

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BALL JEFFREY & ELIZABETH	BURNS CASEY & JANINE	19,000	07/26/2024	WD	03-ARM'S LENGTH	2024-01831	PROPERTY TRANSFER	100.0				
FOUR D'S OF MISSAUKEE LLC	BALL JEFFREY & ELIZABETH	9,500	09/18/2020	WD	32-SPLIT VACANT	2020-02900	PROPERTY TRANSFER	100.0				
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	PTA	32-SPLIT VACANT	PTA	PROPERTY TRANSFER	100.0				
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	12,500	08/10/2012	WD	32-SPLIT VACANT		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
BURNS CASEY & JANINE 3545 BIRCHWOOD AVE SW GRAND RAPIDS MI 49548		2025 Est TCV 20,964										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * 187.37 X 895.053							
		X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					A 200' @ 90/FF	187.37	895.05	1.0164	1.2231	90	100	20,964
					187 Actual Front Feet, 3.85 Total Acres Total Est. Land Value = 20,964							
Tax Description		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST¼ CORNER OF SAID SECTION; THENCE N89°29'4G"W. ALONG THE EAST-WEST¼ LINE OF SAID SECTION, 1498.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'4G"W, 187.37 FEET; THENCE N00°02'40"E, 956.34 FEET: THENCE S31°57'40"E, 23.09 FEET; THENCE 199.94 FEET ALONG A CURVE TO THE LEFT (RADIUS= I 2G.2 I FEET. CHORD=S77'24' 18"E, 179.68 FEET): THENCE S00'03'44"W, 899.24 FEET TO THE POINT OF BEGINNING. CONTAINING 3.85± ACRES.		X			Topography of Site							
SPLIT ON 7/2020 13.32 A TO 031-001-10 FORMERLY SEC31T22NR8W BEG N89DEG29'46"W 1498.5 FEET FROM E1/4COR TH N		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							
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2025	10,500	0	10,500			10,500S	
					2024	5,800	0	5,800			4,213C	
					2023	5,800	0	5,800			4,013C	
					2022	4,700	0	4,700			3,822C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON DAVID GLEN	SMITH ROBERT & ROBIN L	40,000	11/17/2023	WD	03-ARM'S LENGTH	2023-03223	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	THOMPSON DAVID GLEN	0	11/17/2023	WD	16-LC PAYOFF	2023-03222	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	THOMPSON DAVID GLEN	29,500	07/10/2020	LC	03-ARM'S LENGTH	2020-01987	PROPERTY TRANSFER	100.0

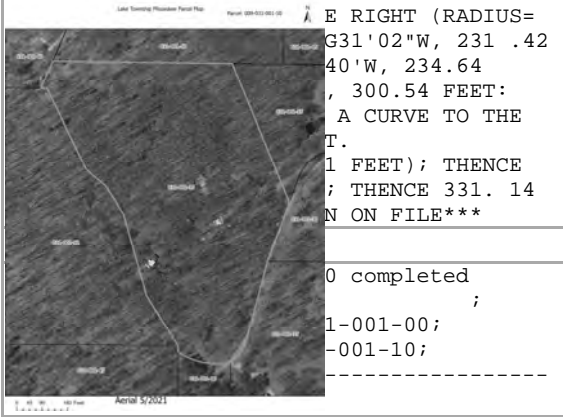
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SMITH ROBERT & ROBIN L 10635 N CEDAR DR GRAND HAVEN MI 49417	MAP #:					
	2025 Est TCV 66,600					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5000	13.32	Acres	5000	100			66,600
13.32 Total Acres Total Est. Land Value =								66,600

Tax Description
 A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH¼ CORNER OF SAID SECTION: THENCE S00°03'43"W, ALONG THE NORTH-SOUTH¼ LINE OF SAID SECTION, 759.87 FEET; THENCE S89°32'32"E, 464.03 FEET TO THE POINT OF BEGINNING; THENCE N23° 11'43"E, I 07.24 FEET; THENCE S89°35'35"E, 634.67 FEET; THENCE S22°36' 10"E, 535.56 FEET; THENCE S20° 15'36"W, 224.85 FEET; THENCE S15°04'00"W. 302.53 FEET; THENCE 292.81

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

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



10 completed ;
 1-001-00;
 -001-10;

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	33,300	0	33,300			20,620C
2024	20,000	0	20,000			20,000S
2023	18,600	0	18,600			13,965C
2022	13,300	0	13,300			13,300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRELL TYLER J & TIFFANY	HARRELL TYLER J & TIFFANY	0	07/12/2023	WD	09-FAMILY	2023-03014	PROPERTY TRANSFER	0.0
ELWOOD CARL R & MARCIA L	HARRELL TYLER J & TIFFANY	76,000	03/29/2022	WD	03-ARM'S LENGTH	2022-00989	PROPERTY TRANSFER	100.0
ELWOOD PAUL & RACHEL	ELWOOD CARL R & MARCIA L	1	11/04/2020	QC	09-FAMILY	2020-03360	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	ELWOOD CARL R & MARCIA L	50,000	10/23/2019	WD	32-SPLIT VACANT	2019-03319	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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5304 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HARRELL TYLER J & TIFFANY K TRUST 317 HUSTON ST CADILLAC MI 49601	2025 Est TCV 71,373

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	18	-29	@	\$3700	19.29	Acres	3700 100	71,373
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
									19.29 Total Acres Total Est. Land Value = 71,373

Tax Description
 SEC 31 T22N R8W (0*2019) REMAINDER PCL A & B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-115 DESC AS: BEG N 89 DEG 29'46"W 297.5 FT FROM E 1/4 COR, TH N 89 DEG 29'46"W 763.35 FT, N 00 DEG 03'44"E 1204.64 FT, S 65 DEG 06'36"E 426.39 FT, N 62 DEG 45'06"E 222.25 FT, S 55 DEG 58'56"E 18.21 FT, S 59 DEG 10'52"E 194.02 FT, S 00 DEG 13'43"W 1024.07 FT TO POB. 19.29A.
 SPLIT ON 2/3/2022 PART TO 031-001-30
 SPLIT ON 2/10/21 PART TO 031-001-30
 SPLIT ON 10/16/2019 26.3 FROM



"W 297.5 FT FROM
 W 763.35FT,
 5 DEG 03'01"E
 8.22FT,
 S51DEG26'29"E
 96FT,
 N ON FILE***

2 completed ;
 1-001-25;
 -001-30;

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	35,700	0	35,700			27,172C
2024	28,900	0	28,900			26,355C
2023	25,100	0	25,100			25,100S
2022	19,300	0	19,300			17,935C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELWOOD CARL R & MARCIA L	COOK JEFFREY A & DEBORAH	28,000	02/24/2022	WD	32-SPLIT VACANT	2022-00609	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORAH J 2088 124TH AVE HOPKINS MI 49328	MAP #:					
	2025 Est TCV 35,200					

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	7.04 Acres	5000	100				35,200
7.04 Total Acres							Total Est. Land Value =	35,200

Tax Description
 BEG N89DEG29'46"W 1060.85FT, NODEG 03'44"E 1204.64FT FORM E 1/4 COR. TH NODEG 03'44"E 56.60FT, N89DEG 29'46"W 307.19FT, N15DEG 30'01" E 8.97FT, N20DEG 19' 50" E 318.22FT, N74DEG 26' 40"E 243.06FT, S51DEG 26'29"E 170FT, S63DEG 45'03"E 63.96FT, S76DE03'36"E 142.24FT, S36DEG 43'02"E 253.58FT, S 25DEG 04'42"E 151.71FT, S 62DEG45'06"W 222.25FT, N65DEG06'36"W 426.39FT TO POB SEC31 T22N R8W 7.04 A
 SPLIT ON 02/11/2022 FROM 009-031-001-25;

Comments/Influences



2 completed ;
 1-001-25;
 -001-30;

- 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	17,600	0	17,600			10,717C
2024	10,600	0	10,600			10,395C
2023	9,900	0	9,900			9,900S
2022	7,000	0	7,000			6,546C

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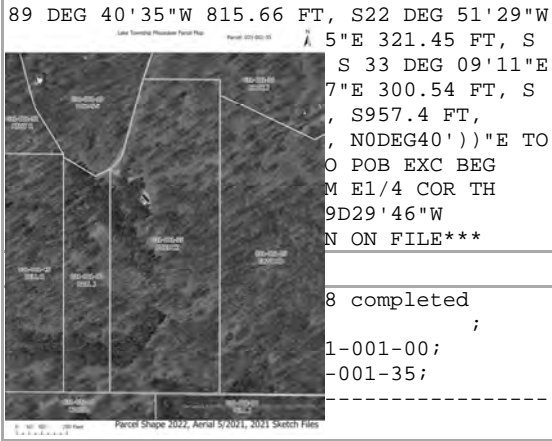
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MATTERN MARK S & LYNDA M	PURUCKER TOM & LISA	42,000	12/16/2021	WD	03-ARM'S LENGTH	2021-04292	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	MATTERN MARK S & LYNDA M	26,900	07/19/2018	WD	32-SPLIT VACANT	2018-02313	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
0.5 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PURUCKER TOM & LISA 2372 TERMINAL ST NILES MI 49120	MAP #:					
	2025 Est TCV 63,389					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
			12.00 Total Acres			Total Est. Land Value = 60,000

Tax Description	Description	Rate	Size % Good	Cash Value
SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 5"E 321.45 FT, S S 33 DEG 09'11"E 7"E 300.54 FT, S , S957.4 FT, , N0DEG40'))"E TO O POB EXC BEG M E1/4 COR TH 9D29'46"W N ON FILE***	Residentia 8 - 17 @\$5000	17.65	768 25	3,389
	Total Estimated Land Improvements True Cash Value =			3,389

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	30,000	1,700	31,700			13,640C
Rolling	2024	18,000	1,700	19,700			13,230C
Low	2023	16,800	1,600	18,400			12,600C
High	2022	12,000	0	12,000			12,000S



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

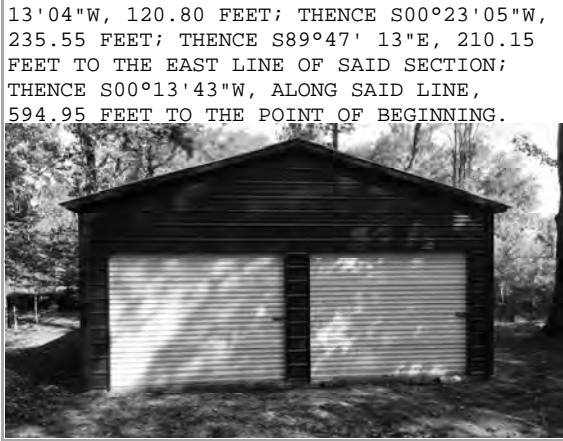
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIKE TRAVIS & PHILLIPS AS	MILLER MICHAEL	19,000	02/21/2019	WD	32-SPLIT VACANT	2019-00501	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	PIKE TRAVIS & PHILLIPS AS	12,500	05/24/2018	WD	32-SPLIT VACANT	2018-01833	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5440 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	07/26/2019	2019-0369	100%
Owner's Name/Address	P.R.E. 0%					
MILLER MICHAEL 715 E SANFORD RD MIDLAND MI 48642	MAP #:					
	2025 Est TCV 51,706 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E, 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING.	X		Dirt Road								
	X		Gravel Road								

Land Improvement Cost Estimates		* Factors *		Total Estimated Land Improvements True Cash Value =	
Description	Rate	Size	% Good	Cash Value	
Water	24.64	192	50	2,365	
Wood Frame					
Total Estimated Land Improvements True Cash Value =				2,365	

