED		TPC 12/27/2017 INSPECTED				2024	4,900	0	4,900			920C
								2023	3,800	0	3,800			877C
								2022	3,300	0	3,300			836C

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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	
8970 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		MH		10/31/2005	20050383	Complete	
Owner's Name/Address		P.R.E. 100% 07/22/1994		MAP #:		2025 Est TCV 374,463 TCV/TFA: 139.83			
ROBBINS JACK D 8970 W BLUE 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 27 T22N R8W W 575 FT OF SW 1/4 OF SW 1/4 EXC S 208 FT OF E 190 FT THOF. 16.5169A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		Residentia 8 - 17 @\$5000		16.52 Acres	5000	100	82,585
MH @8938 W BLUE RD		Paved Road		16.52 Total Acres		Total Est. Land Value =		82,585	
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.07	351 50	1,065	
		Sewer		Total Estimated Land Improvements True Cash Value =					1,065
		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	41,300	145,900	187,200	114,508C	
TPC 05/13/2019 INSPECTED				2024	24,800	129,100	153,900	111,065C	
TPC 12/27/2017 INSPECTED				2023	23,100	121,100	144,200	105,777C	
				2022	16,500	109,800	126,300	100,740C	

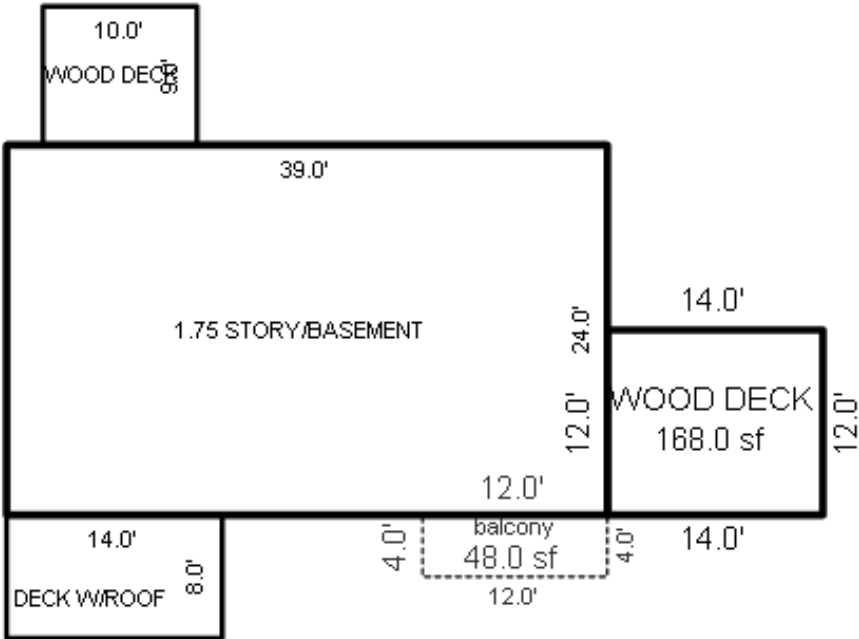
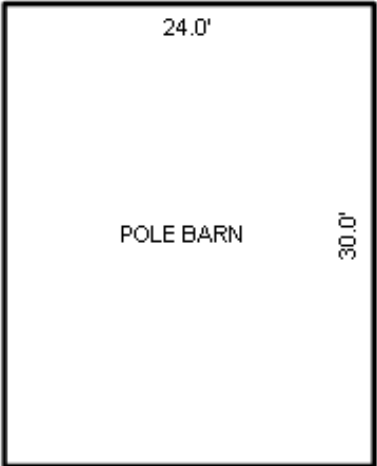
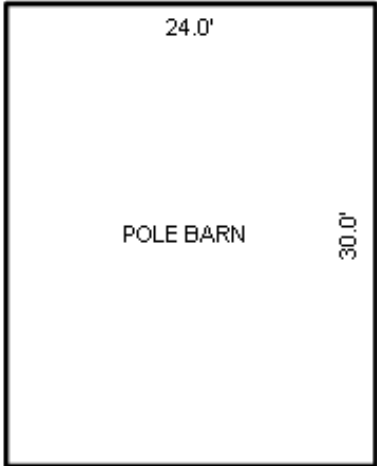


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 168 Treated Wood 90 Treated Wood 112 Pine 48 Wood Balcony		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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G					1					
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,638 Total Base New : 291,531 Total Depr Cost: 189,515 Estimated T.C.V: 208,467								
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S								
Room List		Doors		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		200 Amps Service			No. of Elec. Outlets								
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas					
	Insulation	X	Drywall	No. of Elec. Outlets			1 1000 Gal Septic 1 2000 Gal Septic			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(7) Excavation		(14) Water/Sewer			Lump Sum Items:			1.75 Story Siding Basement					
X	Many Avg. X Few	Large Avg. X Small	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well			Other Additions/Adjustments			Total: 209,174 135,983				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Recreation Room			840 16,010 10,406					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977					
(3) Roof		(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1000 Gal Septic 1 4,795 3,117 Water Well, 50 Feet 1 2,648 1,721					
X	Gable Hip Flat	Gambrel Mansard Shed	840 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Deck			Treated Wood 168 3,639 2,365 Treated Wood 90 2,389 1,553 Pine w/Roof (Deck Portion) 112 2,199 1,429 Pine w/Roof (Roof portion) 112 1,995 1,297				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Balcony			Wood Balcony 48 1,928 1,253					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: D Exterior: Pole (Unfinished) Base Cost 720 15,041 9,777 Class: D Exterior: Pole (Unfinished) Base Cost 720 15,041 9,777					
							Built-Ins			Appliance Allow. 1 2,727 1,773					

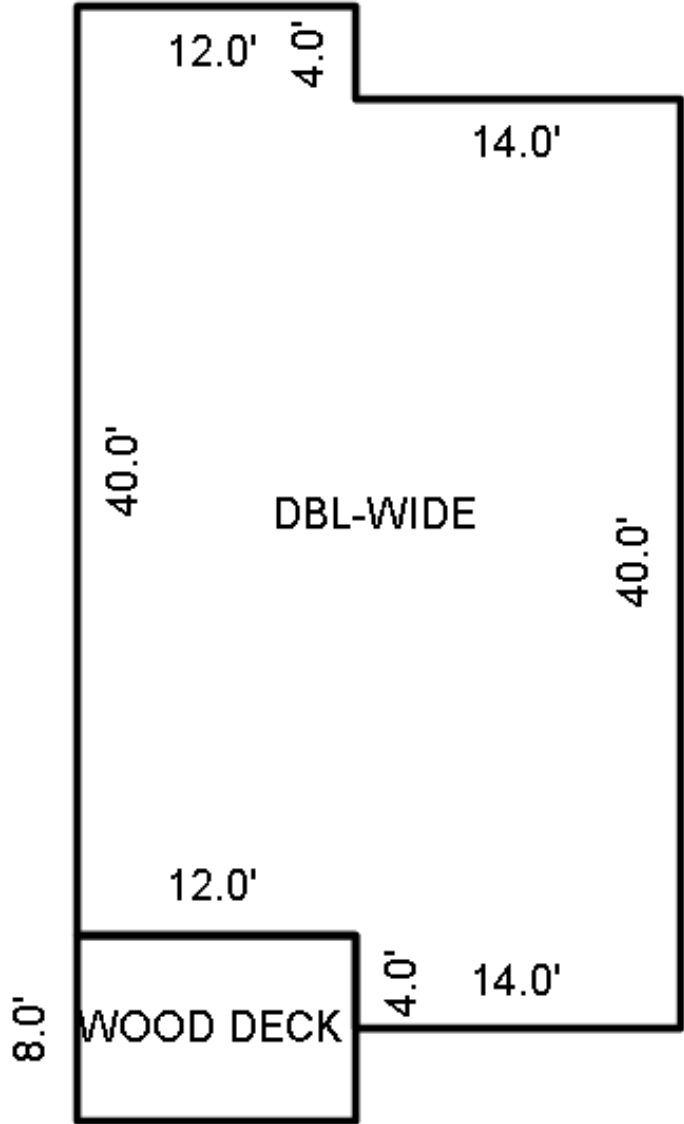
*** Information herein deemed reliable but not guaranteed***



*** 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 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	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Condition: Average			
Building Style: HUD		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.		
Yr Built 1996	Remodeled 0	No Heating/Cooling		Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	
Room List		(5) Floors		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		
Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows		Many Avg. Few		X	Large Avg. Small	X		Gable Hip Flat		Gambrel Mansard Shed		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes: 1996 FAIRMONT MHD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		82,346					
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:		Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Built-Ins Appliance Allow.		Total: 114,474		86,999		Totals: 135,437		102,932	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOODRICH FLOYD L	GOODRICH FLOYD L & JUDITH	0	02/08/2011	QC	09-FAMILY	2011-433QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8820 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/01/1995					
GOODRICH FLOYD L & JUDITH K TRUST 8820 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 262,705 TCV/TFA: 223.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 27 T22N R8W SW 1/4 OF SW 1/4 EXC W 575 FT THOF. 22.5758A.	X	Dirt Road		Residential 18 -29 @\$3700	22.58 Acres	3700	100	83,546
Comments/Influences	X	Gravel Road		22.58 Total Acres Total Est. Land Value =				83,546
	X	Paved Road		Land Improvement Cost Estimates				
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value
	X	Sidewalk		D/W/P: 3.5 Concrete	6.07	400	0	0
	X	Water		D/W/P: Asphalt Paving	2.85	1500	0	0
	X	Sewer		Residential Local Cost Land Improvements				
	X	Electric		Description	Rate	Size	% Good	Cash Value
	X	Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375
	X	Curb		Total Estimated Land Improvements True Cash Value =				2,375
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						



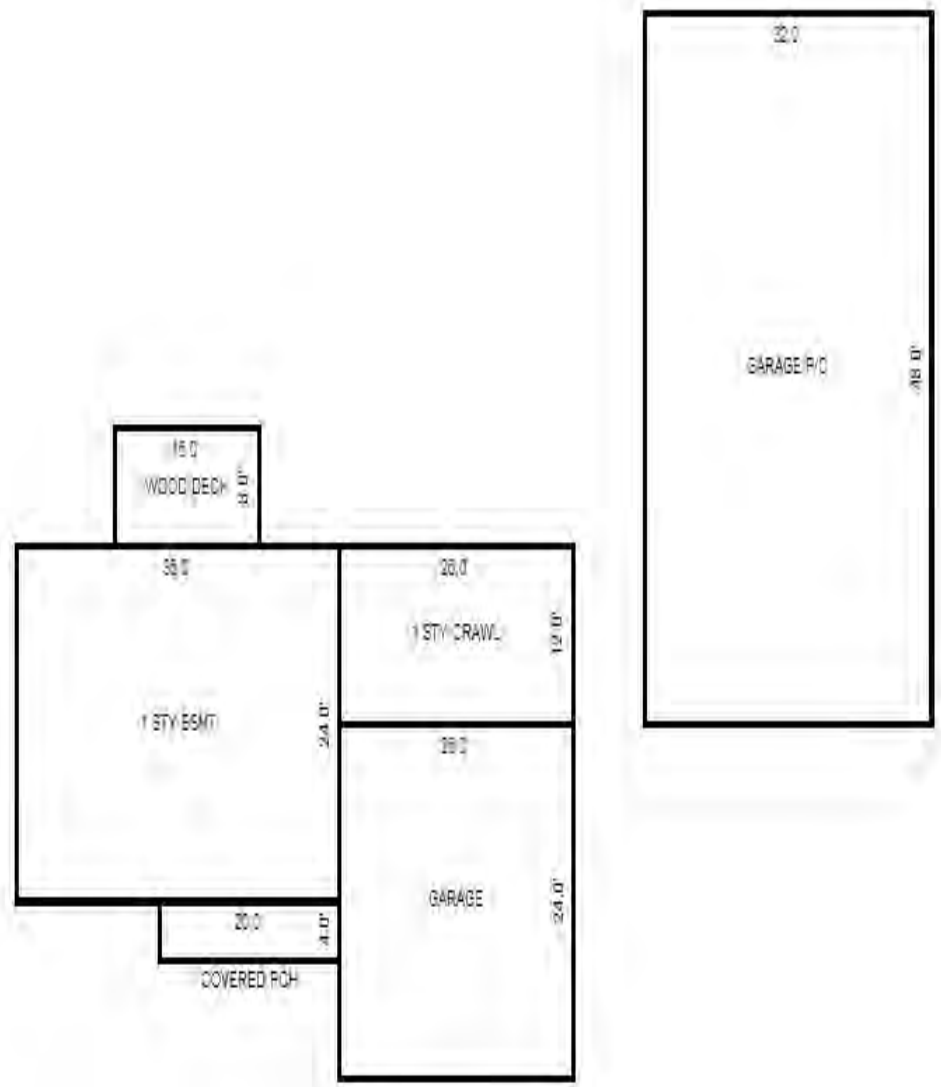
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	41,800	89,600	131,400			69,435C
X	Rolling		2024	33,900	77,000	110,900			67,348C
X	Low		2023	29,400	74,600	104,000			64,141C
X	High		2022	22,600	68,700	91,300			61,087C
X	Landscaped								
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 80 128	Type CCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % 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 CD			Blt 1979			
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Total Base New : 220,155			Storage Area: 0			
Condition: Average		Size of Closets		No. of Elec. Outlets			Total Depr Cost: 160,713			Total Area: 1,176			No Conc. Floor: 0			
Room List		Doors		Solid	X	H.C.	(12) Electric			Estimated T.C.V: 176,784			Roof:			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Carport Area:			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. X Ord. Min			1 Story Siding Basement 864			1 Story Siding Crawl Space 312			Total: 149,285 108,978			
(2) Windows		(8) Basement		Many X Ave. Few			Other Additions/Adjustments			Plumbing						
X	Many Avg. X Few	Basement: 864 S.F. Crawl: 312 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			Average Fixture(s) 2 Fixture Bath			Average Fixture(s) 1 1,212 885 2 Fixture Bath 1 2,559 1,868						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Water/Sewer			1000 Gal Septic 1 4,485 3,274 Water Well, 50 Feet 1 2,548 1,860			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well			Porches			Ceramic Tile Floor CCP (1 Story) 80 2,085 1,522						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			Deck			Treated Wood 128 2,979 2,175						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 23,150 16,899 Common Wall: 1.5 Wall 1 -3,711 -2,709 Door Opener 2 956 698						
Chimney:							Built-Ins			Appliance Allow. 1 1,906 1,391						
<p>Class: CD Exterior: Pole (Unfinished) Base Cost 1536 32,701 23,872 Totals: 220,155 160,713</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

*** 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.
ROBBINS JACK D & SHARON	ROBBINS JEFFREY D & LORI	0	04/29/2019	QC	09-FAMILY	2019-01372	PROPERTY TRANSFER	0.0
MACARTHUR DORIS	ROBBINS JACK & SHARON	0	10/16/2015	OTH	09-FAMILY	2021-01160	PROPERTY TRANSFER	0.0
ROBBINS JACK D & SHARON	ROBBINS JACK D & SHARON	1	05/07/1990	QC	09-FAMILY	262P779	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8900 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Roof Structure	03/16/2006	20060036	Complete

Owner's Name/Address	MAP #:
ROBBINS JEFFREY D & LORI KAY 8900 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 100,589 TCV/TFA: 102.64

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
. SEC 27 T22N R8W BEG 385 FT E OF SW COR OF SW 1/4 OF SW 1/4 TH E 190 FT, N 208 FT W 190 FT, S 208 FT TO POB. .9073A.	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>190.00</td> <td>208.00</td> <td>1.0129</td> <td>0.8492</td> <td>90</td> <td>100</td> <td></td> <td>14,708</td> </tr> <tr> <td colspan="8">190 Actual Front Feet, 0.91 Total Acres</td> <td>Total Est. Land Value = 14,708</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	190.00	208.00	1.0129	0.8492	90	100		14,708	190 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value = 14,708
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	190.00	208.00	1.0129	0.8492	90	100		14,708																						
190 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value = 14,708																						

Comments/Influences	X	Land Improvement Cost Estimates															
	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>27.41</td> <td>64</td> <td>45</td> <td>789</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>789</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	27.41	64	45	789	Total Estimated Land Improvements True Cash Value =				789
Description	Rate	Size	% Good	Cash Value													
Wood Frame	27.41	64	45	789													
Total Estimated Land Improvements True Cash Value =				789													

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

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



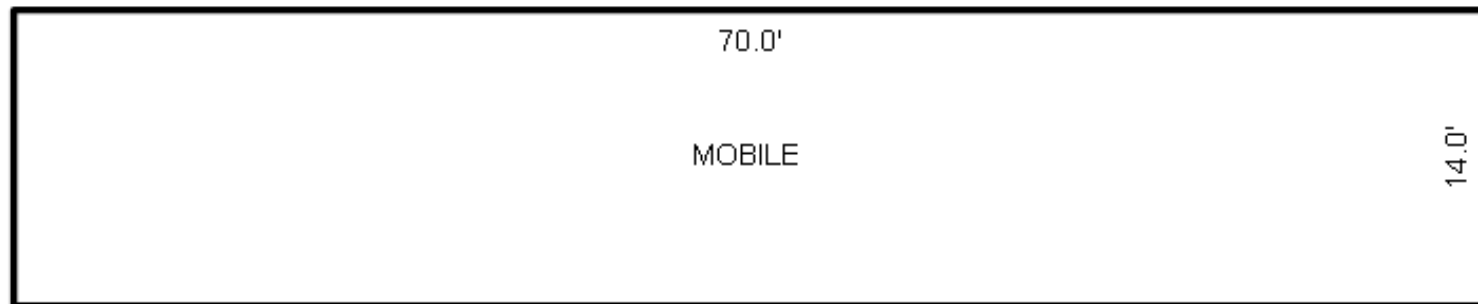
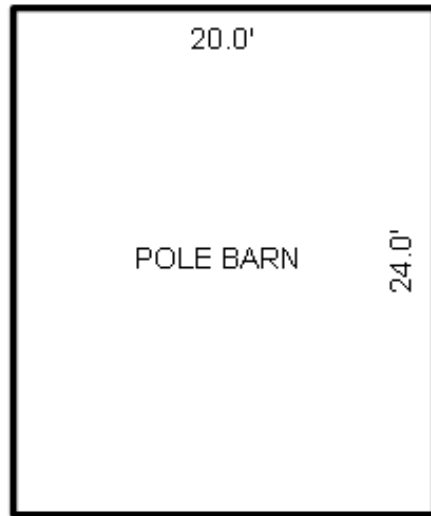
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,400	42,900	50,300			20,216C
2024	7,400	36,800	44,200			19,609C
2023	5,700	33,200	38,900			18,676C
2022	4,800	28,500	33,300			17,787C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 35 Floor Area: 980 Total Base New : 119,011 Total Depr Cost: 77,357 Estimated T.C.V: 85,092		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																					
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures																									
Condition: Average		Size of Closets		Lg	X	Ord		Small																								
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		(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			1																									
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement			1																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1																									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1																									
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1																									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 980 SF Floor Area = 980 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>Piers</td> <td>980</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>98,232</td> <td>63,851</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 656 Water/Sewer 1000 Gal Septic 1 4,203 2,732 Water Well, 50 Feet 1 2,462 1,600 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 480 12,888 8,377 No Concrete Floor 480 -2,890 -1,879 Built-Ins Appliance Allow. 1 1,615 1,050 Deck Treated Wood w/Roof (Deck Portion) 24 1,038 675 Treated Wood w/Roof (Roof portion) 24 453 294 Totals: 119,011 77,357													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	980			Total:				98,232	63,851	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 85,092	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Piers	980																													
Total:				98,232	63,851																											

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



WOOD DECK

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET CARROLL D & DARLE	PURSLEY MICHAEL S	32,800	12/10/2010	WD	03-ARM'S LENGTH	2010-5415WD	PROPERTY TRANSFER	100.0
BILLET AARON R & CARROLL	BILLET AARON R & CARROLL	0	04/19/2006	QC	21-NOT USED/OTHER	06-0/1590	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8624 W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 107,562 TCV/TFA: 120.05					

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 27 T22N R8W S 300 FT OF E 72.5 FT OF W/2 OF SE/4 OF SW/4 ALSO S 300 FT OF W 72.5 FT OF E/2 OF SE/4 OF SW/4. --.9986 A-- split on 12/19/2005 into 009-027-010-10, 009-027-010-50, 009-027-010-90;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			A 200' @ 90/FF	300.00	145.06	0.9036	0.7760	90	100	18,933	
					300 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =				18,933	
		Land Improvement Cost Estimates											
		Description			Rate	Size	% Good	Cash Value					
		Wood Frame			17.78	384	50	3,414					
		Residential Local Cost Land Improvements											
		Description			Rate	Size	% Good	Cash Value					
		Gas			1,000.00	1	97	970					
		Curb			LAND IMPROVE 1000		1,000.00		1		97		970
		Street Lights			Total Estimated Land Improvements True Cash Value = 4,384								
		Standard Utilities											
		Underground Utils.											

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ; Parent Parcel(s): 009-027-010-00; Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	9,500	44,300	53,800			22,987C
			2024	9,500	38,300	47,800			22,296C
			2023	7,400	37,100	44,500			21,235C
			2022	7,500	34,100	41,600			20,224C

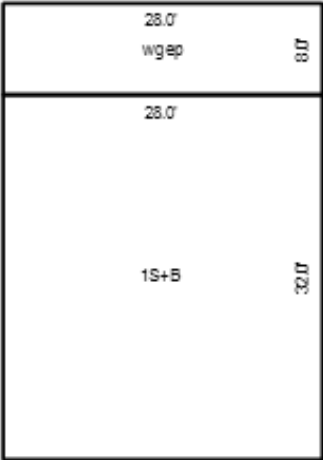
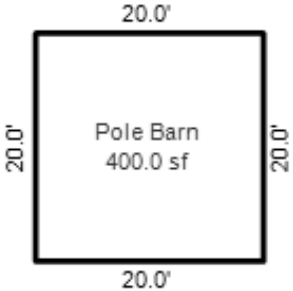
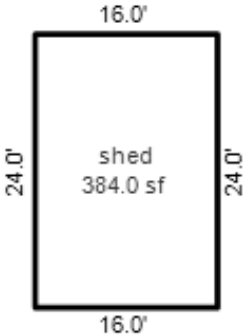


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type CGEP (1 Story)	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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 400							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 896 Total Base New : 139,248 Total Depr Cost: 76,586 Estimated T.C.V: 84,245		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 896 SF Floor Area = 896 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls D		Blt 1926						
Yr Built 1926	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
Condition: Average		Lg	X	Ord		Small	100 Amps Service			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)		1 Story		Siding	Basement	896	Total:	111,199	61,160	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160		
X	Asphalt Shingle	(12) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(13) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(14) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(15) Built-ins		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(16) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(17) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(18) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(19) Other		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(20) Total		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(21) Notes		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(22) Summary		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	
Chimney:		(23) Final		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing		1 Story		Siding	Basement	896	Total:	111,199	61,160	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET CARROLL D & DARLE	BILLET DARLENE TRUST	0	03/16/2022	WD	09-FAMILY	2022-01487	PROPERTY TRANSFER	0.0
BILLET AARON R & CARROLL	BILLET CARROLL D & DARLE	0	04/19/2006	QC	21-NOT USED/OTHER	06-0/1588	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/02/2011 Qual. Ag.					
Owner's Name/Address	MAP #:					
BILLET DARLENE TRUST C/O BILLET AARON 8510 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 60,360					

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						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			19.50 Total Acres				Total Est. Land Value =		60,360

Tax Description
SEC 27 T22N R8W W/2 OF SE/4 FO SW/4 EXC
E 72.5 FT OF S 300 FT THEREOF. --19.5007
A--
Split on 12/19/2005 from 009-027-010-00;
Comments/Influences
Split/Comb. on 12/19/2005 completed
12/19/2005 RAY ;
Parent Parcel(s): 009-027-010-00;
Child Parcel(s): 009-027-010-10,
009-027-010-50, 009-027-010-90;



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Who	When	What
X		Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain
		TPC 04/30/2021 INSPECTED
		TPC 05/13/2019 INSPECTED
		TPC 12/27/2017 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	30,200	0	30,200			11,132C
2024	35,800	0	35,800			10,798C
2023	30,900	0	30,900			10,284C
2022	28,900	0	28,900			9,795C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET AARON R & SHIRLEY	BILLET AARON R & SHIRLEY	0	06/17/2014	QC	21-NOT USED/OTHER	2014-02314	DEED	0.0
BILLET AARON R & CARROLL	BILLET AARON R & SHIRLEY	0	04/19/2006	QC	21-NOT USED/OTHER	06-0/1589	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 12/31/2005

Owner's Name/Address: BILLET AARON & SHIRLEY LIFE ESTATE
 PURSLEY MICHAEL & TRACY S
 8510 W BLUE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 52,500

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 *						
			AGRICULTRU 8 - 17 Acres	15.00 Acres		3200	100		48,000
			AGRICULTRU UNTILLABLE	1.50 Acres		3000	100		4,500
			AGRICULTRU ROW	0.50 Acres		0	100		0
			17.00 Total Acres					Total Est. Land Value =	52,500

Tax Description: SEC 27 T22N R8W E/2 OF SE/4 OF SW/4 EXC W 72.5 FT OF S 300 FT THEREOF & EXC E 225 FT OF S 484 FT THEREOF. 17.0007 A SPLIT ON 12/19/2005 FROM 009-027-010-00;
 Comments/Influences: Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
 Parent Parcel(s): 009-027-010-00;
 Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	26,300	0	26,300			9,701C
2024	31,500	0	31,500			9,410C
2023	27,700	0	27,700			8,962C
2022	26,000	0	26,000			8,536C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLETT AARON	BILLETT AARON R & SHIRLEY	1	09/28/2005	QC	21-NOT USED/OTHER	05-0/4039	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8510 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
BILLETT AARON R & SHIRLEY J 8510 W BLUE RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 229,368 TCV/TFA: 140.89					

Tax Description . SEC 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L. 2006 Combined from 027-010-90 for 2007. Comments/Influences 2006 027-010-90 Combined with this pcl for 2007	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	X	Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/FF	225.00	484.00	0.9710	1.0488	90 100	20,622
				225 Actual Front Feet, 2.50 Total Acres				Total Est. Land Value =	20,622	

2006 027-010-90 Combined with this pcl for 2007



- 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

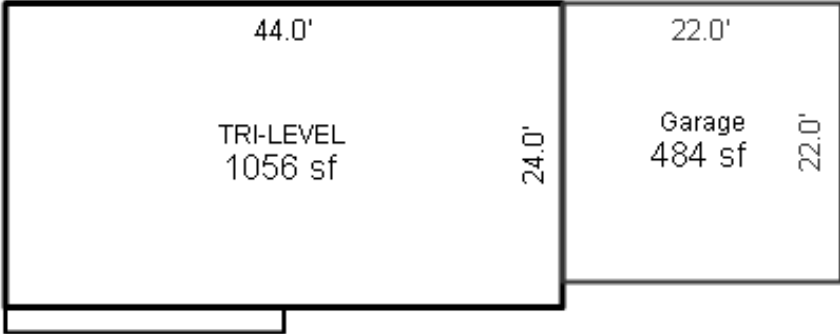
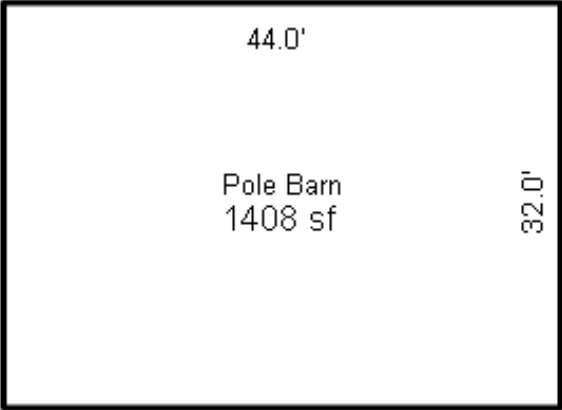
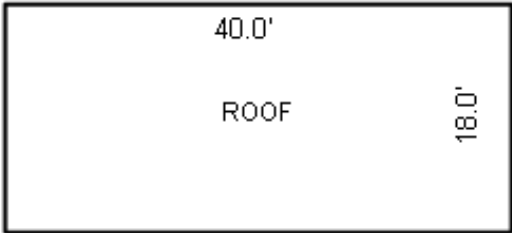
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	10,300	104,400	114,700			66,247C
2024	10,300	89,700	100,000			64,256C
2023	8,000	86,900	94,900			61,197C
2022	5,600	79,800	85,400			58,283C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets							
	Building Style: TRI		Ex	X	Ord			Min								
	Yr Built 1973	Remodeled 0	Lg			X	Ord		Small							
	Condition: Average	Doors				Solid	X	H.C.								
	Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall						No. of Elec. Outlets							
	(2) Windows	Many Avg.	X	Large Avg.	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(8) Basement											
	(3) Roof		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)					
X	Gable Hip Flat		528		Gambrel Mansard Shed											
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer											
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
										Cost Est. for Res. Bldg: 1 Single Family TRI		Cls C -5 Blt 1973				
										(11) Heating System: Forced Air w/ Ducts		Ground Area = 1056 SF Floor Area = 1628 SF.				
										Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
										Tri-Level	Siding	Basement	1,056			
										1 Story	Siding	Overhang	44			
										Total:			196,946	127,999		
										Other Additions/Adjustments						
										Basement Living Area		528	18,665	12,132		
										Plumbing						
										Average Fixture(s)		1	1,455	946		
										2 Fixture Bath		1	3,064	1,992		
										Water/Sewer						
										1000 Gal Septic		1	4,795	3,117		
										Water Well, 50 Feet		1	2,648	1,721		
										Garages						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost		484	21,751	14,138		
										Common Wall: 1 Wall		1	-2,647	-1,721		
										Door Opener		1	539	350		
										Class: C Exterior: Pole (Unfinished)						
										Base Cost		1408	33,482	21,763		
										Built-Ins						
										Appliance Allow.		1	2,727	1,773		
										Unit-in-Place Cost Items						
										ROOF STRUCT. (SQ FT)		720	3,974	2,980		
										Totals:			287,399	187,190		
										Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		205,909		

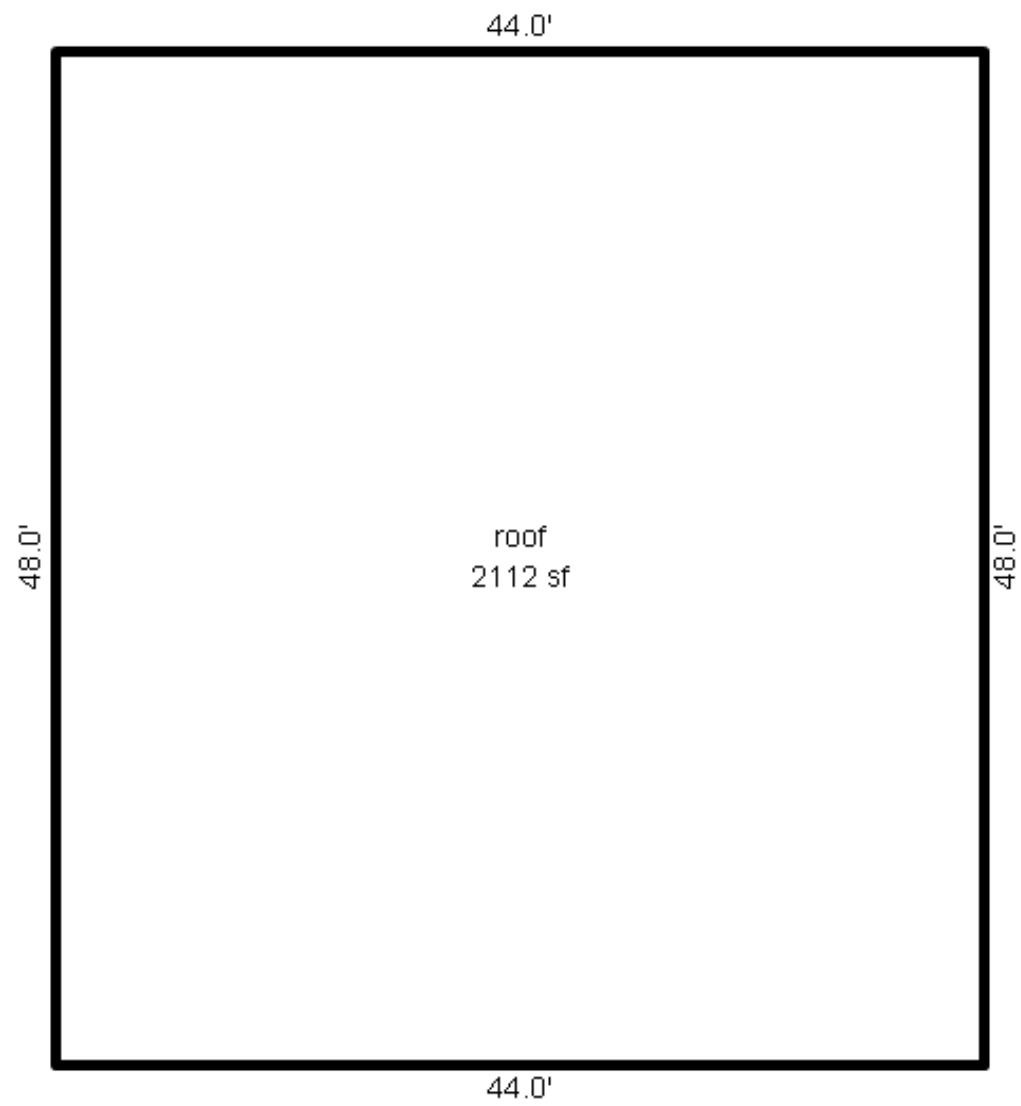
*** Information herein deemed reliable but not guaranteed***



OVERHANG

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

Building Type	Loafing Sheds				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	No-Wall, 184				
Height	12				
Heating System	No Heating/Cooling				
Length/Width/Area	48 x 44 = 2112				
Cost New	\$ 6,780				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	\$ 3,051				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	45				
Est. True Cash Value	\$ 2,837				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2837 / All Cards: 2837					



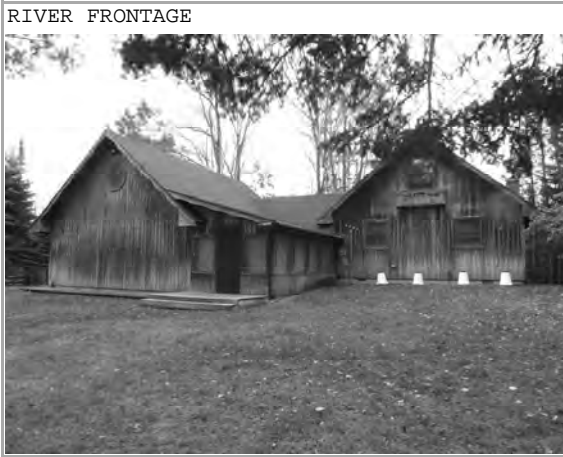
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN KAREEM SAMIR	AMIN KAREEM SAMIR & MELIS	0	03/26/2018	QC	09-FAMILY	2018-01329	PROPERTY TRANSFER	0.0
AMIN SAMIR S ESTATE	AMIN ADAM & AMIN KAREEM &	0	08/17/2015	QC	06-COURT JUDGEMENT	2015-03338	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8261 W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 288,610 TCV/TFA: 222.69					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
SEC 27 T22N R8W BEG N 0 DEG 19'00"W				A 200' @ 90/FF	200.00	3528.36	1.0000	0.0000	90	100*	0
1308.78 FT FROM SE COR OF SE 1/4 TH N 0				Residentia 8 - 17 @\$5000	16.20	Acres	5000	100			81,000
DEG 19'00"W 436.28 FT, N 89 DEG 00'56"W				* denotes lines that do not contribute to the total acreage calculation.							
1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N				200 Actual Front Feet, 16.20 Total Acres							81,000
74 DEG 33'23"W 56.41 FT, S 0 DEG 16'50"E				Land Improvement Cost Estimates							
33.76 FT, S 35 DEG 31'29"W 490.72 FT, S				Description	Rate	Size	% Good	Cash Value			
89 DEG 13' 25"E 38.6 FT, S 65 DEG 31'48"E				Fencing: Wd, Split, 2 Rail	16.25	40	0	0			
120.48 FT, S 49 DEG 31'22"E 172.94 FT, N				D/W/P: 4in Concrete	6.87	1000	0	0			
07 DEG 01'39"W 105.24 FT, N 89 DEG 54'40"				Residential Local Cost Land Improvements							
E 1418.83 FT TO POB. 16.2A.				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	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Dirt Road	2025	40,500	103,800	144,300			69,132C
		Gravel Road	2024	33,300	89,100	122,400			67,054C
		Paved Road	2023	31,700	86,300	118,000			63,861C
		Storm Sewer	2022	23,700	79,400	103,100			60,820C
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							