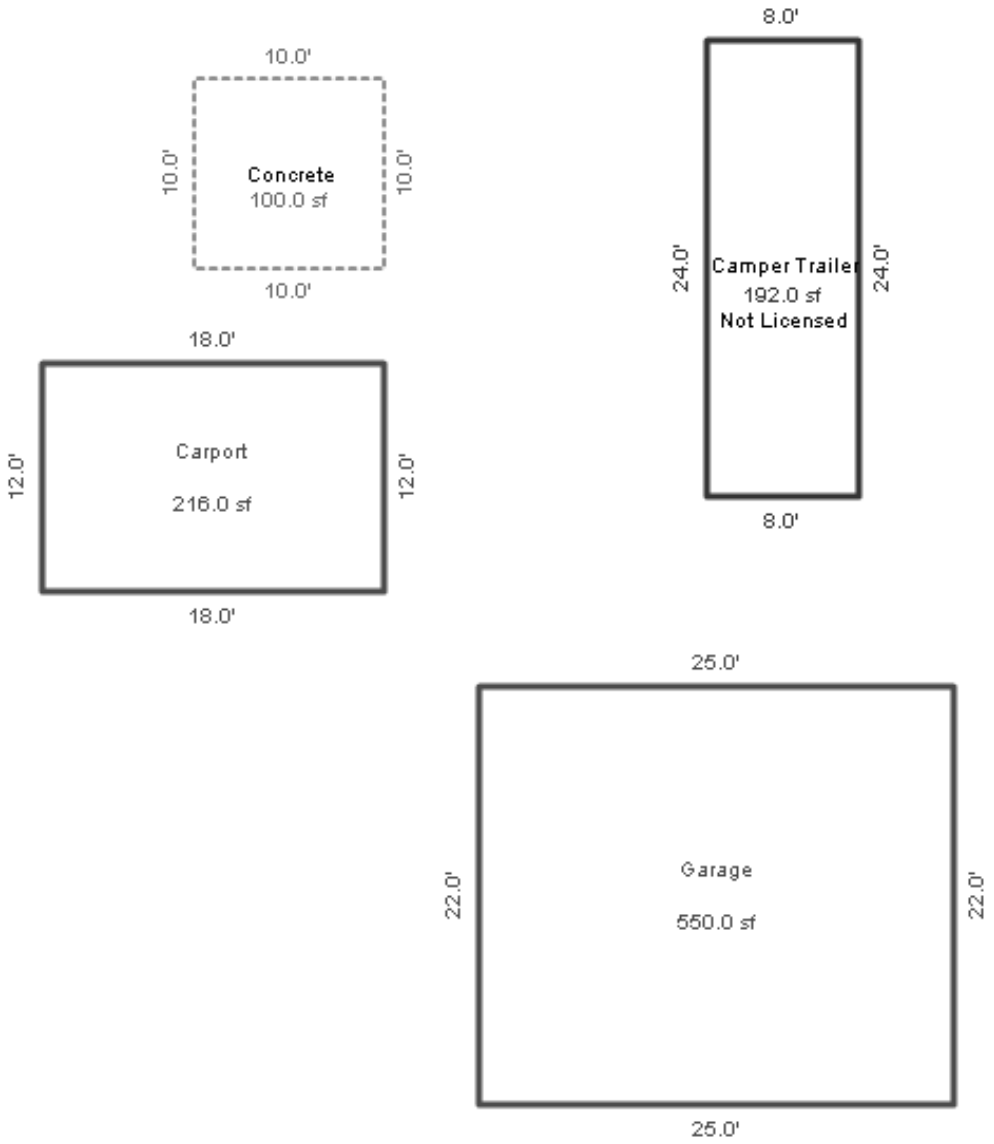
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level	2025	15,000	10,900	25,900			16,708C
	Rolling	2024	7,500	9,500	17,000			16,206C
	Low	2023	7,500	9,200	16,700			15,435C
	High	2022	6,300	8,400	14,700			14,700S



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	09/20/2019	INSPECTED	2024	7,500	9,500	17,000			16,206C
TPC	05/06/2018	INSPECTED	2023	7,500	9,200	16,700			15,435C
TPC	04/28/2017	INSPECTED	2022	6,300	8,400	14,700			14,700S

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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.
FOUR D'S OF MISSAUKEE LLC	BELL RODNEY E & NANCY L	37,500	10/09/2020	WD	03-ARM'S LENGTH	2020-03658	PROPERTY TRANSFER	100.0
SEIDEL CHRIS	FOUR D'S OF MISSAUKEE LLC	1	06/22/2019	QC	16-LC PAYOFF	2019-02024	PROPERTY TRANSFER	0.0
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	LC	03-ARM'S LENGTH	2013-022	PROPERTY TRANSFER	100.0
QUIST JERRY & DONNA &	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	09-FAMILY	2007-001005	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
BELL RODNEY E & NANCY L 5244 LAND END DR KALAMAZOO MI 49009	2025 Est TCV 77,256

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

X	Dirt Road		Residentia PARTOF>20@\$3700 20.88 Acres 3700 100 77,256
	Gravel Road		20.88 Total Acres Total Est. Land Value = 77,256
	Paved Road		
	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
	Electric		
	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		

Tax Description	X	Topography of Site
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2013-02263 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MIDDGAN, MORE FULLY DESCRIBED TO-WIT:COMMENCING AT THE SOUTH CENTER 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST; THEACE NORTH 956.53 FEET ; THENCE EAST 950.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEG, TOGETHER WITH SAID SUBJECT TO A . 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED BELOW: 66 FOOT WIDE EASEMENT: A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES. LYIDG	X	Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	38,600	0	38,600			21,369C
		TPC 07/17/2019 INSPECTED	2024	31,300	0	31,300			20,727C
		TPC 05/06/2018 INSPECTED	2023	27,100	0	27,100			19,740C
		TPC 12/27/2017 INSPECTED	2022	18,800	0	18,800			18,800S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALOUP DWIGHT & CYNTHIA	SCRAMLIN NICKOLAS D & KAR	110,000	10/11/2024	WD	03-ARM'S LENGTH	2024-02586	PROPERTY TRANSFER	100.0
FOUR DS OF MISSAUKEE LLC	GALOUP DWIGHT & CYNTHIA	0	08/07/2019	WD	16-LC PAYOFF	2019-02604	PROPERTY TRANSFER	0.0
FOUR D'S OF MISSAUKEE LLC	GALOUP DWIGHT & CYNTHIA	20,000	08/15/2018	LC	03-ARM'S LENGTH	2018-02675	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	09/22/2020	2020-00536	100%

Owner's Name/Address	MAP #:
SCRAMLIN NICKOLAS D & KAREN A 2645 CHESLEY DR STERLING HEIGHTS MI 48310	2025 Est TCV 57,562

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																				
PARCEL G PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSUAKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89°40'36"E 614.69 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE N89°40'36WE 709.35 FEET ALONG SAID NORTH SECTION LINE, THENCE S00°30'13WE 660.00 FEET, THENCE S89°40'35"W 815.66 FEET, THENCE N22°51'29"E 269.48 FEET, THENCE N00°40'00"W 412.55 FEET TO THE POINT OF		X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17 @\$5000</td> <td></td> <td></td> <td>10.50 Acres</td> <td></td> <td>5000</td> <td>100</td> <td></td> <td>52,515</td> </tr> <tr> <td>Residentia ROW @ ZERO</td> <td></td> <td></td> <td>0.54 Acres</td> <td></td> <td>0</td> <td>100</td> <td>ROW COUNTY RD</td> <td>0</td> </tr> <tr> <td colspan="8" style="text-align: right;">11.04 Total Acres Total Est. Land Value =</td> <td>52,515</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17 @\$5000			10.50 Acres		5000	100		52,515	Residentia ROW @ ZERO			0.54 Acres		0	100	ROW COUNTY RD	0	11.04 Total Acres Total Est. Land Value =								52,515
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																
Residentia 8 - 17 @\$5000			10.50 Acres		5000	100		52,515																																
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Public Improvements	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric	8.06	240	50	967
	Gas	22.67	360	50	4,080
	Curb	25.13	180	0	0
	Street Lights	Total Estimated Land Improvements True Cash Value =			5,047

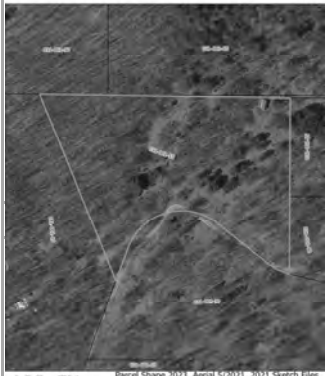
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	2025	26,300	2,500	28,800			28,800S
	2024	14,700	2,000	16,700			13,450C
	2023	12,600	1,900	14,500			12,810C
	2022	10,500	1,700	12,200			12,200S



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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.							
BERARD ANGELA & MARK	BERARD ANGELA & MARK TRUS	0	03/20/2024	WD	09-FAMILY	2024-00597	PROPERTY TRANSFER	0.0							
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	0	04/25/2023	WD	16-LC PAYOFF	2023-01113	DEED	0.0							
BROWN CHAD & GRETCHEN	BERARD ANGELA & MARK	45,000	04/24/2023	WD	03-ARM'S LENGTH	2023-01114	PROPERTY TRANSFER	100.0							
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	12,500	08/10/2012	LC	03-ARM'S LENGTH	2012-02738 LCT	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		VIOLATION LETTER		01/18/2018		2018-99999	100%						
Owner's Name/Address		P.R.E. 0%		MAP #:											
BERARD ANGELA & MARK TRUST 14749 SAGEBRUCH DR HOLLAND MI 49424		2025 Est TCV 36,982													
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
SPLIT ON 08/28/2012 FROM 009-031-001-00; PARCEL I PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, THENCE S00°30'13"E 660.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, THENCE S89°40'36"W 835.29 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S00°30'13"E 468.76 FEET TO A POINT ON A 66 FOOT EASEMENT. THENCE ALONG THE CENTERLINE OF THE FOLLOWING FOUR 4.54 FEET ALONG DIUS CURVE TO THE G N64°28'46"W 1 0'12"W 170.00 NE, THENCE NG THE ARC OF A THE LEFT (LONG N ON FILE***		Public Improvements		* Factors *											
		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Gravel Road		Residentia 3 - 7 @\$6000		5.04	Acres	6000	100			30,240	
				Paved Road		5.04 Total Acres		Total Est. Land Value =						30,240	
				Storm Sewer		Land Improvement Cost Estimates									
				Sidewalk		Description		Rate	Size	% Good	Cash Value				
				Water		Wood Frame		23.41	288	100	6,742				
				Sewer		Total Estimated Land Improvements True Cash Value =						6,742			
				Electric											
				Gas											
				Curb											
				Street Lights											
				Standard Utilities											
				Underground Utilis.											
				Topography of Site											
				X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
				Rolling		2025	15,100	3,400	18,500			11,341C			
				Low		2024	7,600	3,400	11,000			11,000S			
				High		2023	7,600	3,100	10,700			9,660C			
				Landscaped		2022	6,300	2,900	9,200			9,200S			
				Swamp											
				X Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
2 completed DIVISION		Who		When		What									
1-001-00;		TPC 12/19/2018		INSPECTED											
-001-50,		TPC 04/25/2017		INSPECTED											
		TPC 03/30/2015		INSPECTED											



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER CHAZ	WELCH T & KRUGER E IV & W	58,000	08/26/2024	WD	03-ARM'S LENGTH	2024-02251	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	MILLER CHAZ	19,000	10/10/2019	LC	03-ARM'S LENGTH	2019-03206	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	MILLER CHAZ	0	10/10/2019	WD	16-LC PAYOFF	2021-03604	DEED	0.0
TIDWELL CHARLES	FOUR D'S OF MISSAUKEE LLC	0	04/07/2017	QC	10-FORECLOSURE	2017-01359	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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WELCH T & KRUGER E IV & WELCH S 30543 PALOMINO AVE WARREN MI 48093	2025 Est TCV 50,500
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road									
	Gravel Road									
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	* Factors *									
	Residentia 8 - 17 @\$5000	10.10 Acres				5000	100		50,500	
	10.10 Total Acres								Total Est. Land Value =	50,500

Tax Description

2019-03206 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614.69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. SPLIT FROM PARENT 01/01/2012 009-031-001-00



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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	25,300	0	25,300			25,300S
2024	15,200	0	15,200			11,135C
2023	14,100	0	14,100			10,605C
2022	10,100	0	10,100			10,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERHEIDE KEVIN D &	BURNS CASEY & JANINE	169,800	11/22/2024	WD	03-ARM'S LENGTH	2024-02983	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	VANDERHEIDE KEVIN D & JER	7,000	09/14/2011	WD	32-SPLIT VACANT	2011-02943	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5350 SE BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	07/03/2014	2014-0227	100%

Owner's Name/Address	MAP #:
BURNS CASEY & JANINE 3545 BIRCHWOOD AVE SW GRAND RAPIDS MI 49548	2025 Est TCV 162,833 TCV/TFA: 206.38

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		A 200' @ 90/FF	172.45	252.60	1.0377	0.8914	90	100	14,358	
	Gravel Road		172 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	14,358

Tax Description
 DESCRIPTION FOR PARCEL "F" PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION 31, THENCE N00'30'13"W595.70 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S89'29'47"W 210.00 FEET. THENCE N00'30'13"W 235.00 FEET, THENCE N69'29'47'E 119,23 FEET TO POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT THENCE S55'56'12'8 110 24 FEET

X	Public Improvements	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
X	Dirt Road	Description	Rate	Size	% Good		Cash Value	
	Gravel Road	D/W/P: 4in Ren. Conc.	7.24	460	0		0	
	Paved Road	D/W/P: 4in Concrete	6.39	15	0		0	
	Storm Sewer	Residential Local Cost Land Improvements						
	Sidewalk	Description	Rate	Size	% Good		Cash Value	
	Water	LAND IMPROVE 1000	1,000.00	2	95		1,900	
	Sewer	Total Estimated Land Improvements True Cash Value =						1,900