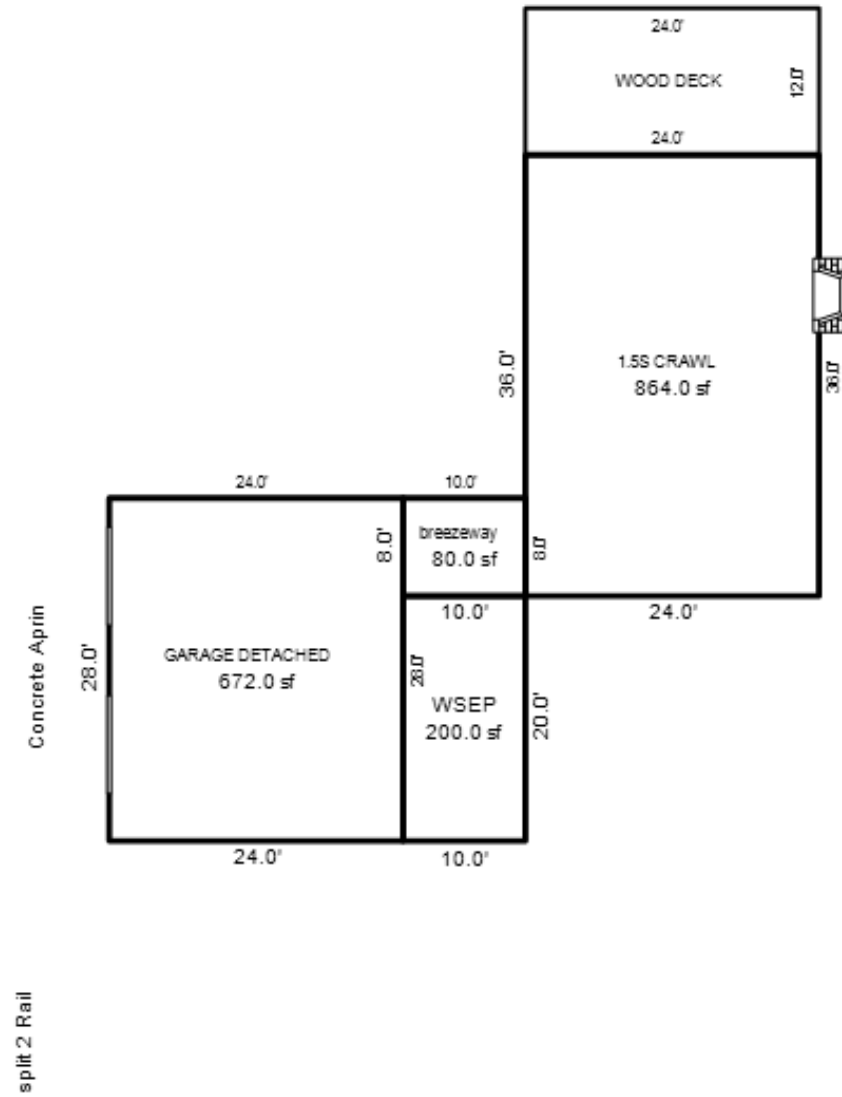
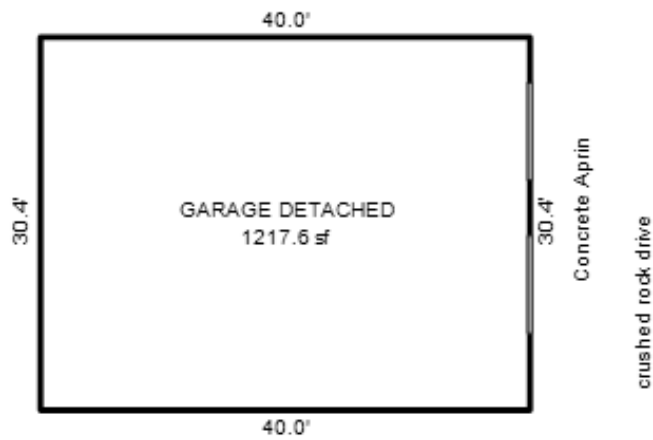
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 288 80	Type WSEP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 250 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C -5 Effec. Age: 25 Floor Area: 1,296 Total Base New : 250,496 Total Depr Cost: 187,873 Estimated T.C.V: 206,660		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Yr Built 1984		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior			
Condition: Average		Ex		X Ord		Min		Size of Closets		Lg		X Ord		Small	
Room List		Doors		Solid		X H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service	
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		X Drywall		No./Qual. of Fixtures		Ex.		X Ord.		Min		No. of Elec. Outlets	
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		Insulation		Many		X Ave.		Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(2) Windows		Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 864 Total: 143,110 107,335	
X Asphalt Shingle		Chimney:		Joists: Unsupported Len: Cntr.Sup:		Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 50 Feet 1 2,648 1,986 Porches WSEP (1 Story) 200 10,026 7,519 Deck Treated Wood 288 5,187 3,890 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 24,548 18,411 Storage Over Garage 250 3,385 2,539 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1217 42,607 31,955 Built-Ins Appliance Allow. 1 2,727 2,045 Breezeways Frame Wall 80 5,428 4,071 Totals: 250,496 187,873		<<<< 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		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
W WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 46,087			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
SHERMAN CHARLES 581 E PACKINGHAM RD LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
Tax Description		Dirt Road		I 200' @ 200/		160.00		400.00		1.0574 1.0000 200 100 33,836	
. SEC 27 T22N R8W BEG AT NW COR OF SE 1/4 TH E 640 FT S 383 FT W TO CTR OF CLAM RIVER TH IN N'LY DIRECTION TO N & S 1/4 LINE TH N TO POB. 4.7767 A.		X Gravel Road		Residentia PARTOF>10@\$3700		3.31 Acres		3700 100		12,251	
Comments/Influences		Paved Road		160 Actual Front Feet, 4.78 Total Acres		Total Est. Land Value =		46,087			
RIVER FRONTAGE		X Electric		Gas		Curb		Street Lights		Standard Utilities	
		X Sewer		Underground Utils.		Topography of Site		Level		X Rolling	
		X Gas		Curb		Street Lights		Standard Utilities		X High	
		X Curb		Street Lights		Standard Utilities		Underground Utils.		X Landscaped	
		X Street Lights		Standard Utilities		Underground Utils.		Topography of Site		X Swamp	
		X Standard Utilities		Underground Utils.		Topography of Site		Level		X Wooded	
		X Underground Utils.		Topography of Site		Level		X Rolling		X Low	
		Topography of Site		Level		X High		X Landscaped		X Swamp	
		Level		X Rolling		X Low		X High		X Landscaped	
		X Rolling		X Low		X High		X Landscaped		X Swamp	
		X Low		X High		X Landscaped		X Swamp		X Wooded	
		X High		X Landscaped		X Swamp		X Wooded		X Pond	
		X Landscaped		X Swamp		X Wooded		X Pond		X Waterfront	
		X Swamp		X Wooded		X Pond		X Waterfront		X Ravine	
		X Wooded		X Pond		X Waterfront		X Ravine		X Wetland	
		X Pond		X Waterfront		X Ravine		X Wetland		X Flood Plain	
		X Waterfront		X Ravine		X Wetland		X Flood Plain		Year	
		X Ravine		X Wetland		X Flood Plain		Year		Land Value	
		X Wetland		X Flood Plain		Year		Land Value		Building Value	
		X Flood Plain		Year		Land Value		Building Value		Assessed Value	
		Year		Land Value		Building Value		Assessed Value		Board of Review	
		2025		23,000		0		23,000		Tribunal/Other	
		2024		21,900		0		21,900		Taxable Value	
		2023		21,600		0		21,600		9,638C	
		2022		24,800		0		24,800		9,349C	
		Who		When		What		2025		23,000	
		TPC 04/30/2021		INSPECTED		2024		21,900		0	
		TPC 12/27/2017		INSPECTED		2023		21,600		0	
		TPC 06/05/2017		INSPECTED		2022		24,800		0	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOOKER PATRICIA	BOOKER PATRICIA	0	08/30/2023	QC	15-LADY BIRD	202302953	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/09/2008					
BOOKER PATRICIA 8435 WORKMAN ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 44,801					

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/	200.00	629.44	1.0000	1.1200	200	100		44,801
200 Actual Front Feet, 2.89 Total Acres								Total Est. Land Value = 44,801

Tax Description
 . SEC 27 T22N R8W BEG 640 FT E & 583 FT S OF CEN POST TH S 200 FT W 200 FT SW'LY TO A PT ON N & S 1/4 LINE 1562 FT N OF S 1/4 POST N TO CLAM RIVER NE'LY ALONG RIVER TO A PT DIRECTLY W OF POB E TO POB EXC BEG AT NW'LY MOST CORNER OF A PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS, TH N 55 DEG 57'02"E 18.04 FT, TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB TH S ALONG N-S 1/4 LINE TO POB. ALSO BEG AT INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S ON 1/4 LINE 30 FT TH NW'LY TO A PT IN C/L CLAM RIVER 18 FT W OF N-S 1/4 LINE IVER TO POB.



- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- 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	22,400	0	22,400			6,560C
2024	22,400	0	22,400			6,363C
2023	22,400	0	22,400			6,060C
2022	17,500	0	17,500			5,772C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	08/01/1998	WD	32-SPLIT VACANT	321:1058	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WORKMAN 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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KING LARRY W & BARBARA G 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	2025 Est TCV 18,641					
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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	253.00	227.27	0.9429	0.8682	90	100	18,641
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				253 Actual Front Feet, 1.32 Total Acres			Total Est. Land Value =	18,641
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Tax Description	X	Dirt Road									
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SEC 27 T22N R8W (0*1998) BEG N 0 DEG		Gravel Road									
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19'0"W 1745.06 FT, N 89 DEG 0'56"W		Paved Road									
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1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N		Storm Sewer									
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74 DEG 33'23"W 132.58 FT, S 89 DEG		Sidewalk									
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57'57"W 253 FT, S 74 DEG 29'17"W 271.26		Water									
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FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG		Sewer									
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31'44"W 72.72 FT, & N 21 DEG 20' 20"W	X	Electric									
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30.02 FT FROM SE COR SEC 27 TH S 66 DEG		Gas									
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47'36"W 165 FT, N 29 DEG 02'21"W 153.17		Curb									
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FT, N 55 DEG 57'02"E 150 FT, N 89DEG		Street Lights									
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54'01"E 200 FT, S 0 DEG 18'59"E 55.7FT, S		Standard Utilities									
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74 DEG 29'17"W 14.28 FT, S 21 DEG 06'16"W		Underground Utils.									
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79.06 FT. S 70 DEG 31'44"E 59.89FT TO		Topography of Site									
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OF A PCL DESC UN		Level									
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IBER S-2PG 364	X	Rolling									
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. APPROX 1.32A.		Low									
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		High									
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		Landscaped									
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		Swamp									
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		Wooded									
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		Pond									
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		Waterfront									
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		Ravine									
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		Wetland									
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		Flood Plain									
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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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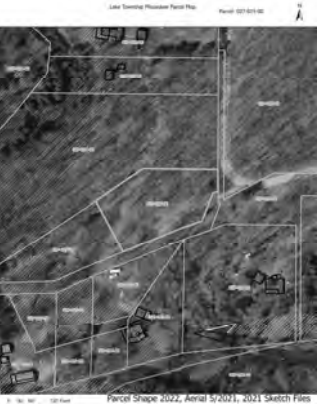
	Who	When	What	2025	9,300	0	9,300		7,395C
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				2024	9,300	0	9,300		7,173C
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				2023	7,200	0	7,200		6,832C
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				2022	7,500	0	7,500		6,507C
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Missaukee, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEN DAVID E & LAURIE L	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	15-LADY BIRD	2023-03339	PROPERTY TRANSFER	0.0
PAULSON BRENDA L & DUES R	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	09-FAMILY	2023-03338	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	PAULSON BRENDA L & DUES R	0	11/28/2023	QC	09-FAMILY	2023-03219	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	JORDAN KIMBERLY ANN	80,000	03/10/2023	MLC	19-MULTI PARCEL ARM'S LE	2023-00662	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WORKMAN 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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JORDAN KIMBERLY ANN 10450 S 49 RD CADILLAC MI 49601	2025 Est TCV 19,941					
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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	153.17	355.48	1.0690	0.9709	90	100	14,308
153 Actual Front Feet, 1.25 Total Acres						Total Est. Land Value =	14,308

	Land Improvement Cost Estimates					
--	---------------------------------	--	--	--	--	--

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.78	252	94	5,633
Total Estimated Land Improvements True Cash Value =				5,633

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
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	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.				
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		Topography of Site				
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	X	Level Rolling Low High Landscaped Swamp				
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	X	Wooded Pond Waterfront Ravine Wetland Flood Plain				
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	X	PRIVATE RD				
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2025	7,200	2,800	10,000			10,000S
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		2024	7,200	2,800	10,000			10,000S
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		2023	5,600	2,600	8,200			8,200S
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		2022	6,000	2,400	8,400			8,020C
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Who	When	What						
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	TPC 04/30/2023	INSPECTED						
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	TPC 12/27/2017	INSPECTED						
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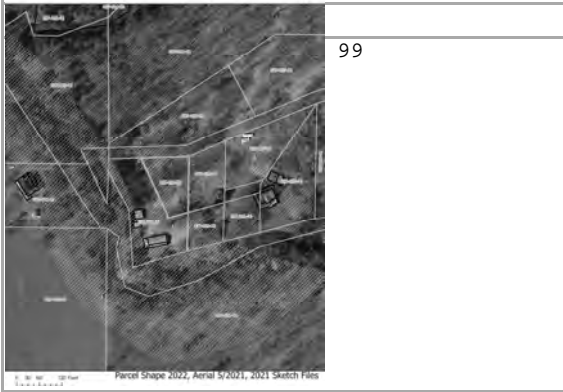
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENAUD KAREN M	RAYMOND GREGORY P	1	05/25/2016	QC	09-FAMILY	2016-01948	PROPERTY TRANSFER	0.0
WHIPPLE DALE & SUSAN R	RAYMOND GREGORY P & RENAUD	0	07/02/2003	WD	03-ARM'S LENGTH	2003-03263	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 9,844					

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	148.00	88.30	1.0782	0.6854	90	100		9,844	
148 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value = 9,844	

Tax Description	X	Topography of Site
SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.73 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, S 66 DEG 47'36"W 262.71 FT, S 65 DEG 10'30"W 106.4 FT FROM SE COR SEC 27 TH S 0 DEG 23'37"W 254.79 FT, S 74 DEG 01'35"W 148.40 FT, N0 DEG 25'55"W 158.77 FT, N 22 DEG 32'42"W 139.04 FT, N 87 DEG 34'48"E 167.09 FT, N 87 DEG 33'37"E 32.02 FT TO POB EXC LOTS 1-8 IN P. APPROX .3A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2025	4,900	0	4,900			3,520C
Low		2024	4,900	0	4,900			3,415C
High		2023	3,800	0	3,800			3,253C
Landscaped		2022	3,700	0	3,700			3,099C
Swamp								
Wooded	X							
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							
Who	When	What						
TPC	12/07/2022	INSPECTED						
TPC	04/30/2021	INSPECTED						
TPC	12/27/2017	INSPECTED						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULSON BRENDA L & DUES R	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	09-FAMILY	2023-03338	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	15-LADY BIRD	2023-03339	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	PAULSON BRENDA L & DUES R	0	11/28/2023	QC	09-FAMILY	2023-03219	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	JORDAN KIMBERLY ANN	80,000	03/10/2023	MLC	19-MULTI PARCEL ARM'S LE	2023-00662	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	01/18/2018	2018-99998	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
JORDAN KIMBERLY ANN 10450 S 49 RD CADILLAC MI 49601	2025 Est TCV 23,941

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors * PART OF F EXC LOT 9 & 10			
	X		Description	Frontage	Depth	Rate %Adj. Reason Value
	X		I 200' @ 200/	100.00	143.00	1.1892 0.7732 200 100 18,391
	X		A 200' @ 90/FF	30.00	177.14	1.6069 0.8158 90 100 3,539
			130 Actual Front Feet, 0.45 Total Acres			Total Est. Land Value = 21,930

Tax Description	Comments/Influences	Land Improvement Cost Estimates
SEC 27 T22N R8W (0*1998) PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-2 PG 365. ALSO THE PCL AS SHOWN IN LIBER 250 PG 1146.		Description Rate Size % Good Cash Value
		Wood Frame 22.35 180 50 2,011
		Total Estimated Land Improvements True Cash Value = 2,011

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	11,000	1,000	12,000			10,516C
X Rolling	2024	9,100	1,100	10,200			10,200S
Low	2023	6,700	300	7,000			2,566C
High	2022	7,000	900	7,900			2,444C
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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

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

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 02/10/2000

Owner's Name/Address: LANGMESSER JEAN M
 8415 WORKMAN ROAD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 8,081

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	129.98	1.1892	0.7550	90 100	8,081
			100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 8,081						

Tax Description: . SEC 27 T22N R8W COMM N 0 DEG 19'0"W
 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT
 S 74 DEG 28'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT FROM SE COR SEC 27, TH S 33 DEG 28'26"W 264.72 FT, S 0 DEG 24'42"W 130 FT
 S 74 DEG 53'35"W 99.92 FT, N 0 DEG 24'42"E 273.33 FT, N 66 DEG 47'36"E 262.71 FT TO POB EXC LOTS 11 & 12 GRAYS TROUT CAMP. .2984A.

Comments/Influences: Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,000	0	4,000			1,580C
2024	4,000	0	4,000			1,533C
2023	3,100	0	3,100			1,460C
2022	3,500	0	3,500			1,391C

*** 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			
8357 W WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		2025 Est TCV 217,440 TCV/TFA: 145.74									
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		I 200' @ 200/	192.00	421.53	1.0103	1.0132	200	100	39,306
		Paved Road		192 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value =	39,306	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	19,700	89,000	108,700		68,500C	
		TPC 04/30/2021 INSPECTED			2024	19,700	76,300	96,000		66,441C	
		TPC 12/27/2017 INSPECTED			2023	19,700	74,000	93,700		63,278C	
		TPC 10/11/2015 INSPECTED			2022	17,500	68,100	85,600		60,265C	

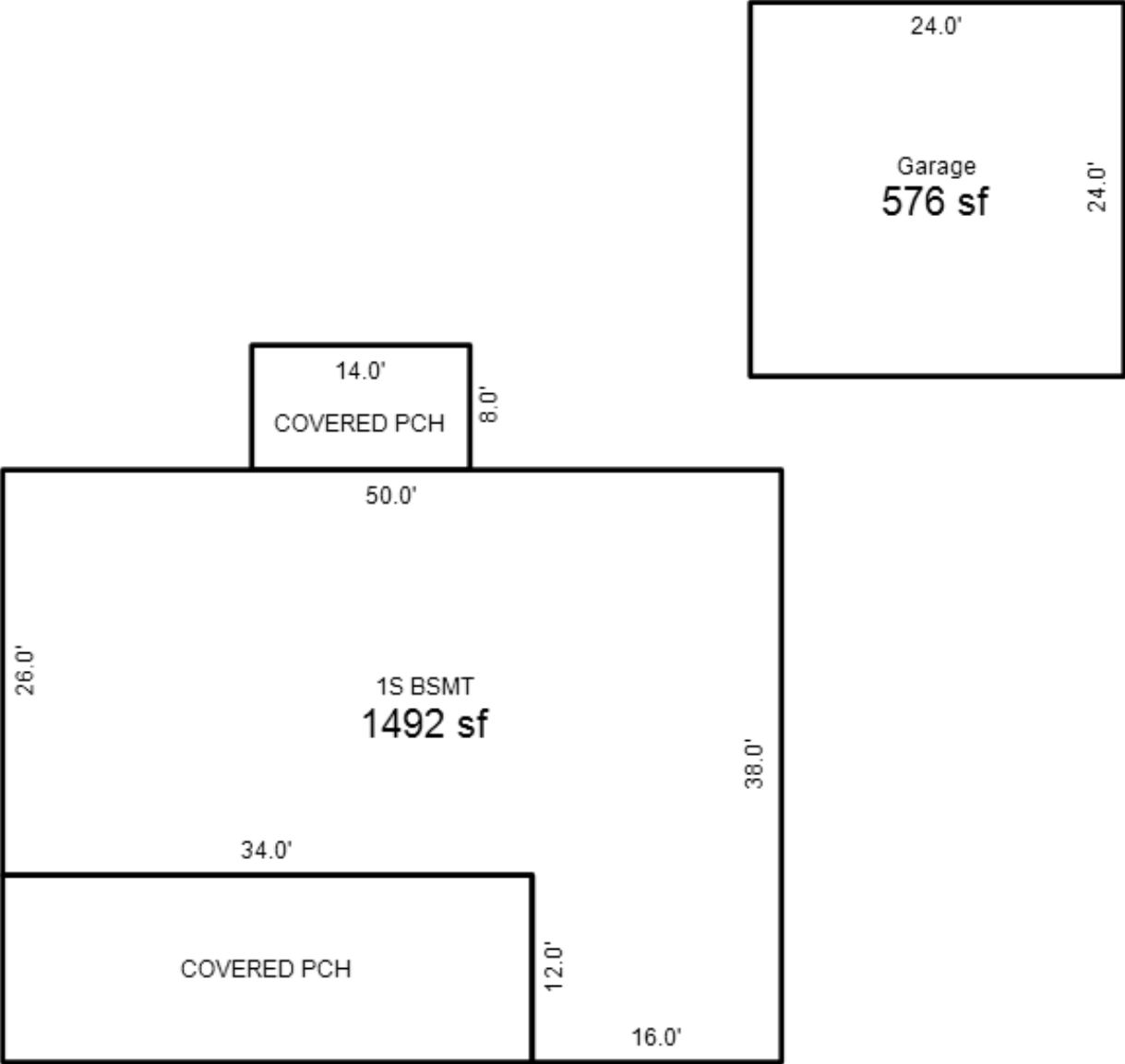


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 408 112	Type WCP (1 Story) CCP (1 Story)	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X										
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1968		Remodeled 0		Ex	X	Ord	Min							
Condition: Average		Size of Closets		Lg	X	Ord	Small							
Room List		Doors	Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		200 Amps Service										
X		(6) Ceilings		No./Qual. of Fixtures										
Wood/Shingle Aluminum/Vinyl Brick		X		Ex.	X	Ord.	Min							
Insulation		X		No. of Elec. Outlets										
(2) Windows		(7) Excavation		Many	X	Ave.	Few							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1492 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing								
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1492 SF Floor Area = 1492 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1968		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Basement 1,492										Total:		210,599 126,360		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s) 1 1,455 873														
2 Fixture Bath 1 3,064 1,838														
Water/Sewer														
1000 Gal Septic 1 4,795 2,877														
Water Well, 50 Feet 1 2,648 1,589														
Porches														
WCP (1 Story) 408 13,150 7,890														
CCP (1 Story) 112 3,074 1,844														
Garages														
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
Base Cost 576 21,969 13,181														
Built-Ins														
Appliance Allow. 1 2,727 1,636														
Fireplaces														
Exterior 1 Story 1 6,420 3,852														
Totals: 269,901 161,940														
Notes:														
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:												178,134		

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



*** 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 WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2025 Est TCV 162,086					

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements			* Factors * CLAM RIVER IRR & ACRS							
				Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value

Tax Description	X	Dirt Road									
. SEC 27 T22N R8W BEG 28 RDS S OF NE COR NW 1/4 OF SE 1/4 TH W 40 RDS S 485 FT TH E BY N 190 FT E 225 FT N 100 FT E TO N & S 1/8 LINE TH N TO POB & BEG 850 FT S & 230 FT W OF NE COR OF NW 1/4 OF SE 1/4TH W 225 FT TH SW PAR TO E LINE GRAY'S TROUT CAMP PLAT TO THRD OF RIVER TH E 30 FT TH NE TO PT 100 FT S OF POB TH N TO POB. ALSO E 41 RDS OF N 28 RDS OF NW 1/4 OF SE 1/4, ALSO N 880 FT OF NE 1/4 OF SE 1/4 EXC N 130 FT OF E 300 FT THOF. 38.2967A.		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Util.								

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	81,000	0	81,000			23,611C
2024	68,000	0	68,000			22,902C
2023	56,700	0	56,700			21,812C
2022	42,000	0	42,000			20,774C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLNEY THOMAS & MABEL	OLNEY THOMAS JR & OLNEY R	0	09/24/2010	QC	09-FAMILY	2010-4445QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
OLNEY THOMAS JR & OLNEY ROBERT 9257 WILBUR HIGHWAY EATON RAPIDS MI 48827	MAP #:					
	2025 Est TCV 11,712					

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	871.20	1.6069	1.2148	200	100		11,712
30 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	11,712

Tax Description
 . SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.

Comments/Influences
 RIVER FRONT



- 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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,900	0	5,900			4,695C
2024	5,900	0	5,900			4,554C
2023	5,900	0	5,900			4,338C
2022	4,500	0	4,500			4,132C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS KIM	STEVENS KIM & STEVENS BRI	1	07/24/2019	QC	09-FAMILY	2019-02293	PROPERTY TRANSFER	0.0
	STEVENS	77,500	09/01/2001	WD	33-TO BE DETERMINED	01-0:3780	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4520 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/08/2014	2014-0568	100%

Owner's Name/Address	MAP #:
STEVENS KIM & STEVENS BRIAN JR & FULTS VINCENT JR 4520 DICKERSON ROAD LAKE CITY MI 49651	2025 Est TCV 139,016 TCV/TFA: 138.05

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

Tax Description	X	Dirt Road								
. SEC 27 T22N R8W N 130 FT OF E 300 FT OF NE 1/4 OF SE 1/4. .8953A.	X	Gravel Road								
Comments/Influences		Paved Road								
20800089 \$79,900 2001		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
		Fencing: Wd, Solid, 6 ft.		28.40	60	50	852
		D/W/P: 4in Concrete		6.39	960	50	3,067
		D/W/P: 3.5 Concrete		6.07	324	50	983
		Wood Frame		21.91	192	50	2,103
		Wood Frame		24.03	134	50	1,610
Total Estimated Land Improvements True Cash Value =							8,615

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,100	63,400	69,500			42,888C
2024	6,100	55,100	61,200			41,599C
2023	4,700	53,200	57,900			39,619C
2022	3,300	48,800	52,100			37,733C

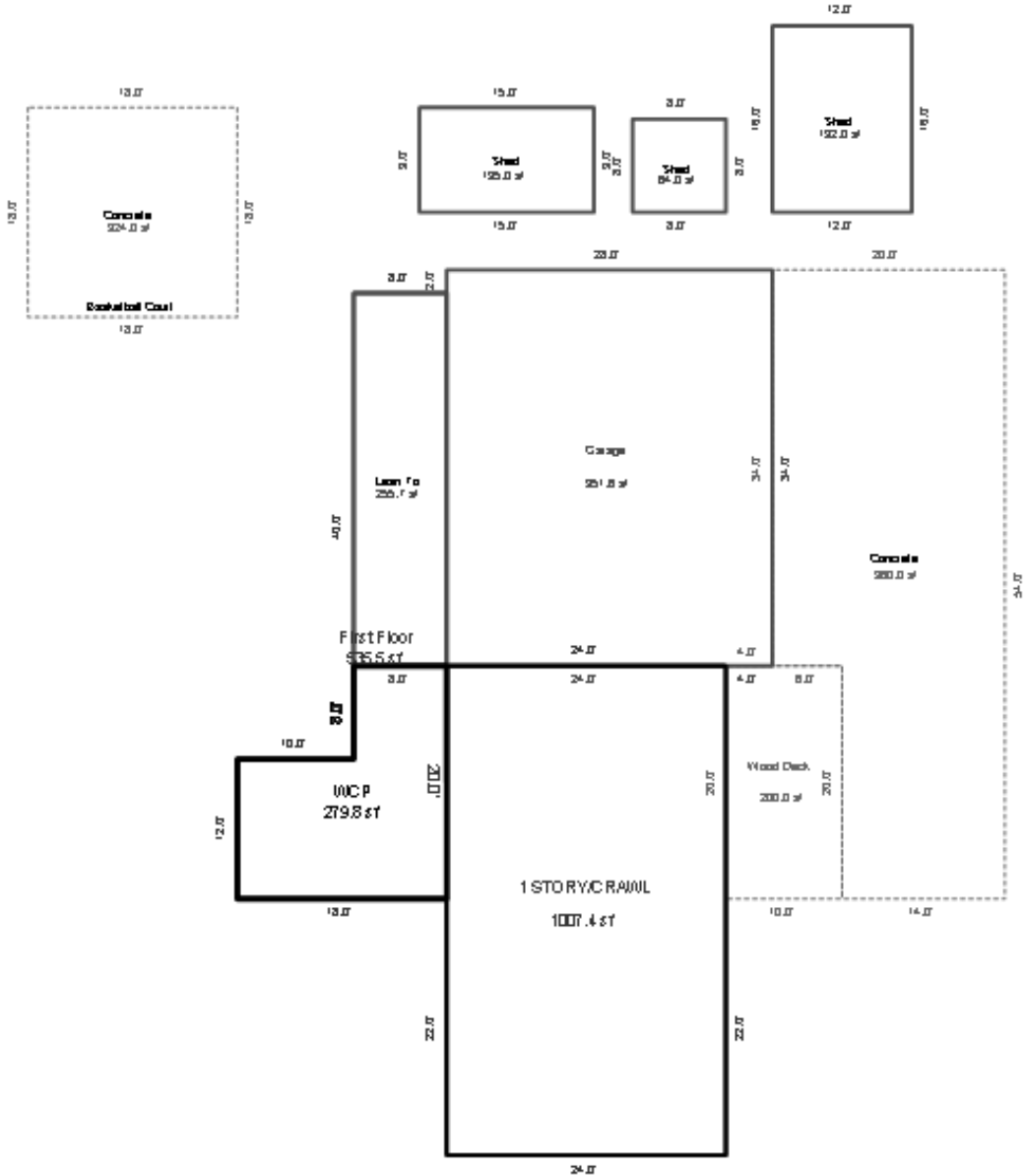


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 951 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							279	WCP (1 Story)				
Building Style: 1S		Trim & Decoration											255	Roof Cover Onl			
Yr Built 1978	Remodeled 201 0	Ex	X	Ord		Min							200	Treated Wood			
Condition: Average		Size of Closets															
Room List		Lg	X	Ord		Small											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors		Solid	X	H.C.											
(1) Exterior		(5) Floors															
Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:															
(2) Windows		(6) Ceilings															
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1007 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
				(12) Electric													
				150 Amps Service													
				No./Qual. of Fixtures													
				Ex. X Ord. Min													
				No. of Elec. Outlets													
				Many X Ave. Few													
				(13) Plumbing													
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
				(14) Water/Sewer													
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
				Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1007 SF Floor Area = 1007 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1978					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Crawl Space 1,007 Total: 116,968 76,029																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,212 788																	
Water/Sewer																	
1000 Gal Septic 1 4,485 2,915																	
Water Well, 50 Feet 1 2,548 1,656																	
Porches																	
WCP (1 Story) 279 8,437 5,484																	
Deck																	
Treated Wood 200 3,978 2,586																	
w/Roof (Roof portion) 255 3,647 2,371																	
Garages																	
Class: CD Exterior: Pole (Unfinished)																	
Base Cost 951 21,283 13,834																	
Door Opener 2 956 621																	
Built-Ins																	
Appliance Allow. 1 1,906 1,239																	
Totals: 165,420 107,523																	
Notes:																	
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:												118,275					

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



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

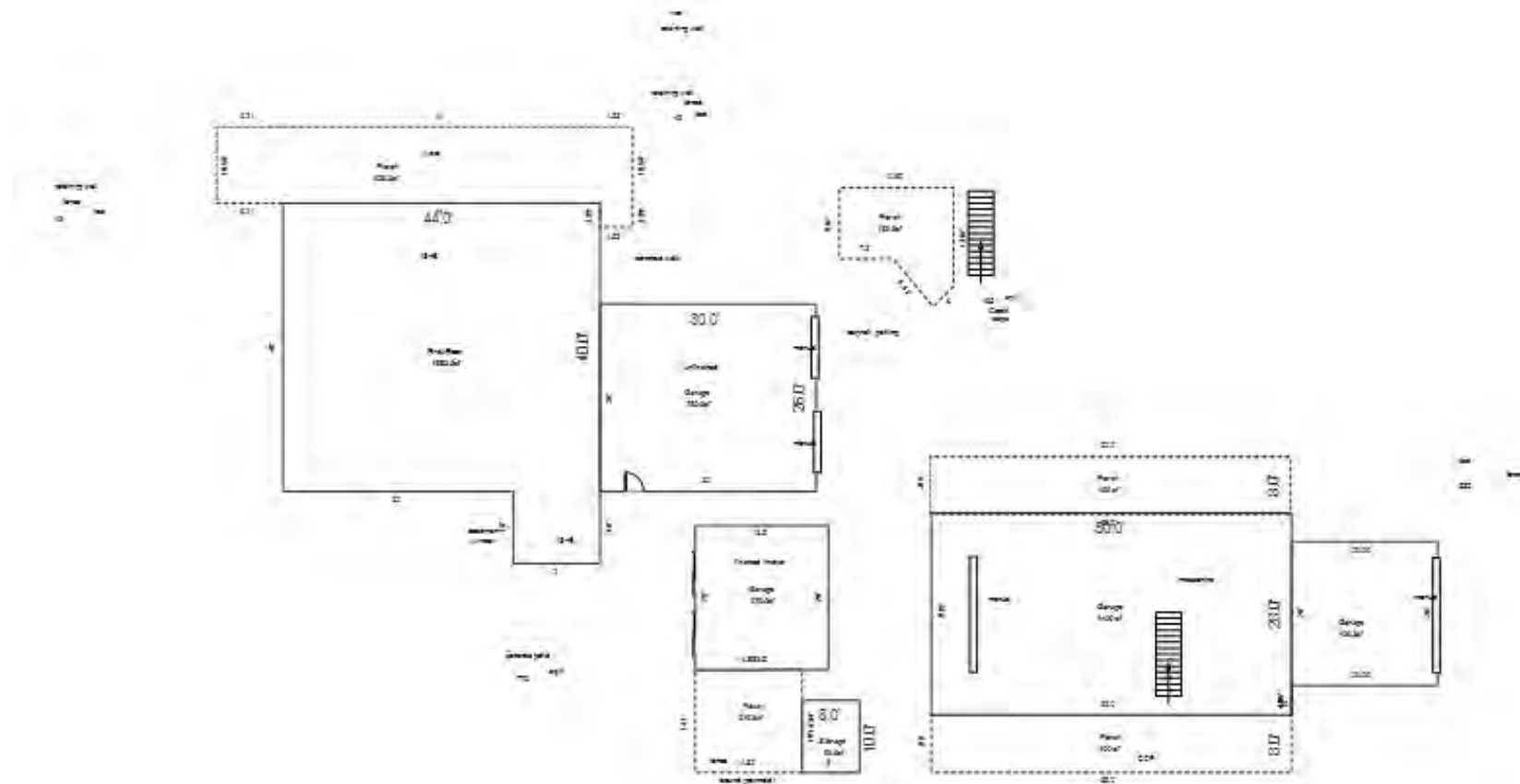
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GABAY ROSTYSLAV	GABAY ROSTYSLAV & WELLMAN	1	01/05/2022	QC	09-FAMILY	2022-00047	PROPERTY TRANSFER	50.0		
BEVANS JOHN W	GABAY ROSTYSLAV	240,000	09/02/2011	WD	03-ARM'S LENGTH	2011-02799	PROPERTY TRANSFER	100.0		
BEVANS JANICE K	BEVANS JOHN W	0	04/08/2009	QC	21-NOT USED/OTHER	2009/1248	DEED	0.0		
		168,000	05/01/1996	WD	33-TO BE DETERMINED	303:896	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
8370 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 06/09/2022								
Owner's Name/Address		MAP #:								
GABAY ROSTYSLAV & WELLMAN RHEANNA 8370 W BLUE RD LAKE CITY MI 49651		2025 Est TCV 546,855 TCV/TFA: 290.88								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors * CLAM RIVER						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				A 200' @ 90/FF	1320.00	1136.36	0.6239	1.2983 90 100	96,227	
				Residentia 30 - 65	\$3700	34.00	Acres	3700 100	125,800	
				1320 Actual Front Feet, 68.44 Total Acres				Total Est. Land Value =	222,027	
Tax Description				Land Improvement Cost Estimates						
SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.		X		Description	Rate	Size	% Good	Cash Value		
Comments/Influences		X		Fencing: Wd, Split, 3 Rail	18.02	230	50	2,072		
2011 \$21000818\$229,500 DOM 430		X		Fencing: Wd, Split, 2 Rail	16.25	80	50	650		
BEEN LISTED SINCE 2008 20809462 \$309,900		X		Fencing: Wire Mesh, #9	3.74	448	50	838		
6.2008		X		D/W/P: Asphalt Paving	3.06	1040	0	0		
		X		D/W/P: 3.5 Concrete	6.49	770	0	0		
		X		D/W/P: 3.5 Concrete	6.49	210	0	0		
				Wood Frame	31.84	80	50	1,273		
				Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				LAND IMPROVE 10000	10,000.00	1	97	9,700		
				Total Estimated Land Improvements True Cash Value =				14,533		
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level				2025	111,000	162,400	273,400			192,792C
X Rolling				2024	99,100	140,400	239,500			186,996C
X Low				2023	78,200	136,100	214,300			178,092C
X High				2022	63,600	129,900	193,500		193,500W	135,128C
X Landscaped										
X Swamp										
X Wooded										
X Pond										
X Waterfront										
X Ravine										
X Wetland										
X Flood Plain										
Who		When		What						
The Equalizer. Copyright (c) 1999 - 2009.		TPC 12/27/2017		INSPECTED						
Licensed To: Township of Lake, County of		TPC 10/04/2011		INSPECTED						
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	1	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 626 189	Type WPP WPP	Year Built: 1958 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 1,880 Total Base New : 470,145 Total Depr Cost: 282,086 Estimated T.C.V: 310,295		E.C.F. X 1.100		Bsmnt Garage:																								
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1880 SF Floor Area = 1880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C 5 Blt 1958		Carport Area: 432 Roof: Comp.Shingle																								
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			1 Story		Siding		Basement		1,880		Total:		270,949		162,569																
Room List		Doors	Solid	X	H.C.	200 Amps Service			Other Additions/Adjustments		Recreation Room		Plumbing		Average Fixture(s)		1		1,455		873																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			3 Fixture Bath		2 Fixture Bath		Softener, Auto		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			(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Appliance Allow.		1		2,727		1,636										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Recreation Room		Plumbing		Average Fixture(s)		1		1,455		873																
(2) Windows		Many Avg.	X	Large Avg.	Basement: 1880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			Water/Sewer		1000 Gal Septic		Water Well		1		4,795		2,877																	
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 Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Appliance Allow.		1		2,727		1,636														
(3) Roof		1880	Recreation SF	Living SF	Walkout Doors (B)	No Floor SF	Walkout Doors (A)	(9) Basement Finish			Porches		WPP		WPP		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		780		27,245		16,347											
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 1880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Appliance Allow.			1			2,727			1,636		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Appliance Allow.			1			2,727			1,636							
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Appliance Allow.			1			2,727			1,636							

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



*** 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 MATTHEW	CICCHELLI RYAN	426,285	07/31/2019	LC	03-ARM'S LENGTH	2019-02355	PROPERTY TRANSFER	100.0
GILLOW JAMES L & LESLIE	GUNNERSON MATTHEW	390,000	07/29/2019	WD	03-ARM'S LENGTH	2019-02350	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	GILLOW JAMES L & LESLIE	41,000	03/21/2005	WD	03-ARM'S LENGTH	05-0/1053	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8270 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/12/2005	20050359	Complete
	P.R.E. 100% 07/31/2019					

Owner's Name/Address	MAP #:
CICCHELLI RYAN 8270 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 570,511 TCV/TFA: 258.97

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
I 200' @ 200/	296.00	160.41	0.9066	0.7958	200	100	42,712
296 Actual Front Feet, 1.09 Total Acres						Total Est. Land Value =	42,712

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 27 T22N R8W (1*1998) BEG N 82 DEG 58'26"W 1360.91 FT FROM SE COR SEC 27 TH N 23 DEG 07'45"W 172 FT, N 78 DEG 28'13"W 140.48 FT, S 14 DEG 56' 45"W 296.34 FT, N 81 DEG 53'02"E 33.06 FT, N 69 DEG 18'22"E 260.98 FT, N 56 DEG52'15"E 5.82 FT TO POB. 1.09A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	Topography of Site
RIVER FRONTAGE SPLIT 13 AC TO RIVER WOODS SUB FOR 98 SPLIT 16 AC TO SUB FOR 99 ALSO SPLIT 4 RIVERFRONT PCLS FOR 00	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



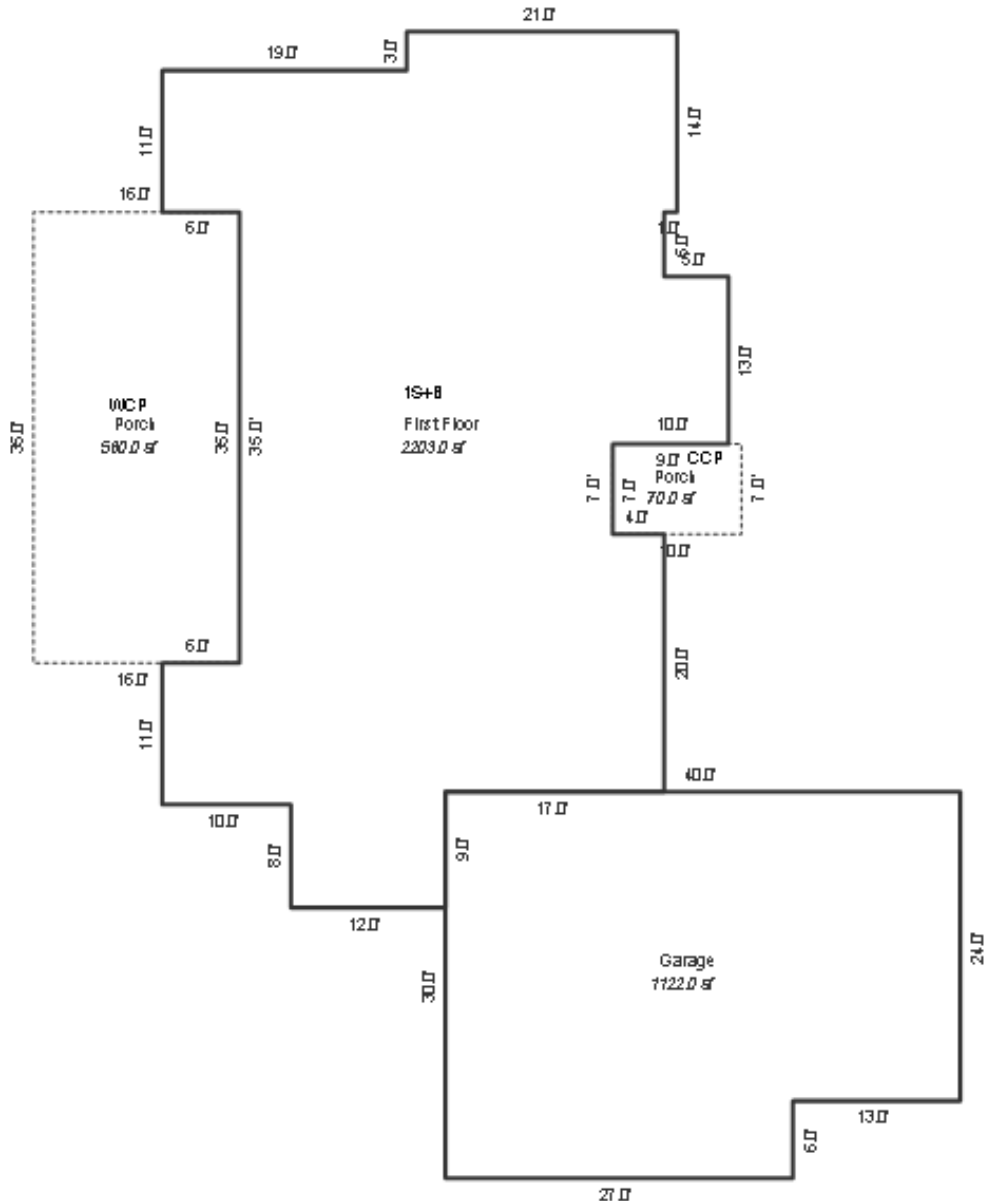
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	21,400	263,900	285,300			226,812C
2024	21,400	226,600	248,000			219,993C
2023	21,400	219,700	241,100			209,518C
2022	17,500	202,200	219,700			199,541C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 560 70	Type WPP CCP (1 Story)	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1122 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 2,203 Total Base New : 559,143 Total Depr Cost: 475,272 Estimated T.C.V: 522,799			E.C.F. X 1.100		Bsmnt Garage:	
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 559,143 Total Depr Cost: 475,272 Estimated T.C.V: 522,799			E.C.F. X 1.100		Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2203 SF Floor Area = 2203 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					Cls BC Blt 2006		
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			1+ Story Siding Basement 2,203						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	Other Additions/Adjustments							
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Recreation Room 1000 26,940 22,899						
X	Many Avg. X Few	Large Avg. Small	Basement: 2203 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer 40 1,839 1,563 Basement, Outside Entrance, Above Grade 1 2,354 2,001							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Plumbing						
(3) Roof		(9) Basement Finish		1000 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 1 2,142 1,821 3 Fixture Bath 2 13,470 11,449 2 Fixture Bath 1 4,512 3,835 Water/Sewer 1000 Gal Septic 1 5,556 4,723 Water Well, 100 Feet 1 6,156 5,233						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Porches							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								WPP 560 11,889 10,106 CCP (1 Story) 70 2,569 2,184						
Chimney:										Garages						
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,073 -2,612 Door Opener 2 1,347 1,145 Base Cost 1122 60,498 51,423						
										Built-Ins						
										Appliance Allow. 1 3,918 3,330						
<<<<< 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.
		37,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2546	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4777 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST		Other	06/19/2007	20070341	Complete
	P.R.E. 100% 02/03/2004		New House	05/21/2003	20030106	Complete
Owner's Name/Address	MAP #:					
MOORE JOHN G & MARCIA E 4777 RIVER WOODS RD LAKE CITY MI 49651	2025 Est TCV 502,096 TCV/TFA: 160.31					

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	
				I 200' @ 200/	165.00	264.00	1.0493	0.9013	200 100	31,209	
				165 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	31,209
				Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
				D/W/P: 4in Ren. Conc.				8.06	3400 0	0	
				Residential Local Cost Land Improvements							
				Description				Rate	Size % Good	Cash Value	
				LAND IMPROVE 5000				5,000.00	2 95	9,500	
				Total Estimated Land Improvements True Cash Value =						9,500	

Comments/Influences
RIVER FRONTAGE
CHG FROM 1S TO 1+ FOR 2010.
98 SPLIT FROM 021-40 FOR 99



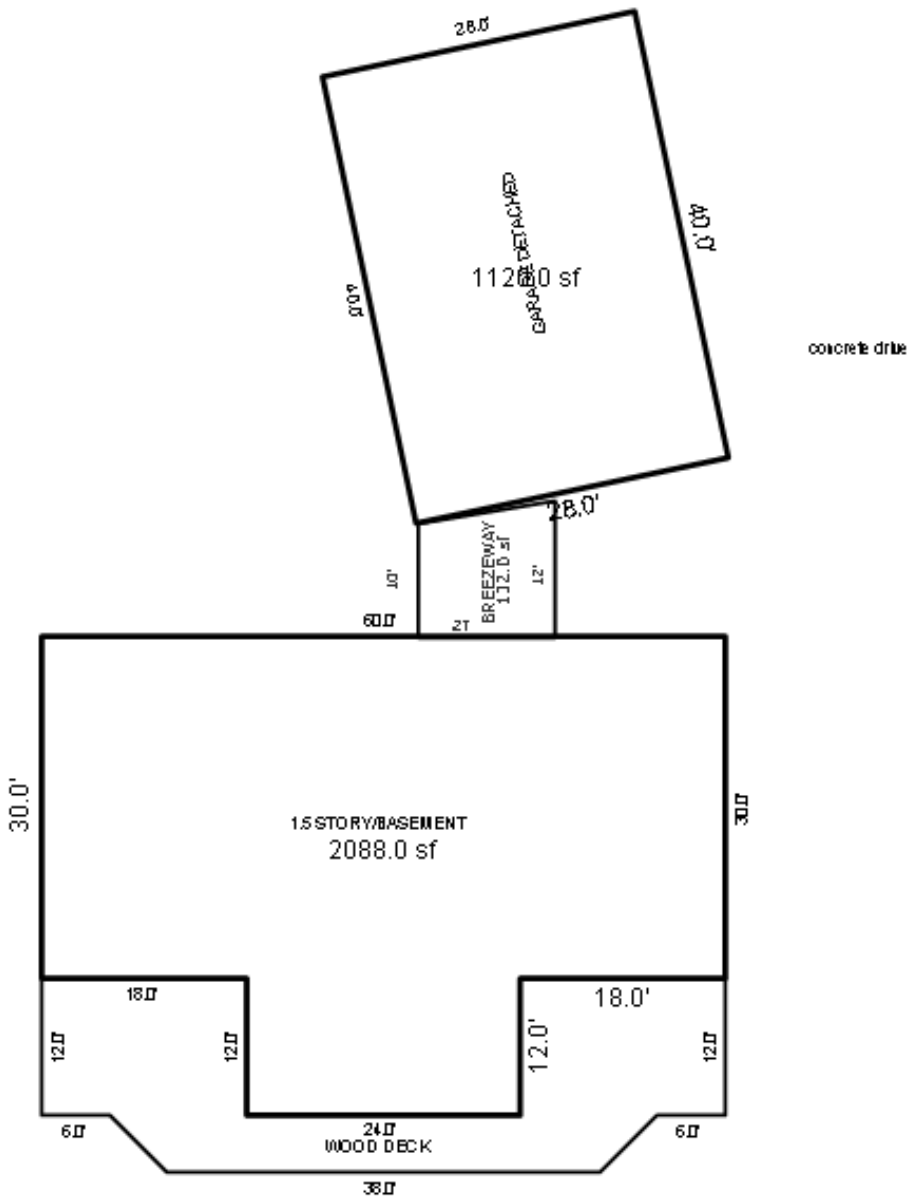
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2025	15,600	235,400	251,000		176,501C
TPC 12/27/2017 INSPECTED			2024	15,600	202,600	218,200		171,194C
TPC 08/26/2011 INSPECTED			2023	15,600	196,500	212,100		163,042C
			2022	17,500	181,000	198,500		155,279C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 918 132	Type WPP Brzwy, FW	Year Built: 2003 Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		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 4 Bedrooms	(5) Floors			(12) Electric											
			Kitchen:		200 Amps Service											
			Other:		No./Qual. of Fixtures											
			Other:		Ex.	X	Ord.		Min							
(1) Exterior		(6) Ceilings			No. of Elec. Outlets											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Many	X	Ave.		Few							
		(7) Excavation			(13) Plumbing											
			Basement: 2088 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										
(2) Windows		(8) Basement			(14) Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:											
		(9) Basement Finish			Notes:											
(3) Roof		1200	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:											
X	Gable Hip Flat		Gambrel Mansard Shed		Totals:											
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.
		35,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2961	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/11/2002

Owner's Name/Address: WEISS LINDA K TRUST
 4803 S RIVE WOODS RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 31,911

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		I 200' @ 200/	172.76	251.38	1.0373	0.8904	200	100		31,911
173 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 31,911											

Tax Description: SEC 27 T22N R8W (0*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.

Comments/Influences: RIVER FRONTAGE
 98 SPLIT FROM 021-40 FOR 99




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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,000	0	16,000			13,722C
2024	16,000	0	16,000			13,310C
2023	16,000	0	16,000			12,677C
2022	17,500	0	17,500			12,074C

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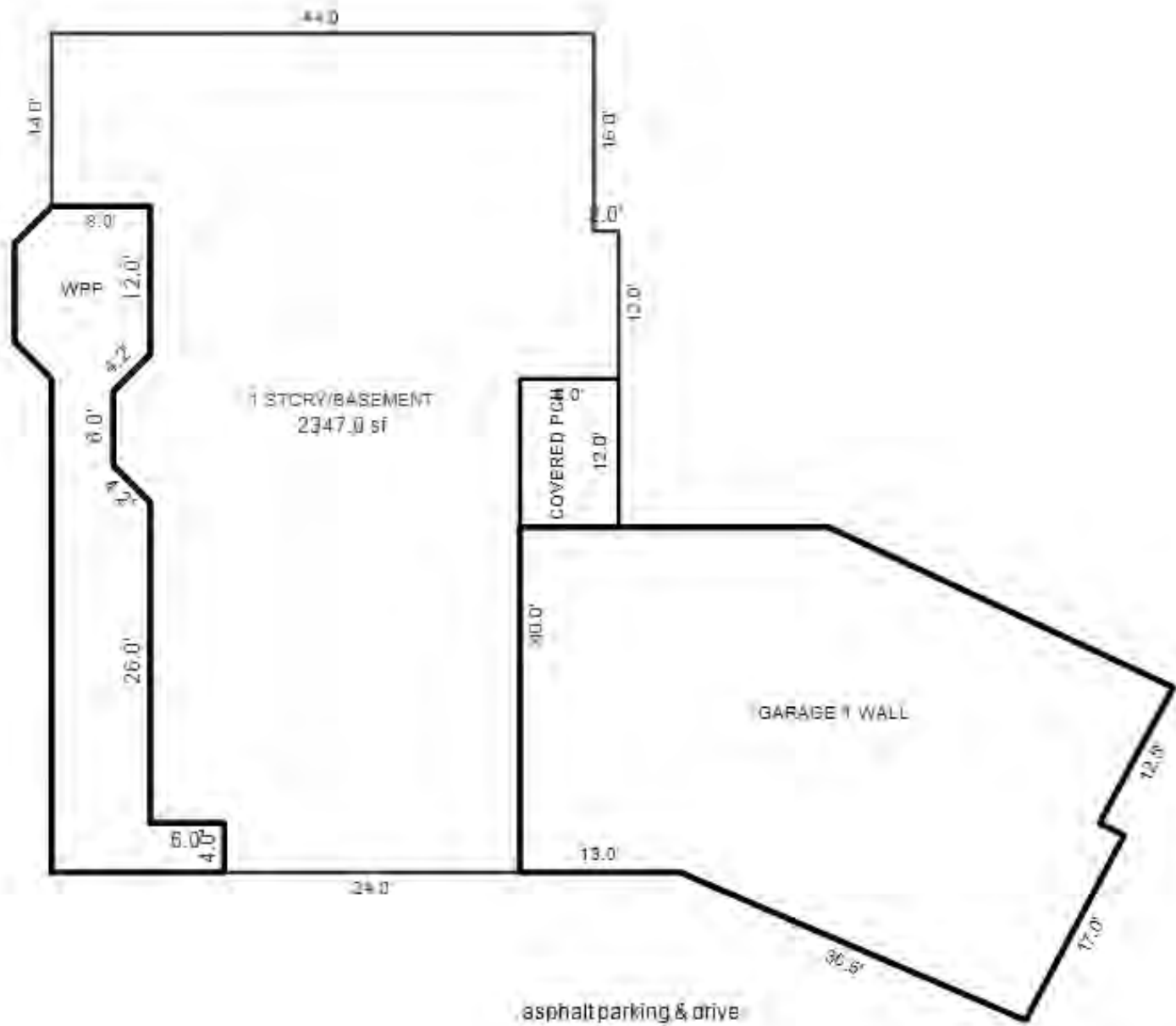
*** Information herein deemed reliable but not guaranteed***

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				
4803 RIVER WOODS RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/18/2000	2000-0498	100%				
Owner's Name/Address		P.R.E. 100% 04/11/2002		MAP #:		2025 Est TCV 530,768 TCV/TFA: 226.15						
WEISS LINDA K TRUST 4803 RIVER WOODS 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 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 66.41 FT FRO NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 49'36"W 237.02 FTM N 17 DEG 59'28"E 169.26 FT, S 79 DEG 20'24"E 216.22 FT, S 10 DEG 55'54"W 170 FT TO POB. .879A.		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	I 200' @ 200/ 169.26 226.47 1.0426 0.8674 200 100					30,616			
RIVER FRONTAGE 98 SPLIT FROM 021-40 FOR 99 NEW HOUSE ETC FOR 02		X	Gas Curb Street Lights Standard Utilities Underground Utils.	169 Actual Front Feet, 0.88 Total Acres					Total Est. Land Value =	30,616		
		Topography of Site		Land Improvement Cost Estimates								
		X	Level Rolling Low High Landscaped Swamp	Description	Rate	Size	% Good	Cash Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	D/W/P: Asphalt Paving					3.56	3000	0	0
		Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value				
		X	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	LAND IMPROVE 5000			5,000.00	1	95	4,750			
		Total Estimated Land Improvements True Cash Value =										4,750
		TPC 12/27/2017 INSPECTED	TPC 04/25/2017 INSPECTED	2025	15,300	250,100	265,400				152,592C	
				2024	15,300	214,800	230,100				148,004C	
				2023	15,300	208,200	223,500				140,957C	
				2022	17,500	191,600	209,100				134,245C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 500	Type CCP (1 Story) WPP			Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1453 % 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 Ex Ord Min			X			Class: BC Effec. Age: 15 Floor Area: 2,347 Total Base New : 529,839 Total Depr Cost: 450,365 Estimated T.C.V: 495,402			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 2001	Remodeled 0	Size of Closets		X Lg Ord Small			Central Air Wood Furnace			Total Base New : 529,839 Total Depr Cost: 450,365 Estimated T.C.V: 495,402			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Condition: Average		Doors		Solid X H.C.			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2347 SF Floor Area = 2347 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls BC Blt 2001								
Room List		(5) Floors		Kitchen: Other: Other:			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms						No./Qual. of Fixtures			1 Story Siding Basement 2,347			Total: 411,794 350,026								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 3,542 3,011								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall					(13) Plumbing			Plumbing			Average Fixture(s) 1 2,142 1,821								
(2) Windows		(7) Excavation		Basement: 2347 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			Water/Sewer			Water/Sewer			1000 Gal Septic 1 5,556 4,723					
X	Many Avg. X Avg. Few Small									Porches			Ceramic Tile Floor 96 3,420 2,907								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor						WPP 500 10,630 9,035			Garages			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish								Common Wall: 1 Wall 1 -3,073 -2,612											
(3) Roof										Door Opener 1 673 572											
	Gable X Gambrel Hip Mansard Flat Shed	1		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Base Cost 1453 78,346 66,594			Built-Ins			Appliance Allow. 1 3,918 3,330					
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:			Totals: 529,839 450,365			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 495,402					
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.
WEISS LINDA K TRUST	WEISS RONALD G & LINDA K	0	11/29/2018	QC	09-FAMILY	2018-03973	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/11/2002					
Owner's Name/Address	MAP #:					
WEISS RONALD G & LINDA K TRUST 4803 S RIVER WOODS ROAD LAKE CITY MI 49651	2025 Est TCV 39,973					

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/	200.00	188.31	0.8470	0.8283	200	100		28,064	
A 200' @ 90/FF	188.61	188.31	0.8470	0.8283	90	100		11,909	
389 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								39,973	

Tax Description
 SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 236.41 FT FROM NE COR LOT 15RIVER WOODS ESTATES TH N 79 DEG 20'24"W 216.22 FTM N 05 DEG 14'16"E 141.46 FT, N07 DEG 29'36"W 247.15 FT, S 54 DEG 21' 53"E 356.15 FT, S 23 DEG 17'01"W 71.02 FT,S 10 DEG 55'54"W 156 FT TO POB. 1.68A

- 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
 RIVER FRONTAGE
 98 SPLIT FROM 021-40 FOR 99



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	20,000	0	20,000			18,410C
2024	20,000	0	20,000			17,857C
2023	18,700	0	18,700			17,007C
2022	21,400	0	21,400			16,198C

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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.
MITCHELL JAMES E & LINDA	MITCHELL LINDA A	0	06/30/2015	WD	09-FAMILY	2015-02283	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8441 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MITCHELL LINDA A 26 CANFIELD CT LAKE SAINT LOUIS MO 63367	MAP #:					
	2025 Est TCV 142,814 TCV/TFA: 157.98					

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
			RIVER FRONTAGE			I 200' @ 200/	100.00	362.85	1.1892	0.9759	200 100	23,212
			100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 23,212						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.49	33	0	0		
			Metal Prefab	15.28	240	50	1,833		
			Total Estimated Land Improvements True Cash Value = 1,833						

Comments/Influences

RIVER FRONTAGE



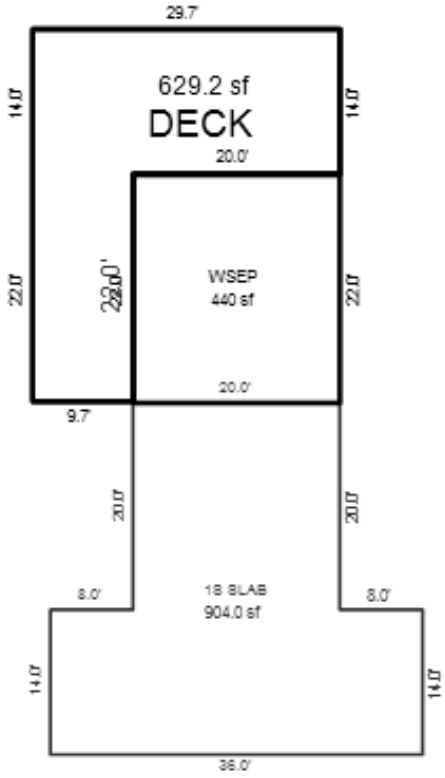
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	11,600	59,800	71,400			29,015C
Rolling							
Low							
X High	2024	11,600	51,400	63,000			28,143C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	11,600	49,800	61,400			26,803C
Ravine							
Wetland							
Flood Plain	2022	10,000	45,700	55,700			25,527C

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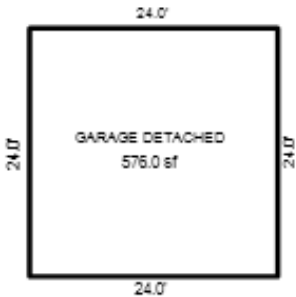
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 440 629	Type WSEP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 40 Floor Area: 904 Total Base New : 178,439 Total Depr Cost: 107,063 Estimated T.C.V: 117,769		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1962	
Yr Built 1962	Remodeled 1972	Ex	Ord	X	Min	100 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 904 SF Floor Area = 904 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Total: 116,616		Depr. Cost 69,970	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Building Areas		Cost New		Depr. Cost	
Room List		Doors	Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size 1 Story Siding Slab 904		Total: 116,616		Depr. Cost 69,970	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			(14) Water/Sewer		Other Additions/Adjustments		Total: 116,616		Depr. Cost 69,970	
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet		1 1,455		873	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Lump Sum Items:		Porches WSEP (1 Story)		440 19,580		11,748	
(2) Windows		(7) Excavation		Ex. X Ord. Min			Ceramic Tub Alcove Vent Fan		Deck Treated Wood		629 8,649		5,189	
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 904 S.F. Height to Joists: 0.0	Many X Ave. Few			Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		576 21,969		13,181	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Lump Sum Items:		Built-Ins Appliance Allow.		1 2,727		1,636	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Totals: 178,439		107,063	
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 904 S.F. Height to Joists: 0.0	Many X Ave. Few			Lump Sum Items:				Totals: 178,439		107,063	
X	Asphalt Shingle	(9) Basement Finish		Many X Ave. Few			Lump Sum Items:				Totals: 178,439		107,063	
Chimney:		(10) Floor Support		Many X Ave. Few			Lump Sum Items:				Totals: 178,439		107,063	
		Joists: Unsupported Len: Cntr.Sup:		Many X Ave. Few			Lump Sum Items:				Totals: 178,439		107,063	

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



WALK



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOOKER PATRICIA	BOOKER PATRICIA	0	08/30/2023	QC	15-LADY BIRD	202302953	PROPERTY TRANSFER	0.0
		30,000	07/01/1999	WD	33-TO BE DETERMINED	02-0:3788	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8435 W WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 12/09/2008				
Owner's Name/Address	MAP #:					
BOOKER PATRICIA 8435 WORKMAN ROAD LAKE CITY MI 49651	2025 Est TCV 96,699 TCV/TFA: 124.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	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.							
			I 200' @ 200/ 100.00 426.89 1.1892 1.0164 200 100 24,174							
			100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 24,174							

. SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER, TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG. .9773 A.

Comments/Influences
RIVER FRONTAGE



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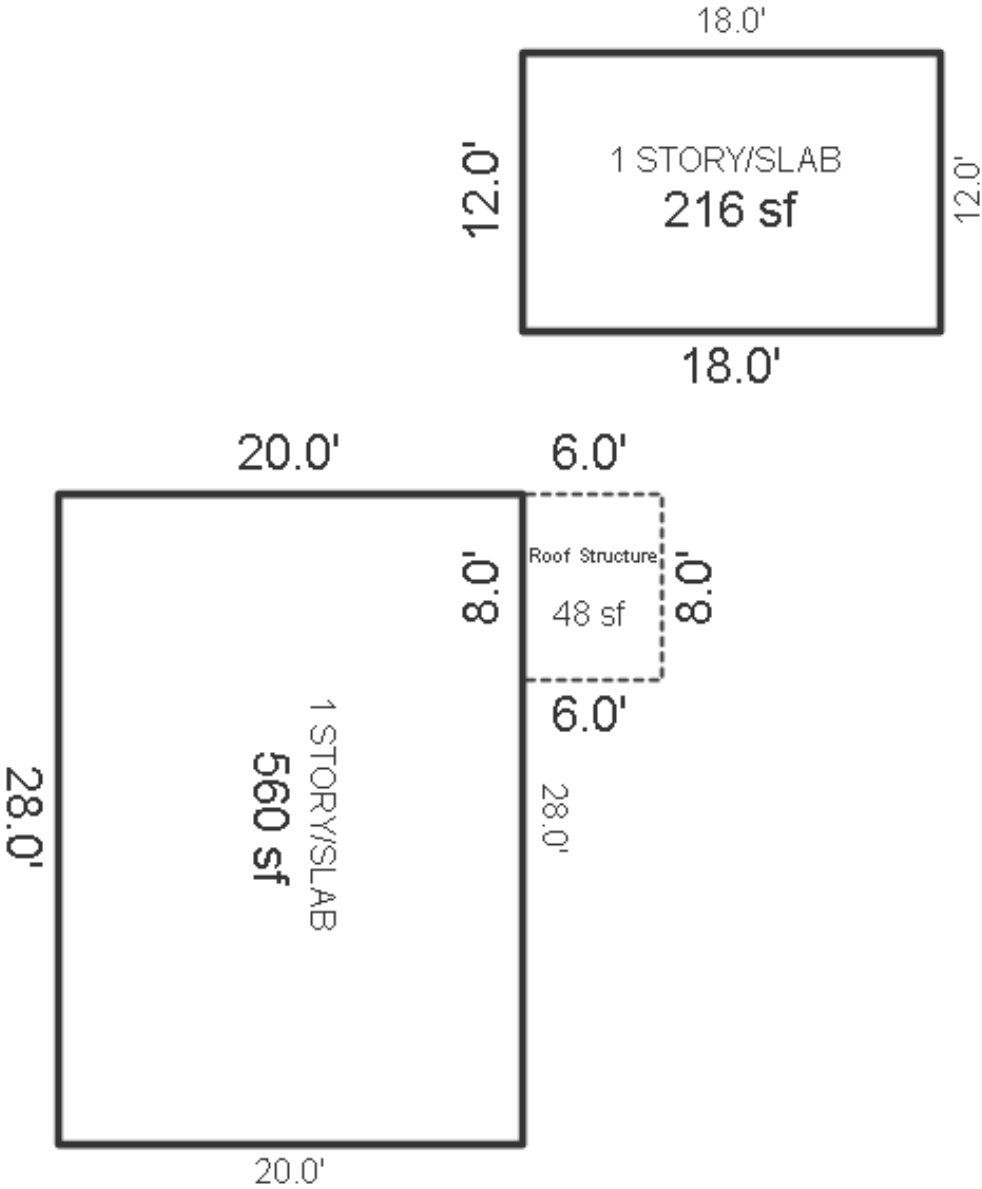
Topography of Site		
X	Level	
X	Rolling	
	Low	
	High	
	Landscaped	
	Swamp	
	Wooded	
	Pond	
X	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	12,100	36,200	48,300			24,640C
2024	12,100	31,100	43,200			23,900C
2023	12,100	30,100	42,200			22,762C
2022	10,000	25,900	35,900			21,679C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Lg	X	Ord	Small									
Building Style: 1S		Yr Built 1965		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		Doors		Solid	X	H.C.						
		(4) Interior		(5) Floors			(12) Electric			No./Qual. of Fixtures			Ex.			X	Ord.	Min						
		Kitchen: Other: Other:		100			Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1965								
		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Ground Area = 776 SF			Floor Area = 776 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
		X Drywall		Many			X			Ave.			Few			Building Areas								
		(7) Excavation		Average Fixture(s)			1			1			1			1								
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 776 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1			1			1								
		(8) Basement		Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,212			788					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer			1000 Gal Septic Water Well, 50 Feet			Built-Ins			Appliance Allow.			1			1,906			1,239		
		(9) Basement Finish		Deck			w/Roof (Roof portion)			48			864			562								
		(3) Roof		Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			72,525			Totals:			101,435			65,932					
		X Gable Hip Flat		Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			1			1					
		X Asphalt Shingle		(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***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
O'HARA VERA ETAL	ROHLINGER CAROL ESTATE	0	07/11/2021	OTH	07-DEATH CERTIFICATE	2021-03435	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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O'HARA VERA & ROHLINGER ETAL 1169 S LACHANCE ROAD LAKE CITY MI 49651	2025 Est TCV 2,380					
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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 INFERIOR	\$1400	1.70 Acres	1400	100			2,380
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		1.70 Total Acres			Total Est. Land Value =				2,380
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Tax Description	Dirt Road								
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. SEC 27 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 LYING W'LYOF CLAM RIVER. APP 1.7A.	Gravel Road								
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Comments/Influences	Paved Road								
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RIVER FRONTAGE UNKNOWN ACCESS	Storm Sewer								
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NO ROAD..LANDLOCKED?	Sidewalk								
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ACREAGE NOT ON ROLL..ADD FOR 95	Water								
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	Sewer								
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	X Electric								
--	------------	--	--	--	--	--	--	--	--

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

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

	Street Lights								
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	Standard Utilities								
--	--------------------	--	--	--	--	--	--	--	--

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

	Rolling								
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	Low								
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	High								
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	Landscaped								
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	Swamp								
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	Wooded								
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	Pond								
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	X Waterfront								
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	Ravine								
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	Wetland								
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	Flood Plain								
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	1,200	0	1,200	174C
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TPC 04/30/2022 INSPECTED			2024	1,200	0	1,200	169C
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TPC 12/27/2017 INSPECTED			2023	1,200	0	1,200	161C
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			2022	1,000	0	1,000	154C
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*** Information herein deemed reliable but not guaranteed***

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

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

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

Owner's Name/Address: KING BARBARA
 40315 FIRESTEEL DRIVE
 STERLING HEIGHTS MI 48313
 2025 Est TCV 20,306

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			I 200' @ 200/	66.00	231.00	1.3194	0.8717	200	100		15,182
			Residentia INFERIOR@\$1400	3.66	Acres	1400	100				5,124
			66 Actual Front Feet, 4.01 Total Acres			Total Est. Land Value =					20,306

Tax Description
 . SEC 27 T22N R8W COMM AT NE COR OF NW 1/4 OF SE 1/4, TH W676.5 FT, TH S 462 FT TO POB, TH E 16.5 FT, TH S 485 FT, TH E BY N 190 FT, TH E 225 FT, TH N 100 FT, TH E 300 FT MORE OR LESS TO N & S 1/8 LINE, TH S TO A POINT WHICH IS 850 FT S OF NE COR OF NW 1/4 OF SE 1/4, TH W 455 FT, TH SW'LY PARTO E LINE GRAY'S TROUT CAMP TO THREAD OFCLAM RIVER, TH SW'LY ALG RIVER 66 FT MORE OR LESS, TH N 231 FT MORE OR LESS, TH W 192.82 FT, TH S 77 DEG W 110 FT, THS 50 FT MORE OR LESS, TH S 78 DEG 15' W 150 FT TO A POINT DUE N OF NE COR TH N 224 FT, TH POB EXC BEG 850 OF NW 1/4 OF SE UNTY RD E TO A PT

- 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
- X Waterfront
- Ravine
- Wetland
- Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	10,200	0	10,200			597C
			2024	10,200	0	10,200			580C
			2023	10,200	0	10,200			553C
			2022	7,000	0	7,000			527C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ILER ALAN	BALL SAM & RACHEL	15,000	09/08/2017	WD	03-ARM'S LENGTH	2017-02776	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0% Cond. 2nd					
	MAP #:					
	2025 Est TCV 18,344					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *		IRR SHAPE ACCESS				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			I 200' @ 200/	100.00	100.00	1.1892	0.7071	200 100	16,818
			Residentia INFERIOR@\$1400	1.09	Acres	1400	100		1,526
			100 Actual Front Feet, 1.32 Total Acres			Total Est. Land Value =			18,344

Tax Description
 . SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOThread OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.

Comments/Influences

RIVER FRONTAGE
 DOES NOT APPEAR TO BE BUILDABLE. STEEP . NO PLACE FOR N CONTROL.
 05



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	9,200	0	9,200			6,820C
2024	9,200	0	9,200			6,615C
2023	9,200	0	9,200			6,300C
2022	6,000	0	6,000			6,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAU JOHN H & MELBA G TRUS	HOBBS DAVID J & KAITLIN R	300,800	09/30/2020	QC	19-MULTI PARCEL ARM'S LE	2020-02991	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9219 W LOTAN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	11/10/2020	2020-0660	100%
	P.R.E. 100% 10/26/2021					

Owner's Name/Address	MAP #:
HOBBS DAVID J & KAITLIN R 9219 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 1,013,968 TCV/TFA: 228.58

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 28 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING E'LY OF CLAIM RIVER (PART OF PCL 4 ON 2020-00766 CSUR) 40.86A M/L SPLIT ON 4/1/2020 PART TO 009-028-001-50 FORMERLY SEC 28 T22N R8W N 1/2 OF NE 1/4 & E 180.6 FT OF N 1/2 OF NW 1/4. 85.4545A.	X		Dirt Road																
	X		Gravel Road																
	X		Paved Road																
	X		Storm Sewer																
	X		Sidewalk																
	X		Water																
	X		Sewer																
	X		Electric																
	X		Gas																
	X		Curb																
	X		Street Lights																
	X		Standard Utilities																
	X		Underground Utils.																