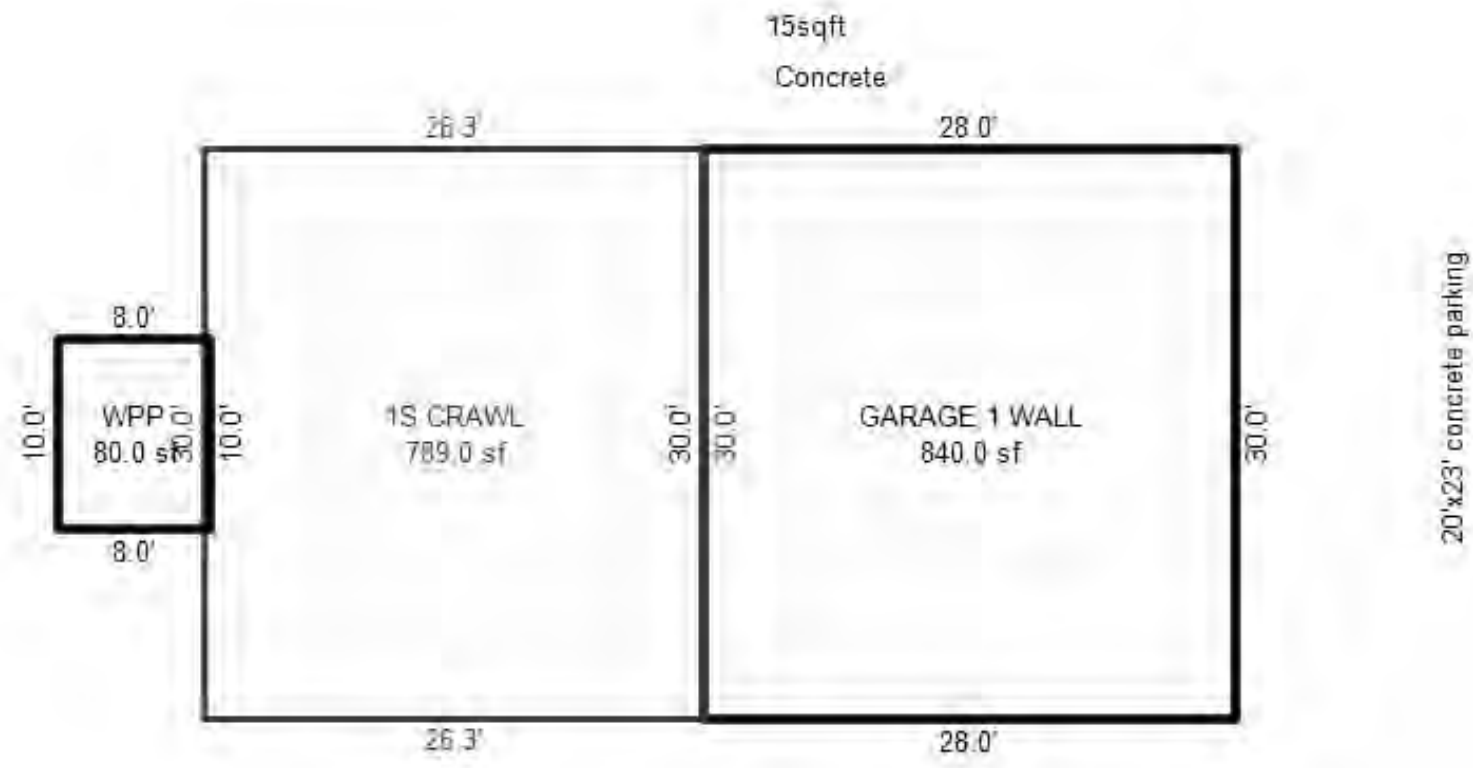


Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded	2025	7,200	74,200	81,400			81,400S
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain	2024	7,200	63,800	71,000			53,036C
X	SEASONAL RD	2023	5,600	63,200	68,800			50,511C
		2022	4,300	58,200	62,500			48,106C

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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 80	Type Treated Wood	Year Built: 2014 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: 789 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 789 Total Base New : 148,057 Total Depr Cost: 133,250 Estimated T.C.V: 146,575		
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 789 SF Floor Area = 789 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Cls CD		Blt 2014				
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Building Areas		Size		Cost New		Depr. Cost		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Stories		Exterior		Foundation		789		
Wood Frame		Ex		Ord			Many			1 Story		Siding		Basement		Total: 109,269 98,341	
Building Style: 1S		Ord		Min			Ave.			1		Average Fixture(s)		1		1,212 1,091	
Yr Built 2014		Remodeled 0		Size of Closets			Few			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
Condition: Average		Lg		Ord			Average Fixture(s)			1		Softener, Manual		Solar Water Heat		No Plumbing	
Room List		Solid		H.C.			Average Fixture(s)			1		Extra Toilet		Extra Sink		Separate Shower	
Basement		(5) Floors		Kitchen:			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove	
1st Floor		Kitchen:		Other:			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
2nd Floor		Other:		Other:			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Bedrooms		Other:		Other:			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Wood/Shingle		Ex.		Ord.			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Aluminum/Vinyl		Ex.		Ord.			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Brick		Ex.		Ord.			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Insulation		Ex.		Ord.			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Many		Basement: 789 S.F.		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Avg.		Crawl: 0 S.F.		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Few		Slab: 0 S.F.		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Large		Height to Joists: 0.0		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Avg.		(8) Basement		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Small		Conc. Block		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Wood Sash		Poured Conc.		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Metal Sash		Stone		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Vinyl Sash		Treated Wood		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Double Hung		Concrete Floor		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Horiz. Slide		(9) Basement Finish		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Casement		Recreation SF		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Double Glass		Living SF		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Patio Doors		Walkout Doors (B)		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Storms & Screens		No Floor SF		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
(3) Roof		Walkout Doors (A)		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Gable		(10) Floor Support		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Hip		Joists:		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Flat		Unsupported Len:		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Gambrel		Cntr.Sup:		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Mansard		Public Water		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Shed		Public Sewer		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Asphalt Shingle		Water Well		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
Chimney:		1000 Gal Septic		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
		2000 Gal Septic		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
		Lump Sum Items:		No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
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				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
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				No. of Elec. Outlets			Average Fixture(s)			1		Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan	
				No. of Elec. Outlets			Average Fixture(s)			1							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	PETERS JOHN SCOTT (M/M)	15,700	04/06/2009	WD	32-SPLIT VACANT	2009/1231	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BROWN 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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PETERS JOHN SCOTT 4702 HENRY RD Jackson MI 49201	2025 Est TCV 34,800
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road								
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	Gravel Road								
--	-------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

	Underground Utils.								
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Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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SEC 31 T22N R8W (0*2009) BEG N 0 DEG		Level							
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30'13"W 768.15 FT FROM E 1/4 COR, TH , N		X Rolling							
--	--	-----------	--	--	--	--	--	--	--

55 DEG 56'12"W 154.54 FT, N 43 DEG		Low							
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31'06"W 209.58 FT, N 59 DEG 54'35"W		High							
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225.94 FT, N 29 DEG 00'13"W 167.60 FT, N		Landscaped							
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26 DEG 52'47"W 192.56 FT, N 89 DEG		Swamp							
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40'36"E 630.25 FT, S 0 DEG 30'13"E 673.73		X Wooded							
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FT TO POB. 5.8A. 2009		Pond							
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Split on 6-24-09 from 031-001-00		Waterfront							
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		Ravine							
--	--	--------	--	--	--	--	--	--	--

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

		Flood Plain							
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		X SEASONAL RD	2025	17,400	0	17,400			8,297C
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			2024	8,700	0	8,700			8,048C
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			2023	8,700	0	8,700			7,665C
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			2022	7,300	0	7,300			7,300S
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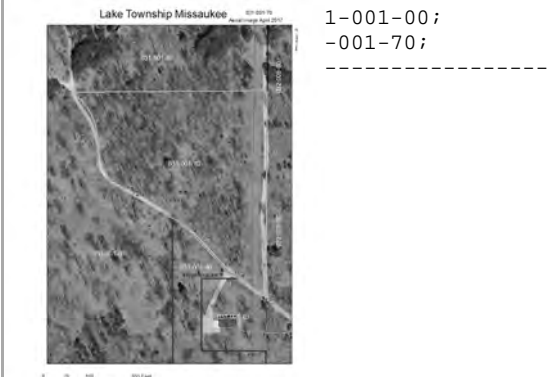
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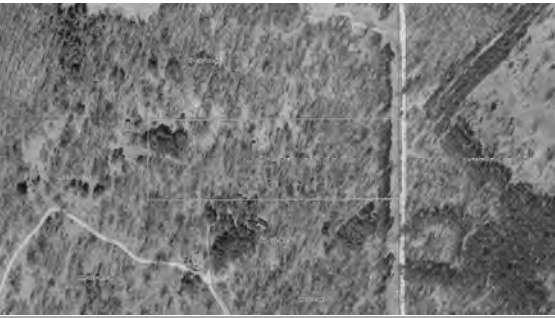
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	COOK JEFF A & DEBORA J	11,600	02/12/2010	WD	03-ARM'S LENGTH	2010/407	DEED	100.0
QUIST JERRY & DONNA & JAY	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	09-FAMILY	2007/1005	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	MAP #:					
	2025 Est TCV 30,120					

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			Residentia 3 - 7	@\$6000	5.02 Acres	6000	100	30,120
			5.02 Total Acres Total Est. Land Value =					30,120

Tax Description
 SEC 31 T22N R8W BEG S 0 DEG 30'13" E 660 FT FROM NE COR OF NE/4, TH S0DEG 30'13" E 262 FT, S89DEG 40'36"W 835.29 FT, N0DEG 30'13"W 262 FT, N89DEG 40'36"E 835.29 FT TO POB 5.02 AC. M/L
 SPLIT ON 06/04/2007 FROM 009-031-001-00;

Comments/Influences
 PCL D
 Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
 Parent Parcel(s): 009-031-001-00;
 Child Parcel(s): 009-031-001-75, 009-031-001-80;



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,100	0	15,100			7,160C
2024	7,500	0	7,500			6,945C
2023	7,500	0	7,500			6,615C
2022	6,300	0	6,300			6,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	COOK JEFFREY A & DEBORA J	20,000	06/29/2007	WD	32-SPLIT VACANT	2007/2490	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5200 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	10/25/2007	20070817	100%

Owner's Name/Address	MAP #:
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	2025 Est TCV 176,949 TCV/TFA: 239.12

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements		* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Residentia 3 - 7 @\$6000	5.00 Acres			6000 100		30,000
		5.00 Total Acres Total Est. Land Value = 30,000						

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates				
. SEC 31 T22N R8W BEG S 0 DEG 30'13"E 1192 FT FROM NE COR OF NE/4, TH S89DEG 40'36"W 630.25 FT, N 66DEG 13'21"W 73.35 FT, N76DEG 47'19"W 142.24 FT, N 0DEG 30'13" W 206.76 FT, N89DEG 40'36"E 835.29 FT S0DEG 30'13"E 270 FT TO POB. 5 Ac. M/L Split on 06/04/2007 from 009-031-001-00;	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
	X	Topography of Site	D/W/P: Patio Blocks	18.60	120	97	2,165
	X	Level	Total Estimated Land Improvements True Cash Value = 2,165				

Comments/Influences	PCL C Split/Comb. on 06/04/2007 completed
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X SEASONAL RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who	When	What	2025	15,000	73,500	88,500	51,673C
TPC 12/27/2017 INSPECTED	2024	7,500	63,200	70,700			50,120C
TPC 04/25/2017 INSPECTED	2023	7,500	61,200	68,700			47,734C
TPC 11/01/2010 INSPECTED	2022	6,300	56,200	62,500			45,461C

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA	0	07/01/2010	WD	23-PART OF REF	2010_02431	PROPERTY TRANSFER	0.0
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA A	0	06/28/2007	WD	32-SPLIT VACANT	2007/2489	DEED	100.0
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA (H	50,000	03/28/2007	WD	32-SPLIT VACANT	2007/1006	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5050 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	04/10/2007	20070137	Complete
	P.R.E. 100% 06/28/2007					