Comments/Influences: RIVER FRONTAGE Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ; Parent Parcel(s): 009-028-001-00;



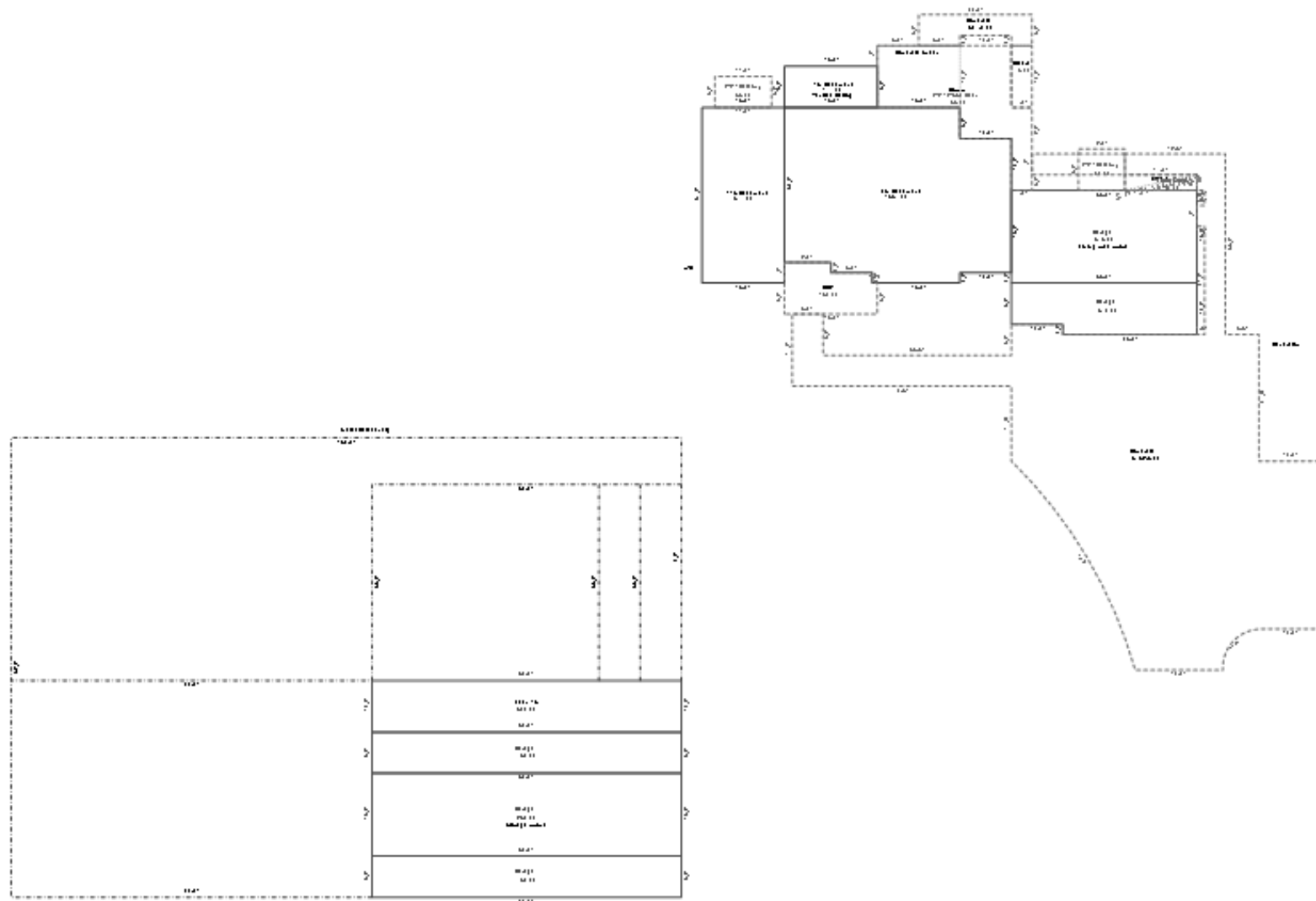
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	92,200	414,800	507,000			439,128C
X	Rolling		2024	74,600	358,500	433,100			425,925C
X	Low		2023	66,800	354,400	421,200			405,643C
X	High		2022	60,900	326,000	386,900			386,327C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
	Who	When	What						
	JWV	10/05/2021	INSPECTED						
	TPC	12/27/2017	INSPECTED						
	TPC	06/05/2017	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 160 436 66 72	Type CCP (1 Story) Composite Wood Balcony Wood Balcony	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 988 % 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: 3 Floor Area: 4,436 Total Base New : 744,232 Total Depr Cost: 721,889 Estimated T.C.V: 794,078			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 2021	Remodeled 0	Ex	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	Small											
Room List		Doors	Solid	H.C.											
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 2021					
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Ground Area = 2052 SF Floor Area = 4436 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Building Areas			Total: 528,186 512,325					
(2) Windows		(7) Excavation		Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
Many Avg. Few	Large Avg. Small	Basement: 2052 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 4 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			1.75 Story Siding Basement 544 1 Story Siding Basement 144 1 Story Siding Overhang 612			Total: 528,186 512,325					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Other Additions/Adjustments			Recreation Room 2052 39,111 37,938 Basement, Outside Entrance, Above Grade 1 1,844 1,789					
(3) Roof		2052 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer			Plumbing			Average Fixture(s) 1 1,455 1,411 3 Fixture Bath 3 13,739 13,327 2 Fixture Bath 1 3,064 2,972					
X	Gable Hip Flat	Gambrel Mansard Shed	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			Water/Sewer			2000 Gal Septic 1 9,530 9,244 Water Well, 100 Feet 1 5,725 5,553					
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Porches			CCP (1 Story) 160 4,258 4,130					
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Balcony			Wood Balcony 66 2,651 2,571 Wood Balcony 72 2,892 2,805					
<p>Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 988 40,508 39,293 Common Wall: 1 Wall 1 -2,188 -2,122 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RAU JOHN H & MELBA G TRUS	HOBBS DAVID J & KAITLIN R	300,800	09/30/2020	QC	32-SPLIT VACANT	2020-02991	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W LOTAN RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 10/26/2021		MAP #:		2025 Est TCV 88,164					
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
HOBBS DAVID J & KAITLIN R 9219 W LOTAN RD LAKE CITY MI 49651		Public Improvements		* Factors *		E'LY PARCEL LINE IS RIVER							
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk			
SEC21 T22N R8W THAT PART OF N1/2 OF NE1/4 LYING W'LY OF CLAIM RIVER & BEG AT N 1/4 COR TH N88°50'24"W 181.22FT. S0°23'06"W 1309.50FT, S88°51'22"E 180.68 FT, N'LY TO POB (PART OF PCL 5 2020-00766 CSUR) 36.24 A		Water		Sewer		Electric		Gas		Curb			
SPLIT 04/01/2020 FROM 009-028-001-00;		Street Lights		Standard Utilities		Underground Utils.		Description		Frontage			
Comments/Influences		Topography of Site		Level		Rolling		Low		High			
Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;		Landscaped		Swamp		Wooded		Pond		Waterfront			
Parent Parcel(s): 009-028-001-00;		Ravine		Wetland		Flood Plain		Year		Land Value			
Child Parcel(s): 009-028-001-50;		Who		When		What		2025		44,100			
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>		Year		Building Value		Assessed Value		Board of Review		Tribunal/Other			
		TPC 04/30/2021 INSPECTED		2024		44,100		0		44,100			
		TPC 05/06/2018 INSPECTED		2023		44,100		0		44,100			
				2022		36,200		0		36,200			

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

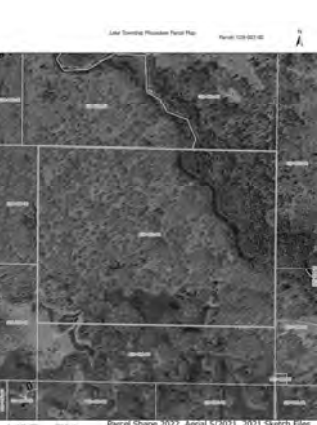
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CADILLAC AREA LAND CONSER	LAKE TOWNSHIP	0	10/18/2024	QC	21-NOT USED/OTHER	2024-02634	DEED	0.0
PECKHAM COTTAGE HOLDINGS	CADILLAC AREA LAND CONSER	0	08/30/2024	QC	21-NOT USED/OTHER	2024-02220	PROPERTY TRANSFER	100.0
PECKHAM LOLA MAE ESTATE	PECKHAM COTTAGE HOLDINGS	330,000	06/17/2016	WD	03-ARM'S LENGTH	2016-02155	PROPERTY TRANSFER	100.0
PECKHAM LOLA MAE	PECKHAM LOLA MAE ESTATE	0	04/23/2015	WD	06-COURT JUDGEMENT	2016-02153	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLOGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651	MAP #:	2025 Est TCV 0				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																				
SEC 28 T22N R8W S 1/2 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4. 120A.	X			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>I 200' @ 200/</td> <td>200.00</td> <td>400.00</td> <td>1.0000</td> <td>1.0000</td> <td>200</td> <td>100</td> <td></td> <td>40,000</td> </tr> <tr> <td>Residentia 66 - 120</td> <td>\$3700</td> <td>117.25 Acres</td> <td></td> <td></td> <td>3700</td> <td>100</td> <td></td> <td>433,836</td> </tr> <tr> <td colspan="8">200 Actual Front Feet, 119.09 Total Acres</td> <td>Total Est. Land Value = 473,836</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000	Residentia 66 - 120	\$3700	117.25 Acres			3700	100		433,836	200 Actual Front Feet, 119.09 Total Acres								Total Est. Land Value = 473,836
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																
I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000																																
Residentia 66 - 120	\$3700	117.25 Acres			3700	100		433,836																																
200 Actual Front Feet, 119.09 Total Acres								Total Est. Land Value = 473,836																																

Comments/Influences

RIVER FRONTAGE: CE 2024-02635



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	184,200	0	184,200			153,357C
2023	160,700	0	160,700			146,055C
2022	139,100	0	139,100			139,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUMBROCK JOSEPH J	ZUMBROCK JOSEPH TRUST &	0	10/05/2004	QC	21-NOT USED/OTHER	04-0/4569	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9587 W CLAM RIVER DR	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/30/1999					
ZUMBROCK JOSEPH TRUST & ZUMBROCK SANDRA TRUST 9587 W CLAM RIVER DRIVE LAKE CITY MI 49651	MAP #: 2025 Est TCV 276,048 TCV/TFA: 252.79					

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 28 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.				Residentia 8 - 17 @ \$5000	16.80 Acres	5000	100		84,000
Comments/Influences				16.80 Total Acres Total Est. Land Value = 84,000					

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
			D/W/P: 4in Concrete	6.39	650	50	2,077
		Wood Frame	23.08	160	50	1,846
		Total Estimated Land Improvements True Cash Value =				3,923

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2025	42,000	96,000	138,000			83,524C
Low		2024	25,200	82,700	107,900			81,013C
High		2023	23,500	80,100	103,600			77,156C
Landscaped		2022	16,800	83,600	100,400			73,482C
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

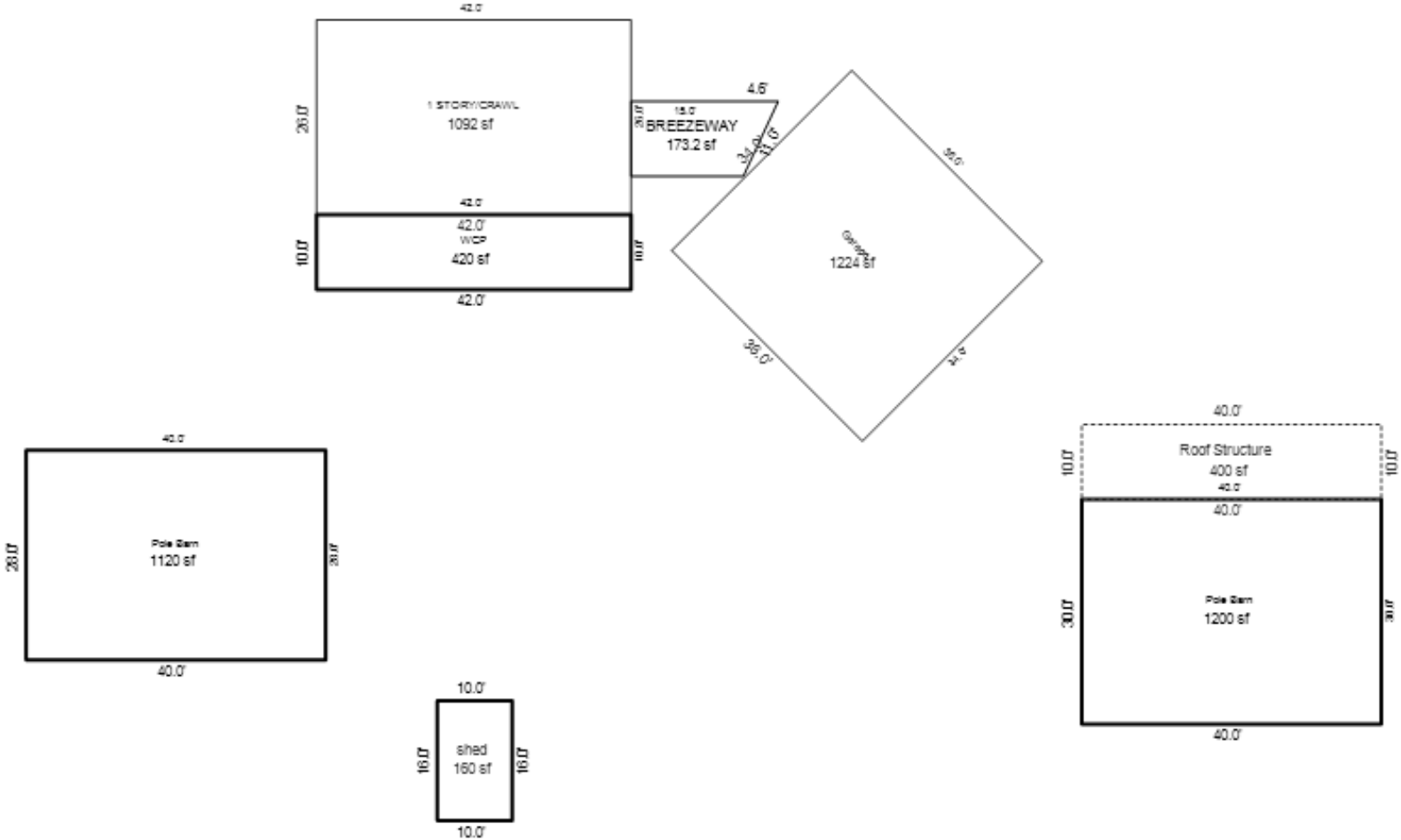


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 30 Floor Area: 1,092 Total Base New : 244,322 Total Depr Cost: 171,023 Estimated T.C.V: 188,125			420	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 1.100			400	Roof Cover Onl	Carport Area: Roof:	
Yr Built 1997	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures			200		Amps Service		
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1997		
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1092 SF		Floor Area = 1092 SF.		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			200			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,092		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 1092 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			Other Additions/Adjustments			Plumbing		
(2) Windows		Many Avg.	X	Large Avg.	Small	(8) Basement			1000 Gal Septic Water Well, 100 Feet			Porches			WCP (1 Story) 420 12,075 8,452	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 936 28,024 19,617		
X	Double Hung Horiz. Slide Casement	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished) Base Cost 1224 26,059 18,241			Class: CD Exterior: Pole (Unfinished) Base Cost 1120 23,845 16,691		
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,906 1,334			Deck		
(3) Roof		Asphalt Shingle			Gable Hip Flat			Gambrel Mansard Shed			w/Roof (Roof portion) 400 5,456 3,819			Breezeways		
Chimney: Metal		Frame Wall 173 10,224 7,157			Totals: 244,322 171,023			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER RONALD G	MILLER RONALD G & CHERYL	0	05/28/2015	QC	21-NOT USED/OTHER	2015-01871	DEED	0.0
MILLER LAWRENCE & LOIS M	MILLER RONALD G	0	02/27/2015	QC	21-NOT USED/OTHER	2015-00772	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9695 W CLAM RIVER RD	School: MCBAIN RURAL AGR SCHOOL DIST		Addition	04/01/2016	2016-0086	100%
	P.R.E. 100% 08/31/2017		Addition	10/15/2015	2015-0520	100%

Owner's Name/Address	MAP #:
MILLER RONALD G & CHERYL E 9695 W CLAM RIVER DR LAKE CITY MI 49651	2025 Est TCV 284,174 TCV/TFA: 247.54

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 28 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.	X			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$5000 16.80 Acres 5000 100 84,000 16.80 Total Acres Total Est. Land Value = 84,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.87 240 50 824 Metal Prefab 17.97 108 50 970 Ad-Hoc Unit-In-Place Items

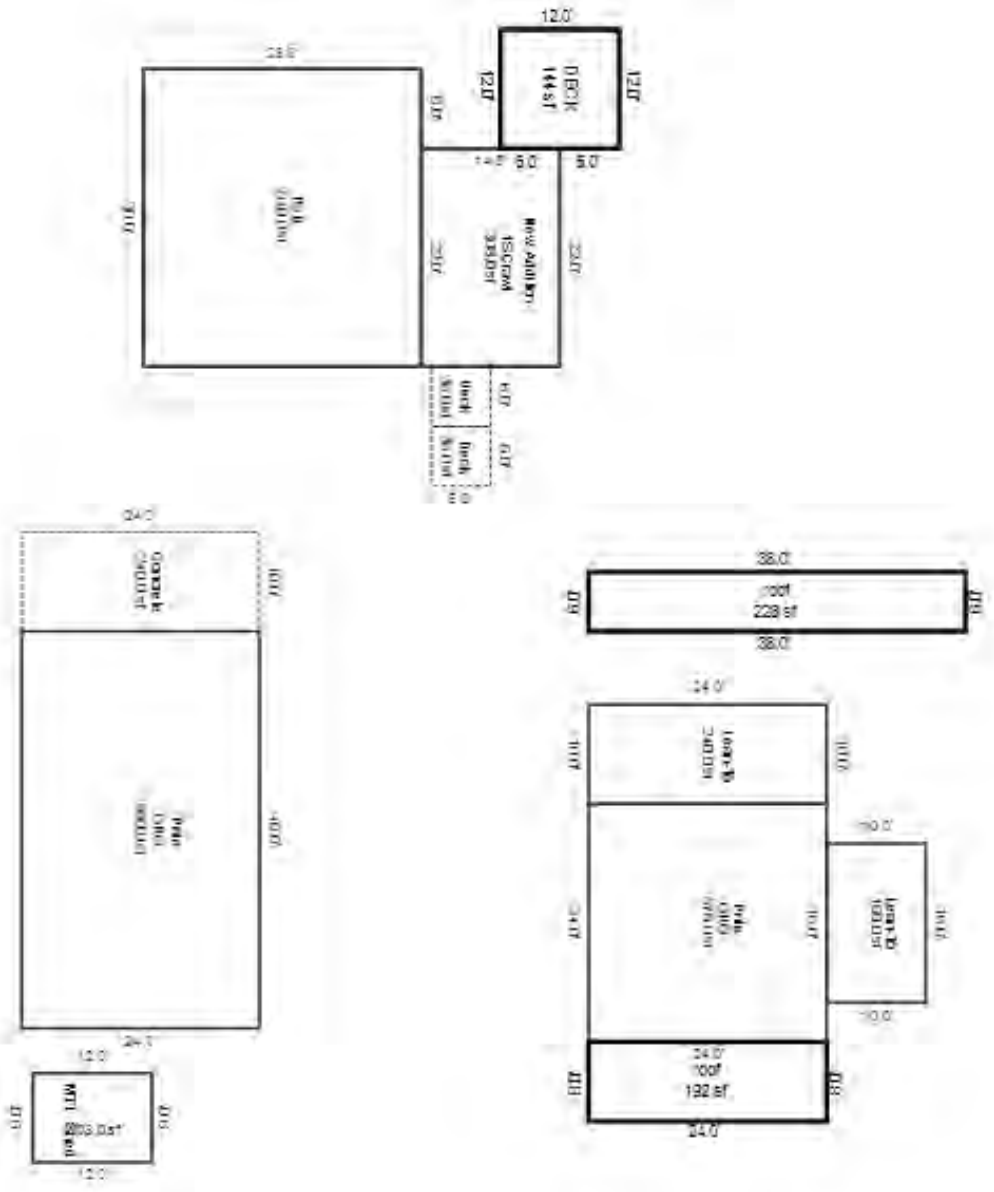
Comments/Influences	X	Topography of Site	Level
	X		Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	42,000	100,100	142,100			74,986C
TPC 04/30/2021 INSPECTED			2024	25,200	86,200	111,400			72,732C
TPC 12/27/2017 INSPECTED			2023	23,500	83,600	107,100			69,269C
JWV 10/18/2016 INSPECTED			2022	16,800	76,400	93,200			65,971C

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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.
SLUITER WAYNE A	SLUITER TERRY WAYNE	0	08/13/2024	OTH	29-SELLERS INTEREST IN A	2024-02414	DEED	0.0
SLUITER WAYNE A	SLUITER TERRY WAYNE	0	08/13/2024	QC	29-SELLERS INTEREST IN A	2024-02415	DEED	0.0
SLUITER WAYNE A	LABEAU JONATHAN & KAITLYN	110,000	07/19/2022	LC	03-ARM'S LENGTH	2022-02370	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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4231 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 08/14/2022					

Owner's Name/Address	MAP #:
LABEAU JONATHAN & KAITLYN 2371 SEELEY RD CADILLAC MI 49601	2025 Est TCV 91,048 TCV/TFA: 101.62

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
X	Paved Road								
	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 28 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-2 PP 331-333 INCL. 10.05A.		Residentia 8 - 17 @\$5000		10.05 Acres	5000 100	50,250
		10.05 Total Acres			Total Est. Land Value =	50,250

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	Wood Frame	29.11	96	50	1,397
	Wood Frame	29.11	96	50	1,397
	Total Estimated Land Improvements True Cash Value = 2,794				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	25,100	20,400	45,500			36,909C
X Rolling	2024	15,100	20,700	35,800			35,800S
Low	2023	14,100	22,300	36,400			36,400S
High	2022	10,100	19,200	29,300		29,300W	20,865C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



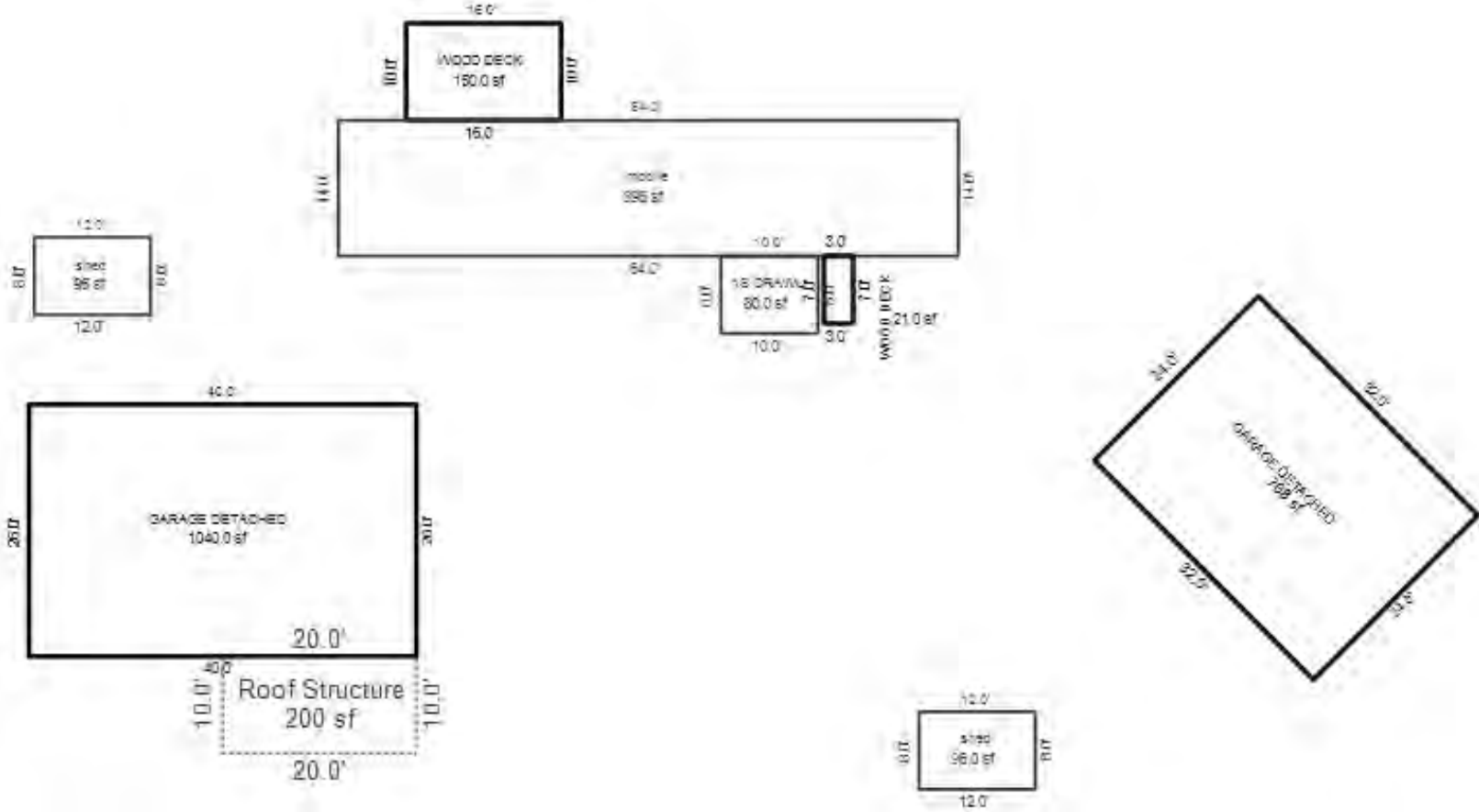
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/26/2022	INSPECTED	2024	15,100	20,700	35,800			35,800S
TPC	04/30/2021	INSPECTED	2023	14,100	22,300	36,400			36,400S
TPC	12/27/2017	INSPECTED	2022	10,100	19,200	29,300		29,300W	20,865C

*** Information herein deemed reliable 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		X	Gas	Oil	Elec.	1	Appliance Allow.		Interior 1 Story		Year Built: 1988						
	Mobile Home	Insulation			Wood	Coal	Steam		Cook Top	Interior 2 Story		Car Capacity:							
	Town Home	0	Front Overhang	X	Forced Warm Air				Dishwasher	2nd/Same Stack		21	Treated Wood	Class: C					
	Duplex	0	Other Overhang		Wall Furnace				Garbage Disposal	Two Sided		160	Treated Wood	Exterior: Siding					
	A-Frame	(4) Interior			Warm & Cool Air				Bath Heater	Exterior 1 Story		200	Roof Cover Onl	Brick Ven.: 0					
	Wood Frame	Drywall			Heat Pump				Vent Fan	Exterior 2 Story				Stone Ven.: 0					
	Building Style: HUD	Paneled			Plaster		Central Air				Unvented Hood					Common Wall: Detache			
		Trim & Decoration			Wood T&G		Wood Furnace				Vented Hood					Foundation: 18 Inch			
	Yr Built 1975	Remodeled 0	Ex		X	Ord				Intercom					Finished?:				
	Condition: Average		Size of Closets		(12) Electric				Jacuzzi Tub					Auto. Doors: 0					
Room List		Lg	X		Ord				Jacuzzi repl.Tub					Mech. Doors: 3					
Basement 1st Floor 2nd Floor Bedrooms		Small			0 Amps Service				Oven					Area: 768					
(1) Exterior		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1975							
X	Wood/Shingle	(6) Ceilings		X Ex.			(11) Heating System: Wall Furnace												
	Aluminum/Vinyl			Ord.			Ground Area = 896 SF Floor Area = 896 SF.												
	Brick			Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35												
	Insulation	(7) Excavation		No. of Elec. Outlets			Building Areas		Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost					
	(2) Windows	Basement: 0 S.F.		Many			Average Fixture(s)		Main Home	Ribbed	Comp.Shingle	896							
	X	Many Avg. X Few	Large Avg. X Small	Crawl: 0 S.F.		1			3 Fixture Bath				80						
				Slab: 0 S.F.		1			2 Fixture Bath				Total:	55,110	19,288				
	X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Height to Joists: 0.0		1			Softener, Auto		Other Additions/Adjustments									
			(8) Basement		1			Softener, Manual		Skirting, Metal or Vinyl, Vertical		158		1,770		619			
			Conc. Block		1			Solar Water Heat		Plumbing		Average Fixture(s)		1		950		332	
(3) Roof		Recreation SF		1			No Plumbing		Water/Sewer		1000 Gal Septic		1		4,795		1,678		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1			Extra Toilet		Deck		Treated Wood		160		3,526		1,234	
			Treated Wood		1			Extra Sink		Water Well, 50 Feet		Treated Wood		21		945		331	
Asphalt Shingle		Concrete Floor		1			Separate Shower				w/Roof (Roof portion)		200		3,322		1,163		
Chimney: Metal		(10) Floor Support		1			Ceramic Tile Floor		Garages										
		Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tile Wains		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		768		26,964		9,437		
				1			Ceramic Tub Alcove		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		1040		32,978		11,542		
				1			Vent Fan		Built-Ins		Appliance Allow.		1		2,727		954		
				1			Lump Sum Items:		Totals:				135,735		47,505				
				1					Notes:								ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 38,004		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/11/2011									
Owner's Name/Address		MAP #:		2025 Est TCV 74,074									
PEARSON WM F 3985 S LACHANCE RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements			* Factors *								
. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road			Residentia 18	-29	@\$3700	20.02	Acres	3700	100		74,074
POLE BARN ASSESSED ON PIN 250-072-00		Paved Road			20.02 Total Acres Total Est. Land Value = 74,074								
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		X Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2025	37,000	0	37,000			12,306C		
		TPC 12/27/2017 INSPECTED			2024	30,000	0	30,000			11,936C		
					2023	26,000	0	26,000			11,368C		
					2022	20,000	0	20,000			10,827C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBS FRANCES A & HAGSTROM	PAIGE SANDRA J	123,000	09/22/2016	WD	03-ARM'S LENGTH	2016-03187	PROPERTY TRANSFER	100.0
KOBS FRANCES A (WIDOW OF	SELF & HAGSTROM SHARON D	0	05/08/2006	QC	21-NOT USED/OTHER	06-0/1639	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4155 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	08/22/2024	PM24-0131	100%
	P.R.E. 100% 09/28/2016		SOLAR	12/07/2017	2017-0626	100%

Owner's Name/Address	MAP #:
PAIGE SANDRA J 4155 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 255,428 TCV/TFA: 207.33

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 28 T22N R8W PCL C BOOK S-2 PGS 331-333. 10.01A.	X		Residentia 8 - 17 @\$5000	10.01 Acres	5000 100	50,050
Comments/Influences			10.01 Total Acres		Total Est. Land Value =	50,050

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Ren. Conc.	8.06	215 0	0
	X	Sewer	Wood Frame	27.60	120 50	1,656
	X	Electric	Wood Frame	29.11	96 50	1,397
		Gas	Residential Local Cost Land Improvements			
		Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVE 1000	1,000.00	1 95	950
		Standard Utilities	Total Estimated Land Improvements True Cash Value =			4,003
		Underground Utils.				

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

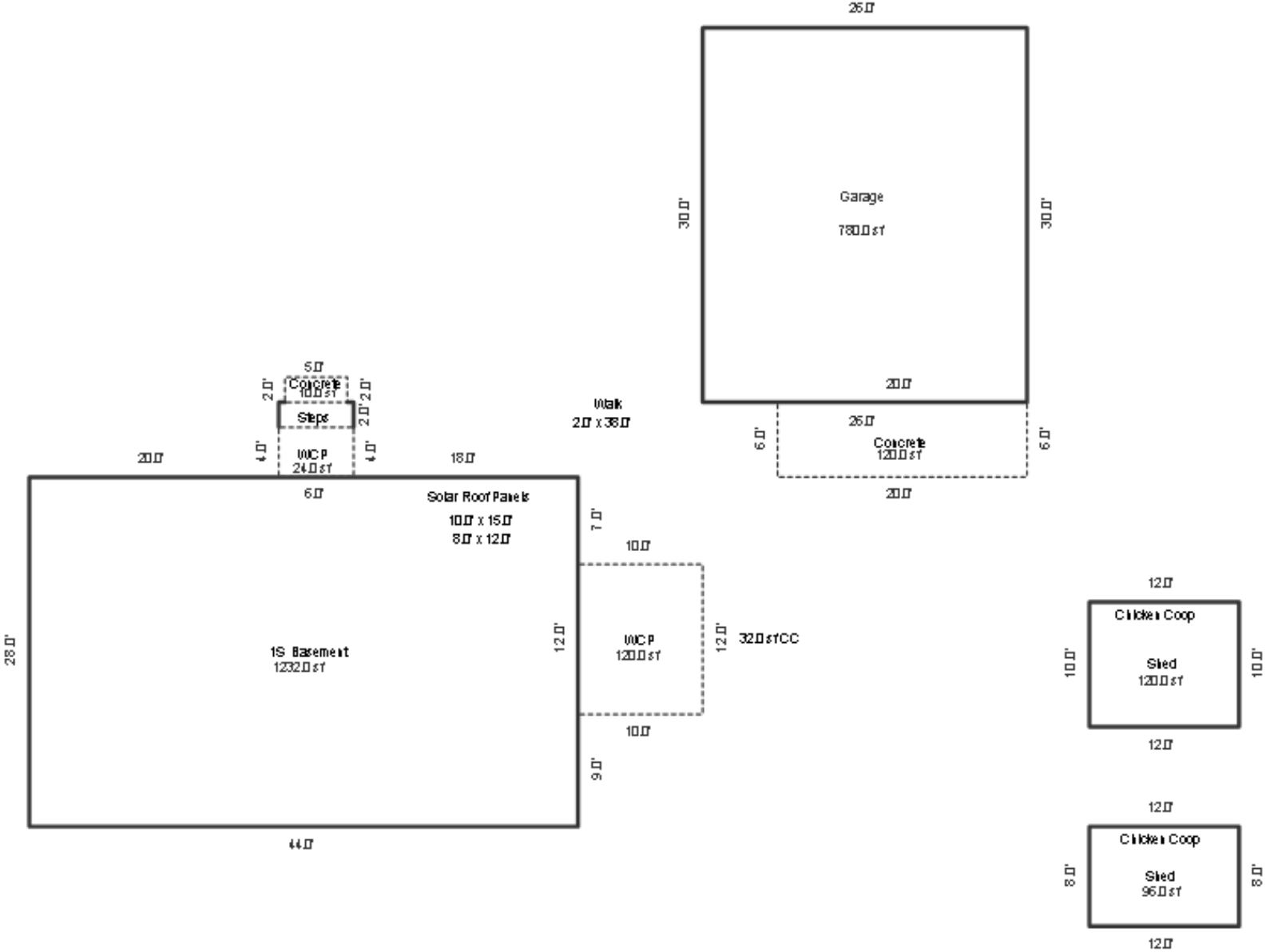
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	102,700	127,700			82,414C
2024	15,000	88,400	103,400			79,936C
2023	14,000	85,600	99,600			76,130C
2022	10,000	78,700	88,700			72,505C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 120 WCP (1 Story) 24 WCP (1 Story)	Type	Year Built: 1996 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Lg X Ord Small			Doors Solid X H.C.				
Building Style: 1S		Yr Built Remodeled 1995 0		Condition: Average		Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick Insulation				
Yr Built Remodeled 1995 0		Condition: Average		Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows			
Condition: Average		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Room List		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Basement 1st Floor 2nd Floor 3 Bedrooms		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
(1) Exterior		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Wood/Shingle Aluminum/Vinyl Brick Insulation		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
(2) Windows		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Many Avg. X Large Avg. Small		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Wood Sash Metal Sash Vinyl Sash		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Double Hung Horiz. Slide Casement		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Double Glass Patio Doors Storms & Screens		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
(3) Roof		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Gable Hip Flat		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Gambrel Mansard Shed		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Asphalt Shingle		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Chimney: Metal		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
(10) Floor Support		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Joists: Unsupported Len: Cntr.Sup:		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
(12) Electric		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
200 Amps Service		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
No./Qual. of Fixtures		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Ex. X Ord. Min		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
No. of Elec. Outlets		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Many X Ave. Few		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
(13) Plumbing		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(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		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
(14) Water/Sewer		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Lump Sum Items:		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Notes:		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
Totals:		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
234,704		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
183,068		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		
201,375		Size of Closets			Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:			(6) Ceilings		

*** 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.
SCHLIEP LESLIE A	SCHLIEP VAN L	0	12/10/2018	OTH	07-DEATH CERTIFICATE	202400489	OTHER	0.0
SCHLIEP VAN L & LESLIE A	SCHLIEP VAN L & LESLIE A	0	07/02/2018	QC	09-FAMILY	2018-02155	DEED	0.0

Property Address: 4451 S LACHANCE RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 04/30/1999

Owner's Name/Address: SCHLIEP VAN L
 4451 S LACHANCE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 595,630 TCV/TFA: 399.75

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3700	74.42 Acres	3700	100				275,347
74.42 Total Acres							Total Est. Land Value =	275,347

Tax Description
 SEC 28 T22N R8W (7*2007) S 1/2 OF NW 1/4 EX N 31 FT OF W 405.2 FT THOF AND EXC BEG @ SW CO, TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 5 FT, E 830 FT, 575 FT, W 1320 FT TO POB 74.4183 A.
 COMBINE ON 8/4/2020 009-028-004-90 FOMERLY SEC 28 T22N R8W S 1/2 OF NW 1/4 EXC N 500 FT OF W 405.2 FT THEREOF & EXC BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 72.75 AC. M/L.
 SPLIT ON 06/04/2007 INTO 009-028-004-89, 2020 Lake Township Parcel Map 004-94;



97
 7 completed ;
 8-004-00;
 -004-89,
 004-94;

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

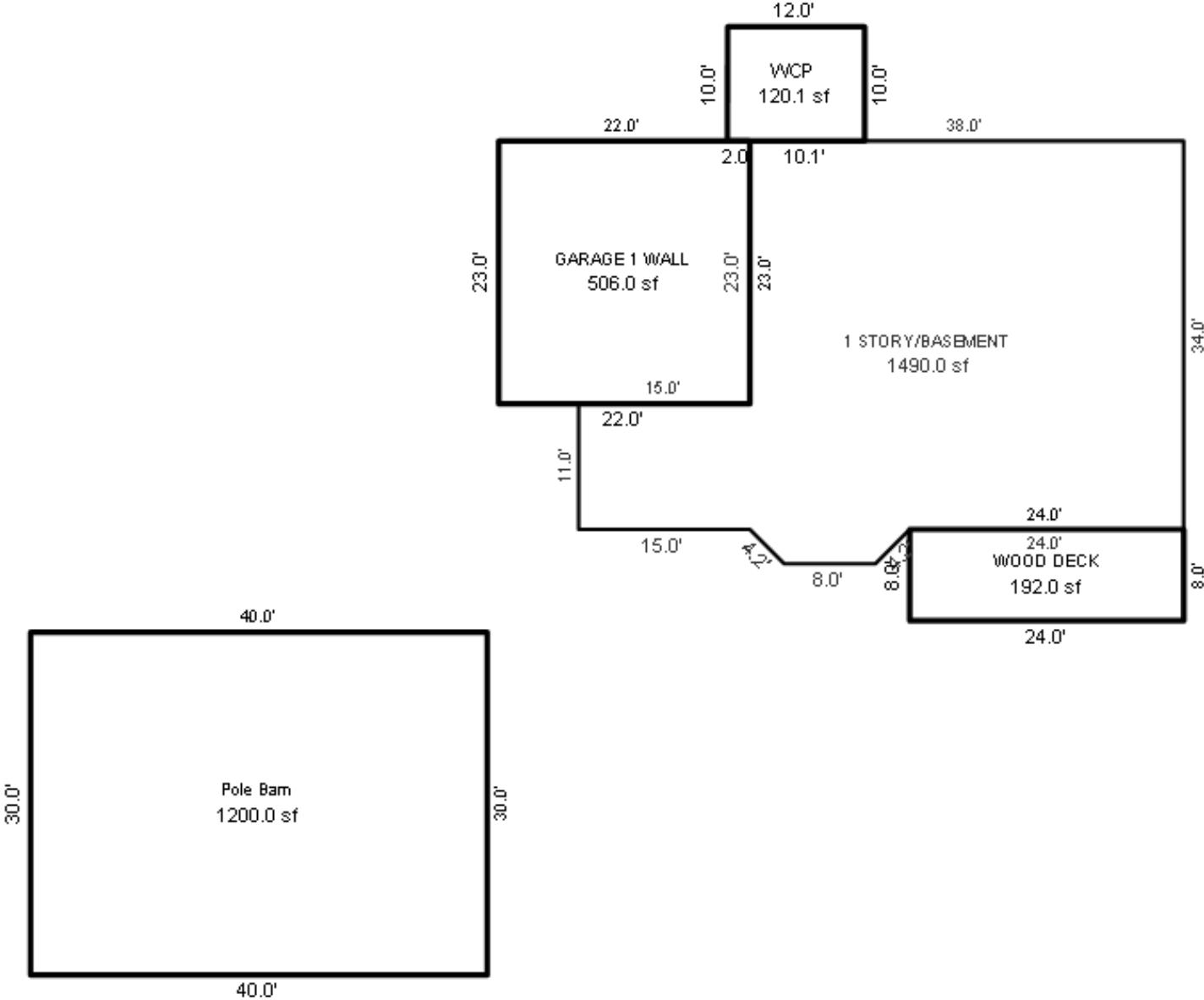
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	137,700	160,100	297,800			155,037C
2024	104,200	137,300	241,500			150,376C
2023	89,300	133,100	222,400			143,216C
2022	74,400	122,400	196,800			136,397C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 184	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 506 % 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 0	X	Ex	Ord	Min																																																																																																																																																																	
Condition: Average		Size of Closets			X	Lg	Ord	Small																																																																																																																																																														
Room List		Doors		Solid	X	H.C.																																																																																																																																																																
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors																																																																																																																																																																				
(1) Exterior		Kitchen: Other: Other:			(12) Electric																																																																																																																																																																	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			200 Amps Service																																																																																																																																																																	
Insulation		X	Drywall																																																																																																																																																																			
(2) Windows		No./Qual. of Fixtures			No. of Elec. Outlets																																																																																																																																																																	
X	Many Avg. Few	X	Large Avg. Small	Ex.	X	Ord.	Min																																																																																																																																																															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			(13) Plumbing																																																																																																																																																																	
Basement: 1490 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																																																																																																																																																																	
(3) Roof		(8) Basement			Lump Sum Items:																																																																																																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	8	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																																																																																																																																																																	
X	Asphalt Shingle	(9) Basement Finish			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 506 22,421 19,058 Common Wall: 1.5 Wall 1 -3,971 -3,375 Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,536 24,256 Built-Ins Appliance Allow. 1 2,727 2,318 Totals: 342,548 291,166																																																																																																																																																																	
Chimney: Metal		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1996 (11) Heating System: Forced Heat & Cool Ground Area = 1490 SF Floor Area = 1490 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,490</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>238,589</td> <td>202,799</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Recreation Room</td> <td>1490</td> <td>28,399</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>1,455</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>1</td> <td>4,580</td> </tr> <tr> <td colspan="4">2 Fixture Bath</td> <td>1</td> <td>3,064</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>1</td> <td>4,795</td> </tr> <tr> <td colspan="4">Water Well, 50 Feet</td> <td>1</td> <td>2,648</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="4">WCP (1 Story)</td> <td>120</td> <td>5,443</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>184</td> <td>3,862</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>506</td> <td>22,421</td> </tr> <tr> <td colspan="4">Common Wall: 1.5 Wall</td> <td>1</td> <td>-3,971</td> </tr> <tr> <td colspan="6">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>1200</td> <td>28,536</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="4">Appliance Allow.</td> <td>1</td> <td>2,727</td> </tr> <tr> <td colspan="4">Totals:</td> <td>342,548</td> <td>291,166</td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>> </p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,490			Total:				238,589	202,799	Other Additions/Adjustments						Recreation Room				1490	28,399	Plumbing						Average Fixture(s)				1	1,455	3 Fixture Bath				1	4,580	2 Fixture Bath				1	3,064	Water/Sewer						1000 Gal Septic				1	4,795	Water Well, 50 Feet				1	2,648	Porches						WCP (1 Story)				120	5,443	Deck						Treated Wood				184	3,862	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost				506	22,421	Common Wall: 1.5 Wall				1	-3,971	Class: C Exterior: Pole (Unfinished)						Base Cost				1200	28,536	Built-Ins						Appliance Allow.				1	2,727	Totals:				342,548	291,166
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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.
SCHLIEP VAN L & LESLIE A	HATT KENNETH L & JANE M (	7,500	08/03/2007	WD	32-SPLIT VACANT	2007/2840	DEED	100.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 08/03/2007

Owner's Name/Address: HATT KENNETH L & JANE
 4269 S LACHANCE RD
 LAKE CITY MI 49651

MAP #: 2025 Est TCV 10,737

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	100.00	405.11	1.1892	1.0032	90	100	10,737
			100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =						10,737	

Tax Description
 SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT .9302 AC 2010 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC
 SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L
 SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT THEREOF. .9302 AC. M/L.
 SPLIT ON 06/04/2007 FROM 009-028-004-00; HISTORY-SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4 EXC N 215 FT

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



7 completed ;
 8-004-00;
 -004-89,
 004-94;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,400	0	5,400			2,934C
2024	5,000	0	5,000			2,846C
2023	3,500	0	3,500			2,711C
2022	3,000	0	3,000			2,582C

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		45,000	12/01/1997	WD	32-SPLIT VACANT	315:1000	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4269 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					

Owner's Name/Address	MAP #:
HAT KENNETH L & JANE 4269 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 69,622 TCV/TFA: 61.07

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 28 T22N R8W N 215 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.0A. SPLIT PARCEL 009-028-004-95 10-04-2010 2011		X	Dirt Road	215.00	405.20	0.9821	1.0032	90	100	19,065
--	--	---	-----------	--------	--------	--------	--------	----	-----	--------

SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC		X	Gravel Road	215 Actual Front Feet, 2.00 Total Acres						Total Est. Land Value =	19,065
--	--	---	-------------	---	--	--	--	--	--	-------------------------	--------

Tax Description		Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L		X	Paved Road	Wood Frame	40.76	80 50	1,630
Comments/Influences		X	Storm Sewer	Wood Frame	40.76	80 50	1,630

SPLIT FROM 004-00 FOR 97 08-27-2008 009-028-004-94 Combined with		Electric Gas		Total Estimated Land Improvements True Cash Value =				3,260
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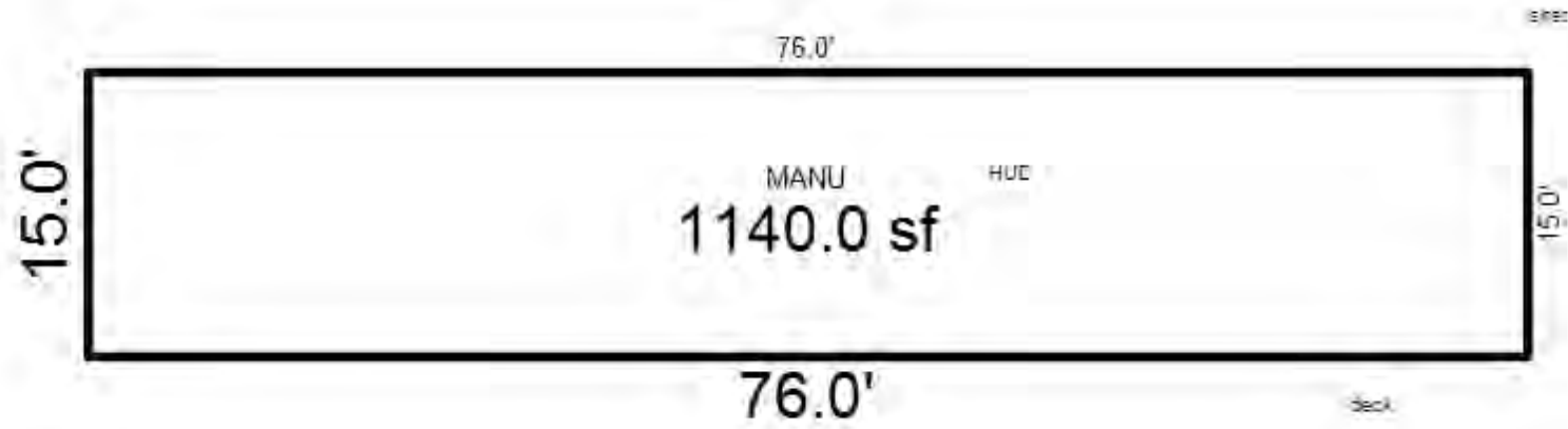


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	9,500	25,300	34,800			20,018C
		TPC 12/27/2017 INSPECTED	2024	9,500	25,700	35,200			19,417C
		TPC 05/25/2015 INSPECTED	2023	7,400	27,700	35,100			18,493C
			2022	5,400	22,900	28,300			17,613C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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 Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Good Effec. Age: 20 Floor Area: Total Base New : 107,495 Total Depr Cost: 59,121 Estimated T.C.V: 47,297			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 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Mobile Home HUD					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric				Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				Cls Good Blt 1996				
(1) Exterior		Kitchen: Other: Other:		200 Amps Service				Building Areas				Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost				
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets				Main Home Siding Comp.Shingle 1140				Other Additions/Adjustments				
	Insulation			Many X Ave. Few				Skirting, Metal or Vinyl, Vertical 182 2,142 1,178				Plumbing				
(2) Windows		(7) Excavation		(13) Plumbing				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Water/Sewer				
	Many Avg. X Few	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				3 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Water/Sewer				
	Large Avg. Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic				1000 Gal Septic Water Well, 100 Feet				Deck				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Lump Sum Items:				Treated Wood 160 3,736 2,055				Built-Ins				
	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Notes: Dutch #6746D				Appliance Allow. 1 3,918 2,155				Totals: 107,495 59,121				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Notes: Dutch #6746D				Totals: 107,495 59,121				
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 47,297							
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.

Property Address: 4535 S LACHANCE RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 05/06/1997

Owner's Name/Address: GEERS J DEAN & JANET L
 4535 S LACHANCE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 770,291 TCV/TFA: 234.77

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
Dirt Road	Residentia 66 - 120	\$3700	82.65	Acres	3700	100			305,805
Gravel Road	82.65 Total Acres Total Est. Land Value =								305,805

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 28 T22N R8W N 1/2 OF SW 1/4 & BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 82.6515 Ac. M/L	D/W/P: Asphalt Paving	3.06	6000	0	0	
	D/W/P: 4in Ren. Conc.	8.06	1300	0	0	
	D/W/P: 4in Ren. Conc.	8.06	400	0	0	

Comments/Influences	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
LOWER SWAMP ADJ TO -5 FOR 05 TO BETTER REFLECT MARKET VALUE OF 80 ACRES. SOME SWAMP NOT A NEGATIVE FACTOR!! 08-27-2008 009-028-004-89 Combined with this parcel for 2009.	LAND IMPROVE 10000	10,000.00	2	95	19,000	
	Total Estimated Land Improvements True Cash Value =				19,000	



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

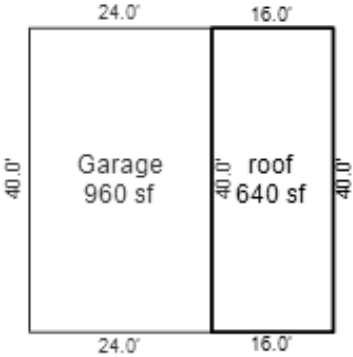
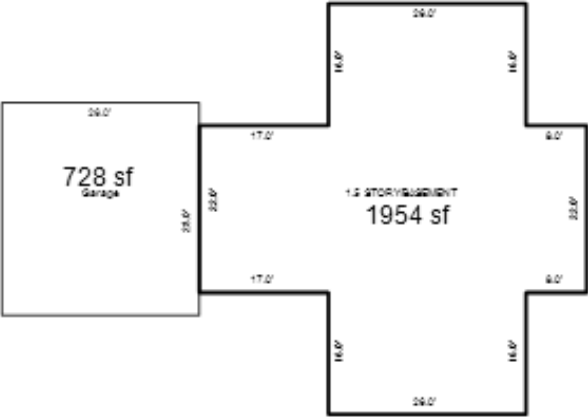
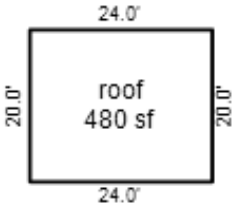
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	152,900	232,200	385,100			188,264C
TPC 04/30/2021 INSPECTED			2024	115,700	200,600	316,300			182,604C
TPC 12/27/2017 INSPECTED			2023	99,200	192,900	292,100			173,909C
			2022	82,700	178,100	260,800			165,628C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		300	WPP		
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric								
Yr Built 1996		Trim & Decoration		200 Amps Service			No./Qual. of Fixtures								
Remodeled 0		Ex	X Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family LOG							
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			Class: C +10 Effec. Age: 20 Floor Area: 3,281 Total Base New : 506,209 Total Depr Cost: 404,987 Estimated T.C.V: 445,486							
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Ground Area = 1954 SF Floor Area = 3281 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Building Areas								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1.5 Story Pine Logs Basement 1,954								
	Insulation	(7) Excavation		No. of Elec. Outlets			1 Story Siding Overhang 350								
(2) Windows		Basement: 1954 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Total: 399,436 319,570								
X	Many Avg. X Large Avg. Few Small	(8) Basement		No. of Elec. Outlets			Other Additions/Adjustments								
	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		No. of Elec. Outlets			Plumbing								
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Water/Sewer								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			1 1000 Gal Septic 1 2000 Gal Septic								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Lump Sum Items:								
				No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
				No. of Elec. Outlets			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 Common Wall: 1 Wall 1 -2,647 Door Opener 2 1,078 862 Class: C Exterior: Pole (Unfinished) Base Cost 960 23,971 19,177 Door Opener 1 539 431 Built-Ins Appliance Allow. 1 2,727 2,182 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON STEVEN	BAKER RICKY CHARLES ET EL	1	06/06/2012	QC	21-NOT USED/OTHER	2012-02143	DEED	100.0
GUNNESON STEVEN R	GUNNERSON JOANN	1	06/05/2012	QC	33-TO BE DETERMINED	2012-02082 EAS	PROPERTY TRANSFER	0.0

Property Address: 4789 S LACHANCE RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 05/01/2015

Owner's Name/Address: BAKER RICKY CHARLES ET EL
 4789 S LACHANCE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 155,571 TCV/TFA: 69.05

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 8 - 17 @ \$5000	10.00 Acres				5000 100		50,000
10.00 Total Acres						Total Est. Land Value =	50,000

Tax Description: . SEC 28 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10A.
 Comments/Influences:

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 4in Ren. Conc.		6.52	240	0	0
Wood Frame		17.65	960	25	4,236
Total Estimated Land Improvements True Cash Value =					4,236

X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

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



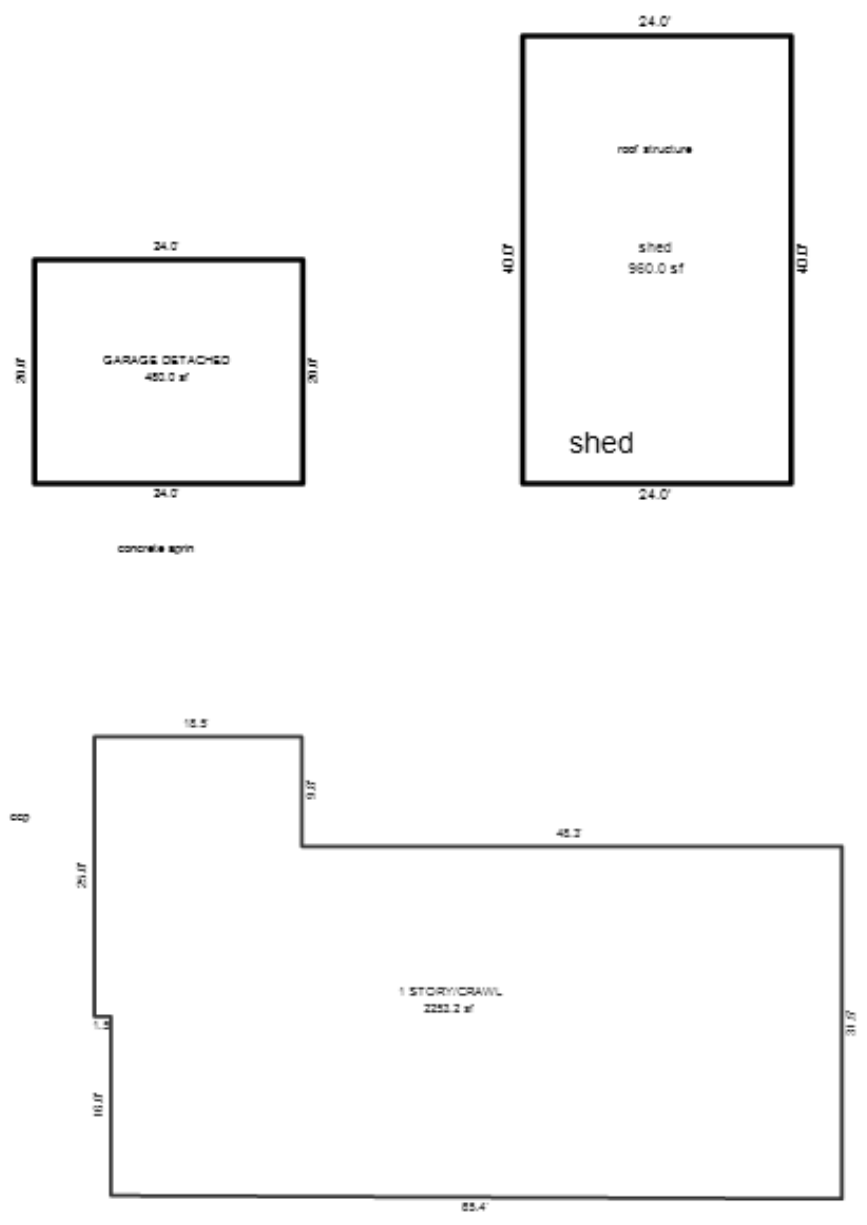
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	52,800	77,800			33,754C
2024	15,000	50,300	65,300			32,740C
2023	14,000	43,800	57,800			31,181C
2022	10,000	38,400	48,400			29,697C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	Type CCP (1 Story)	Year Built: ? Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 2,253 Total Base New : 230,311 Total Depr Cost: 126,669 Estimated T.C.V: 101,335			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Wall/Floor Furnace Ground Area = 2253 SF Floor Area = 2253 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1975			
Yr Built 1975 EST	Remodeled 2005	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost			
Condition: Average		Lg	Ord	Small	0 Amps Service			Stories Exterior Foundation			2,253		203,332		111,832			
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			1 Story Siding Crawl Space			Total:		230,311		126,669			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1		1,010		555	
(1) Exterior		(6) Ceilings		No. of Plumbing			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			1		4,203		2,312	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2253 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			480		16,819		9,250	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins			1		1,615		888	
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			Porches			20		870		478	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			CCP (1 Story)			Totals:		230,311		126,669	
(3) Roof		Asphalt Shingle Metal		Joists: Unsupported Len: Cntr.Sup:			Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv: 101,335			CONSTRUCTION YEA								
	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.
HOEKWATER JAMES J ESTATE	RICHARDS DAREK M	171,000	04/28/2023	WD	03-ARM'S LENGTH	2023-01236	PROPERTY TRANSFER	100.0
HOEKWATER JAMES J	HOEKWATER JAMES J	0	03/10/2023	OTH	07-DEATH CERTIFICATE	2023-00713	OTHER	0.0
CUYKENDALL CHARLES T ESTA	HOEKWATER JAMES J	70,000	03/20/2020	WD	08-ESTATE	2020-00826	PROPERTY TRANSFER	100.0
STAATS DONALD J JR	CUYKENDALL CHARLES T ESTA	0	01/22/2020	WD	09-FAMILY	2020-00347	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4887 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		MISSING PERMIT	12/31/2009	2009-99999	100%
	P.R.E. 100% 05/15/2023					

Owner's Name/Address	MAP #:
RICHARDS DAREK M 4887 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 198,423 TCV/TFA: 147.64

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	Public Improvements		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	X	Description	Rate	Size % Good	Cash Value				
. SEC 28 T22N R8W S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.	X	Dirt Road							
Comments/Influences		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water	17.65	480 20	1,694				
		Sewer	18.94	240 20	909				
		Total Estimated Land Improvements True Cash Value =							2,603

Some new construction SI for 09. 1S/CR @45% FOR 10 RECHECK 11 (NO PERMIT)	X	Electric	Land Improvement Cost Estimates						
		Gas	Description	Rate	Size % Good	Cash Value			
		Curb	Wood Frame						
		Street Lights	Sewer						
		Standard Utilities	Wood Frame						
		Underground Utils.							



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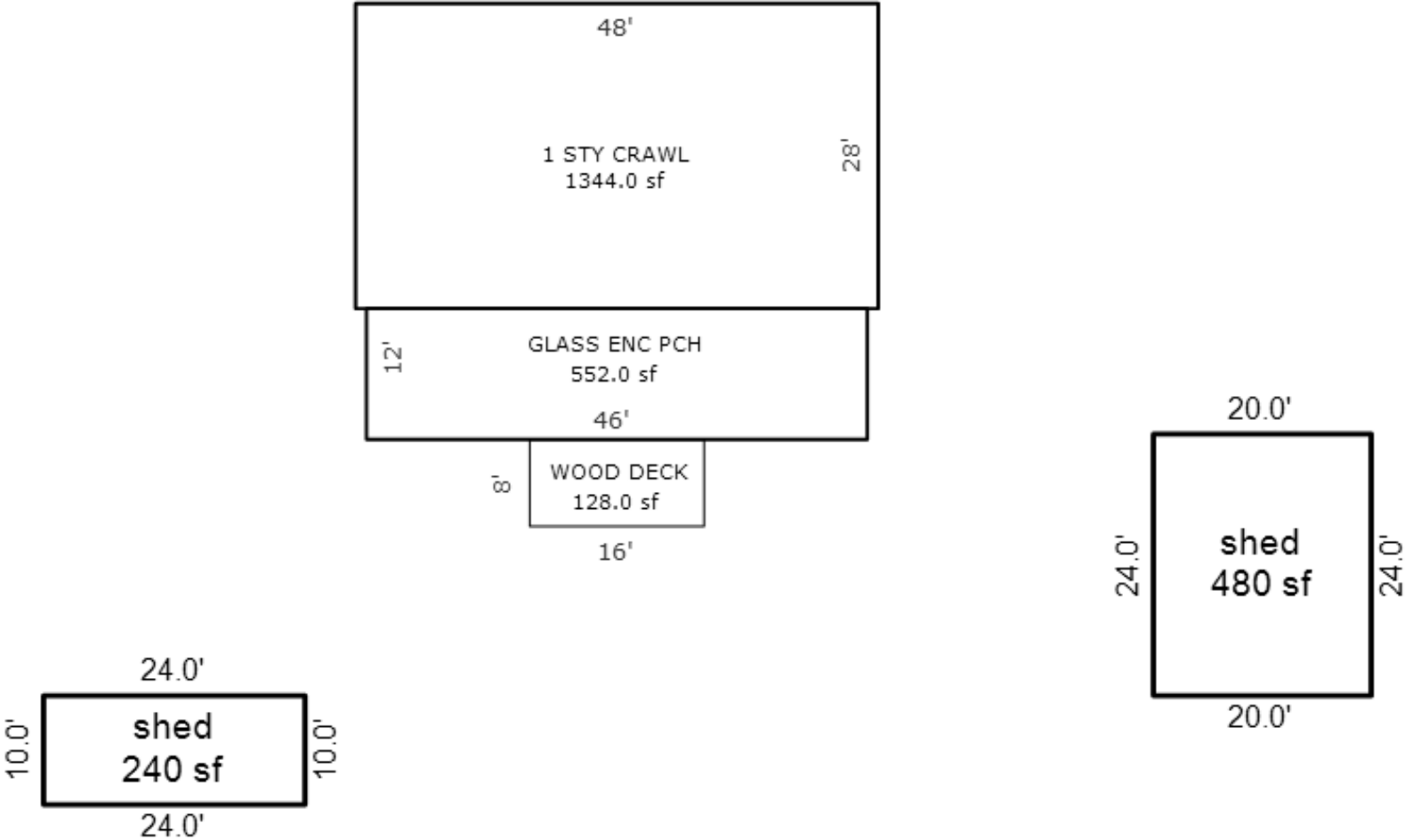
Topography of Site	Level
X Rolling	Low
	High
	Landscaped
X Swamp	
X Wooded	
	Pond
	Waterfront
	Ravine
X Wetland	
	Flood Plain
X PRIVATE RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,900	84,300	99,200			90,109C
2024	14,900	72,500	87,400			87,400S
2023	11,600	57,100	68,700			49,351C
2022	8,300	42,400	50,700			47,001C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace			324 WGEP (1 Story) 288 WGEP (2 Story) 128 WCP (1 Story)			E.C.F. X 1.100	
Building Style: 1S		Trim & Decoration		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Class: D -10 Effec. Age: 14 Floor Area: 1,344 Total Base New : 175,596 Total Depr Cost: 151,018 Estimated T.C.V: 166,120			Bsmnt Garage: Carport Area: Roof:			
Yr Built 2009	Remodeled 0	Size of Closets		(6) Ceilings X Drywall			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Cls D-10 Blt 2009			
Condition: Poor		Trim & Decoration		(7) Excavation Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			% Good=86/100/100/100/86			
Room List		Trim & Decoration		(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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 869 Water/Sewer 1000 Gal Septic 1 4,203 3,615 Water Well, 50 Feet 1 2,462 2,117			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
Basement 1st Floor 2nd Floor 4 Bedrooms		Trim & Decoration		(9) Basement Finish			Lump Sum Items:			Porches WGEP (1 Story) 324 17,486 15,038 Foundation: Shallow 324 -1,685 -1,449 WGEP (2 Story) 288 25,335 21,788 Foundation: Shallow 288 -1,575 -1,354 WCP (1 Story) 128 4,654 4,002 Foundation: Shallow 128 -1,014 -872			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
(1) Exterior		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			Built-Ins Appliance Allow. 1 1,615 1,389 Totals: 175,596 151,018			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
Wood/Shingle Aluminum/Vinyl Brick		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
X Insulation		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
(2) Windows		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
X Many Avg. X Avg. Few Small		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
(3) Roof		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
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:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
Asphalt Shingle X Metal		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			
Chimney:		Trim & Decoration		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 166,120			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 123,105 105,875			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCY HALE	HALE LUCY & MERCER JAMES	0	09/29/2023	QC	09-FAMILY	2023-02639	DEED	0.0
JESCHKE DEANNA	JESCHKE DEANNA &STEINEBAC	0	09/23/2022	QC	21-NOT USED/OTHER	2022-03007	DEED	25.0
MERCER STANLEY	JESCHKE DEANNA	0	04/04/2018	AFF	07-DEATH CERTIFICATE	2019-01352	PROPERTY TRANSFER	50.0
MERCER STANLEY M	MERCER STANLEY & JESCHKE	1	03/23/2018	QC	09-FAMILY	2018-00834	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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4849 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HALE LUCY T & MERCER JAMES & JESCHKE DEANNA &STEINEBACH CASANDRA 4849 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 60,792 TCV/TFA: 110.53

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

Taxpayer's Name/Address HALE LUCY 1855 S MOREY RD LAKE CITY MI 49651	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		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	22.14	112	50	1,240
Total Estimated Land Improvements True Cash Value =						1,240

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.							

Comments/Influences
ADD WELL & SEPTIC FOR 06



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	14,900	15,500	30,400			18,881C
2024	14,900	15,700	30,600			18,314C
2023	11,600	17,100	28,700			17,442C
2022	8,300	14,100	22,400			13,039C

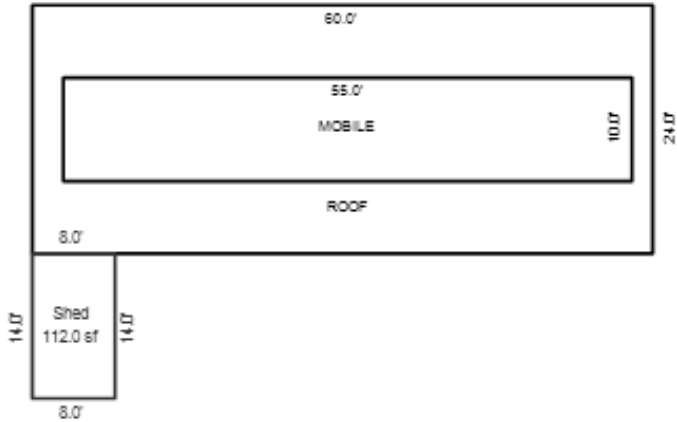
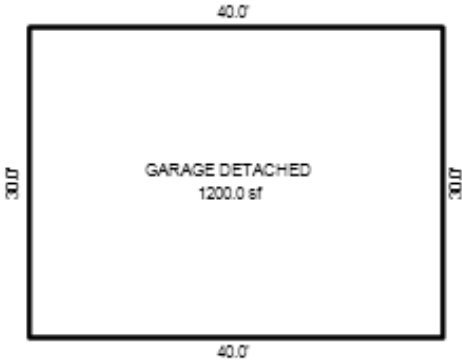
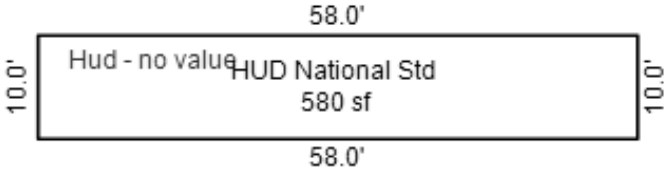
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/03/2018	INSPECTED
TPC	05/25/2015	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1993	1440	Roof Cover Onl	Car Capacity:		
	Mobile Home			Wood	Coal	Steam										Cook Top	Interior 2 Story	Class: D
	Town Home	0 Front Overhang						Dishwasher	2nd/Same Stack			Exterior: Pole			Brick Ven.: 0		
	Duplex	0 Other Overhang						Garbage Disposal	Two Sided			Exterior 1 Story			Stone Ven.: 0		
	A-Frame		X	Forced Warm Air				Bath Heater	Exterior 2 Story			Prefab 1 Story			Common Wall: Detache		
X	Wood Frame	(4) Interior		Wall Furnace				Vent Fan	Prefab 2 Story			Heat Circulator			Foundation: 18 Inch		
		Drywall Paneled		Warm & Cool Air				Hot Tub	Raised Hearth			Wood Stove			Finished ?:		
	Building Style: HUD	Plaster Wood T&G		Heat Pump				Unvented Hood	Direct-Vented Ga			Microwave			Auto. Doors: 0		
		Trim & Decoration						Vented Hood	Class: Low			Standard Range			Mech. Doors: 1		
	Yr Built	Ex	X	Ord			Jacuzzi Tub	Effec. Age: 45			Self Clean Range				Area: 1200		
	Remodeled				Min		Jacuzzi repl.Tub	Floor Area:			Sauna				% Good: 0		
	0						Oven	Total Base New : 106,617			Trash Compactor				Storage Area: 0		
	Condition: Average	Size of Closets		Lg	X	Ord		Central Vacuum			Central Vacuum				No Conc. Floor: 1200		
						Small		Security System			Estimated T.C.V: 29,852						
	Room List	Doors		Solid	X	H.C.										Bsmnt Garage:	
	Basement	(5) Floors															Carpport Area:
	1st Floor	Kitchen:															Roof:
	2nd Floor	Other:															
	Bedrooms	Other:															
	(1) Exterior																
	Wood/Shingle	(6) Ceilings															
	Aluminum/Vinyl																
	Brick																
X	Rib Siding																
	Insulation																
	(2) Windows	(7) Excavation															
	Many	Basement: 0 S.F.															
	Avg.	Crawl: 0 S.F.															
	Few	Slab: 0 S.F.															
	Large	Height to Joists: 0.0															
	Small																
	Wood Sash	(8) Basement															
	Metal Sash	Conc. Block															
	Vinyl Sash	Poured Conc.															
	Double Hung	Stone															
	Horiz. Slide	Treated Wood															
	Casement	Concrete Floor															
	Double Glass																
	Patio Doors	(9) Basement Finish															
	Storms & Screens																
	(3) Roof	Recreation SF															
	Gable	Living SF															
X	Hip	Walkout Doors (B)															
	Flat	No Floor SF															
	Gambrel	Walkout Doors (A)															
	Mansard																
	Shed																
X	Asphalt Shingle	(10) Floor Support															
		Joists:															
	Chimney: Brick	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.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
9660 W BUCK AVE		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 142,390 TCV/TFA: 164.80								
FINNERTY LARRY J 9660 W BUCK AVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
. SEC 28 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 20A.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		Residentia 18	-29	@\$3700	20.00	Acres	3700	100		74,000
		X Paved Road		20.00 Total Acres Total Est. Land Value = 74,000								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		Wood Frame	18.94	240	50	2,273				
		X Sewer		Total Estimated Land Improvements True Cash Value = 2,273								
		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	37,000	34,200	71,200			30,547C	
		TPC 04/30/2021 INSPECTED			2024	30,000	30,900	60,900			29,629C	
		TPC 12/27/2017 INSPECTED			2023	26,000	29,900	55,900			28,219C	
		TPC 05/25/2015 INSPECTED			2022	20,000	26,500	46,500			26,876C	

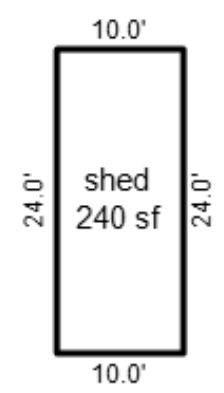
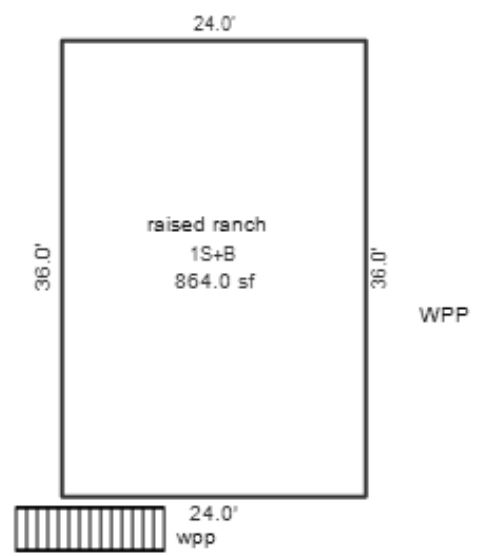


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 150	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 35 Floor Area: 864 Total Base New : 122,525 Total Depr Cost: 60,106 Estimated T.C.V: 66,117		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 1991	Remodeled 0	Ex	X	Ord	Min		No./Qual. of Fixtures										
Condition: Average		Size of Closets		Lg	X	Ord	Small		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls D		Blt 1991		
Room List		Doors	Solid	X	H.C.		No. of Elec. Outlets										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:				0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 864 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				Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		Many Avg.	Large Avg.	Basement: 864 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				1 Story Siding Basement 864		Total: 108,072 53,457			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few	X Small	(8) Basement				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing		Average Fixture(s) 1 1,010 465			
(3) Roof		(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				Water/Sewer		Water/Sewer		1000 Gal Septic 4,203 1,933 Water Well, 50 Feet 2,462 1,133	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Porches		WPP 80 2,128 979 WPP 150 3,035 1,396		Built-Ins		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:				Appliance Allow. 1 1,615 743				Totals: 122,525 60,106		Notes:			
Chimney:		Joists: Unsupported Len: Cntr.Sup:												ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 66,117			

*** 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.
GALLOP MICHAEL G & JOANNE	RUELL DANIEL & GLORIA (H/	52,500	06/16/2008	WD	03-ARM'S LENGTH	2008/2159	DEED	100.0
		45,000	09/01/1998	WD	33-TO BE DETERMINED	322:629	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4895 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RUELL DANIEL & GLORIA 4895 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 110,492 TCV/TFA: 90.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
			Description	Frontage	Depth	Value	
. SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X		* Factors *				
			Residentia 8 - 17 @ \$5000	10.00 Acres	5000 100	50,000	
Comments/Influences			10.00 Total Acres Total Est. Land Value =			50,000	
20809256 \$55,700 6/2008DOM24	X		Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.	10.12	900 0	0	
			D/W/P: 3.5 Concrete	7.48	33 0	0	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1 95	950	
			Total Estimated Land Improvements True Cash Value =				950



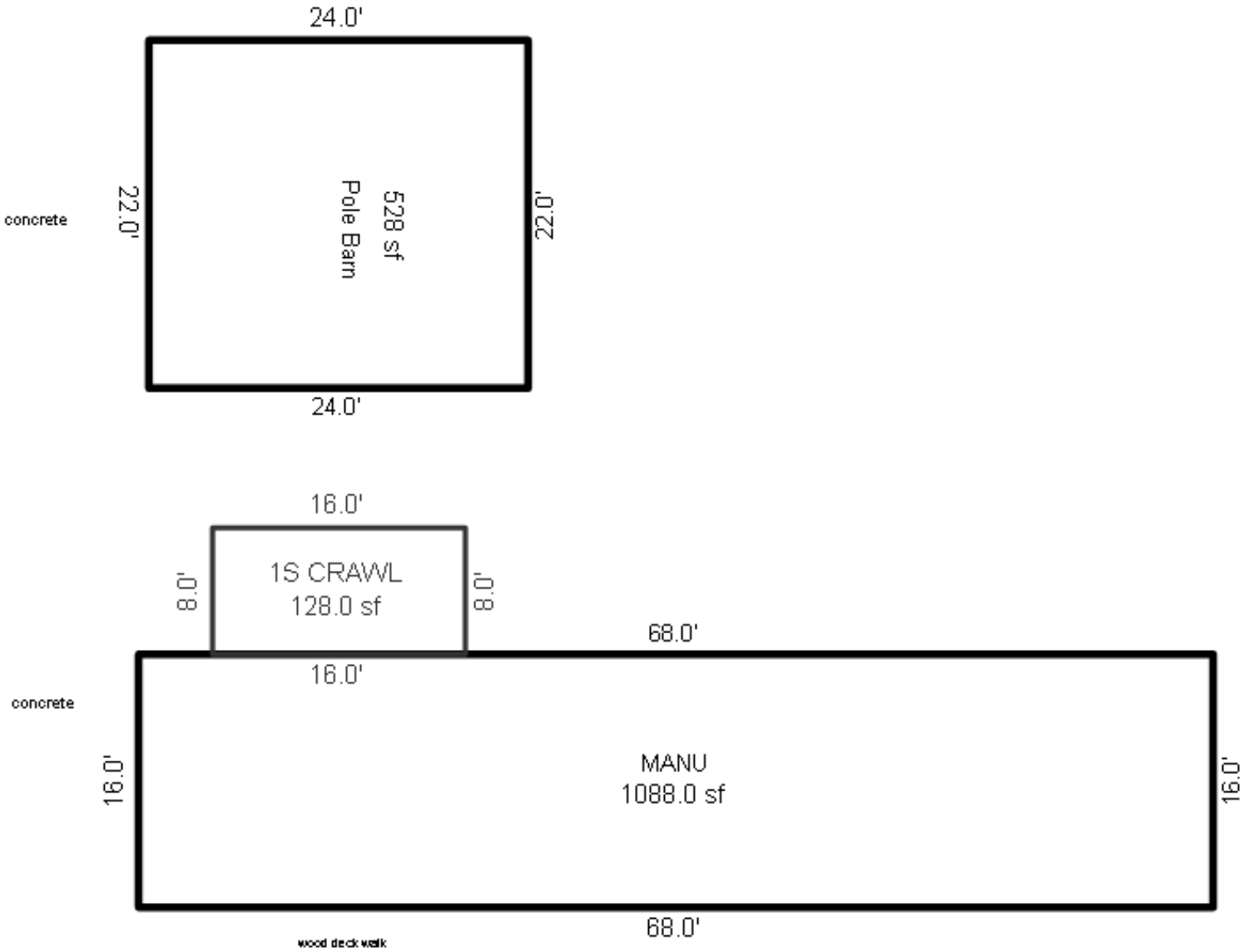
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	25,000	30,200	55,200			38,859C
X	Rolling		2024	15,000	30,700	45,700			37,691C
X	Low		2023	14,000	33,400	47,400			35,897C
X	High		2022	10,000	27,600	37,600			34,188C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What							
TPC 05/06/2018	INSPECTED								
TPC 12/27/2017	INSPECTED								
TPC 05/25/2015	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	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: 1989 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
	Wood Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																					
	Building Style: HUD		Drywall Paneled		Plaster Wood T&G																																					
	Yr Built 1997	Remodeled 0	Trim & Decoration			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 2 Bedrooms	(5) Floors		(12) Electric																																						
	(1) Exterior		Kitchen: Other: Other:	150 Amps Service																																						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																						
	Insulation				Ex.	X	Ord.		Min																																	
	(2) Windows	(7) Excavation		No. of Elec. Outlets																																						
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 128 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many	X	Ave.		Few																														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																																						
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																						
	X Gable Hip Flat		(9) Basement Finish	(14) Water/Sewer																																						
	X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																						
	Chimney: Metal	(10) Floor Support		Lump Sum Items:																																						
			Joists: Unsupported Len: Cntr.Sup:																																							
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>Siding</td> <td>Comp.Shingle</td> <td>1088</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>128</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>87,945</td> <td>48,369</td> </tr> </tbody> </table> Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 168 1,977 1,087 Plumbing Average Fixture(s) 1 1,219 670 3 Fixture Bath 1 3,866 2,126 Water/Sewer 1000 Gal Septic 1 5,556 3,056 Water Well, 50 Feet 1 2,879 1,583 Garages Class: BC Exterior: Pole (Unfinished) Base Cost 528 20,476 11,262 Door Opener 1 673 370 Built-Ins Appliance Allow. 1 3,918 2,155 Fireplaces Interior 1 Story 1 6,818 3,750 Totals: 135,327 74,428													Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1088			Addition	Siding	Crawl	128			Total:				87,945	48,369	E.C.F. X 0.800		Class: Good Effec. Age: 20 Floor Area: Total Base New : 135,327 Total Depr Cost: 74,428 Estimated T.C.V: 59,542		Cls Good Blt 1997	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																					
Main Home	Siding	Comp.Shingle	1088																																							
Addition	Siding	Crawl	128																																							
Total:				87,945	48,369																																					
Notes: HUD - DUTCH HOUSING SER # 10082D ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:													59,542																													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIGGINS ROBERT A & NOWLAN	NOWLAND STEPHEN & AMANDA	130,000	06/16/2021	WD	09-FAMILY	2021-02181	PROPERTY TRANSFER	100.0
WIGGINS ARLENE	WIGGINS ROBERT A &	0	10/29/2020	OTH	07-DEATH CERTIFICATE	2021-02048	DEED	0.0
WIGGINS ARLENE	WIGGINS ARLENE	0	05/06/2016	WD	18-LIFE ESTATE	2021-02048	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4855 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/06/2021					
Owner's Name/Address	MAP #:					
NOWLAND STEPHEN & AMANDA 4855 S LACHANCE RD LAKE CITY MI 49651-8971	2025 Est TCV 249,367 TCV/TFA: 171.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Residentia 8 - 17 @ \$5000	10.00 Acres	5000	100	5000	100		50,000
				10.00 Total Acres				Total Est. Land Value =			50,000