Owner's Name/Address	MAP #:	2025 Est TCV 442,313 TCV/TFA: 208.15
QUIST JEREMY D & LAURA 5050 S BROWN RD Cadillac MI 49601		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																				
. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L Split on 05/16/2007 from 009-031-001-00; Comments/Influences				<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>Residentia 18</td> <td>-29</td> <td>@\$3700</td> <td>20.00</td> <td>Acres</td> <td>3700</td> <td>100</td> <td></td> <td>74,000</td> </tr> <tr> <td colspan="8" style="text-align: right;">20.00 Total Acres</td> <td>Total Est. Land Value =</td> </tr> <tr> <td colspan="8"></td> <td>74,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 18	-29	@\$3700	20.00	Acres	3700	100		74,000	20.00 Total Acres								Total Est. Land Value =									74,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																
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CONVEYED WITH 2 DEEDS @ 10 A. EACH. PCLE Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ; Parent Parcel(s): 009-031-001-00; Child Parcel(s): 009-031-001-85;				<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>23.07</td> <td>96</td> <td>94</td> <td>2,082</td> </tr> <tr> <td colspan="5" style="text-align: center;">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>94</td> <td>940</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total Estimated Land Improvements True Cash Value =</td> <td>3,022</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	23.07	96	94	2,082	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	94	940	Total Estimated Land Improvements True Cash Value =				3,022						
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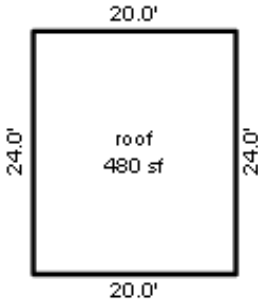
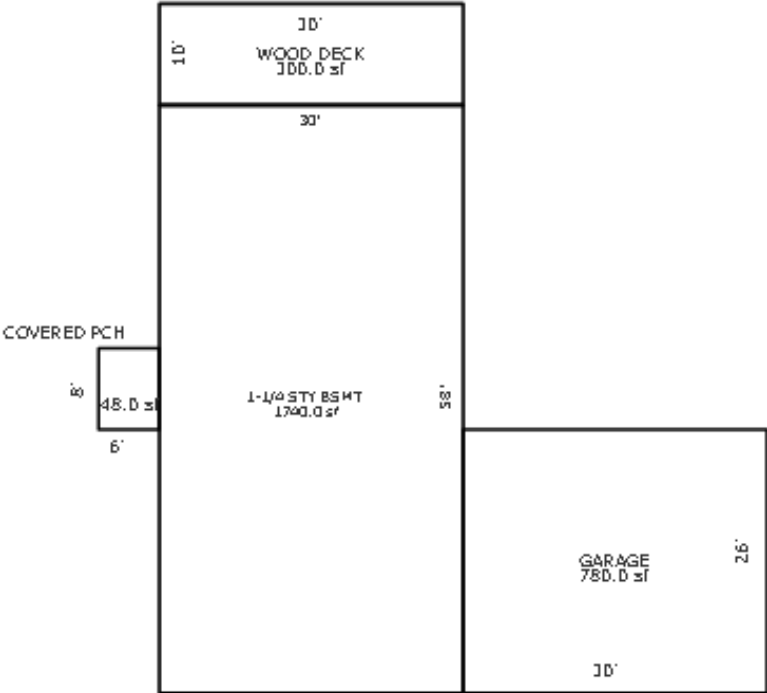
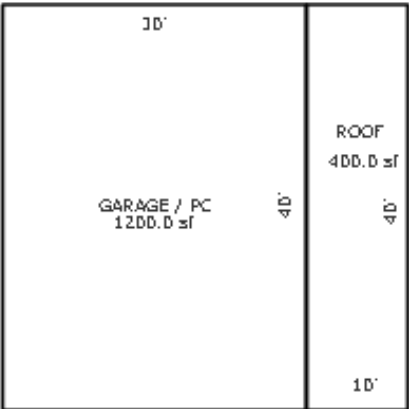
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																										
<table border="1"> <tr><td>X</td><td>Level</td></tr> <tr><td>X</td><td>Rolling</td></tr> <tr><td></td><td>Low</td></tr> <tr><td></td><td>High</td></tr> <tr><td></td><td>Landscaped</td></tr> <tr><td></td><td>Swamp</td></tr> <tr><td>X</td><td>Wooded</td></tr> <tr><td></td><td>Pond</td></tr> <tr><td></td><td>Waterfront</td></tr> <tr><td></td><td>Ravine</td></tr> <tr><td></td><td>Wetland</td></tr> <tr><td>X</td><td>Flood Plain</td></tr> <tr><td>X</td><td>SEASONAL RD</td></tr> </table>	X	Level	X	Rolling		Low		High		Landscaped		Swamp	X	Wooded		Pond		Waterfront		Ravine		Wetland	X	Flood Plain	X	SEASONAL RD	2025	37,000	184,200	221,200			132,238C
X	Level																																
X	Rolling																																
	Low																																
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X	Flood Plain																																
X	SEASONAL RD																																
TPC 04/30/2021 INSPECTED	2024	30,000	158,200	188,200			128,262C																										
TPC 12/27/2017 INSPECTED	2023	26,000	162,100	188,100			122,155C																										
TPC 04/25/2017 INSPECTED	2022	20,000	146,300	166,300			116,339C																										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									48 300 480	WCP (1 Story) WPP Roof Cover Onl			
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 2,125 Total Base New : 390,983 Total Depr Cost: 332,083 Estimated T.C.V: 365,291			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	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 = 1700 SF Floor Area = 2125 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 10 Blt 2007					
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Basement 1,700 Total: 293,088 249,138								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Exterior			Stone Veneer 200 7,484 6,361 Basement, Outside Entrance, Below Grade 1 2,523 2,145					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing			Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer 1000 Gal Septic 1 4,795 4,076 Water Well, 100 Feet 1 5,725 4,866			Porches WCP (1 Story) 48 2,971 2,525 WPP 300 4,986 4,238					
(2) Windows		(7) Excavation		Basement: 1700 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 30,178 25,651 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 2 1,078 916 Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,584 19,196					
X	Many Avg. X Few		Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,318								
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						Chimney:			Unsuported Len: Cntr.Sup:					
(3) Roof		(10) Floor Support								<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								
X	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.

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

S SEELEY RD X School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address P.R.E. 0%

STATE OF MICHIGAN MAP #: 2025 Est TCV 0

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

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

STATE Dirt Road Residentia 30 - 65 \$3700 40.00 Acres 3700 100 148,000

Gravel Road 40.00 Total Acres Total Est. Land Value = 148,000

Paved Road

Storm Sewer

Sidewalk

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

Rolling

Low



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

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS BOBBY J & SHARRON K	ADAMS BOBBY J	0	01/24/2020	WD	09-FAMILY	2020-0217	PROPERTY TRANSFER	0.0
		174,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:4371	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5041 S SEELEY RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	04/08/2004	20040051	Complete

Owner's Name/Address	MAP #:
ADAMS BOBBY J 5041 S SEELEY RD CADILLAC MI 49601	2025 Est TCV 308,805 TCV/TFA: 229.77

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 31 T22N R8W N 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC W33 FT FOR RDWY. 10.36 A.	X		Residentialia 3 - 7 @\$6000	10.36 Acres	6000 100	62,160
			10.36 Total Acres		Total Est. Land Value =	62,160

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
20800343 \$179,900 2001 DOM127	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc. D/W/P: Asphalt Paving	8.06 3.06	560 0 5500 0	0 0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 5000	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			5,000

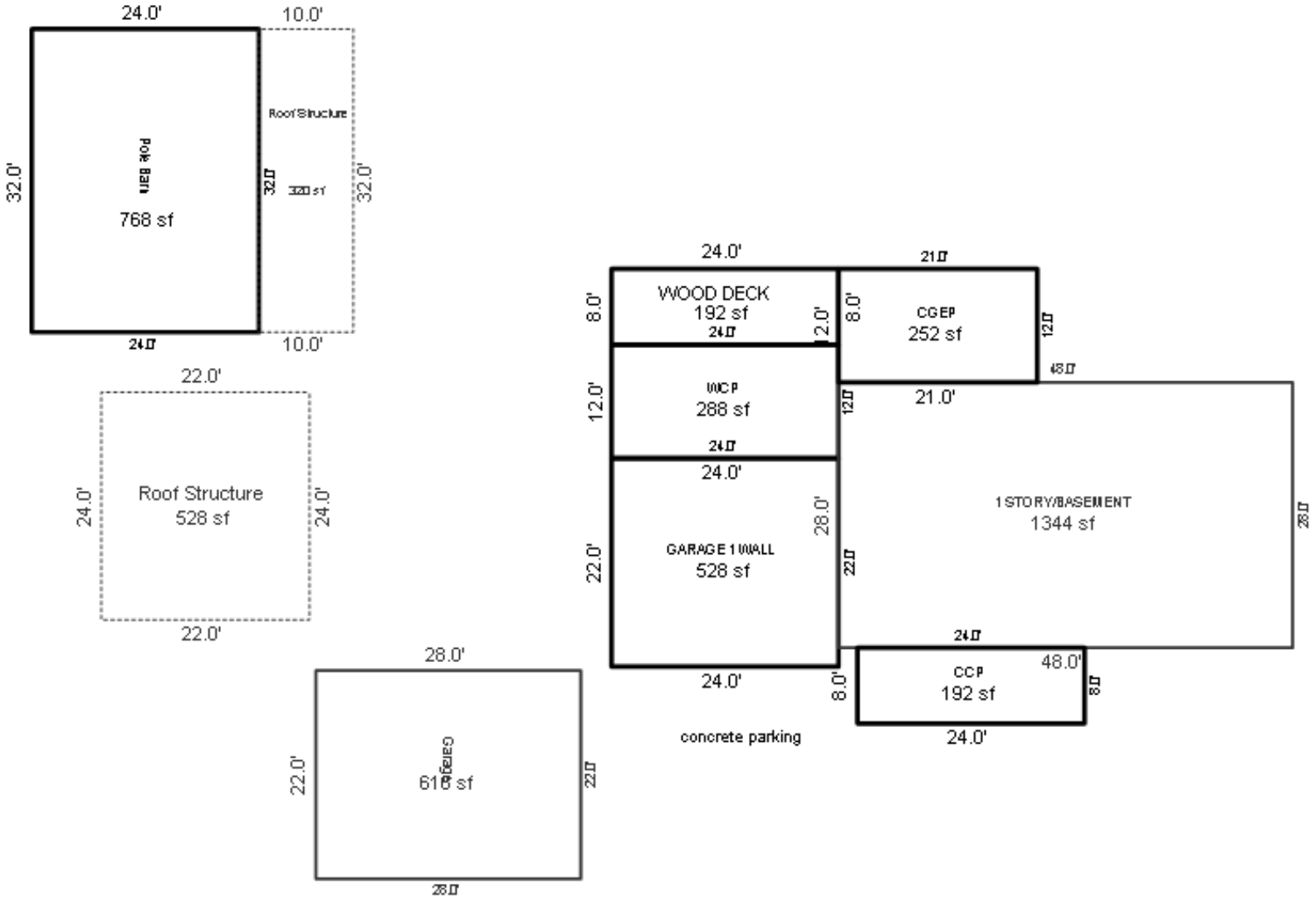


Topography of Site
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	31,100	123,300	154,400			89,571C
2024	15,500	106,200	121,700			86,878C
2023	15,500	102,900	118,400			82,741C
2022	13,000	94,800	107,800			78,801C

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Asphalt Drive

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT MARK D & DOREEN C H&	HUNT MARK K & DOREEN C FA	0	03/18/2013	QC	09-FAMILY	2013-01334	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SEELEY 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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HUNT MARK K & DOREEN C FAMILY TRUST 2132 ST JOSEPH WEST BLOOMFIELD MI 48324	2025 Est TCV 51,800					
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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 *		327.9' X 1376.278'		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason

Residentia 8 - 17 @\$5000	10.36 Acres	5000	100		Value
	10.36 Total Acres				Total Est. Land Value =
					51,800
					51,800

Tax Description	X	Value
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. SEC 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 10.36 A.	X	
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Comments/Influences	X	
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	X	
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	X	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEATTY DEAN E	MARSH CHARLES D & KAREN	295,000	01/24/2022	WD	03-ARM'S LENGTH	2022-00356	PROPERTY TRANSFER	100.0
BEATTY DEAN E	BEATTY DEAN E	0	10/22/2021	WD	09-FAMILY	2021-03725	DEED	0.0
BEATTY DEAN E & MARGARET	BEATTY DEAN E	1	10/24/2019	WD	09-FAMILY	2019-03395	PROPERTY TRANSFER	0.0
BEATTY SUSAN A	BEATTY J DAVID	0	10/04/2011	QC	21-NOT USED/OTHER	2011-03218	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5167 S SEELEY RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	09/17/2013	2013-0447	100%
	P.R.E. 100% 01/27/2022					

Owner's Name/Address	MAP #:
MARSH CHARLES D & KAREN 5167 S SEELEY RD CADILLAC MI 49601	2025 Est TCV 341,012 TCV/TFA: 139.64

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29	@\$3700	20.65	Acres	3700 100	76,387
					20.65 Total Acres	Total Est. Land Value = 76,387

Tax Description	X	Description	Rate	Size	% Good	Cash Value
PARCEL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 2-6 P-141 SEC 31 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 20.72 A.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Ren. Conc.	7.24	640 0	0
	X	Sewer	D/W/P: 3.5 Concrete	6.07	900 0	0
	X	Electric	D/W/P: Asphalt Paving	2.85	1650 0	0
	X	Gas	Fencing: Wire Mesh, #9	3.68	500 0	0
	X	Curb	Residential Local Cost Land Improvements			
	X	Street Lights	Description	Rate	Size % Good	Cash Value
	X	Standard Utilities	LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Underground Utils.	Total Estimated Land Improvements True Cash Value =			2,375