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
			Fencing: Wd, Split, 2 Rail	16.25	50	0	0
			D/W/P: 4in Ren. Conc.	8.06	200	0	0
	X		Residential Local Cost Land Improvements				
			Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =				950



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

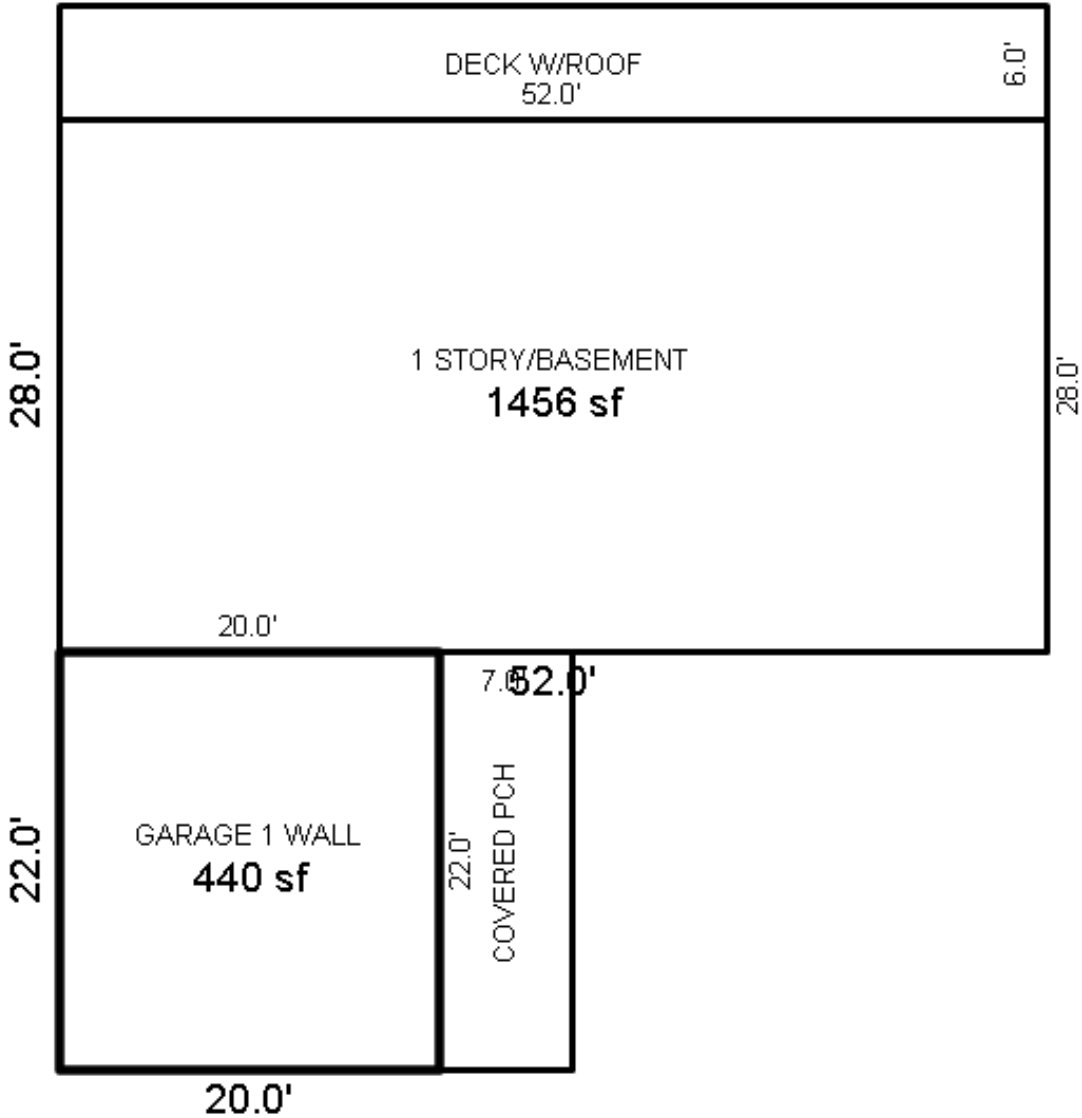
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	25,000	99,700	124,700			98,094C
TPC 12/27/2017 INSPECTED			2024	15,000	85,600	100,600			95,145C
TPC 05/25/2015 INSPECTED			2023	14,000	82,900	96,900			90,615C
			2022	10,000	76,300	86,300			86,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks			(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % 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				154 CCP (1 Story) 312 WCP (1 Story)																							
Building Style: 1S		Trim & Decoration						Central Air Wood Furnace																												
Yr Built 1974	Remodeled 0	Ex	X Ord	Min					(12) Electric																											
Condition: Average		Size of Closets						200 Amps Service																												
Room List		Doors	Solid	X H.C.					No./Qual. of Fixtures																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors						No. of Elec. Outlets																												
(1) Exterior		Kitchen: Other: Other:						Many X Ave. Few																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						(13) Plumbing																												
(2) Windows		(7) Excavation						1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
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						14) Water/Sewer																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
X	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	724 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																																	
X	Asphalt Shingle	(10) Floor Support																																		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																		
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974 (11) Heating System: Electric Baseboard Ground Area = 1456 SF Floor Area = 1456 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>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>206,284</td> <td>134,085</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 724 13,799 8,969 Exterior Brick Veneer 96 1,626 1,057 Basement, Outside Entrance, Above Grade 1 1,844 1,199 Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 50 Feet 1 2,648 1,721 Porches CCP (1 Story) 154 4,113 2,673 WCP (1 Story) 312 10,078 6,551 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 20,403 13,262 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 1 539 350 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,456			Total:				206,284	134,085
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
1 Story	Siding	Basement	1,456																																	
Total:				206,284	134,085																															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		28,000	04/01/2003	WD	33-TO BE DETERMINED	03-0:2008	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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LONSWAY JOHN & JUDITH C/O LONSWAY PROPERTIES 1012 PROFESSIONAL DRIVE FLINT MI 48532	2025 Est TCV 135,020 TCV/TFA: 0.00					
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	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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	Public Improvements	* Factors *			
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		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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		Residentia 8 - 17	@\$5000	10.00 Acres	5000	100		50,000
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				10.00 Total Acres			Total Est. Land Value =	50,000
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Tax Description	X	Dirt Road						
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. SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW	X	Gravel Road						
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1/4 OF SW 1/4. 10 A.		Paved Road						
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Comments/Influences		Storm Sewer						
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GARAGE ONLY		Sidewalk						
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		Water						
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	X	Sewer						
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		Electric						
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		Gas						
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		Curb						
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		Street Lights						
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		Standard Utilities						
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		Underground Utils.						
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		Topography of Site						
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	X	Level						
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		Rolling						
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		Low						
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		High						
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		Landscaped						
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		Swamp						
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		Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
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		Flood Plain						
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2025	25,000	42,500	67,500	36,832C
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			TPC 12/27/2017 INSPECTED	2024	15,000	36,500	51,500	35,725C
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			TPC 05/25/2015 INSPECTED	2023	14,000	35,300	49,300	34,024C
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				2022	10,000	32,500	42,500	32,404C
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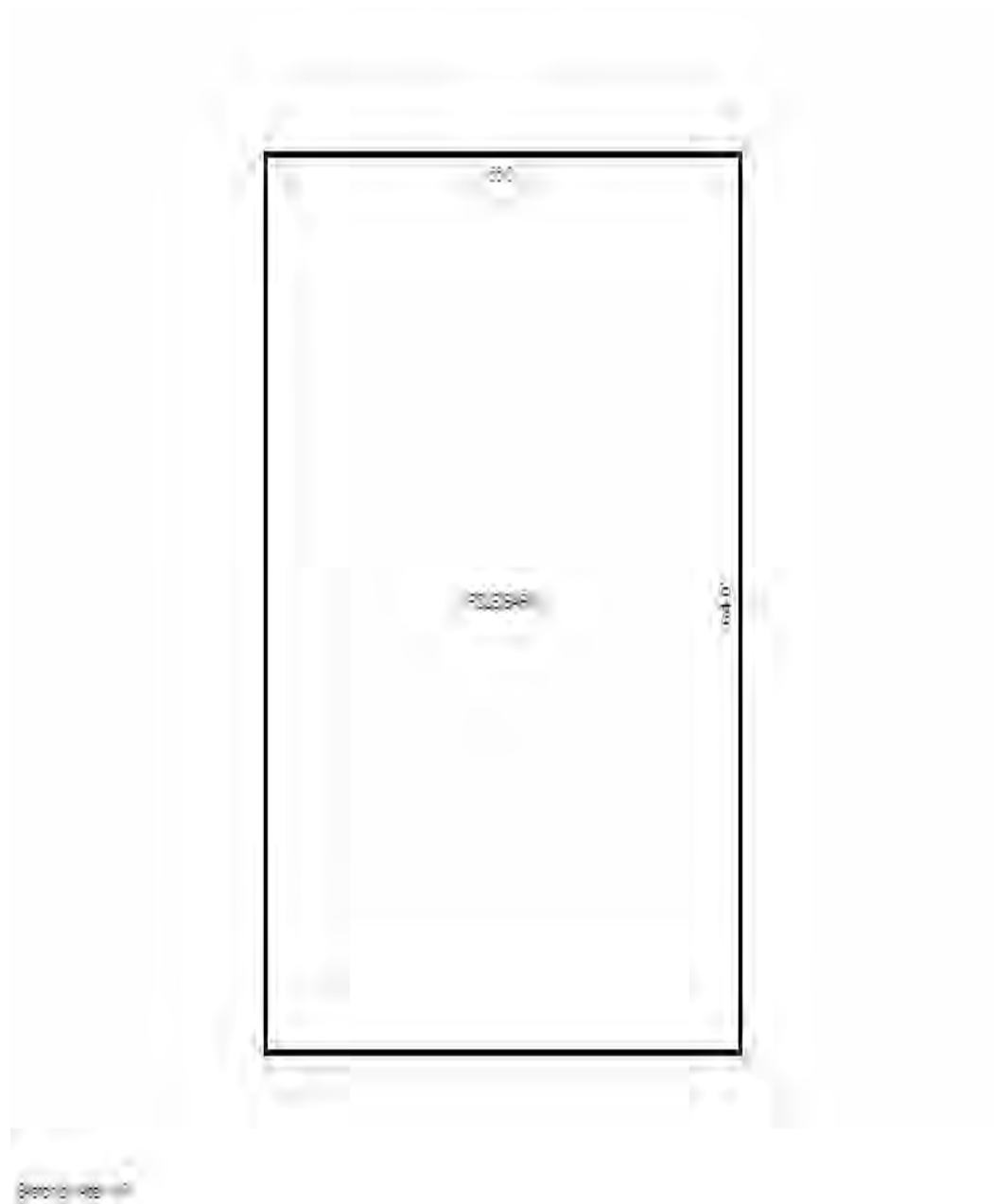


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Missaukee, Michigan

*** 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	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: 2003 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: 3584 % Good: 93 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	Blt 2003	Cls CD	
	Mobile Home														0 Front Overhang 0 Other Overhang
	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	Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,485 4,036 Water Well, 50 Feet 1 2,548 2,293 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 3584 76,303 70,962 Totals: 83,336 77,291	X	E.C.F. 1.100	Blt 2003	Cls CD
	Duplex														
	A-Frame	(5) Floors	Kitchen: Other: Other:	(6) Ceilings	No. of Elec. Outlets	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1	Many Ave. Few	(14) Water/Sewer	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD
	Wood Frame														
	Building Style: GRG	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	(9) Basement Finish	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD
	Yr Built Remodeled 2003 0														
	Condition: Average	(8) Basement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(9) Basement Finish	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD	
	Room List														Basement
	Basement 1st Floor 2nd Floor Bedrooms	(9) Basement Finish	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD		
	(1) Exterior													Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor
	Wood/Shingle Aluminum/Vinyl Brick	(10) Floor Support	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(11) Heating/Cooling	(12) Electric	(13) Plumbing	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD	
	Insulation														Basement
	(2) Windows	(11) Heating/Cooling	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(12) Electric	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD	
	Many Avg. Few Large Avg. Small														Basement
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(12) Electric	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD		
	(3) Roof													Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor
	Gable Hip Flat	(13) Plumbing	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(14) Water/Sewer	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD		
	Gambrel Mansard Shed													Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor
	Asphalt Shingle	(14) Water/Sewer	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(15) Fireplaces	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	70,962 *	Blt 2003	Cls CD		
	Chimney:													Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,000	08/01/1995	WD	33-TO BE DETERMINED	297:321	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4785 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
PATERSON JAMES D 4785 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 258,544 TCV/TFA: 170.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X		Dirt Road						
			Gravel Road						
Comments/Influences			* Factors *						
			Residentia 8 - 17 @\$5000	10.00 Acres			5000	100	50,000
			10.00 Total Acres Total Est. Land Value = 50,000						

Comments/Influences	X	Improved	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X		Water	D/W/P: 4in Ren. Conc.	7.24	672 50	2,432
			Sewer	Wood Frame	24.54	120 50	1,472
			Total Estimated Land Improvements True Cash Value = 3,904				

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



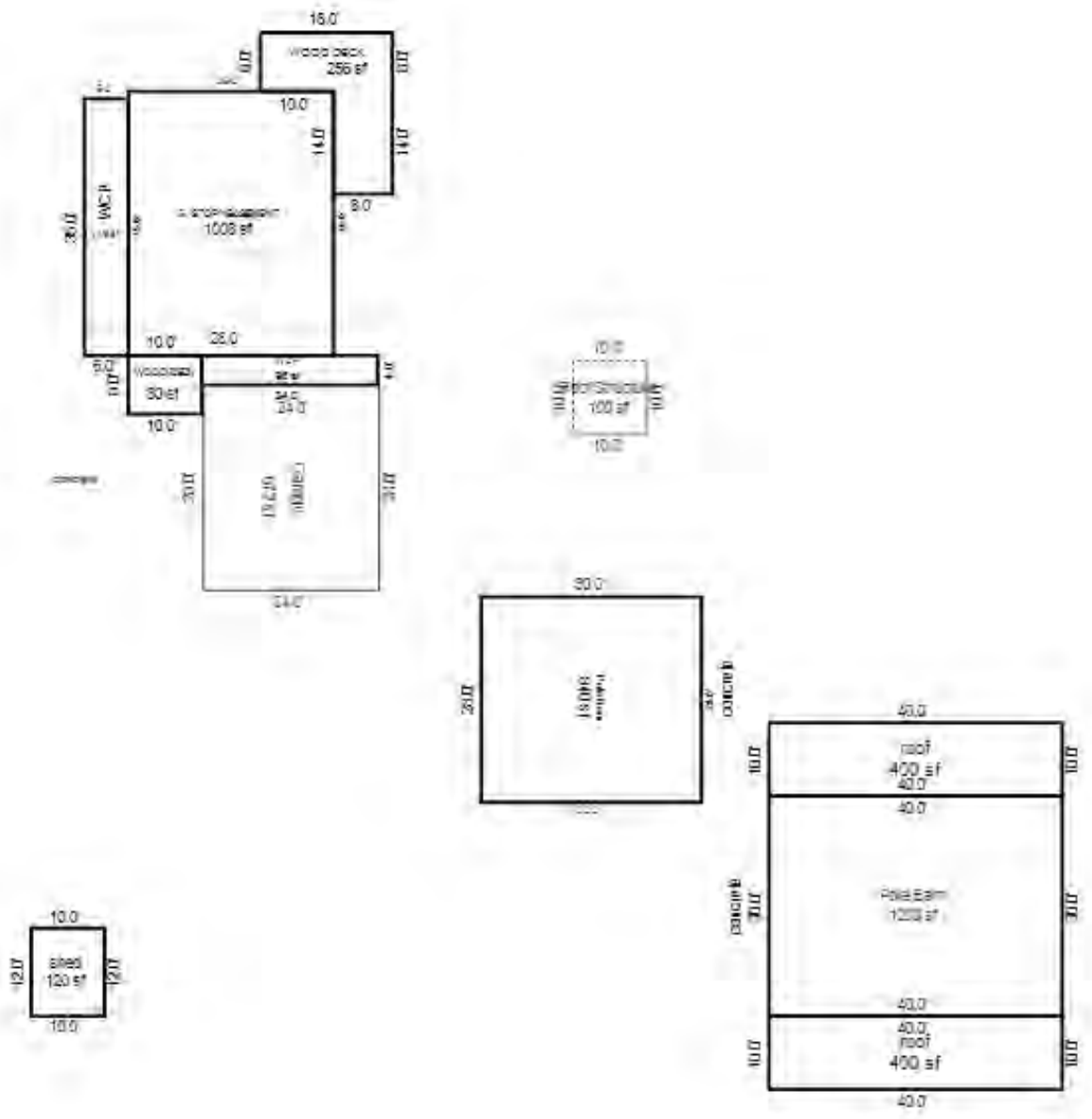
12 8 12:59

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2025	25,000	104,300	129,300			74,620C
	TPC 05/06/2018	INSPECTED		2024	15,000	89,700	104,700			72,377C
	TPC 12/27/2017	INSPECTED		2023	14,000	86,900	100,900			68,931C
				2022	10,000	75,200	85,200			65,649C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							210	WCP (1 Story)			
	Building Style: 1.5S		(4) Interior									96	WCP (1 Story)			
	Yr Built 1978	Remodeled 0	Trim & Decoration									80	Treated Wood			
	Condition: Average		Ex X Ord Min									256	Treated Wood			
	Room List		Size of Closets									800	Roof Cover Onl			
	Basement 1st Floor 2nd Floor 3 Bedrooms		Lg X Ord Small									100	Roof Cover Onl			
	(1) Exterior		Doors Solid X H.C.													
	Wood/Shingle Aluminum/Vinyl Brick		(5) Floors													
	Insulation		Kitchen: Other: Other:													
	(2) Windows		(6) Ceilings													
	Many Avg. X Large Avg. Small		X Drywall													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													
			Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	(3) Roof		(8) Basement													
	X Gable Hip Flat	X Gambrel Mansard Shed	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
	X Asphalt Shingle		(9) Basement Finish													
	Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(11) Heating/Cooling													
			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													
			(12) Electric													
			200 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			No. of Elec. Outlets													
			Many X Ave. Few													
			(13) Plumbing													
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			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													
			(16) Porches/Decks													
			Class: CD Effec. Age: 35 Floor Area: 1,512 Total Base New : 286,210 Total Depr Cost: 186,036 Estimated T.C.V: 204,640													
			E.C.F. X 1.100													
			(17) Garage													
			Year Built: 1979 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
			Bsmnt Garage:													
			Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65													
			Building Areas													
			Stories Exterior Foundation Size Cost New Depr. Cost													
			1.5 Story Siding Basement 1,008 Total: 167,024 108,566													
			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, 50 Feet 1 2,548 1,656													
			Porches													
			WCP (1 Story) 210 7,321 4,759													
			Ceramic Tile Floor 96 4,147 2,696													
			Deck													
			Treated Wood 80 2,182 1,418													
			Treated Wood 256 4,692 3,050													
			w/Roof (Roof portion) 800 10,800 7,020													
			w/Roof (Roof portion) 100 1,642 1,067													
			Garages													
			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)													
			Base Cost 840 25,679 16,691													
			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
			Base Cost 672 24,454 15,895													
			Common Wall: 1/2 Wall 1 -1,235 -803													
			Class: CD Exterior: Pole (Unfinished)													
			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TERRA PRIME VENTURES LLC	PERSENAIRE JEFFREY M	155,000	09/18/2024	WD	03-ARM'S LENGTH	2024-02403	PROPERTY TRANSFER	100.0
REINSTEIN RICHARD D	TERRA PRIME VENTURES LLC	10,000	08/16/2024	WD	03-ARM'S LENGTH	2024-02071	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BLOGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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PERSENAIRE JEFFREY M 7296 56TH AVE HUDSONVILLE MI 49426	2025 Est TCV 148,000					
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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 30 - 65	\$3700	40.00	Acres	3700	100			148,000
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		40.00 Total Acres		Total Est. Land Value =						148,000
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Tax Description	X	Dirt Road								
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. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.		X	Gravel Road							
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Comments/Influences		X	Paved Road							
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		X	Storm Sewer							
--	--	---	-------------	--	--	--	--	--	--	--

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

		X	Flood Plain							
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		X	SEASONAL RD							
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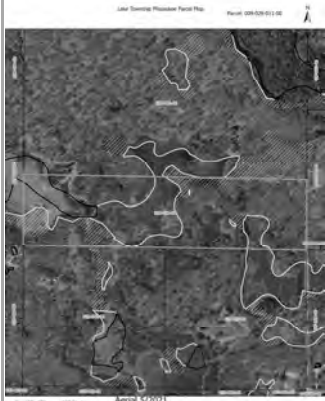
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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				2025	74,000	0	74,000			74,000S
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			TPC 10/08/2024 INSPECTED	2024	60,000	0	60,000			15,725C
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			TPC 05/30/2022 INSPECTED	2023	48,000	0	48,000			14,977C
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			TPC 04/30/2021 INSPECTED	2022	36,000	0	36,000			14,264C
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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 JOANN	GUNNERSON JOANN ETAL AS J	0	01/26/2013	QC	21-NOT USED/OTHER	2013-00434	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W BUCK AVE	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNNERSON JOANN ETAL AS J/T 9513 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 148,000
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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 30 - 65	\$3700	40.00	Acres	3700	100			148,000
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40.00 Total Acres Total Est. Land Value =								148,000
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Tax Description	X	Dirt Road
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. SEC 28 T22N R8W SW 1/4 OF SE 1/4. 40 A.		Gravel Road
---	--	-------------

Comments/Influences		Paved Road
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HAS ACCESS THRU 006		Storm Sewer
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		Sidewalk
--	--	----------

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

Topography of Site

X Level

X Rolling

X Low

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

X Flood Plain

X PRIVATE RD

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2025	74,000	0	74,000			16,212C
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		TPC 12/27/2017 INSPECTED	2024	60,000	0	60,000			15,725C
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		TPC 05/25/2015 INSPECTED	2023	48,000	0	48,000			14,977C
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			2022	36,000	0	36,000			14,264C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S BLODGET RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 05/01/1997											
Owner's Name/Address		MAP #:		2025 Est TCV 148,000											
ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
Taxpayer's Name/Address		Public Improvements		* Factors *											
ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X		Gravel Road		Residentia 30 - 65		\$3700	40.00	Acres	3700	100			148,000
. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.		X		Paved Road		40.00 Total Acres		Total Est. Land Value =						148,000	
Comments/Influences		X		Storm Sewer											
		X		Sidewalk											
		X		Water											
		X		Sewer											
		X		Electric											
		X		Gas											
		X		Curb											
		X		Street Lights											
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value							
Who		When	What	2025	74,000	0	74,000	16,212C							
TPC 12/27/2017 INSPECTED		2024	60,000	0	60,000			15,725C							
		2023	48,000	0	48,000			14,977C							
		2022	36,000	0	36,000			14,264C							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	05/29/2024	AFF	21-NOT USED/OTHER	2024-01300	OTHER	0.0
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	03/10/2024	OTH	07-DEATH CERTIFICATE	2024-00704	OTHER	0.0
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	09-FAMILY	2107-01518	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 03/10/2024 Qual. Ag.					

Owner's Name/Address	MAP #:
SCHUT MARY LOU TRUST C/O SCHUT DUANE TRUSTEE 4349 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 129,604

X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	AGRICULTRU 66 - 120 Acres	38.10 Acres	3200	100				121,920
	Gravel Road	38.10 Total Acres Total Est. Land Value =							121,920

Tax Description
PA 116 1989 SEC 29 T22N R8W NE 1/4 OF NE 1/4 EXC N 212 FT OF E 390 FT THOF. 38.1019A.

Comments/Influences
99 SPLIT HOUSE & 2 AC TO 001-90 FOR 00 EXEMPT SPLIT FROM PA116



- 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

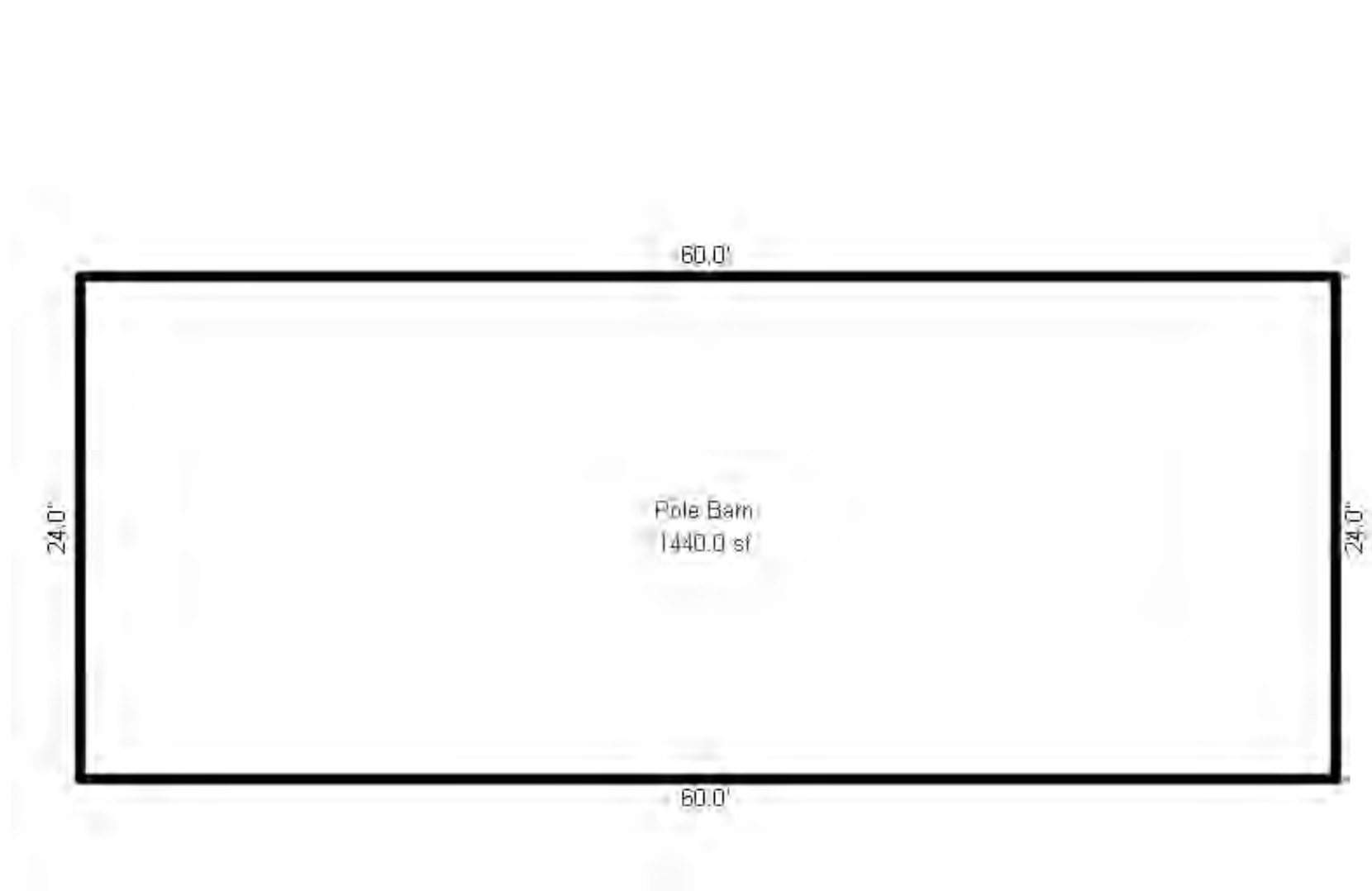
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	61,000	3,800	64,800			12,871C
2024	74,300	3,600	77,900			12,484C
2023	66,700	4,800	71,500			11,890C
2022	63,800	3,800	67,600			11,324C

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

Building Type	Barn - General Purpose			
Year Built	1960			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 168			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	60 x 24 = 1440			
Cost New	\$ 31,363			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 10,977			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.700			
% Good	35			
Est. True Cash Value	\$ 7,684			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7684 / All Cards: 7684				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT JAY & MARY LOU	BEERENS SHELD A	0	12/05/2011	QC	21-NOT USED/OTHER	2011-03641	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4040 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/05/2012					
BEEERENS SHELD A 4040 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 121,646 TCV/TFA: 144.82					

	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 1 -	2.99	@\$9000	1.90 Acres	9000	100	17,100
						1.90 Total Acres		Total Est. Land Value =	17,100

Tax Description
 SEC 29 T22N R8W N 212 FT OF E 390 FT OF NE 1/4 OF NE 1/4 1.8981A.
 Comments/Influences
 99 SPLIT FROM 001-00 FOR 00 EXEMPT SPLIT (PA1176) NO DIV RTS
 04 CLASS FROM 101 TO 401 FOR 05 MOVE FV BARN TO 001-00 FOR 06

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,600	52,200	60,800			33,102C
2024	6,700	44,800	51,500			32,107C
2023	6,700	43,400	50,100			30,579C
2022	4,800	39,900	44,700			29,123C

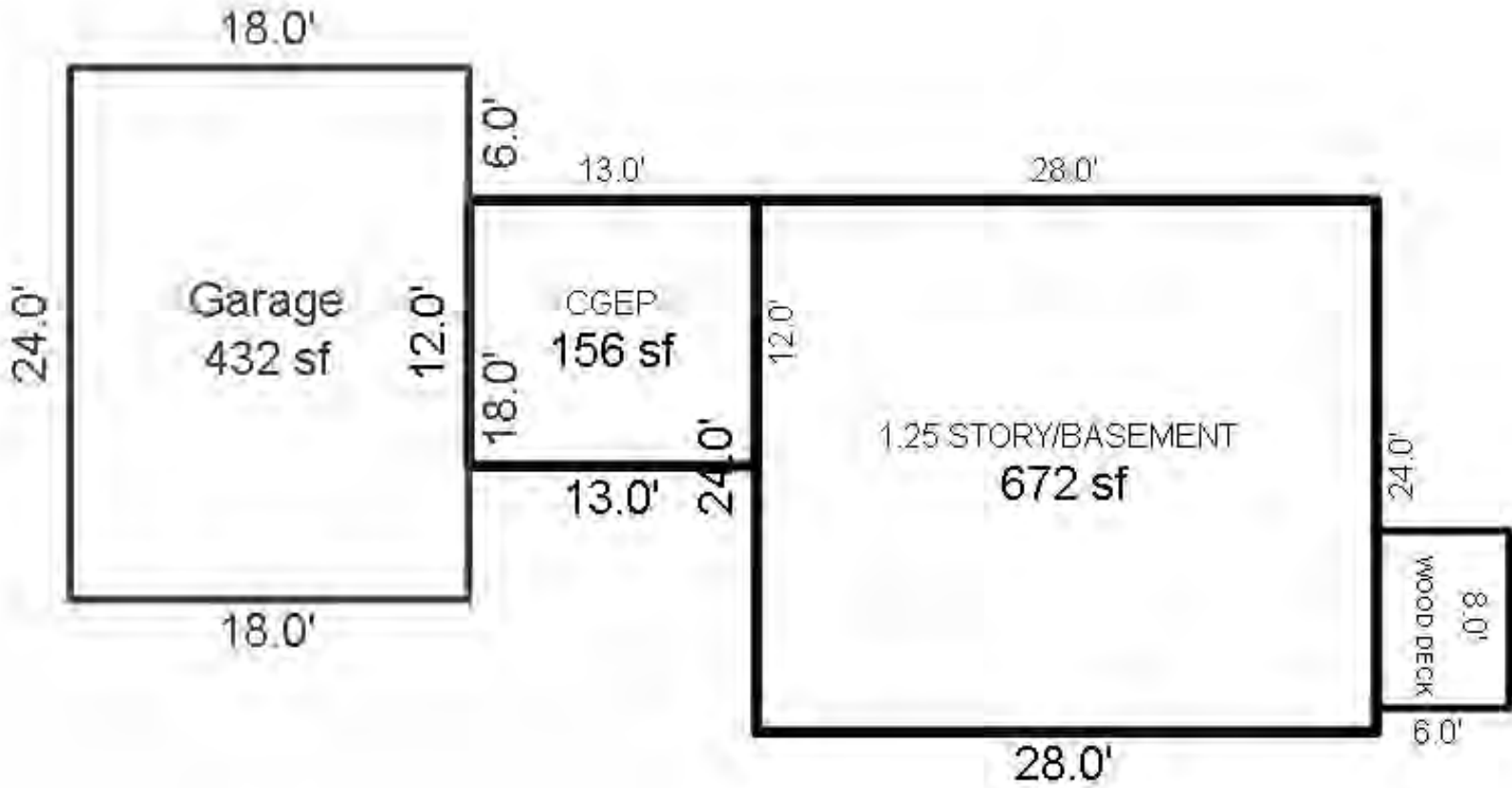
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Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/19/2012	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 156 48	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 840 Total Base New : 146,221 Total Depr Cost: 95,042 Estimated T.C.V: 104,546			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls CD		Blt 1984	
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	X	Ord		Small	200 Amps Service			1.25 Story Siding Basement 672			Total: 107,258 69,717			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Plumbing						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 672 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						
(2) Windows		Many Avg.	X	Large Avg.	Basement			Public Water			Notes:					
X	Few	Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Sewer			Appliance Allow.					
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)			Water Well			Totals:						
(3) Roof		(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			11,723			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:									1,906 1,239		95,042		
X	Asphalt Shingle												146,221 95,042		104,546	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	03/10/2024	OTH	07-DEATH CERTIFICATE	2024-00704	OTHER	0.0
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	09-FAMILY	2107-01518	DEED	0.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 03/10/2024 Qual. Ag.

Owner's Name/Address: SCHUT MARY LOU TRUST
 C/O SCHUT DUANE TRUSTEE
 4346 S LACHANCE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 154,044

Improved Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 AGRICULTRU 30 - 65 ACRES 40.00 Acres 3200 100 128,000
 40.00 Total Acres Total Est. Land Value = 128,000

Tax Description: PA 116 1989 SEC 29 T22N R8W SW 1/4 OF NE 1/4. 40 A.
 Comments/Influences: 99 SPLIT 40 AC TO 002-50 FPR 00 (FROM PA116Z) EXEMPT SPLIT

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 19.79 632 94 11,757
 Wood Frame 19.79 768 94 14,287
 Total Estimated Land Improvements True Cash Value = 26,044



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
<input checked="" type="checkbox"/> Rolling							
Low							
High							
Landscaped							
Swamp							
<input checked="" type="checkbox"/> Wooded							
<input checked="" type="checkbox"/> Pond							
Waterfront							
Ravine							
<input checked="" type="checkbox"/> Wetland							
Flood Plain							
Who When What	2025	64,000	13,000	77,000			18,816C
TPC 04/30/2021 INSPECTED	2024	78,000	13,200	91,200			18,251C
TPC 12/27/2017 INSPECTED	2023	70,000	12,300	82,300			17,382C
	2022	67,000	0	67,000			12,031C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	05/29/2024	AFF	21-NOT USED/OTHER	2024-01300	OTHER	0.0
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	03/10/2024	OTH	07-DEATH CERTIFICATE	2024-00704	OTHER	0.0
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	09-FAMILY	2107-01518	DEED	0.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 03/10/2024 Qual. Ag.

Owner's Name/Address: SCHUT MARY LOU TRUST
 C/O SCHUT DUANE TRUSTEE
 4346 S LACHANCE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 78,000

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

Tax Description: NW 1/4 OF THE NE 1/4 EXCEPT NE 1/4 THERE OF SEC 29 T22N R8W 30A
 SPLIT ON 04/14/2017 COMPLETED 04/14/2017
 PARENT PARCEL(S): 009-029-002-50; CHILD PARCEL(S): 009-029-002-90;
 FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.


Comments/Influences: PA 116
 99 SPLIT FOR 002-00 FOR 00 (PA116) EXEMPT SPLIT
 Split/Comb. on 04/14/2017 completed 04/14/2017
 009-002-50;
 009-002-90;

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	39,000	0	39,000			10,256C
2024	46,500	0	46,500			9,948C
2023	42,000	0	42,000			9,475C
2022	39,500	0	39,500			9,024C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHUT JAY & MARY LOU & BE	SCHUT COLLIN J	15,000	04/20/2017	WD	09-FAMILY	2017-01519	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 55,902				
Owner's Name/Address		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SCHUT COLLIN J 4530 S LACHANCE RD LAKE CITY MI 49651		Public Improvements			* Factors *							
Tax Description		X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
2017-01519 NE 1/4 OF THE NW 1/4 OF THE NE 1/4 S29 T22N R8W 10 A TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TOGETHER WITH REASONABLE RIGHTS TO MAINTAIN SAME OVER AND ACROSS THE NORTH 33' OF THE NE1/4 OF TH NE/14 OF SEC29, T22N, R8W, LAKE TOWNSHIP. SPLIT ON 04/14/2017 FROM 009-029-002-50; FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.		Dirt Road			Residentia 8 - 17 @\$5000		10.00	Acres	5000	100		50,000
Comments/Influences		Gravel Road			10.00 Total Acres		Total Est. Land Value =		50,000			
Split/Comb. on 04/14/2017 completed 04/14/2017		Paved Road			Land Improvement Cost Estimates							
9-002-50; 9-002-90;		Storm Sewer			Description		Rate	Size	% Good	Cash Value		
Lake Township Plat File: 009-029-002-90		Sidewalk			Ad-Hoc Unit-In-Place Items							
		Water			Description		Rate	Size	% Good	Cash Value		
		Sewer			/CI16/YARI/PATR/PICSL		17.20	1080	25	4,644		
		Electric			/CI16/YARI/PATR/OPELMVOWL		6.29	800	25	1,258		
		Gas			Total Estimated Land Improvements True Cash Value = 5,902							
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utilis.										
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level			2025	25,000	3,000	28,000			4,499C	
		Rolling										
		Low										
		High										
		Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		Waterfront										
		Ravine										
		X Wetland										
		Flood Plain										
		Who			When			What				
		TPC 12/27/2017 INSPECTED			2024	15,000	3,000	18,000			4,364C	
		TPC 04/14/2017 INSPECTED			2023	14,000	3,000	17,000			4,157C	
					2022	10,000	0	10,000			3,007C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	05/29/2024	AFF	21-NOT USED/OTHER	2024-01300	OTHER	0.0
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	03/10/2024	OTH	07-DEATH CERTIFICATE	2024-00704	OTHER	0.0

Property Address		Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status				
4242 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
SCHUT MARY LOU TRUST C/O SCHUT DUANE TRUSTEE 4346 S LACHANCE RD LAKE CITY MI 49651		MAP #: 2025 Est TCV 74,135									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
PA 116 1989 SEC 29 T22N R8W (13*TRACT*2024) N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416 FT OF E 418 FT THOF & EXC BEG 416 FT N OF SE COR, TH N 204 FT, W 230 FT S 204 FT, E 230 FT TO POB. 14.9310A. SPLIT ON 05/31/2024 FROM 009-029-003-00;		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 05/31/2024 completed 05/31/2024 TIM ;		Gravel Road		AGRICULTRU 8 - 17 Acres	14.93 Acres			3200	100		47,779
Parent Parcel(s): 009-029-003-00; Child Parcel(s): 009-029-003-01, 009-290-003-05;		Paved Road		14.93 Total Acres				Total Est. Land Value =		47,779	
Topography of Site		Storm Sewer		Land Improvement Cost Estimates							
X Level		Sidewalk		Description	Rate	Size	% Good	Cash Value			
X Rolling		Water		Ad-Hoc Unit-In-Place Items							
X Low		Sewer		Description	Rate	Size	% Good	Cash Value			
X High		Electric		/CI16/YARI/CHALF/04'/3	2.80	200	50	280			
X Landscaped		Gas		Total Estimated Land Improvements True Cash Value =				280			
X Swamp		Curb									
X Wooded		Street Lights									
X Pond		Standard Utilities									
X Waterfront		Underground Utils.									
X Ravine		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X Wetland		Level		2025	23,900	13,200	37,100			37,100S	
X Flood Plain		Rolling		2024	0	0	0			0	
Who		When	What	2023	0	0	0			0	
TPC 05/30/2022 INSPECTED				2022	0	0	0			0	
TPC 04/30/2021 INSPECTED											

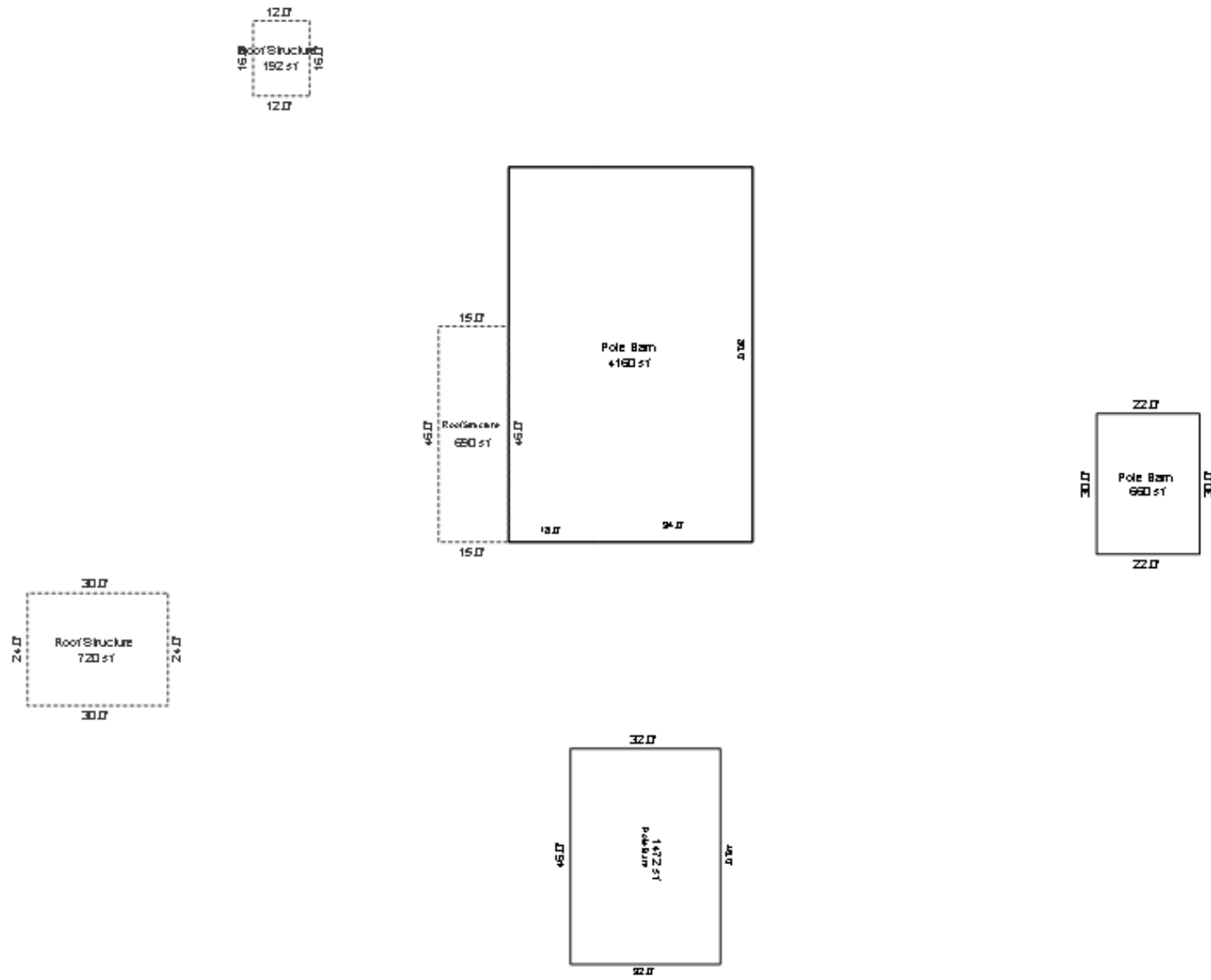


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Missaukee, Michigan

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

Building Type	Barn - General Purpose	Utility Lean-Tos	Barn - General Purpose	Barn - General Purpose	Loafing Sheds
Year Built		1975	1976	2007	2018
Class/Construction	D,Pole	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, 196	Lean-To, 122	4 Wall, 156	4 Wall, 104	Lean-To, 66
Height	14	12	8	12	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	80 x 18 = 1440	46 x 15 = 690	46 x 32 = 1472	30 x 22 = 660	18 x 15 = 270
Cost New	\$ 33,768	\$ 5,547	\$ 30,059	\$ 16,447	\$ 2,592
Phy./Func./Econ. %Good	45/100/100 45.0	45/100/100 45.0	45/100/100 45.0	45/100/100 45.0	90/100/100 90.0
Depreciated Cost	\$ 15,196	\$ 2,496	\$ 13,527	\$ 3,701	\$ 2,333
+ 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	45	45	45	45	90
Est. True Cash Value	\$ 10,637	\$ 1,747	\$ 9,469	\$ 2,590	\$ 1,633
Comments:				DRT FLR NO DOORS	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 26076 / All Cards: 26076					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	05/29/2024	AFF	21-NOT USED/OTHER	2024-01300	OTHER	100.0
SCHUT MARY LOU TRUST	SCHUT MARY LOU TRUST	0	03/10/2024	OTH	07-DEATH CERTIFICATE	2024-00704	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4242 S LACHANCE RD						
Owner's Name/Address	School: MCBAIN RURAL AGR SCHOOL DIST					
SCHUT MARY LOU TRUST C/O SCHUT DUANE TRUSTEE 4346 S LACHANCE RD LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 191,838 TCV/TFA: 115.50					

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
PA 116 1989 SEC 29 T22N RBW (0*2024) BEG 416 FT N OF SE COR OF N 1/2 OF SE 1/4 OF NE 1/4, TH N 204 FT, W 230 FT, S 204 FT, E 230 FT TO POB. 1.0771A. SPLIT ON 05/30/2024 FROM 009-029-003-00;	X			A 200' @ 90/FF	204.00	230.00	0.9951	0.8708	90	100	15,909
Comments/Influences	X			204 Actual Front Feet, 1.08 Total Acres Total Est. Land Value = 15,909							
Split/Comb. on 05/31/2024 completed 05/31/2024 TIM ;	X										
Parent Parcel(s): 009-029-003-00;	X										
Child Parcel(s): 009-029-003-01, 009-290-003-05;	X										

Comments/Influences

Split/Comb. on 05/31/2024 completed 05/31/2024 TIM ;

Parent Parcel(s): 009-029-003-00;

Child Parcel(s): 009-029-003-01, 009-290-003-05;



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	8,000	87,900	95,900			95,900S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 72	Type CCP (1 Story) Brzwy, FW	Year Built: 1962 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: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1329 SF Floor Area = 1661 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas			Class: C -5 Effec. Age: 40 Floor Area: 1,661 Total Base New : 266,613 Total Depr Cost: 159,935 Estimated T.C.V: 175,929		E.C.F. X 1.100		Cls C -5 Blt 1962			
Yr Built 1962	Remodeled 0	Ex	X Ord	Min	Size of Closets Lg X Ord Small			Central Air Wood Furnace									
Condition: Average		Doors		Solid	X	H.C.	(12) Electric 150 Amps Service										
Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few										
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 1329 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										
(2) Windows Many Avg. X Large Avg. Small		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		X			Lump Sum Items:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		X			Notes:										
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		X			Breezeways Frame Wall										
(3) Roof X Gable Hip Flat Gambrel Mansard Shed				X			Totals:										
X	Asphalt Shingle			X			Totals:										
Chimney: Brick				X			Notes: ECF (101 AGRICULTURE) 1.100 => TCV:										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY L	SCHUT DUANE JAY	0	12/05/2011	QC	09-FAMILY	2011-03640	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4346 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/07/2012					
SCHUT DUANE JAY 4346 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 59,937 TCV/TFA: 83.25					

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 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.	X		* Factors *						
			A 200' @ 90/FF	416.00	418.00	0.8327	1.0111	90	100	31,521
Comments/Influences			416 Actual Front Feet, 3.99 Total Acres Total Est. Land Value = 31,521						

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	D/W/P: 4in Ren. Conc.	6.52	280 0	0
			Residential Local Cost Land Improvements			
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value = 950			

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2025	15,800	14,200	30,000			17,637C
2024	9,000	14,400	23,400			17,107C														
2023	9,000	15,700	24,700			16,293C														
2022	7,500	13,000	20,500			15,518C														

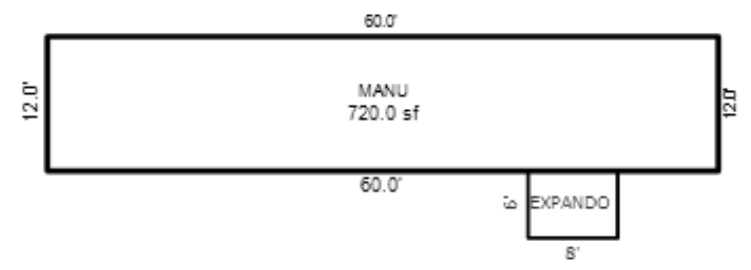
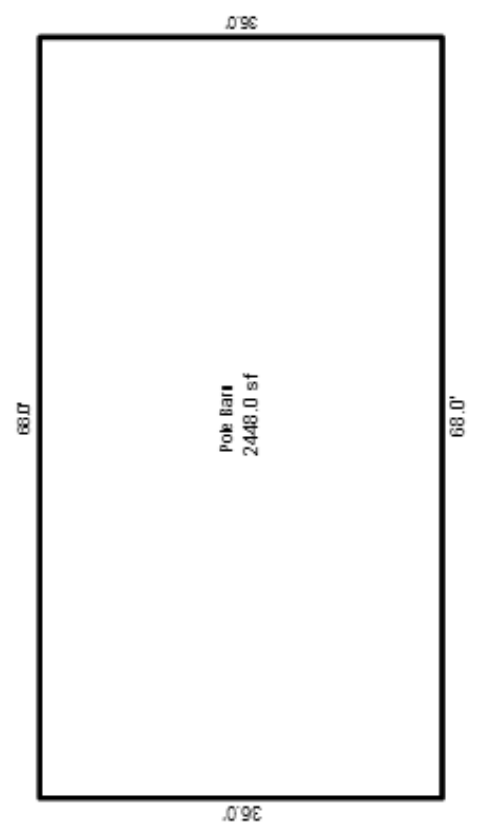


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2448 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																					
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump					Class: Low Effec. Age: 40 Floor Area: Total Base New : 98,096 Total Depr Cost: 34,333 Estimated T.C.V: 27,466				Bsmnt Garage: Carport Area: Roof:																																																																																																					
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration					E.C.F. X 0.800																																																																																																									
Yr Built 1972	Remodeled 0	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:		0 Amps Service																																																																																																														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																																																														
Insulation				X Ex.			Ord.	Min																																																																																																										
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Many Avg. X Few		Large Avg. Small		Many			X	Ave.	Few																																																																																																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																																														
Gable Hip Flat		Gambrel Mansard Shed		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																																																																																																														
Asphalt Shingle Metal		(8) Basement		(14) Water/Sewer																																																																																																														
Chimney: Metal		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																																																																																																														
(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																																																														
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																
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Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																																																
Cost Est. for Res. Bldg: 1 Mobile Home HUD (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 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td>Expando</td> <td></td> <td></td> <td>48</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>38,511</td> <td>13,478</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>144</td> <td>1,531</td> <td>536</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, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,428</td> <td>1,900</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="6">Garages</td> </tr> <tr> <td colspan="4">Class: D Exterior: Pole (Unfinished)</td> <td>2448</td> <td>46,071</td> <td>16,125</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>Totals:</td> <td>98,096</td> <td>34,333</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	720			Expando			48						Total:	38,511	13,478	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			144	1,531	536	Plumbing						Average Fixture(s)			1	737	258	Water/Sewer						1000 Gal Septic			1	4,203	1,471	Water Well, 100 Feet			1	5,428	1,900	Built-Ins						Appliance Allow.			1	1,615	565	Garages						Class: D Exterior: Pole (Unfinished)				2448	46,071	16,125	Base Cost				Totals:	98,096	34,333	Notes:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:		27,466	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	SCHUT COLLIN	170,000	06/15/2018	WD	03-ARM'S LENGTH	2018-01979	PROPERTY TRANSFER	100.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	05-CORRECTING TITLE	2017-03432	DEED	0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	09-FAMILY	2016-01444	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Other	02/05/2019	2019-5459	100%

Owner's Name/Address	MAP #:	2025 Est TCV 175,213 TCV/TFA: 189.62
SCHUT COLLIN 4530 S LACHANCE RD LAKE CITY MI 49651		

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 29 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P45 DESC AS: E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF. 3.6863A.	Dirt Road	381.60	416.00	0.8509	1.0099	90	100		29,510
	Gravel Road	382 Actual Front Feet, 3.64 Total Acres							Total Est. Land Value =	29,510

X	Public Improvements	Description	Rate	Size	% Good	Cash Value
	Water	D/W/P: 4in Concrete	6.87	700	0	0
	Sewer	D/W/P: 4in Concrete	6.87	207	0	0

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

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



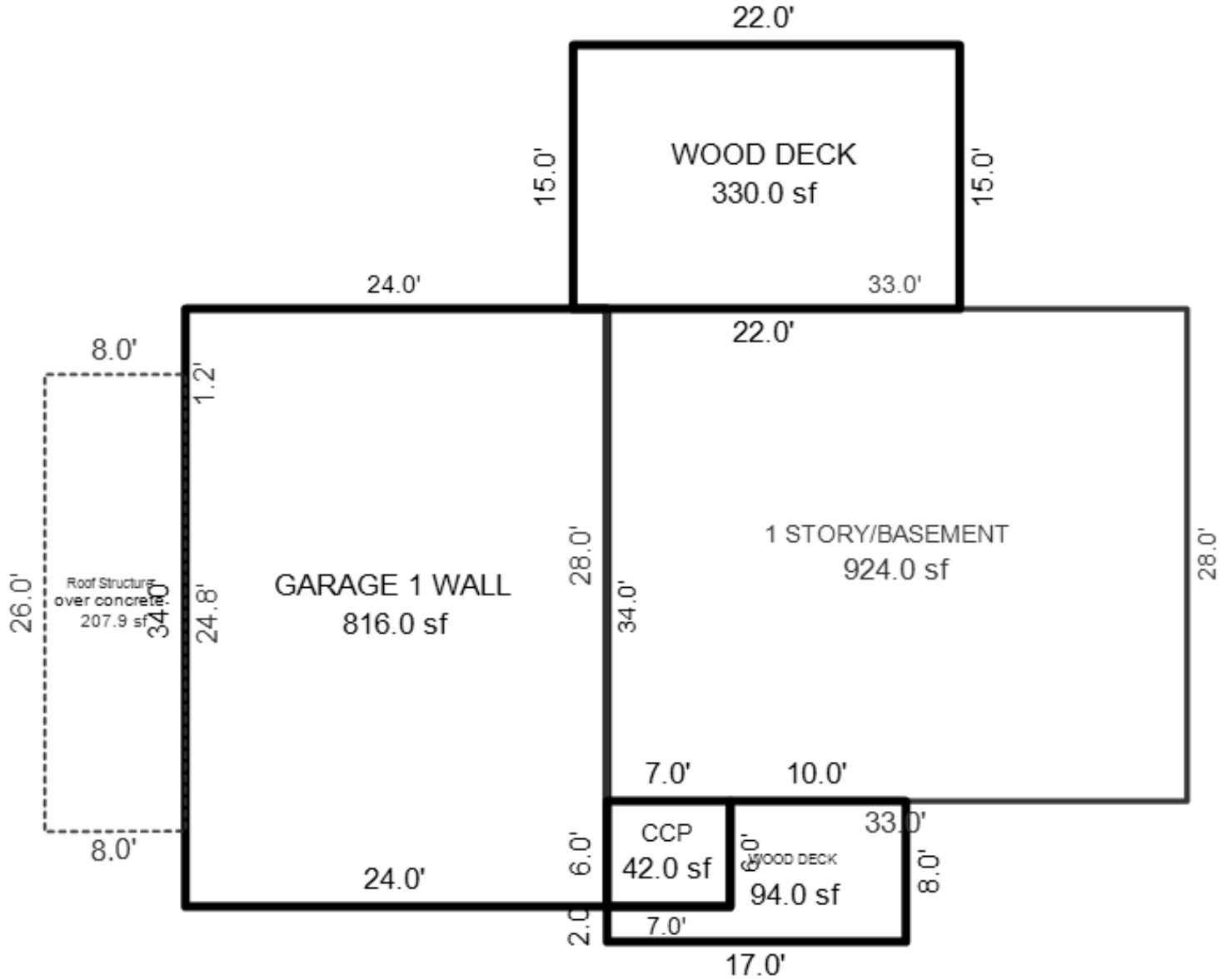
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,800	72,800	87,600			63,207C
2024	9,000	62,700	71,700			61,307C
2023	9,000	60,000	69,000			58,388C
2022	7,500	55,200	62,700			55,608C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 42 330 94 207	Type CCP (1 Story) Treated Wood Treated Wood Roof Cover Onl	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 924 Total Base New : 200,460 Total Depr Cost: 130,298 Estimated T.C.V: 143,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1973					
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size 924		Cost New 143,905		Depr. Cost 93,537		
Condition: Average		Size of Closets		200 Amps Service			No./Qual. of Fixtures			Total:							
Room List		Lg	X Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation									
1 Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		No. of Elec. Outlets			1 Story Siding Basement										
(1) Exterior		Kitchen: Other: Other:		Many			Average Fixture(s)			Other Additions/Adjustments							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Ave.			1 3 Fixture Bath			Plumbing							
Insulation		X Plaster		Few			1 2 Fixture Bath			Average Fixture(s)							
(2) Windows		(7) Excavation		(13) Plumbing			Softener, Auto			2 Fixture Bath							
Many Avg.	X Avg.	Basement: 924 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)			Softener, Manual			Water/Sewer							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1 3 Fixture Bath			Solar Water Heat			1000 Gal Septic							
X	Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 2 Fixture Bath			No Plumbing			Water Well, 50 Feet							
(3) Roof		(9) Basement Finish		1 2 Fixture Bath			Extra Toilet			Porches							
X	Gable Hip Flat	X Asphalt Shingle		1 2 Fixture Bath			Extra Sink			CCP (1 Story)							
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2 Fixture Bath			Separate Shower			Deck							
		(10) Floor Support		1 2 Fixture Bath			Ceramic Tile Floor			Treated Wood							
		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath			Ceramic Tile Wains			Treated Wood							
				1 2 Fixture Bath			Ceramic Tub Alcove			w/Roof (Roof portion)							
				1 2 Fixture Bath			Vent Fan			Garages							
				1 2 Fixture Bath			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
				1 2 Fixture Bath						Base Cost							
				1 2 Fixture Bath						Common Wall: 1 Wall							
				1 2 Fixture Bath						Door Opener							
				1 2 Fixture Bath						Built-Ins							
				1 2 Fixture Bath						Appliance Allow.							
				1 2 Fixture Bath						Totals:							
				1 2 Fixture Bath						Notes:							
				1 2 Fixture Bath						ECF (4012 RURAL METES & BOUNDS) 1.100 => TC							
				1 2 Fixture Bath						V: 143,328							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 04/29/2022 Qual. Ag.								
Owner's Name/Address		MAP #:		2025 Est TCV 110,205 TCV/TFA: 0.00								
SCHUT DUANE 4346 S LACHANCE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Tax Description		Public Improvements		* Factors *								
. SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 EXC E 416 FT THOF. 13.697A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		AGRICULTRU 8 - 17 Acres		7.70	Acres	3200	100			24,630
		Paved Road		AGRICULTRU SURPLUS 2300/		6.00	Acres	2300	100			13,800
		Storm Sewer		13.70 Total Acres		Total Est. Land Value =						38,430
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Ad-Hoc Unit-In-Place Items								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		/CI16/YARI/FARAR/BARWOSPTSL		3.10	2000	100	6,200			
		Curb		Total Estimated Land Improvements True Cash Value =					6,200			
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	19,200	35,900	55,100			30,174C	
		TPC 04/30/2021 INSPECTED			2024	23,400	40,200	63,600			29,267C	
		TPC 12/27/2017 INSPECTED			2023	19,200	39,600	58,800			27,874C	
					2022	13,700	1,200	14,900			5,952C	

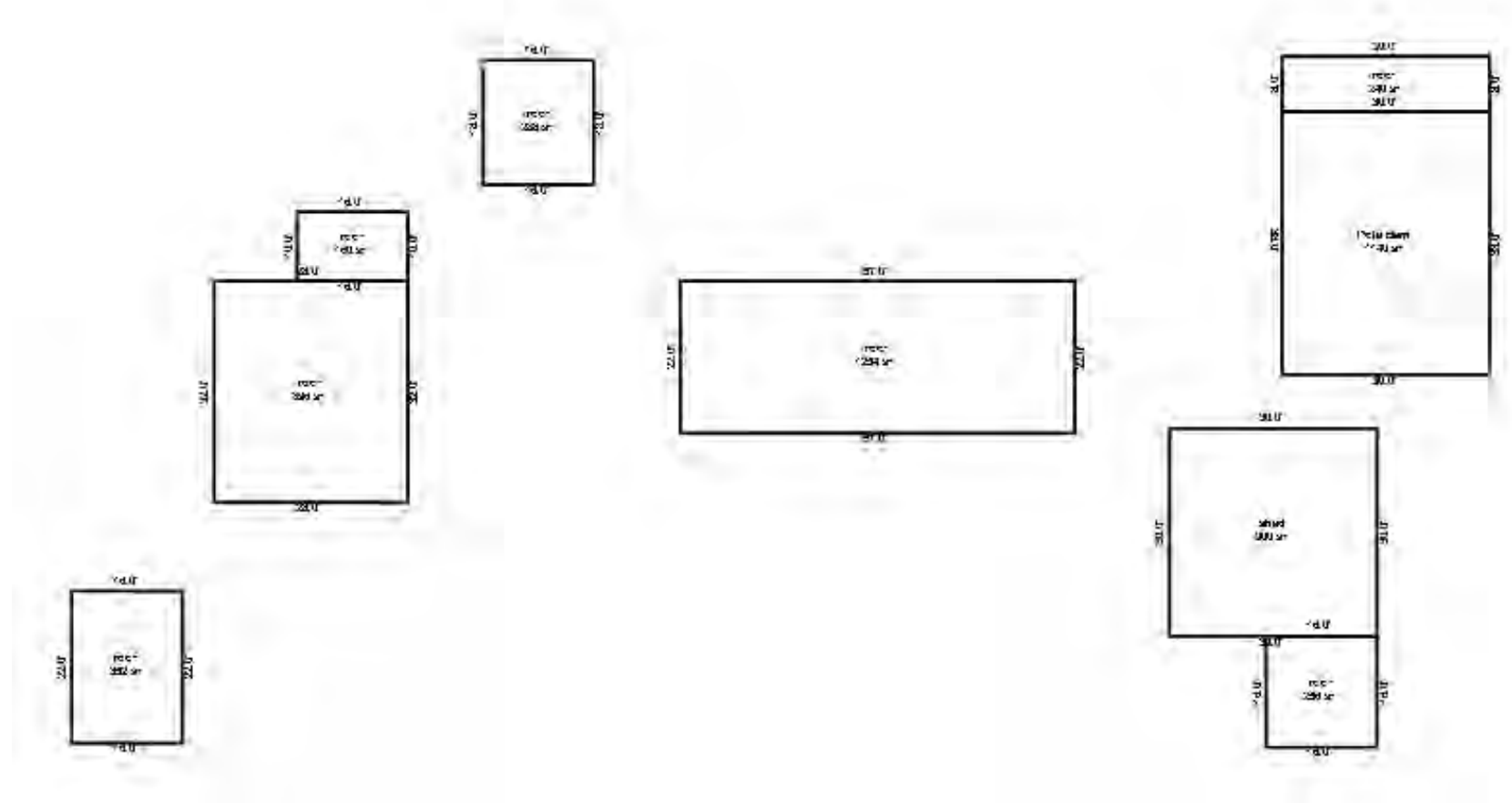


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 240	Type Roof Cover Onl	Year Built: 2016 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1140 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior			(12) Electric		Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692
Wood Frame		Drywall Paneled	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
Yr Built 2016	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:					
Condition: Average		Size of Closets		No Heating/Cooling			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
Room List		Doors	Solid	H.C.	(5) Floors			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:					
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
Wood/Shingle Aluminum/Vinyl Brick		Ex.	Ord.	Min	(7) Excavation			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:					
Insulation		Many		Ave.	Few	(8) Basement			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:				
(2) Windows		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(9) Basement Finish			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
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			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(11) Water/Sewer			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						
Chimney:		Chimney:		Lump Sum Items:			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 26,376 Total Depr Cost: 24,265 Estimated T.C.V: 26,692		Bsmnt Garage: Carport Area: Roof:						

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



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Building Type	Loafing Sheds	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose
Year Built	2012	2012	2000	2000	2012
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	C
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	No-Wall, 193	No-Wall, 120	No-Wall, 120	No-Wall, 68	No-Wall, 76
Height	10	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	57 x 220 = 12540	30 x 30 = 900	32 x 28 = 896	18 x 16 = 288	22 x 16 = 352
Cost New	\$ 31,475	\$ 15,318	\$ 15,268	\$ 6,106	\$ 6,244
Phy./Func./Econ. %Good	80/100/100 80.0	80/100/100 80.0	60/100/100 60.0	60/100/100 60.0	60/100/100 60.0
Depreciated Cost	\$ 25,180	\$ 12,254	\$ 9,161	\$ 3,664	\$ 3,746
+ Unit-In-Place Items	\$ 0	\$ 948	\$ 593	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->		/A22/UOACL, 256 X 2.59 X 100 = 948	/A22/UOACL, 160 X 2.59 X 100 = 593		
E.C.F.	X 0.700	X 0.700	X 0.700	X 0.700	X 0.700
% Good	80	80	60	60	60
Est. True Cash Value	\$ 17,626	\$ 9,242	\$ 6,828	\$ 2,565	\$ 2,622
Comments:	DOES NOT APPEAR ON 6/201	SOUTH, WHITE ROOF ADJ NE	WEST END OF TURN AROUND	END OF TURN AROUND EAST S	SW PARCEL BOUNDARY
Total Estimated True Cash Value of Agricultural Improvements / This Card: 38883 / All Cards: 38883					

*** 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 ERVIN L JR & CURTI	PHELPS ROGER L & JEANETTE	23,305	05/26/2017	WD	16-LC PAYOFF	2017-01757	PROPERTY TRANSFER	0.0						
CURTIS SCHOENMAKER JANET	CURTIS ERVIN L JR	24,000	11/02/2011	WD	16-LC PAYOFF	2011-03381	PROPERTY TRANSFER	0.0						
CURTIS ERVIN L JR & KAREN	PHELPS ROGER L & JEANETTE	23,305	07/01/2011	LC	16-LC PAYOFF	2011-03299 LC	PROPERTY TRANSFER	100.0						
SCHOENMAKER JANET R (CURT	CURTIS ERVIN L JR	24,000	05/15/2006	LC	09-FAMILY	06-0/2961	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
4448 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Addition		05/08/1984		1984-3221	100%					
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 137,437 TCV/TFA: 90.42								
PHELPS JEANETTE D 4448 S LACHANCE RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.		X Dirt Road		A 200' @ 90/FF 208.00 416.00 0.9902 1.0099 90 100 18,720		208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 18,720								
Comments/Influences		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value								
		X Storm Sewer		Wood Frame 22.78 168 50 1,913		Total Estimated Land Improvements True Cash Value = 1,913								
		X Sidewalk												
		X Water												
		X 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												
		Who		When		What		2025	9,400	59,300	68,700			27,026C
		TPC 04/30/2021		INSPECTED				2024	9,400	51,000	60,400		60,400R	26,214C
		TPC 12/27/2017		INSPECTED				2023	7,300	44,400	51,700		51,700R	24,966C
		TPC 05/31/2016		INSPECTED				2022	5,200	40,800	46,000		46,000R	23,778C

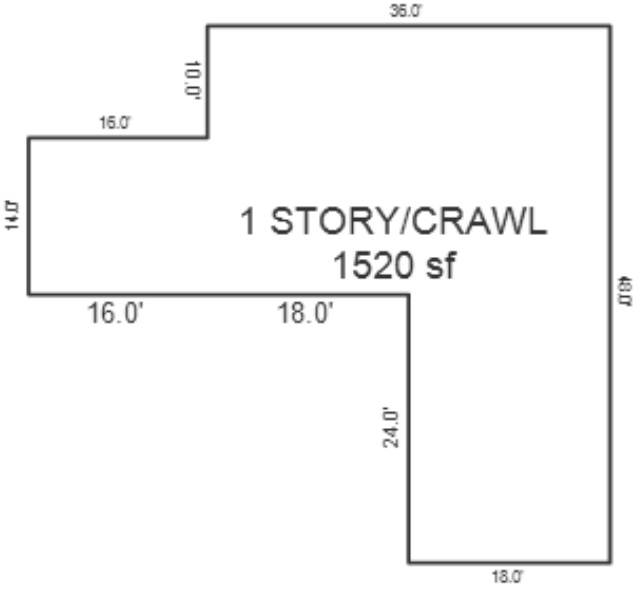
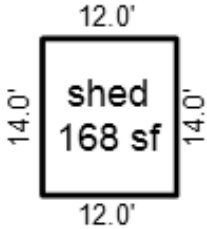


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,520 Total Base New : 176,975 Total Depr Cost: 106,185 Estimated T.C.V: 116,804			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall	X	Plaster										
Yr Built 1952		Remodeled 0		Ex	Ord	X	Min								
Condition: Average		Size of Closets		Lg	Ord	X	Small								
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1520 SF Floor Area = 1520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1952			
(1) Exterior		(6) Ceilings		100 Amps Service			Building Areas			Size		Cost New	Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No./Qual. of Fixtures			Stories Exterior Foundation			1,520		166,824	100,094		
	Insulation	(8) Basement		Ex.	Ord.	X	Min	1 Story Siding Crawl Space			Total:				
(2) Windows		(9) Basement Finish		No. of Elec. Outlets			Other Additions/Adjustments			Average Fixture(s)		1	1,212	727	
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few			Plumbing			Water/Sewer		1	4,485	2,691	
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1520 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			Solar Water Heat		1	2,548	1,529	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water Well, 50 Feet		1	1,906	1,144	
(3) Roof		(15) Fireplaces		1			Built-Ins			Appliance Allow.		1	1,906	1,144	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Notes:			Totals:		176,975	106,185		
X	Asphalt Shingle	(10) Floor Support		1			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:						116,804		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
				Lump Sum Items:											

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



6/2023 shed demo encroachment

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	SCHUT COLLIN	170,000	06/15/2018	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	05-CORRECTING TITLE	2017-03432	DEED	0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	05-CORRECTING TITLE	2017-03432	DEED	0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	09-FAMILY	2016-01444	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	01/04/2011	2011-0002	100%
	P.R.E. 100% 07/02/2018					

Owner's Name/Address	MAP #:
SCHUT COLLIN 4530 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 49,467 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	106.00	332.86	1.1720	0.9551	90	100	10,679
			106 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =							10,679

Tax Description
 . SEC 29 T22N R8W S66 FT OF THE E 416 FT OF SE 1/4 OF NE 1/4 & N 40 FT OF E 200 FT OF N 1/2 OF SE 1/4 .814A.

Comments/Influences
 347 SQ FT FV CABIN

- X 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



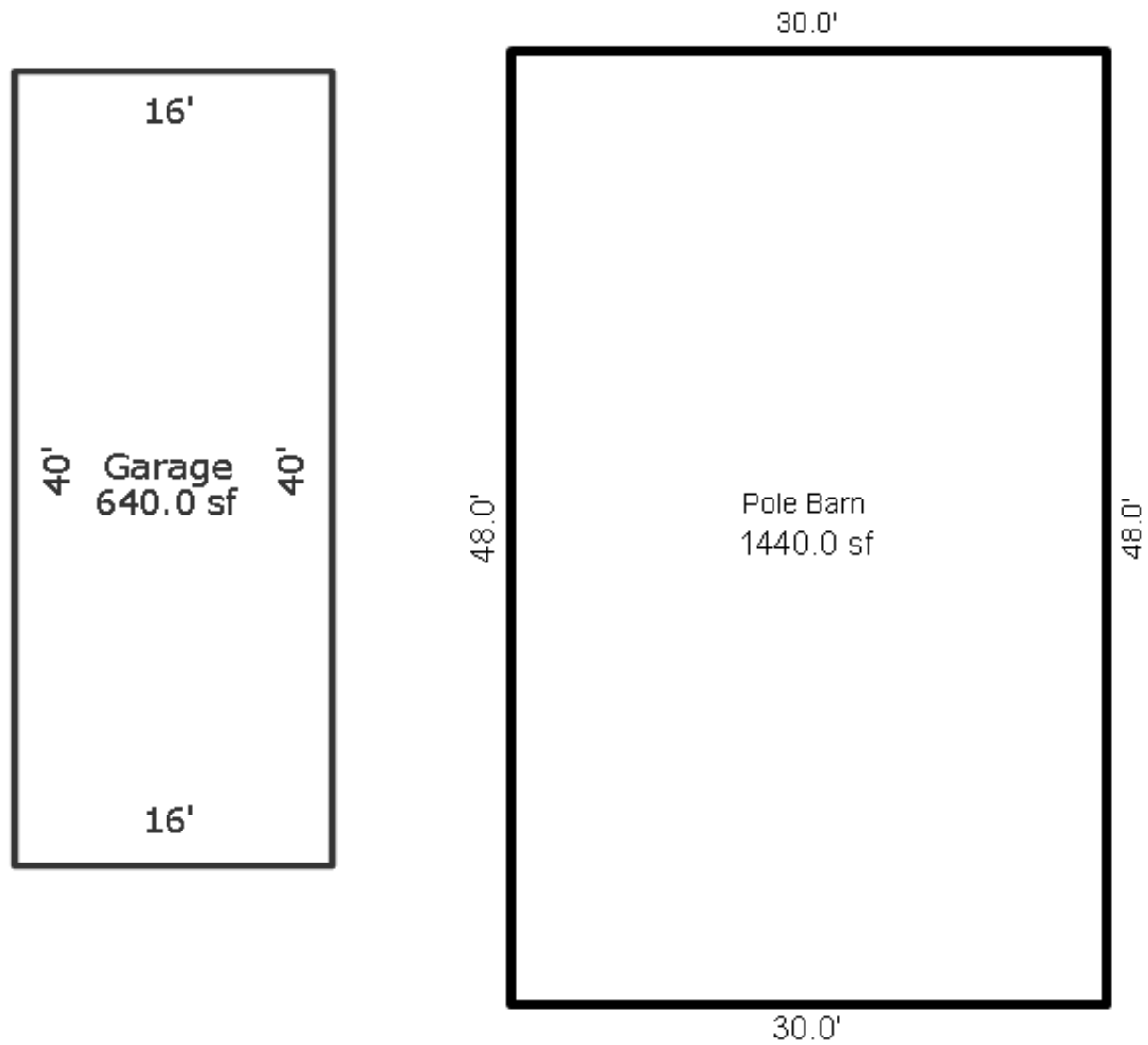
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 Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	5,300	19,400	24,700			21,957C
TPC	12/27/2017	INSPECTED	2024	5,000	19,900	24,900			21,297C
TPC	05/02/2016	INSPECTED	2023	4,000	19,300	23,300			20,283C
TPC	06/21/2011	INSPECTED	2022	3,500	17,700	21,200			19,318C

*** 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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
Yr Built 1993 201	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:			0	Amps Service									
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family GRG		Cls	CD	Blt	1993
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.					
(2) Windows		(7) Excavation			(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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(3) Roof		(9) Basement Finish			(10) Floor Support										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Lump Sum Items:							
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
	Chimney: Brick														
Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 956 621 Base Cost 1440 45,461 29,550 Class: D Exterior: Pole (Unfinished) Base Cost 640 13,696 6,848 * No Concrete Floor 640 -3,514 -1,757 Totals: 56,599 35,262															
Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY: 38,788															

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



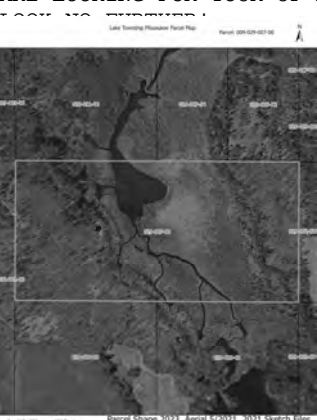
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CADILLAC REAL ESTATE & DE	MALOTT SCOTT W & COURTNEY	320,000	09/03/2021	WD	03-ARM'S LENGTH	2021-03019	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
X SEELEY RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MALOTT SCOTT W & COURTNEY D 6118 BUXTON DR WEST BLOOMFIELD MI 48322	2025 Est TCV 290,302 TCV/TFA: 403.20					

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 29 T22N R8W N 1/2 OF NW 1/4. 80 A.				Residentia PARTOF>80@\$3700	50.00 Acres	3700	100	185,000
Comments/Influences				Residentia INFERIOR@\$1400	30.00 Acres	1400	100	42,000
				80.00 Total Acres Total Est. Land Value =				227,000