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

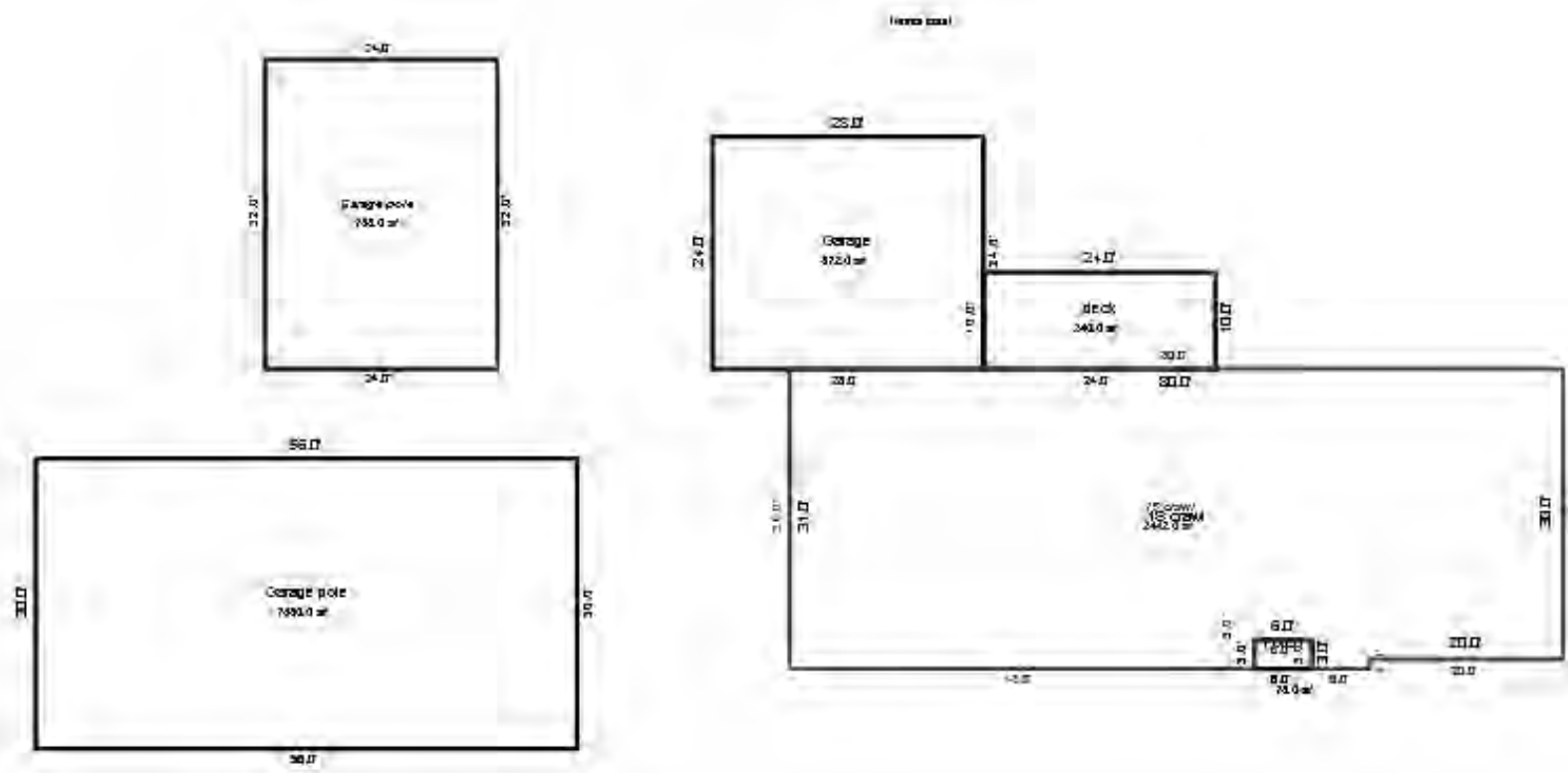
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	38,200	132,300	170,500			151,232C
2024	31,000	116,000	147,000			146,685C
2023	26,800	112,900	139,700			139,700S
2022	20,600	102,600	123,200			86,856C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																			
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																										
Building Style: 1S		Trim & Decoration		X	Ex	Ord	Min	Class: CD Effec. Age: 40 Floor Area: 2,442 Total Base New : 348,472 Total Depr Cost: 209,081 Estimated T.C.V: 229,989		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																					
Yr Built 1969	Remodeled 0	Size of Closets		X	Lg	Ord	Small	Central Air Wood Furnace																																																																																																																									
Condition: Average		Doors		Solid	X	H.C.	(12) Electric																																																																																																																										
Room List		(5) Floors		Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures																																																																																																																									
	Basement 1st Floor 2nd Floor 3 Bedrooms							Ex. X Ord. Min																																																																																																																									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 2442 SF Floor Area = 2442 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				Cls CD		Blt 1969																																																																																																																			
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(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2442 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding		Foundation Crawl Space		Size 2,442		Cost New 248,813		Depr. Cost 149,287																																																																																																																	
X	Many Avg. X Few	Large Avg. Small						Other Additions/Adjustments																																																																																																																									
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X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish						Water/Sewer																																																																																																																									
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X	Gable Hip Flat	Gambrel Mansard Shed						Lump Sum Items:																																																																																																																									
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Chimney:																																																																																																																																	
<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</td> <td>Siding</td> <td>Crawl Space</td> <td>2,442</td> <td></td> <td></td> </tr> <tr> <td colspan="6">Total:</td> </tr> <tr> <td>1</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,212</td> <td>727</td> </tr> <tr> <td>1</td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>2,559</td> <td>1,535</td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,485</td> <td>2,691</td> </tr> <tr> <td>1</td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,560</td> <td>3,336</td> </tr> <tr> <td>36</td> <td>CCP (1 Story)</td> <td></td> <td>36</td> <td>1,050</td> <td>630</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>672</td> <td>24,454</td> <td>14,672</td> </tr> <tr> <td></td> <td>Common Wall: 1/2 Wall</td> <td></td> <td>1</td> <td>-1,235</td> <td>-741</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>768</td> <td>18,010</td> <td>10,806</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>1680</td> <td>35,767</td> <td>21,460</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,906</td> <td>1,144</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Interior 1 Story</td> <td></td> <td>1</td> <td>4,633</td> <td>2,780</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1	Siding	Crawl Space	2,442			Total:						1	Average Fixture(s)		1	1,212	727	1	2 Fixture Bath		1	2,559	1,535	1	1000 Gal Septic		1	4,485	2,691	1	Water Well, 100 Feet		1	5,560	3,336	36	CCP (1 Story)		36	1,050	630	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							Base Cost		672	24,454	14,672		Common Wall: 1/2 Wall		1	-1,235	-741	Class: CD Exterior: Pole (Unfinished)							Base Cost		768	18,010	10,806	Class: CD Exterior: Pole (Unfinished)							Base Cost		1680	35,767	21,460	Built-Ins							Appliance Allow.		1	1,906	1,144	Fireplaces							Interior 1 Story		1	4,633	2,780	<p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>	
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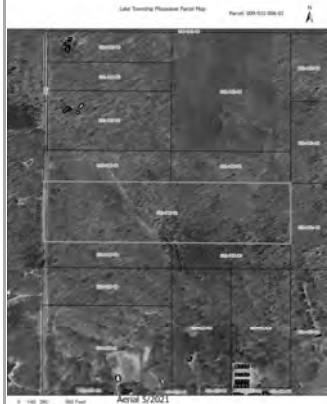
Desc. of Bldg/Section: Calculator Occupancy: Tennis Clubs - Indoor	
Class: D	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
Depr. Table : 2.5%	** ** Calculator Cost Data ** **
Effective Age : 40	Quality: Excellent
Physical %Good: 36	Heat#1: No Heating or Cooling 0%
Func. %Good : 100	Heat#2: No Heating or Cooling 0%
Economic %Good: 100	Ave. SqFt/Story
	Ave. Perimeter
	Has Elevators:
	*** Basement Info ***
Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

<<<<<		Segregated Cost Computations		>>>>>	
Costs taken from Segregated Cost Section 3: Stores & Commercials		Cost		# or Height Storys	
Item Description		Col. Rate		SqFt Adj. Adj. Cost	
Architectural Multiplier: 0.00				Total Cost New = 0	
Eff.Age:40		Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0		Reproduction/Replacement Cost = 0	
Unit in Place Items		Rate Quantity Arch %Good		Depr.Cost	
/CI17/SPOC/TENC/CONCPNSL		46251.43 1 1.00 75		34,689	
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 1 =		32,261	
Total Depreciated Cost =				0	

(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	
		2-Piece Baths		Water Heaters		Many	
		Shower Stalls		Wash Fountains		Unfinished	
		Toilets		Water Softeners		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***

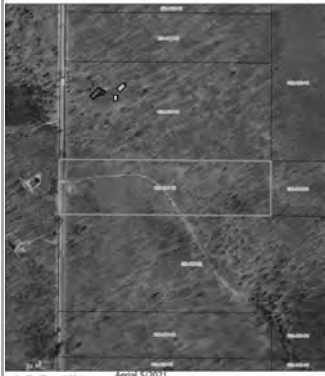
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status			
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
FORD DAVID BRIAN & DAWN ANN 7397 W BLUE RD LAKE CITY MI 49651		MAP #:									
		2025 Est TCV 153,328									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *							
SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4 EXC N1/2 OF N1/2 THEROF & EXC S1/2 OF S1/2 THEROF 41.44 A		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SPLIT ON 11/21/2024 FROM 009-031-006-00;		Gravel Road		Residentia PARTOF>40@	3700	41.44	Acres	3700	100		153,328
Comments/Influences		Paved Road		41.44 Total Acres				Total Est. Land Value =		153,328	
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;		Storm Sewer									
Parent Parcel(s): 009-031-006-00;		Sidewalk									
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2025	76,700	0	76,700		47,115C		
TPC 05/30/2022 INSPECTED		2024	0	0	0			0			
TPC 04/30/2021 INSPECTED		2023	0	0	0			0			
		2022	0	0	0			0			



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

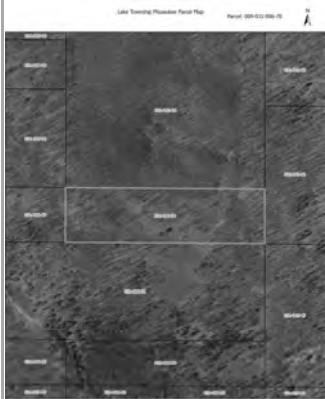
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
FORD DAVID BRIAN & DAWN ANN 7397 W BLUE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 39,664								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 31 T22N R8W N1/2 OF N1/2 OF SW 1/4 OF NW 1/4. 10.72 A SPLIT ON 11/21/2024 FROM 009-031-006-00; Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ; Parent Parcel(s): 009-031-006-00; Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----		Gravel Road		Residentia PARTOF>40@	\$3700	10.72	Acres	3700	100			39,664
-----		Paved Road		10.72 Total Acres Total Est. Land Value = 39,664								
-----		Storm Sewer										
-----		Sidewalk										
-----		Water										
-----		Sewer										
-----		Electric										
-----		Gas										
-----		Curb										
-----		Street Lights										
-----		Standard Utilities										
-----		Underground Utils.										
-----		Topography of Site										
-----		Level										
-----		Rolling										
-----		Low										
-----		High										
-----		Landscaped										
-----		Swamp										
-----		Wooded										
-----		Pond										
-----		Waterfront										
-----		Ravine										
-----		Wetland										
-----		Flood Plain										
-----		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
-----					2025	19,800	0	19,800			12,188C	
-----					2024	0	0	0			0	
-----					2023	0	0	0			0	
-----					2022	0	0	0			0	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
FORD DAVID BRIAN & DAWN ANN 7397 W BLUE RD LAKE CITY MI 49651		2025 Est TCV 37,000										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 31 T22N R8W N1/2 OF N1/2 OF SE 1/4 OF NW 1/4. 10 A SPLIT/COMBINED ON 11/21/2024 FROM 009-031-006-00;		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ; Parent Parcel(s): 009-031-006-00; Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;		Gravel Road		Residentia PARTOF>40@		3700	10.00	Acres	3700	100		37,000
-----		Paved Road		10.00 Total Acres		Total Est. Land Value =						37,000
-----		Storm Sewer										
-----		Sidewalk										
-----		Water										
-----		Sewer										
-----		Electric										
-----		Gas										
-----		Curb										
-----		Street Lights										
-----		Standard Utilities										
-----		Underground Utils.										
-----		Topography of Site										
-----		Level										
-----		X Rolling										
-----		Low										
-----		High										
-----		Landscaped										
-----		Swamp										
-----		X Wooded										
-----		Pond										
-----		Waterfront										
-----		Ravine										
-----		Wetland										
-----		Flood Plain										
-----		Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----		TPC 05/30/2022 INSPECTED		2025	18,500	0	18,500					11,369C
-----		TPC 04/30/2021 INSPECTED		2024	0	0	0					0
-----				2023	0	0	0					0
-----				2022	0	0	0					0



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
5369 S SEELEY RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FORD DAVID BRIAN & DAWN ANN 7397 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 39,664					

	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia PARTOF	>40@	\$3700	10.72	Acres	3700	100		39,664
							10.72	Total Acres			Total Est. Land Value =	39,664

Tax Description
 SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A
 SPLIT ON 11/21/2024 FROM 009-031-006-00;
 Comments/Influences
 Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
 Parent Parcel(s): 009-031-006-00;
 Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;

- 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	19,800	0	19,800			12,188C
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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

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

Property Address: 5369 S SEELEY RD
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 0%
 MAP #:

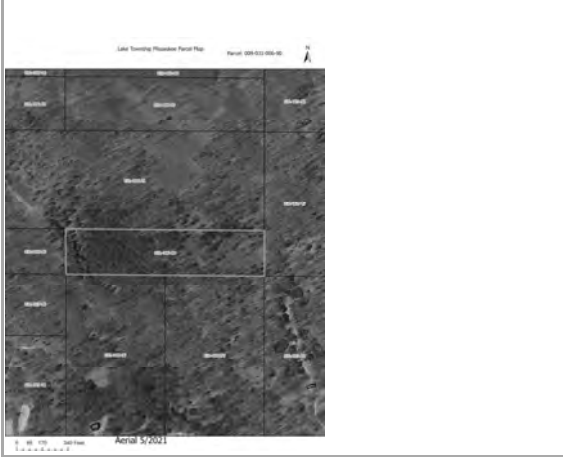
Owner's Name/Address: FORD DAVID BRIAN & DAWN ANN
 7397 W BLUE RD
 LAKE CITY MI 49651
 2025 Est TCV 37,000

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	Residentia PARTOF	>40	\$3700	10.00	Acres	3700	100		37,000
Gravel Road	10.00 Total Acres Total Est. Land Value =								37,000
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Tax Description: SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A
 SPLIT ON 11/21/2024 FROM 009-031-006-00;

Comments/Influences: Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
 Parent Parcel(s): 009-031-006-00;
 Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	18,500	0	18,500			11,367C
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	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 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			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 41,082 Total Depr Cost: 39,028 Estimated T.C.V: 42,931								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100			Bsmnt Garage:		Carport Area: Roof:			
Yr Built Remodeled 2019 0		Ex	Ord	Min	Central Air Wood Furnace										
Condition: Average		Size of Closets													
Room List		Doors	Solid	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2019			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
(2) Windows		No. of Elec. Outlets		Many Ave. Few			Ground Area = 0 SF Floor Area = 0 SF.								
	Many Avg. Few Large Avg. Small	(7) Excavation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation		Size Cost New		Depr. Cost	
(3) Roof		(8) Basement		(14) Water/Sewer			Plumbing			1		-4,580		-4,351	
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		1440		45,662 43,379	
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Other Additions/Adjustments			Totals:		41,082		39,028	
Chimney:		(10) Floor Support					Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		42,931			
		Joists: Unsupported Len: Cntr.Sup:													