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
120 ACRES OF BEAUTIFUL UP NORTH MICHIGAN! THE PERFECT HUNTING CAMP! ABUNDANT IN WILDLIFE AND BEAUTIFUL VIEWS! THIS PROPERTY HAS A RUSTIC CABIN ON THE PROPERTY POWERED BY A GENERATOR. ENJOY YOUR SUMMER EVENINGS ON THE LARGE FRONT DECK! THIS PIECE OF LAND IS FILLED WITH HARDWOOD TREES, PINE TREES SCATTERED THROUGHOUT, AND A PRIVATE LAKE! IF YOU ARE LOOKING FOR YOUR UP NORTH GET-AWAY LOOK NO FURTHER!		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Electric	26.49	12 50	159	
		Gas	26.49	24 50	318	
		Total Estimated Land Improvements True Cash Value =				477

Comments/Influences	X	Topography of Site			
		Level	Rolling	Low	High
120 ACRES OF BEAUTIFUL UP NORTH MICHIGAN! THE PERFECT HUNTING CAMP! ABUNDANT IN WILDLIFE AND BEAUTIFUL VIEWS! THIS PROPERTY HAS A RUSTIC CABIN ON THE PROPERTY POWERED BY A GENERATOR. ENJOY YOUR SUMMER EVENINGS ON THE LARGE FRONT DECK! THIS PIECE OF LAND IS FILLED WITH HARDWOOD TREES, PINE TREES SCATTERED THROUGHOUT, AND A PRIVATE LAKE! IF YOU ARE LOOKING FOR YOUR UP NORTH GET-AWAY LOOK NO FURTHER!		Level			
		Rolling			
		Low			
		High			
		Landscaped			
		Swamp			
		Wooded			
		Pond			
		Waterfront			
		Ravine			

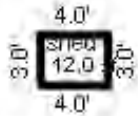
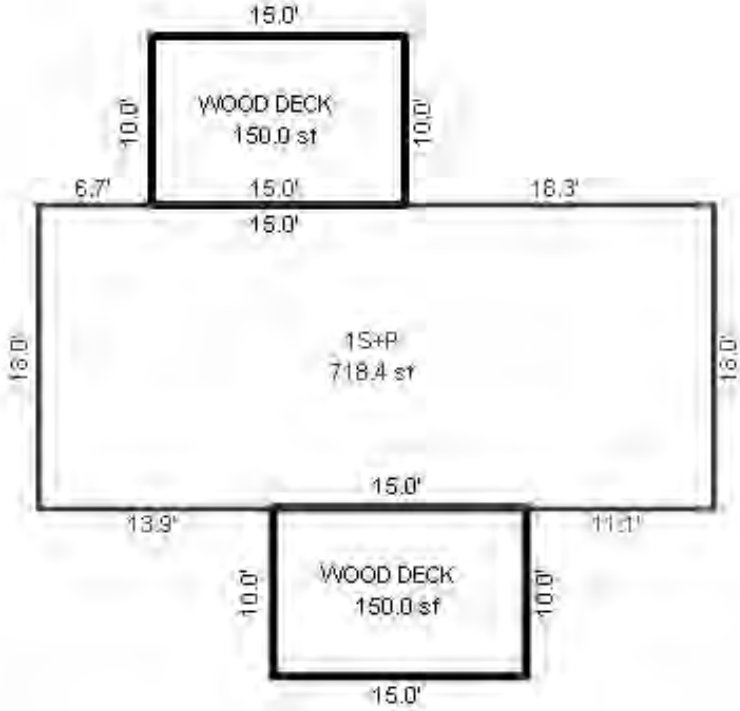


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	113,500	31,700	145,200			119,237C
		TPC 04/30/2021 INSPECTED	2024	91,000	27,200	118,200			115,652C
		TPC 05/29/2019 INSPECTED	2023	96,000	27,000	123,000			110,145C
		TPC 12/27/2017 INSPECTED	2022	80,000	24,900	104,900			104,900S

*** Information herein deemed reliable 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		150 Treated Wood				Car Capacity:	
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		150 Treated Wood		Class:			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Two Sided				Exterior:			
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Exterior 1 Story				Brick Ven.:			
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Exterior 2 Story				Stone Ven.:			
	Building Style:	Paneled		Elec. Ceil. Radiant			Hot Tub	Prefab 1 Story				Common Wall:			
	1S	Plaster		Radiant (in-floor)			Unvented Hood	Prefab 2 Story				Foundation:			
	Yr Built	Trim & Decoration		Electric Wall Heat			Vented Hood	Heat Circulator				Finished ?:			
	0	Ex	Ord	Space Heater			Intercom	Raised Hearth				Auto. Doors:			
	Remodeled	Size of Closets		Wall/Floor Furnace			Jacuzzi Tub	1 Wood Stove				Mech. Doors:			
	0	Lg	Ord	Forced Heat & Cool			Jacuzzi repl.Tub	Direct-Vented Ga				Area:			
	Condition: Average	Small		Heat Pump			Oven	Class: D				% Good:			
	Room List	Doors	Solid	X No Heating/Cooling			Microwave	Effec. Age: 35				Storage Area:			
	Basement	(5) Floors		Central Air			Standard Range	Floor Area: 720		E.C.F.		No Conc. Floor:			
	1st Floor	Kitchen:		Wood Furnace			Self Clean Range	Total Base New : 87,869		X 1.100		Bsmnt Garage:			
	2nd Floor	Other:		(12) Electric			Sauna	Total Depr Cost: 57,114				Carport Area:			
	Bedrooms	Other:		0 Amps Service			Trash Compactor	Estimated T.C.V: 62,825				Roof:			
	(1) Exterior	No./Qual. of Fixtures		No. of Elec. Outlets			Central Vacuum	Cost Est. for Res. Bldg: 1 Single Family 1S				Cls D Blt 0			
	Wood/Shingle	Ex. Ord. Min		Many Ave. Few			Security System	(11) Heating System: No Heating/Cooling							
	Aluminum/Vinyl	(6) Ceilings		(13) Plumbing			Ground Area = 720 SF Floor Area = 720 SF.								
	Brick			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
	Insulation	(7) Excavation		1			Building Areas								
	(2) Windows	Basement: 0 S.F.		3 Fixture Bath			Stories Exterior Foundation								
	Many Avg. Few	Crawl: 0 S.F.		2 Fixture Bath			Size								
	Large Avg. Small	Slab: 0 S.F.		Softener, Auto			Cost New								
	Wood Sash	Height to Joists: 0.0		Softener, Manual			Depr. Cost								
	Metal Sash	(8) Basement		Solar Water Heat			Total:								
	Vinyl Sash	Conc. Block		No Plumbing			720								
	Double Hung	Poured Conc.		Extra Toilet			Other Additions/Adjustments								
	Horiz. Slide	Stone		Extra Sink			Water/Sewer								
	Casement	Treated Wood		Separate Shower			1000 Gal Septic								
	Double Glass	Concrete Floor		Ceramic Tile Floor			Water Well, 50 Feet								
	Patio Doors	(9) Basement Finish		Ceramic Tile Wains			Deck								
	Storms & Screens			Ceramic Tub Alcove			Treated Wood								
	(3) Roof			Vent Fan			Treated Wood								
	Gable			(14) Water/Sewer			Fireplaces								
	Hip			Public Water			Wood Stove								
	Flat			Public Sewer			Local Cost Items								
	Asphalt Shingle			Water Well			GENERATOR								
	Chimney:			1000 Gal Septic			1								
				2000 Gal Septic			Totals:								
				Lump Sum Items:			87,869								
							1								
							1								
							87,869								
							57,114								
							62,825								
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:								
							62,825								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CADILLAC REAL ESTATE & DE	MALOTT SCOTT W & COURTNEY	320,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03019	DEED	100.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 0%
 MAP #:

Owner's Name/Address: MALOTT SCOTT W & COURTNEY D
 6118 BUXTON DR
 WEST BLOOMFIELD MI 48322
 2025 Est TCV 148,981

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

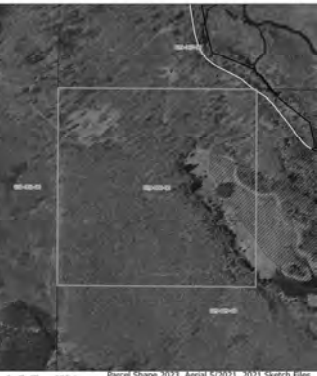
Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 Residentia PARTOF>80@\$3700 40.00 Acres 3700 100 148,000
 40.00 Total Acres Total Est. Land Value = 148,000

Tax Description: . SEC 29 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Comments/Influences: Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 30.66 24 50 368
 Wood Frame 30.66 40 50 613
 Total Estimated Land Improvements True Cash Value = 981

Topography of Site

Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2025	74,000	500	74,500			45,921C
Low							
High							
Landscaped							
X 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
TPC	04/30/2021	INSPECTED	2024	56,000	500	56,500			44,541C
TPC	05/27/2019	INSPECTED	2023	48,000	500	48,500			42,420C
TPC	12/27/2017	INSPECTED	2022	40,000	400	40,400			40,400S

*** 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

X SEELEY RD School: MCBAIN RURAL AGR SCHOOL DIST P.R.E. 0%

Owner's Name/Address MAP #: 2025 Est TCV 0

STATE OF MICHIGAN Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		Residentia 121 - 300@	3700	200.00	Acres	3700	100			740,000
200.00 Total Acres Total Est. Land Value = 740,000											

Taxpayer's Name/Address X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

STATE Topography of Site

Tax Description X Level Rolling Low High Landscaped

Comments/Influences X Swamp X Wooded X Pond Waterfront Ravine X Wetland Flood Plain

. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.

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

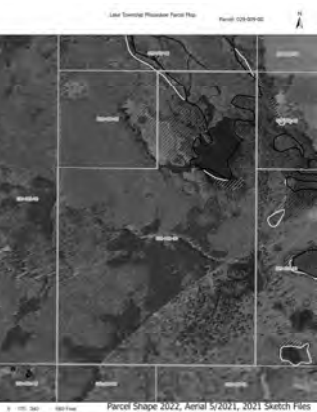
Who When What 2025 EXEMPT EXEMPT EXEMPT EXEMPT EXEMPT

TPC 04/30/2021 INSPECTED 2024 EXEMPT EXEMPT EXEMPT EXEMPT

TPC 12/27/2017 INSPECTED 2023 0 0 0 0

TPC 03/14/2016 INSPECTED 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.
LAGALO JENNIE	LAGALO JENNIE	0	08/06/2020	QC	09-FAMILY	2020-02293	PROPERTY TRANSFER	0.0
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	08/06/2020	QC	09-FAMILY	2020-02292	PROPERTY TRANSFER	50.0
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	0	07/02/2020	QC	09-FAMILY	2020-01963	DEED	100.0
OVERSTREET STEVEN E	HOLDSHIP MARK R & ANGIE E	200,000	06/12/2020	WD	03-ARM'S LENGTH	2020-01638	PROPERTY TRANSFER	100.0

Property Address: 4520 S LACHANCE RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 08/06/2020

Owner's Name/Address: LAGALO JENNIE
 5160 S LACHANCE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 415,627 TCV/TFA: 519.53

Tax Description: . SEC 29 T22N R8W N 1/2 OF SE 1/4 & SW 1/4 OF SE 1/4 EXC N40 FT OF E 200 FT OF N 1/2 OF SE 1/4. 119.8163 A.

Comments/Influences

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

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

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

Residentia 66 - 120 \$3700 78.82 Acres 3700 100 291,619

Residentia INFERIOR@\$1400 40.00 Acres 1400 100 LTD ACCESS @ LACHANCE 56

Residentia ROAD @ ZERO 1.00 Acres 0 100 0

119.82 Total Acres Total Est. Land Value = 347,619

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Wood Frame 20.57 160 50 1,645

Total Estimated Land Improvements True Cash Value = 1,645

Topography of Site

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 173,800 34,000 207,800 128,330C

2024 110,300 29,300 139,600 124,472C

2023 102,600 28,300 130,900 118,545C

2022 86,800 26,100 112,900 112,900S

Who When What

TPC 04/30/2021 INSPECTED

TPC 03/10/2020 INSPECTED

TPC 12/27/2017 INSPECTED

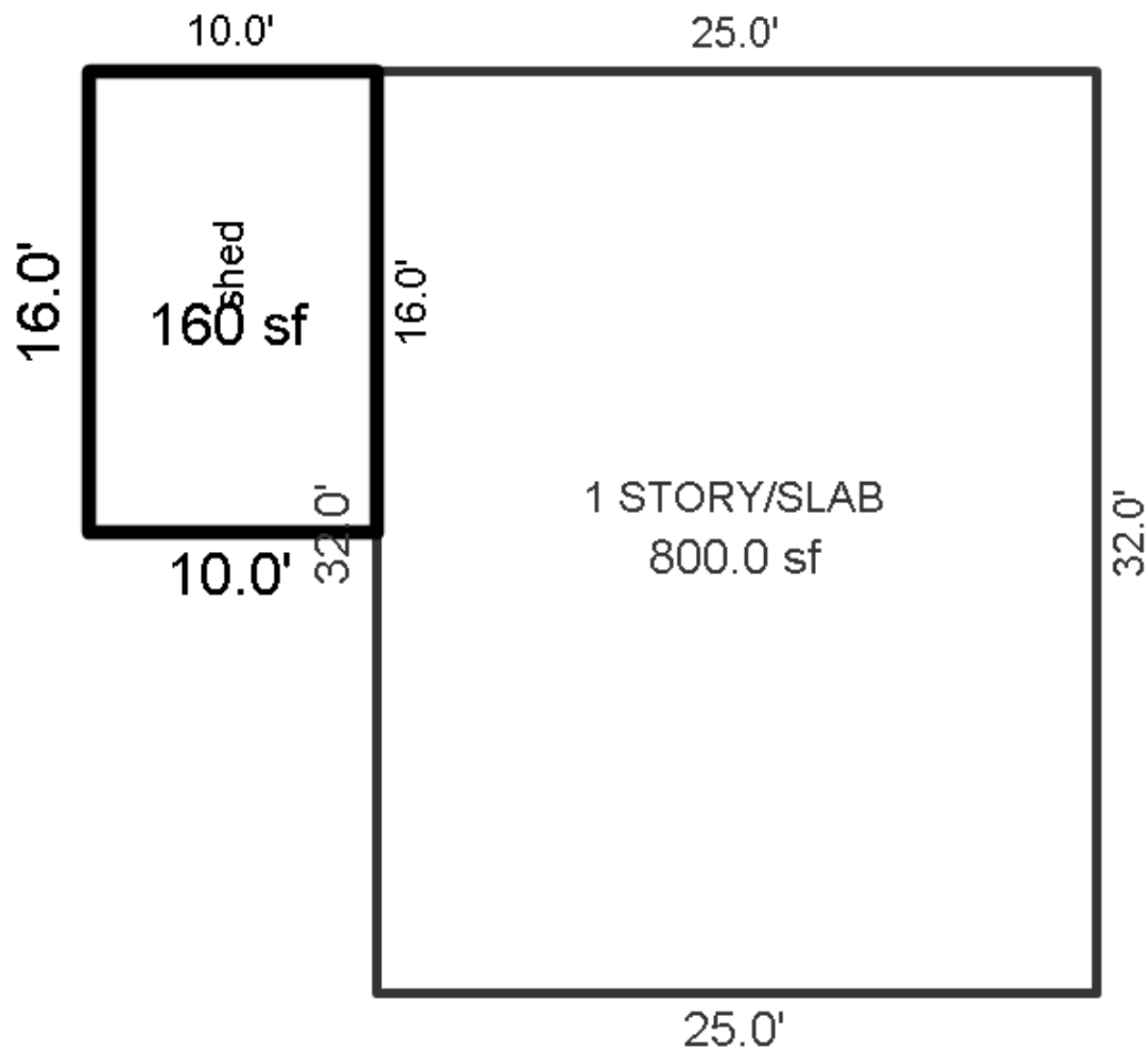
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:															
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																								
Yr Built 1971		Remodeled 0	Trim & Decoration		No. of Elec. Outlets																								
Condition: Average		Ex	Ord	X	Min																								
Room List		Doors	Solid	X	H.C.																								
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric																									
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																									
X		(6) Ceilings		No./Qual. of Fixtures																									
Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.		Ord.	X	Min																					
(2) Windows		(7) Excavation		Many		Ave.	X	Few																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		13) Plumbing																							
(3) Roof		(9) Basement Finish		14) Water/Sewer																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>86,362</td> <td>51,817</td> </tr> </tbody> </table> 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 Built-Ins Appliance Allow. 1 1,615 969 Fireplaces Exterior 1 Story 1 4,898 2,939 Totals: 100,550 60,330										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	800			Total:				86,362	51,817	Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 66,363	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																								
1 Story	Siding	Slab	800																										
Total:				86,362	51,817																								

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



*** 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 LOUIS	SUTTON LOUIS	0	11/06/2024	WD	15-LADY BIRD	2024-03059	PROPERTY TRANSFER	0.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 04/21/2003

Owner's Name/Address: SUTTON LOUIS
 5010 S LACHANCE RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 24,078

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	198.00	1320.00	1.0025	1.3478	90	100	24,078
198 Actual Front Feet, 6.00 Total Acres Total Est. Land Value = 24,078										

Tax Description: . SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.
 Comments/Influences:

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

Topography of Site

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

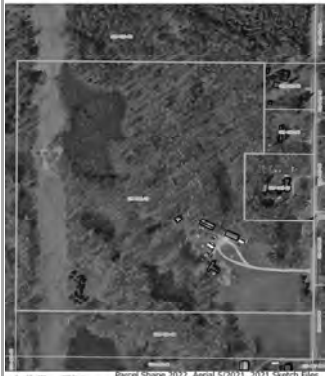


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	12,000	0	12,000			6,560C
		TPC 04/30/2021 INSPECTED	2024	12,000	0	12,000			6,363C
		TPC 12/27/2017 INSPECTED	2023	9,400	0	9,400			6,060C
			2022	8,400	0	8,400			5,772C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BRAINERD RICKY R	BRAINERD RICKY R & DELLA	0	10/21/2004	QC	21-NOT USED/OTHER	04-0/4385	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
4900 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		09/28/2006		20060325	Complete				
Owner's Name/Address		P.R.E. 100% 07/22/1994		MAP #:		2025 Est TCV 242,172 TCV/TFA: 182.91							
BRAINERD RICKY R & DELLA L 4900 S LACHANCE RD LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *									
. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198 FT THOF. 29.8302A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	Residentia 18		-29	@\$3700	29.83	Acres	3700	100		110,371
14X65 FV MH, W/10X65 SBA VERY LITTLE VALUE.		X	Paved Road	Land Improvement Cost Estimates				29.83		Total Acres		Total Est. Land Value =	110,371
		X	Storm Sewer	Description		Rate	Size	% Good	Cash Value				
		X	Sidewalk	Wood Frame		17.65	1340	25	5,913				
		X	Water	Total Estimated Land Improvements True Cash Value =				5,913					
		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										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		TPC 04/30/2021 INSPECTED	2025		2025	55,200	65,900	121,100			54,485C		
		TPC 12/27/2017 INSPECTED	2024		2024	44,700	57,000	101,700			52,847C		
			2023		2023	38,800	55,100	93,900			50,331C		
			2022		2022	29,800	57,600	87,400			47,935C		

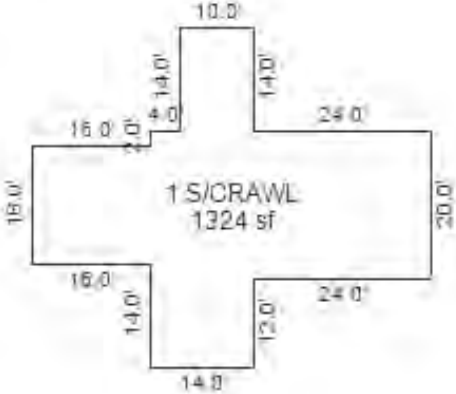
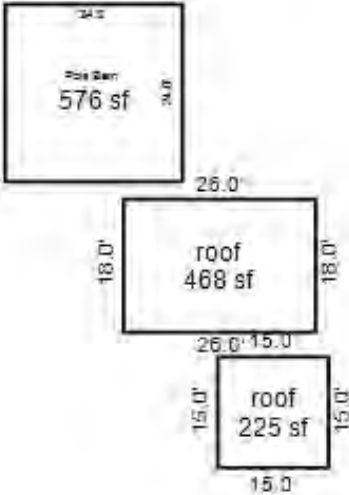


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 225 468	Type Roof Cover Onl Roof Cover Onl	Year Built: 2006 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: 1440 % 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: 45 Floor Area: 1,324 Total Base New : 208,082 Total Depr Cost: 114,444 Estimated T.C.V: 125,888			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 = 1324 SF Floor Area = 1324 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1972			
Yr Built 1972	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas			Size 1,324		Cost New 135,105		Depr. Cost 74,307		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation			Total:					
Room List		Doors	Solid	X	H.C.	100 Amps Service			1 Story Siding Crawl Space									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) Average Fixture(s) Water/Sewer Solar Water Heat Water Well, 50 Feet								
(2) Windows		(8) Basement		Lump Sum Items:			Deck			Garages								
	Many Avg. X Few X Small	Basement: 0 S.F. Crawl: 1324 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			w/Roof (Roof portion) w/Roof (Roof portion)			Class: D Exterior: Pole (Unfinished) Base Cost No Concrete Floor Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost								
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)			Notes:			Built-Ins Appliance Allow.								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			Totals:								
X	Gable Hip Flat	Gambrel Mansard Shed									208,082			114,444		125,888		
X	Asphalt Shingle																	
Chimney: Metal																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANILOWICZ JAMES & DEBORA	DANILOWICZ JAMES & DEBORA	0	04/11/2023	QC	09-FAMILY	2023-01356	PROPERTY TRANSFER	0.0
BINGHAM ARTHUR D & CHERYL	DANILOWICZ JAMES & DEBORA	115,000	10/19/2022	WD	03-ARM'S LENGTH	2022-03309	PROPERTY TRANSFER	100.0

Property Address: 4774 S LACHANCE RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 0%
 MAP #:

Owner's Name/Address: DANILOWICZ JAMES & DEBORAH
 4774 S LACHANCE RD
 LAKE CITY MI 49651
 2025 Est TCV 127,006 TCV/TFA: 114.73

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	202.75	224.00	0.9966	0.8651	90	100	15,731	
203 Actual Front Feet, 1.04 Total Acres						Total Est. Land Value =	15,731	

Tax Description		Land Improvement Cost Estimates						
Description	Rate	Size	% Good			Cash Value		
SEC 29 T22N R8W N1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426 A. SPLIT PART ON 7/2022 TO 009-029-012-50 FORMERLY . SEC 29 T22N R8W E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 2.0852 A.	21.39	225	50			2,406		
Comments/Influences	21.25	240	50			2,550		
Total Estimated Land Improvements True Cash Value =						4,956		

Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ;
 Parent Parcel(s): 009-029-012-00;
 Child Parcel(s): 009-029-012-50;

Topography of Site

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

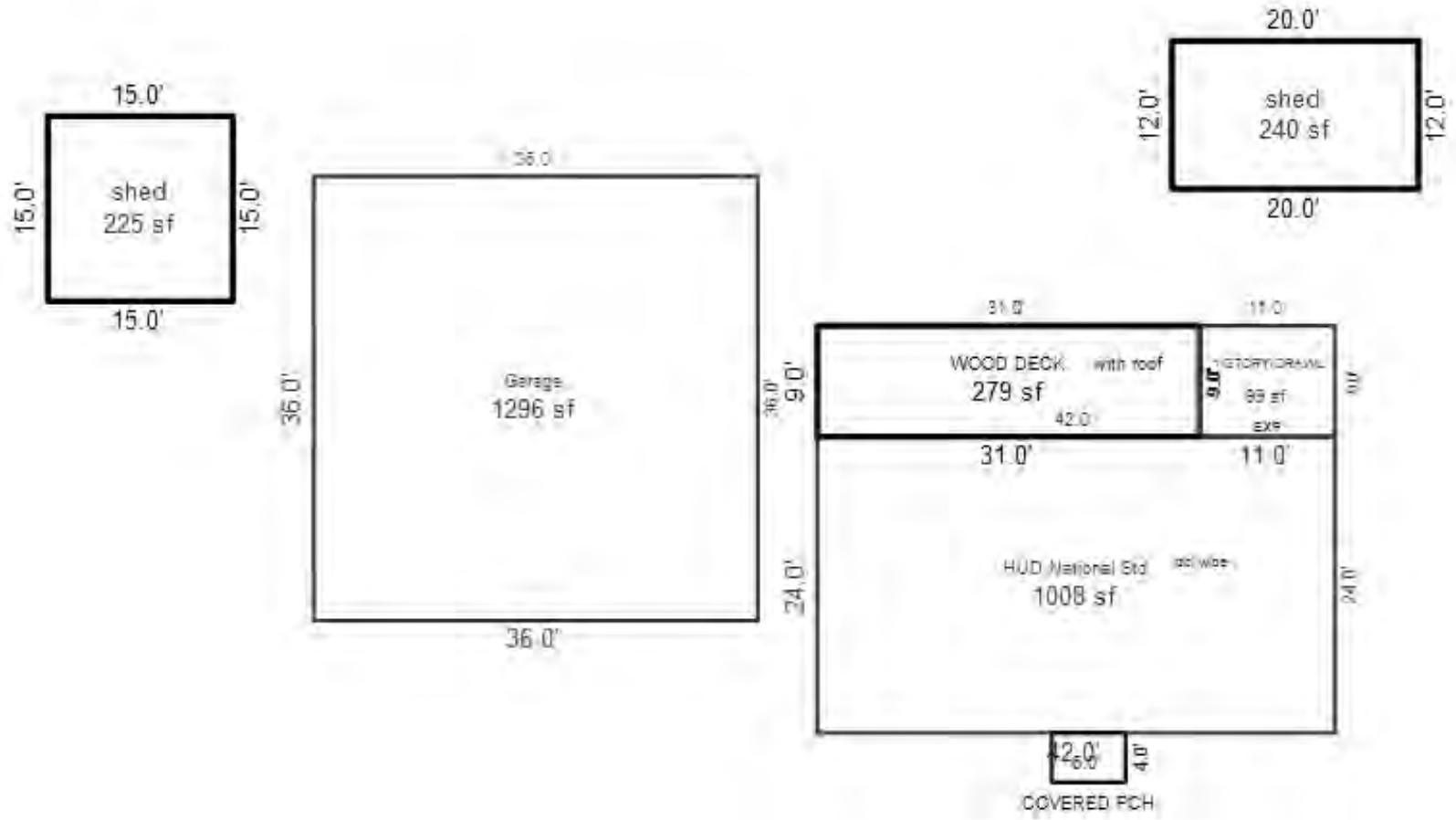


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,900	55,600	63,500			56,617C
2024	7,900	53,000	60,900			54,915C
2023	6,100	46,200	52,300			52,300S
2022	10,100	46,900	57,000			38,204C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 279	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1296 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,107 Total Base New : 177,199 Total Depr Cost: 132,899 Estimated T.C.V: 106,319		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 (11) Heating System: Forced Air w/ Ducts Ground Area = 1107 SF Floor Area = 1107 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls CD		Blt 1995	
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments					
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Plumbing					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			Water/Sewer					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many			2 Fixture Bath Softener, Auto 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)					
(2) Windows		(8) Basement		X			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			Average Fixture(s)					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 99 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well Water Well, 100 Feet			Average Fixture(s)					
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			1000 Gal Septic Water Well Water Well, 100 Feet			Average Fixture(s)					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic Water Well Water Well, 100 Feet			Average Fixture(s)					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic Water Well Water Well, 100 Feet			Average Fixture(s)						
X	Asphalt Shingle			Lump Sum Items:			1000 Gal Septic Water Well Water Well, 100 Feet			Average Fixture(s)					
Chimney: Metal							1000 Gal Septic Water Well Water Well, 100 Feet			Average Fixture(s)					
<p>Notes:</p> <p>ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 106,319</p>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BINGHAM ARTHUR D & CHERYL	GEERS JACK D & JANET L	70,000	08/05/2022	WD	31-SPLIT IMPROVED	2022-02517	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4774 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GEERS JACK D & JANET L 4774 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 38,869 TCV/TFA: 39.66					

	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	202.75	224.00	0.9966 0.8651	90 100	15,731
			203 Actual Front Feet, 1.04 Total Acres				Total Est. Land Value =	15,731

Tax Description
 . SEC 29 T22N R8W S 1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426 A A.
 SPLIT ON 07/29/2022 FROM 009-029-012-00;
 Comments/Influences
 Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ;
 Parent Parcel(s): 009-029-012-00;
 Child Parcel(s): 009-029-012-50;

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

Topography of Site

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



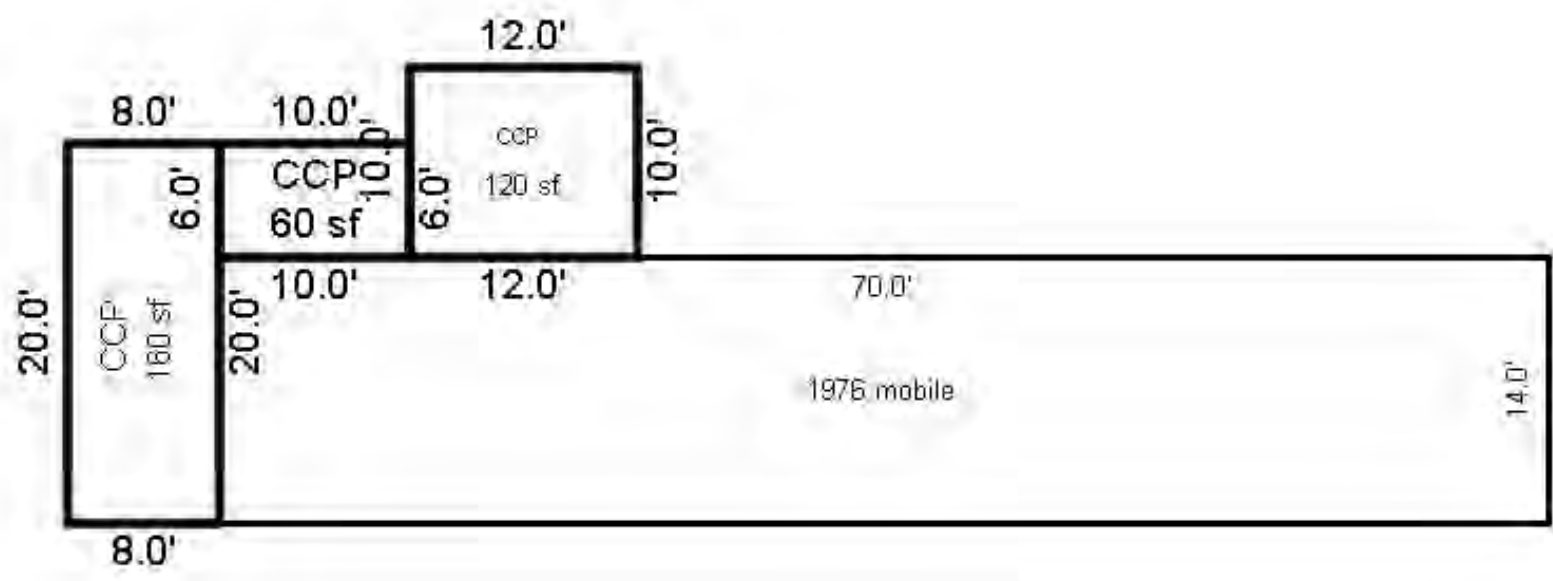
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,900	11,500	19,400			19,400S
2024	7,900	11,700	19,600			19,600S
2023	6,100	12,800	18,900			18,900S
2022	0	0	0			0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 279 24	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 40 Floor Area: Total Base New : 82,642 Total Depr Cost: 28,923 Estimated T.C.V: 23,138			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 1972								
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 980 SF Floor Area = 980 SF.														
Condition: Average		Size of Closets		150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas														
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Type			Size			Cost New			Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Main Home			980											
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			3 Fixture Bath			Expando			99			61,651			21,577					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Other Additions/Adjustments														
	Insulation						Many X Ave. Few			Plumbing			Average Fixture(s)			1			950			332		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			Plumbing			Water/Sewer			1000 Gal Septic			4,795			1,678		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			3 Fixture Bath			Other Additions/Adjustments			Water Well, 50 Feet			1			2,648			927		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath			Porches			CCP (1 Story)			279			5,940			2,079		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			CCP (1 Story)			24			1,191			417		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Block Foundation			198			2,740			959				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: 1972 STAR MHD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			Totals:			1			2,727			954					
Chimney: Metal													Totals:			82,642			28,923					

*** 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
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4854 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 07/22/1994					
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Owner's Name/Address	MAP #:
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SCHAAF KEVIN L 4854 LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 107,116 TCV/TFA: 104.61
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X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

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

. SEC 29 T22N R8W BEG 621 FT N OF SE COR SEC 29 TH N 293 1/2 FT W 309 FT S 293 1/2 FT E 309 FT TO POB. 2.082 A.						
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Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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	Metal Prefab	10.76	270	50	1,452
	Wood Frame	21.09	144	50	1,518
Total Estimated Land Improvements True Cash Value =					2,970

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	11,300	42,300	53,600			23,581C
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2024	11,300	36,500	47,800			22,872C
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2023	8,800	35,300	44,100			21,783C
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2022	7,300	32,500	39,800			20,746C
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Who	When	What				
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TPC 05/06/2018	INSPECTED					
TPC 12/27/2017	INSPECTED					

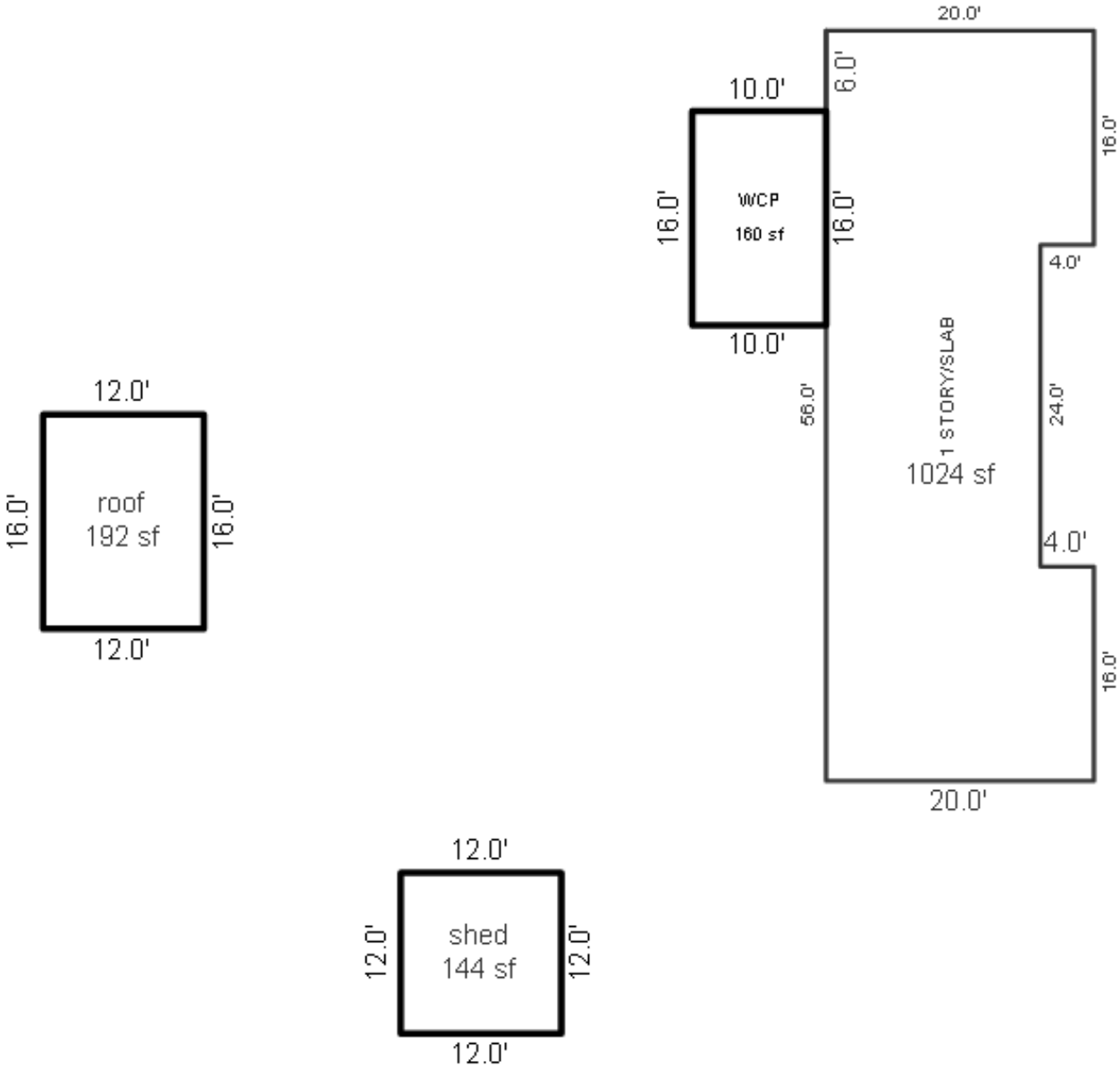
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Licensed To: Township of Lake, County of Missaukee, Michigan						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 192	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 40 Floor Area: 1,024 Total Base New : 123,705 Total Depr Cost: 74,224 Estimated T.C.V: 81,646										
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 1.100				Bsmnt Garage:					
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling												
Condition: Average		Lg		X	Ord		Small	100 Amps Service											
Room List		Doors		Solid	X	H.C.	(12) Electric												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures												
(1) Exterior		Ex.	X	Ord.		Min	No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall	(6) Ceilings			Many			X	Ave.		Few	(13) Plumbing					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments		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			Deck			Water/Sewer		Solar Water Heat		1000 Gal Septic	1	4,203	2,522		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:		Water Well		Water Well, 50 Feet	1	2,462	1,477		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		Treated Wood w/Roof (Deck Portion)	160	3,373	2,024			
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood w/Roof (Roof portion) w/Roof (Roof portion)			Totals:		160 192		2,272	1,363	2,648	1,589		
Chimney:		Totals:			123,705		74,224		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		81,646								

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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 SEELEY RD School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address P.R.E. 0% MAP #:

STATE OF MICHIGAN 2025 Est TCV 0

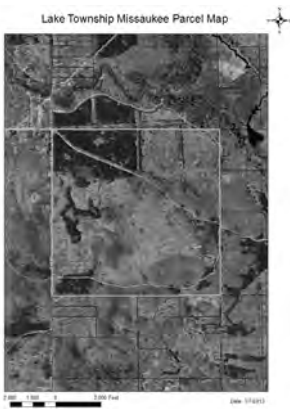
Improved X Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

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

STATE X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Residentia 121 - 300@3700 647.07 Acres 3700 100 2,394,159 647.07 Total Acres Total Est. Land Value = 2,394,159

Tax Description X SEC 30 T22N R8W ENTIRE FRL SECTION. 647.07 A.

Comments/Influences



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

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