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family 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 384 180 192	Type WCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2024 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 1,988 Total Base New : 355,327 Total Depr Cost: 351,774 Estimated T.C.V: 386,951			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: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1988 SF Floor Area = 1988 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C Blt 2024					
Yr Built 2024	Remodeled 0	Ex	Ord		Min	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average Part. Construct.: 60%		Trim & Decoration			0 Amps Service			1 Story Siding Basement 1,988			Total: 270,739 268,033					
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Water/Sewer			Porches		Garages				
(1) Exterior			Kitchen: Other: Other:	Many Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story) CCP (1 Story)		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1008 36,681 36,314 Common Wall: 1 Wall 1 -2,647 -2,621 Door Opener 2 1,078 1,067 Totals: 355,327 351,774				
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing			Notes:			Deck		Notes:				
(2) Windows			Height to Joists: 0.0	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			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 386,951 60% Completed => Est. True Cash Value 2025 =			Treated Wood 192 3,971 3,931						
	Many Avg. Few Large Avg. Small	(7) Excavation		(14) Water/Sewer			Lump Sum Items:			Garages						
	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			Basement: 1988 S.F. Crawl: 0 S.F. Slab: 0 S.F.	Lump Sum Items:						Garages						
X	Gable Hip Flat	Gambrel Mansard Shed	Height to Joists: 0.0	Lump Sum Items:						Garages						
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:						Garages						
Chimney:		(10) Floor Support		Lump Sum Items:						Garages						
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Garages						

*** 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			
X W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 670,510 TCV/TFA: 39.40					
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
MOOMEY RICHARD PO BOX 825 CADILLAC MI 49601		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Tax Description		Dirt Road		COMMERCIAL 20A M/L 3700		19.88 Acres		3700 100		73,556			
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31 T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH ALONG SAID LINE, S89°29'27"E 1314.03 FEET TO THE NORTH-SOUTH 1/4 LINE. 19.88 ACRES BEING MORE PARTICULARLY DESCRIBED IN A SURVEY DATED 1946 DATED 1946 EASEMENT 'B'. FOR INFORMATION ON FILE***		Gravel Road		19.88 Total Acres		Total Est. Land Value =		73,556					
		Paved Road		Topography of Site		Level		Rolling					
6 completed		Storm Sewer		Level		Low		High					
1-008-00;		Sidewalk		Landscaped		Swamp		Wooded					
1-008-50;		Water		Swamp		Pond		Waterfront					
-----		Sewer		Ravine		Wetland		Flood Plain					
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		Gas		2025		36,800		298,500		335,300			282,373C
		Curb		2024		29,800		0		29,800			14,453C
		Street Lights		2023		25,800		0		25,800			13,765C
		Standard Utilities		2022		19,900		0		19,900			13,110C
		Underground Utils.		Who		When		What					
				JWV 09/29/2021		INSPECTED							
				TPC 04/30/2021		INSPECTED							
				TPC 12/27/2017		INSPECTED							

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

Desc. of Bldg/Section: P#20180174 30'X40'	
Calculator Occupancy: Warehouses - Mini	
Class: D,Pole	
Floor Area: 1,200	
Gross Bldg Area: 17,016	
Stories Above Grd: 1	
Average Sty Hght : 14	
Bsmnt Wall Hght	
Depr. Table : 2.5%	
Effective Age : 2	
Physical %Good: 95	
Func. %Good : 100	
Economic %Good: 100	
2018	Year Built Remodeled
10	Overall Bldg Height
Comments:	

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: Electric, Cable or Baseboard 0%					
Ave. SqFt/Story: 1200					
Ave. Perimeter: 140					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat:					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

<<<<<<		Calculator Cost Computations		>>>>>>	
Class: D,Pole		Quality: Low Cost			
Stories: 1		Story Height: 14		Perimeter: 140	
Overall Building Height: 10					
Base Rate for Upper Floors = 40.02					
Adjusted Square Foot Cost for Upper Floors = 40.02					
Total Floor Area: 1,200		Base Cost New of Upper Floors =		48,024	
		Reproduction/Replacement Cost =		48,024	
Eff.Age:2		Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0			
		Total Depreciated Cost =		45,623	
ECF (201B COMMERCIAL GROUP B)		0.900 => TCV of Bldg: 1 =		41,061	
Replacement Cost/Floor Area= 40.02		Est. TCV/Floor Area= 34.22			

(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	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			Hand Fired Boiler		
(6) Ceiling:											

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

Desc. of Bldg/Section: P2018-017430'X40'		Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 140 Overall Building Height: 10						
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 14 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 = 40.02 Adjusted Square Foot Cost for Upper Floors = 40.02	
High	Above Ave.	Ave.	X	Low						
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:		Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,024 Reproduction/Replacement Cost = 48,024 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 45,623						
2018 Year Built Remodeled 10 Overall Bldg Height		Area: Perimeter: Type: Heat:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 41,061 Replacement Cost/Floor Area= 40.02 Est. TCV/Floor Area= 34.22						
Comments:		*** Basement Info *** Area: Type #1: Area #2: Type #2:		* Mezzanine Info * Area: 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:																							
<table border="1"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1"> <tr> <td>Few Average Many Unfinished Typical</td> <td>Few Average 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:		<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	<table border="1"> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metalic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table>		Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer		
Total Fixtures	Urinals																										
3-Piece Baths	Wash Bowls																										
2-Piece Baths	Water Heaters																										
Shower Stalls	Wash Fountains																										
Toilets	Water Softeners																										
Flex Conduit	Incandescent																										
Rigid Conduit	Fluorescent																										
Armored Cable	Mercury																										
Non-Metalic	Sodium Vapor																										
Bus Duct	Transformer																										
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:																					
(5) Floor Cover:		(10) Heating and Cooling:				<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																		
Thickness	Bsmnt Insul.																										
(6) Ceiling:		<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:																				
Gas Oil	Coal Stoker	Hand Fired Boiler																									

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

Desc. of Bldg/Section: P2018-0609 & 2019-400,437,541 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 104 Overall Building Height: 12 Base Rate for Upper Floors = 43.21 Adjusted Square Foot Cost for Upper Floors = 43.21 Total Floor Area: 672 Base Cost New of Upper Floors = 29,037 Reproduction/Replacement Cost = 29,037 8 Identical Units => Reproduction/Replacement Cost of all units = 232,296 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 220,681															
Class: D,Pole Floor Area: 672 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 672 Ave. Perimeter: 104 Has Elevators:				<<<<< 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 (13) Roof Structure: Wood deck, light -gauge truss joists 1 Up 4.86 392 1.060 1.000 2,019 Wood deck, light -gauge truss joists 1 Up 4.86 392 1.060 1.000 2,019									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
2019 Year Built Remodeled		12 Overall Bldg Height		Comments: YEAR 2019 HAVE 8 NEW BUIILDINGS AND 2 LEAN TO STYLE STORAGE. YEAR 2019 PERMITS 400, 437 & 541 ALL HAVE 2 ECH 24X28. YEAR 2019-0609 HAS 1 @ 1120		(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:							
(2) Foundation:		Footings		(8) Plumbing:		Many Above Ave. Average Typical Few None		Outlets:		Fixtures:		(40) Exterior Wall:							
X Poured Conc Brick/Stone Block		(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Unfinished Typical Few Average Unfinished Typical		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer		Thickness Bsmnt Insul.		(13) Roof Structure: Slope=4 392 SqFt, Wood deck, light -gauge 392 SqFt, Wood deck, light -gauge		(14) Roof Cover:			
(4) Floor Structure:		(9) Sprinklers:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		(11) Electric and Lighting:		(39) Miscellaneous:		(40) Exterior Wall:							
(5) Floor Cover:		(6) Ceiling:		(7) Interior:		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(11) Electric and Lighting:		(12) Mechanical:		(13) Roof Structure:		(14) Roof Cover:	

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

Desc. of Bldg/Section: P#2020-00506 (10F2) Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 864 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120 Overall Building Height: 14 Base Rate for Upper Floors = 42.77 Adjusted Square Foot Cost for Upper Floors = 42.77 Total Floor Area: 864 Base Cost New of Upper Floors = 36,953 Reproduction/Replacement Cost = 36,953 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 36,214 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 6 = 32,593 Replacement Cost/Floor Area= 42.77 Est. TCV/Floor Area= 37.72	
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:	
2020	Year Built Remodeled	Area:	
14	Overall Bldg Height	Type:	
Comments:		Heat:	
		* Mezzanine Info *	
		Area #1: Type #1: Area #2: Type #2:	
		* Sprinkler Info *	
		Area: Type: Low	

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average Unfinished Typical	Few Average Unfinished Typical										
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(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: P#20210179 (10F2) DOORS 458 Calculator Occupancy: Warehouses - Mini				<<<<<< Calculator Cost Computations >>>>>>											
Class: D,Pole Floor Area: 864 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Construction Cost High Above Ave. Ave. X Low				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120 Overall Building Height: 14				Base Rate for Upper Floors = 42.77 Adjusted Square Foot Cost for Upper Floors = 42.77			
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 864 Ave. Perimeter: 120 Has Elevators:				Total Floor Area: 864 Base Cost New of Upper Floors = 36,953 Reproduction/Replacement Cost = 36,953 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 36,214				*** Basement Info *** Area: Perimeter: Type: Heat:			
2021		Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 8 = 32,593 Replacement Cost/Floor Area= 42.77 Est. TCV/Floor Area= 37.72				* Sprinkler Info * Area: Type: Low			
14		Overall Bldg Height													
Comments:															
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average Unfinished Typical							
(3) Frame:				Total Fixtures		Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:			
(4) Floor Structure:				3-Piece Baths		Wash Bowls						Thickness		Bsmnt Insul.	
(5) Floor Cover:				2-Piece Baths		Water Heaters		(13) Roof Structure: Slope=0							
(6) Ceiling:				Shower Stalls		Wash Fountains		(14) Roof Cover:							
				Toilets		Water Softeners									
				(9) Sprinklers:											
				(10) Heating and Cooling:											
				Gas Oil	Coal Stoker	Hand Fired Boiler									

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

Desc. of Bldg/Section: P#20210179 (20F2) DOORS460&461 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Low Cost	
Floor Area: 1,368 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Stories: 1 Story Height: 14 Perimeter: 148 Base Rate for Upper Floors = 38.87 Adjusted Square Foot Cost for Upper Floors = 38.87	
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 1,368 Base Cost New of Upper Floors = 53,175 Reproduction/Replacement Cost = 53,175 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 52,112	
Year Built Remodeled		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 9 = 46,900 Replacement Cost/Floor Area= 38.87 Est. TCV/Floor Area= 34.28	
Overall Bldg Height			
Comments:			

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: Electric, Cable or Baseboard 0%					
Ave. SqFt/Story: 1368					
Ave. Perimeter: 148					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat:					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average Unfinished Typical	Few Average Unfinished Typical										
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(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: P#20210323 DOORS 207-217 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,880 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 288 Base Rate for Upper Floors = 34.61 Adjusted Square Foot Cost for Upper Floors = 34.61	
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2880 Ave. Perimeter: 288 Has Elevators:	
Year Built Remodeled Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat:	
Comments:		* Mezzanine Info * * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil Coal Stoker Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets: Fixtures:	
		Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness Bsmnt Insul.	

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 10 = 87,915
 Replacement Cost/Floor Area= 34.61 Est. TCV/Floor Area= 30.53

Total Floor Area: 2,880 Base Cost New of Upper Floors = 99,677
 Reproduction/Replacement Cost = 99,677
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
 Total Depreciated Cost = 97,683

*** 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
11560 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601	2025 Est TCV 121,648 TCV/TFA: 108.61					

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS	
X Improved	Vacant
Public Improvements	
X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Taxpayer's Name/Address	* Factors *							Value	
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A 200' @ 90/FF	110.90	467.42	1.1588	1.0397	90	100		12,026
	111 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =							12,026	

Tax Description	X	Electric
. SEC 31 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYINGS OF NEW HWY M-55 EXC E 217.7 FT THEREOF. 1.1910 A.	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

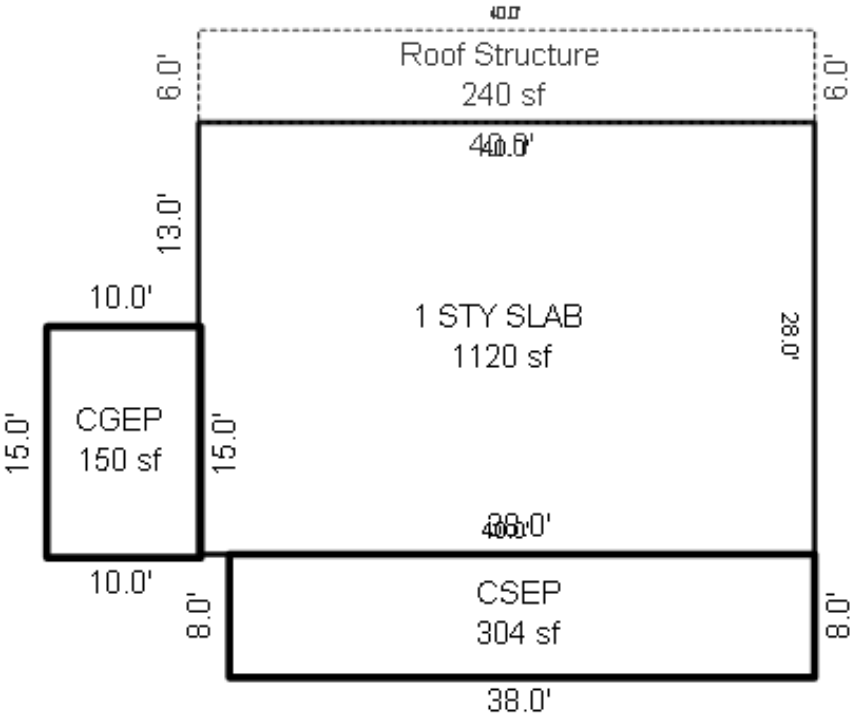
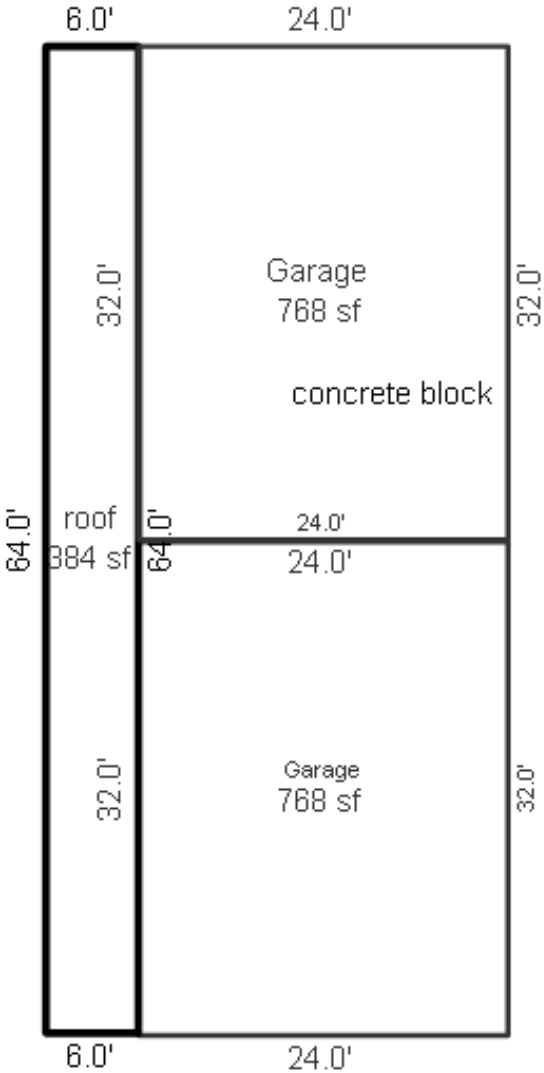
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,000	54,800	60,800			23,051C
2024	6,000	46,400	52,400			22,358C
2023	4,700	44,900	49,600			21,294C
2022	2,800	41,600	44,400			20,280C

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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 304 150 240 384	Type CSEP (1 Story) CGEP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: 1965 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1952		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1120 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		(13) Plumbing												
			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: Block	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls D -5 Blt 1952						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Block Slab 1,120 Total: 106,515 58,569																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 995 547																
Water/Sewer																
1000 Gal Septic 1 4,141 2,278																
Water Well, 50 Feet 1 2,498 1,374																
Porches																
CSEP (1 Story) 304 9,138 5,026																
Foundation: Shallow 304 -1,596 -878																
CGEP (1 Story) 150 7,770 4,273																
Foundation: Shallow 150 -1,083 -596																
Built-Ins																
Appliance Allow. 1 1,638 901																
Deck																
w/Roof (Roof portion) 240 3,192 1,756																
w/Roof (Roof portion) 384 4,804 2,642																
Garages																
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)																
Base Cost 1536 43,208 23,764																
Totals: 181,220 99,656																
Notes:																
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 109,622																

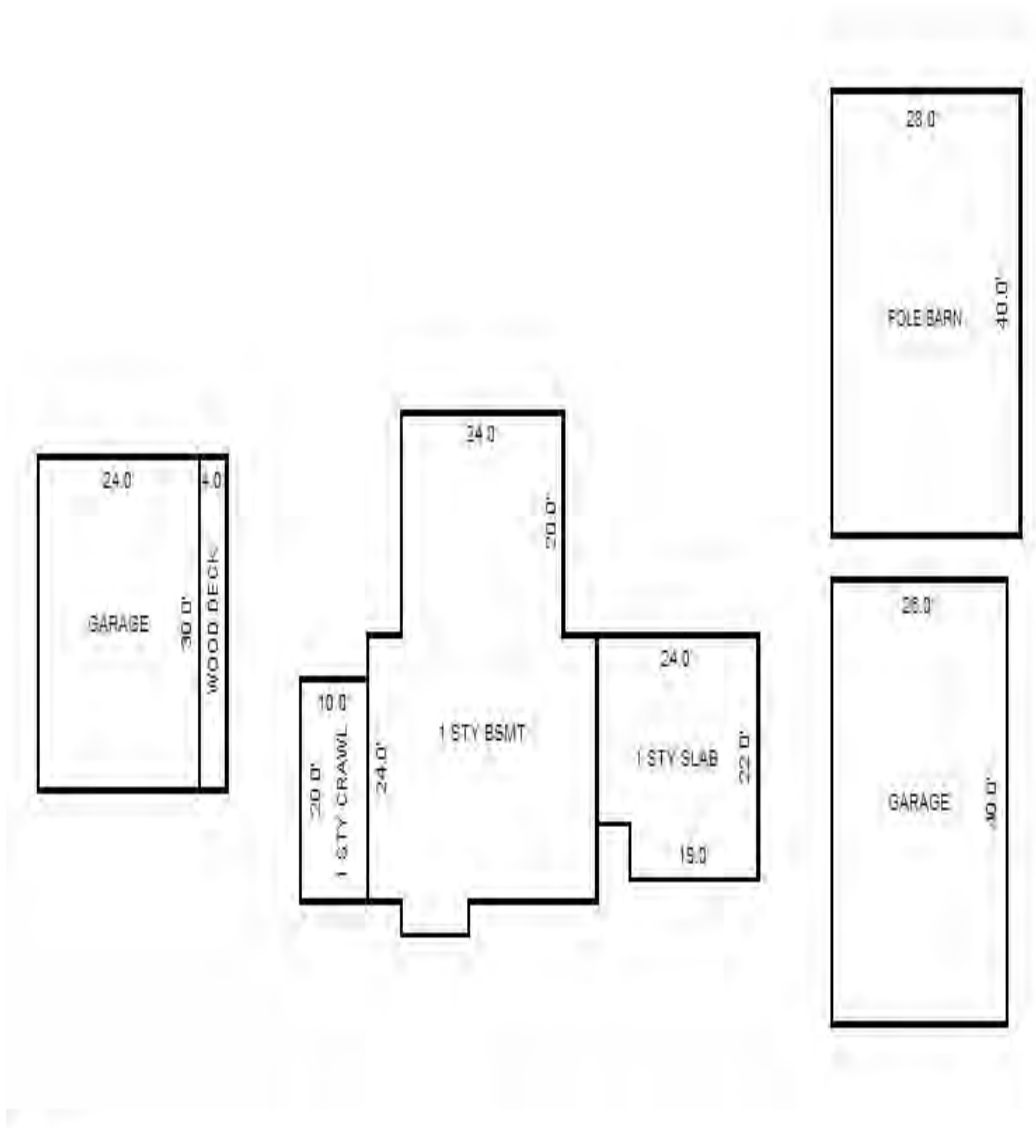
*** Information herein deemed reliable but not guaranteed***



*** 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				
11540 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 344,392 TCV/TFA: 82.00								
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Taxpayer's Name/Address		Public Improvements		* Factors *								
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	414 Actual Front Feet, 5.01 Total Acres		Total Est. Land Value =		33,266		33,266		
. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT S OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT THE CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG		Topography of Site		Land Improvement Cost Estimates								
		X	Level	Description	Rate	Size	% Good	Cash Value				
		X	Rolling	D/W/P: 4in Ren. Conc.	8.06	800	50	3,224				
			Low	D/W/P: Asphalt Paving	3.06	16500	50	25,245				
			High	Total Estimated Land Improvements True Cash Value =		28,469						
			Landscaped									
			Swamp	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Wooded	2025	16,600	155,600	172,200			94,341C		
			Pond	2024	10,300	138,600	148,900			91,505C		
			Waterfront	2023	10,300	134,200	144,500			87,148C		
			Ravine	2022	10,300	121,600	131,900			82,999C		
			Wetland									
			Flood Plain									

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



Sketch by Apex IV™

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

Desc. of Bldg/Section: NEAR RD/ W/LIFT
 Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole
 Floor Area: 1,040
 Gross Bldg Area: 2,160
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

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

1994 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Wall or Floor Furnace 100					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 1040					
Ave. Perimeter: 132					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 132

Base Rate for Upper Floors = 35.86

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.23 100%
 Adjusted Square Foot Cost for Upper Floors = 41.09

Total Floor Area: 1,040 Base Cost New of Upper Floors = 42,733

Reproduction/Replacement Cost = 42,733
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 28,204

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 26,230
 Replacement Cost/Floor Area= 41.09 Est. TCV/Floor Area= 25.22

(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	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished Typical	Many Average Unfinished Typical							
(3) Frame:				3-Piece Baths				Wash Bowls											
				2-Piece Baths				Water Heaters											
				Shower Stalls				Wash Fountains											
				Toilets				Water Softeners											
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit				Incandescent							
								Rigid Conduit				Fluorescent							
								Armored Cable				Mercury							
								Non-Metalic				Sodium Vapor							
								Bus Duct				Transformer							
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
				Gas Oil				Coal Stoker				Hand Fired Boiler				Thickness			
												Bsmnt Insul.							
(6) Ceiling:								(14) Roof Cover:											

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

Desc. of Bldg/Section: NORTH MOST PART Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 136 Base Rate for Upper Floors = 17.13 Adjusted Square Foot Cost for Upper Floors = 17.13 Total Floor Area: 1,120 Base Cost New of Upper Floors = 19,186 Reproduction/Replacement Cost = 19,186 Eff. Age:15 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 14,198 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 13,204 Replacement Cost/Floor Area= 17.13 Est. TCV/Floor Area= 11.79						
Class: D,Pole Floor Area: 1,120 Gross Bldg Area: 2,160 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> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1120 Ave. Perimeter: 136 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 15 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
1995 Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Overall Bldg Height		* Sprinkler Info * Area: Type: Low						
Comments:								

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AUGUSTA CONNIE L FKA HOUG	NELSON MICHAEL	0	05/08/2024	WD	16-LC PAYOFF	2024-01362	DEED	0.0
HOUGHTON CONNIE L	NELSON MICHAEL	135,000	02/18/2022	MLC	09-FAMILY	2022-00614	PROPERTY TRANSFER	100.0
HOUGHTON CHESTER R	HOUGHTON CONNIE L	0	08/19/2004	OTH	21-NOT USED/OTHER	04-0/3558	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11450 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 84% 04/16/2022					
NELSON MICHAEL 11450 W WATERGATE RD CADILLAC MI 49601	MAP #: 2025 Est TCV 193,684 TCV/TFA: 67.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																
. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT N OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG 43' 28" E 200 FT TO END. 3.7933 A.			<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>Residentia 3 - 7</td> <td>@\$6000</td> <td>3.79 Acres</td> <td>6000</td> <td>100</td> <td></td> <td></td> <td></td> <td>22,740</td> </tr> <tr> <td colspan="8">3.79 Total Acres Total Est. Land Value =</td> <td>22,740</td> </tr> </tbody> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 3 - 7	@\$6000	3.79 Acres	6000	100				22,740	3.79 Total Acres Total Est. Land Value =								22,740
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
Residentia 3 - 7	@\$6000	3.79 Acres	6000	100				22,740																											
3.79 Total Acres Total Est. Land Value =								22,740																											

Tax Description	X	Land Improvement Cost Estimates						
Dirt Road		Description Rate Size % Good Cash Value						
Gravel Road		Residential Local Cost Land Improvements						
Paved Road	X	Description Rate Size % Good Cash Value						
Storm Sewer		LAND IMPROVE 1000 1,000.00 1 94 940						
Sidewalk		Total Estimated Land Improvements True Cash Value = 940						
Water								
Sewer	X							
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								

Comments/Influences	Topography of Site							
97 HS REDUCED TO 84% (HOUSE & 2 MH). DEATH CERT OF CHESTER HOUGHTON REC 04-0, 3558. DATE OF DEATH 6-22-97.	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,400	85,400	96,800			83,717C
2024	5,700	75,500	81,200			81,200S
2023	5,700	74,900	80,600			80,600S
2022	4,700	66,100	70,800			55,074C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	5,700	75,500	81,200			81,200S
TPC	12/27/2017	INSPECTED	2023	5,700	74,900	80,600			80,600S
TPC	12/03/2013	INSPECTED	2022	4,700	66,100	70,800			55,074C

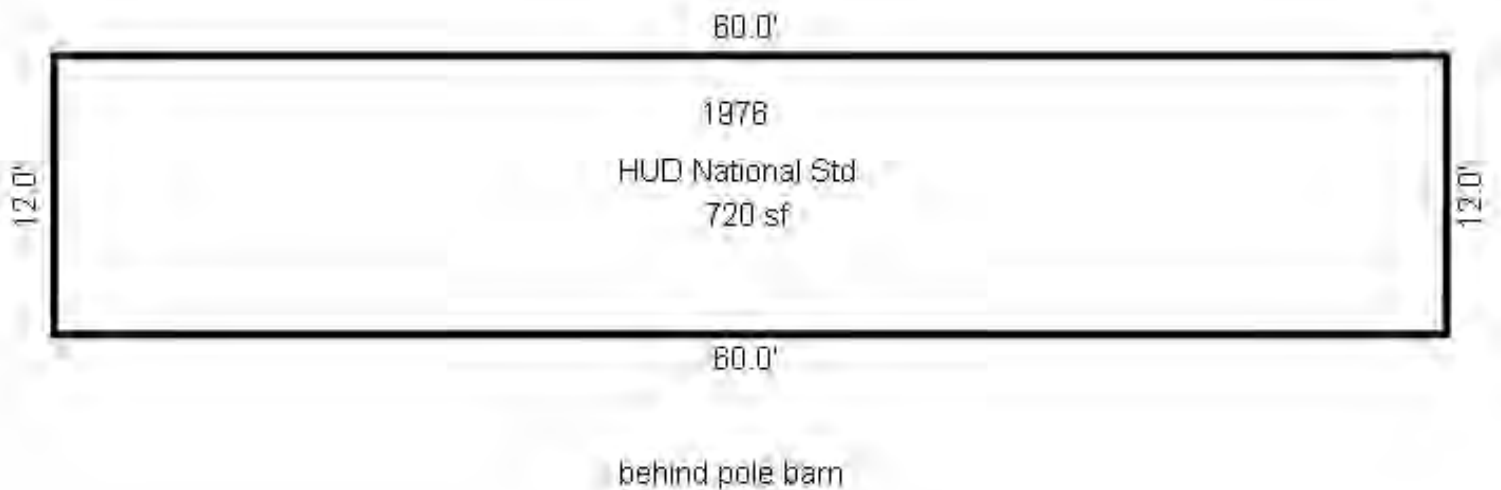
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The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

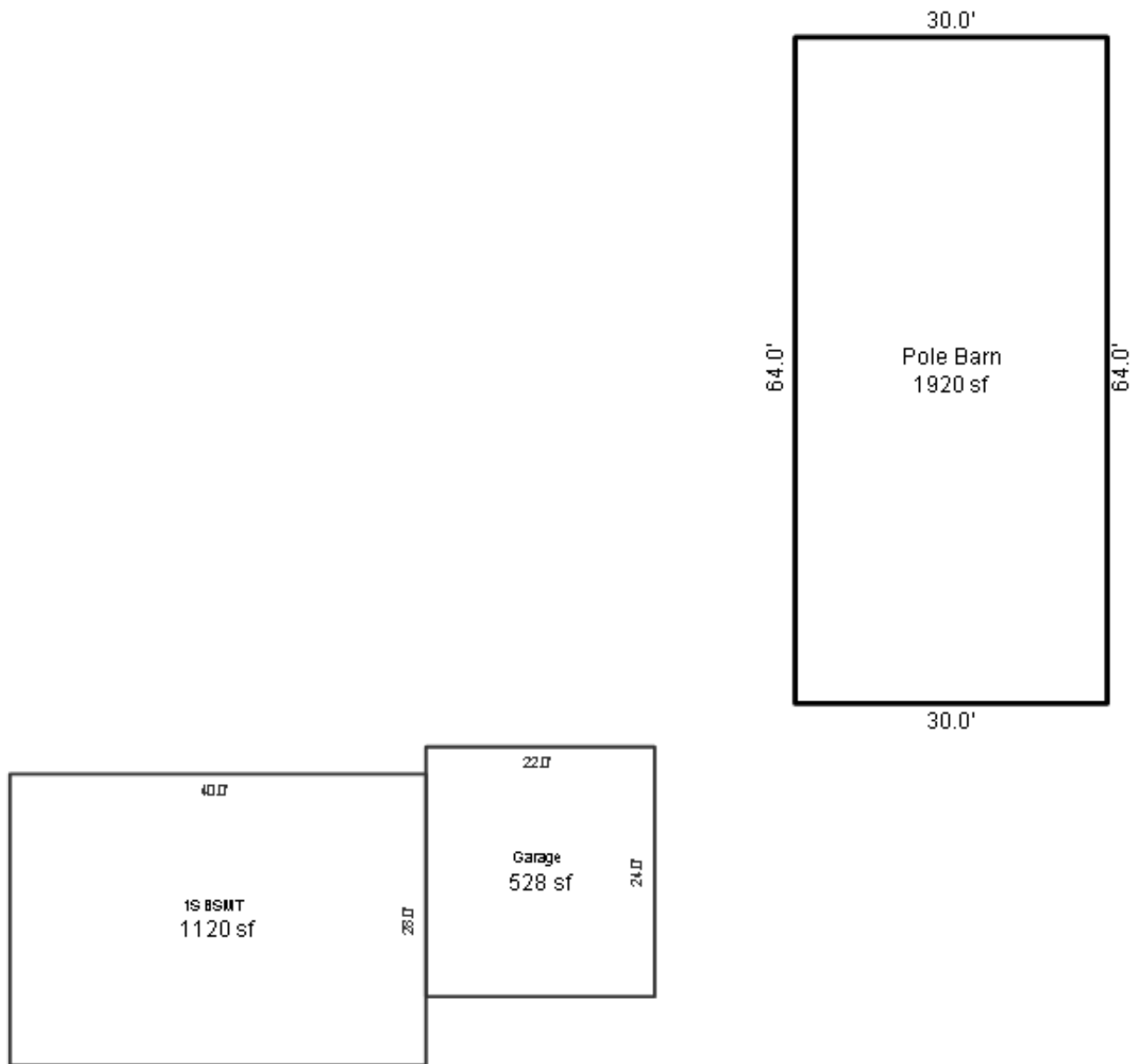
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																													
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																						
Building Style: HUD		Trim & Decoration																																											
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																						
Condition: Average		Lg	X	Ord		Small																																							
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																									
		No./Qual. of Fixtures																																											
		Ex.	X	Ord.		Min																																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets																																									
							Many	X	Ave.		Few																																		
(2) Windows		(7) Excavation		(13) Plumbing																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																						
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X	Asphalt Shingle Metal	(10) Floor Support																																											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																									
<p>Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1973</p> <p>(11) Heating System: Wall Furnace</p> <p>Ground Area = 720 SF Floor Area = 720 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>36,571</td> <td>12,799</td> </tr> <tr> <td colspan="4">Other Additions/Adjustments</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Totals:</td> <td>36,571</td> <td>12,799</td> </tr> </tbody> </table> <p>Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 10,239</p>																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	720			Total:				36,571	12,799	Other Additions/Adjustments						Totals:				36,571	12,799
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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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,120 Total Base New : 215,564 Total Depr Cost: 129,339 Estimated T.C.V: 142,273		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1982			
Yr Built	Remodeled	Ex	X	Ord	Min	200 Amps Service		Building Areas		Size		Cost New		Depr. Cost	
1982	0	Lg	X	Ord	Small	No. of Elec. Outlets		Stories Exterior Foundation		1,120		146,336		87,802	
Room List		Doors		Solid X H.C.		(12) Electric		1 Story Siding Basement		Total:		1,906		1,144	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		Other Additions/Adjustments		Average Fixture(s)		1,212		727	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Plumbing		Water/Sewer		4,485		2,691	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many X Ave. Few		Average Fixture(s)		Average Fixture(s)		1000 Gal Septic		4,485		2,691	
(2) Windows		(7) Excavation		Basement: 1120 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 Well, 50 Feet		2,548		1,529	
X	Many Avg. X Few	Large Avg. Small		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Garages		20,676		12,406	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		20,676	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes:		Appliance Allow.		Class: CD Exterior: Pole (Unfinished)		Base Cost		40,877	
X	Gable Hip Flat	Gambrel Mansard Shed		Asphalt Shingle Metal		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 142,273		Totals:		215,564		129,339			

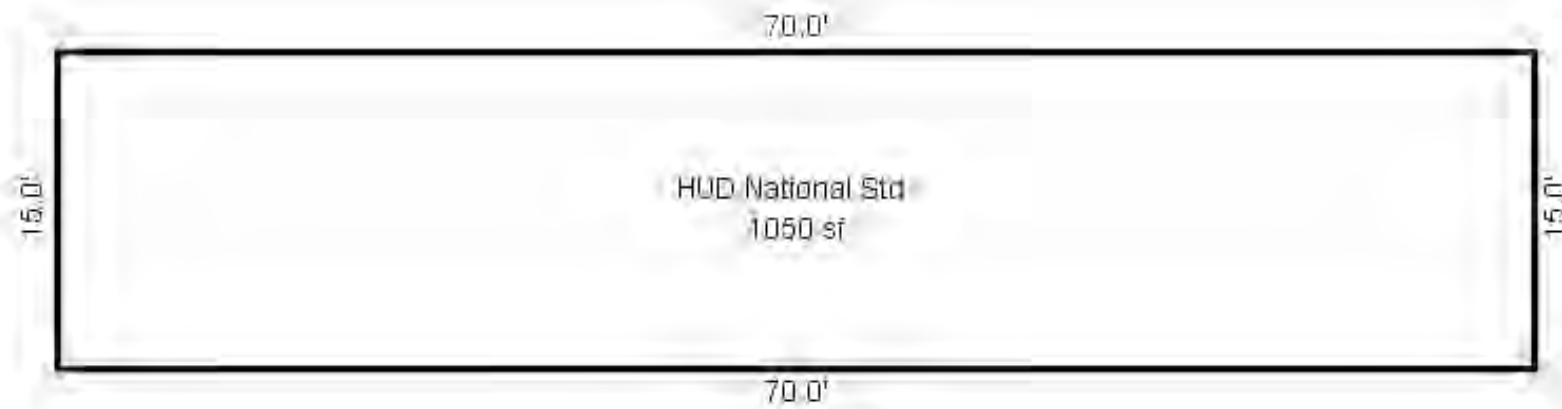
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	0	0	Front Overhang	Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		
	Mobile Home																0	0
Town Home		(4) Interior																
Duplex		Drywall Paneled																
A-Frame		Plaster Wood T&G																
Wood Frame		Trim & Decoration																
Building Style: HUD		Ex		Ord		Min												
Yr Built 2000	Remodeled 0	Size of Closets																
Condition: Average		Lg		Ord		Small												
Room List		Doors		Solid		H.C.		Central Air Wood Furnace										
Basement	1st Floor	(5) Floors		(12) Electric														
		2nd Floor	Bedrooms	Kitchen:		0 Amps Service												
(1) Exterior				Other:		No./Qual. of Fixtures												
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		Ex.			Ord.		Min									
		Brick	Insulation	No. of Elec. Outlets		Many			Ave.		Few							
(2) Windows				(7) Excavation		2			Average Fixture(s)									
Many	Large	Basement: 0 S.F.		3 Fixture Bath														
Avg.	Avg.	Crawl: 0 S.F.		2 Fixture Bath														
Few	Small	Slab: 0 S.F.		Softener, Auto														
Wood Sash		Height to Joists: 0.0		Softener, Manual														
Metal Sash		(8) Basement		No Plumbing														
Vinyl Sash		Conc. Block		Extra Toilet														
Double Hung		Poured Conc.		Extra Sink														
Horiz. Slide		Stone		Separate Shower														
Casement		Treated Wood		Ceramic Tile Floor														
Double Glass		Concrete Floor		Ceramic Tile Wains														
Patio Doors		(9) Basement Finish		Ceramic Tub Alcove														
Storms & Screens				Vent Fan														
(3) Roof		(14) Water/Sewer		1														
Gable	Gambrel	Recreation SF		Public Water														
Hip	Mansard	Living SF		Public Sewer														
Flat	Shed	Walkout Doors (B)		1														
Asphalt Shingle		No Floor SF		1														
Chimney:		Walkout Doors (A)		1														
		(10) Floor Support		1000 Gal Septic														
		Joists:		2000 Gal Septic														
		Unsupported Len:		Lump Sum Items:														
		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.
MOOMEY RICHARD WILLIAM	HOIT 5 LLC	50,000	12/15/2015	WD	03-ARM'S LENGTH	2015-04092	PROPERTY TRANSFER	100.0
MOOMEY RICHARD WILLIAM	CONSUMERS ENERGY COMPANY	0	03/18/2011	OTH	33-TO BE DETERMINED	2011-00896	PROPERTY TRANSFER	0.0
CANDY GLORIA	MOOMEY RICHARD WILLIAM	55,000	06/01/2006	WD	03-ARM'S LENGTH	06-0/2052	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11560 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOIT 5 LLC 11540 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 19,062 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS															
			Public Improvements		* Factors *		101.93 X 380.343											
SEC 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT; S 72D36M09S W 238.39 FT FROM S/4 COR; TH S 73D36M36S W 103.86 FT; N 0D42M26S W 400 FT; N 89D50M04S E 100 FT; S 0D42M26S E 370.98 FT TO POB. .89 AC. M/L SPLIT ON 12/05/2006 INTO 009-031-013-20; Comments/Influences	X		Dirt Road															
	X		Gravel Road															
	X		Paved Road															
	X		Storm Sewer															
	X		Sidewalk															
	X		Water															
	X		Sewer															
	X		Electric															
	X		Gas															
	X		Curb															
	X		Street Lights															
	X		Standard Utilities															
	X		Underground Utils.															

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;
Parent Parcel(s): 009-031-013-00;
Child Parcel(s): 009-031-013-20;



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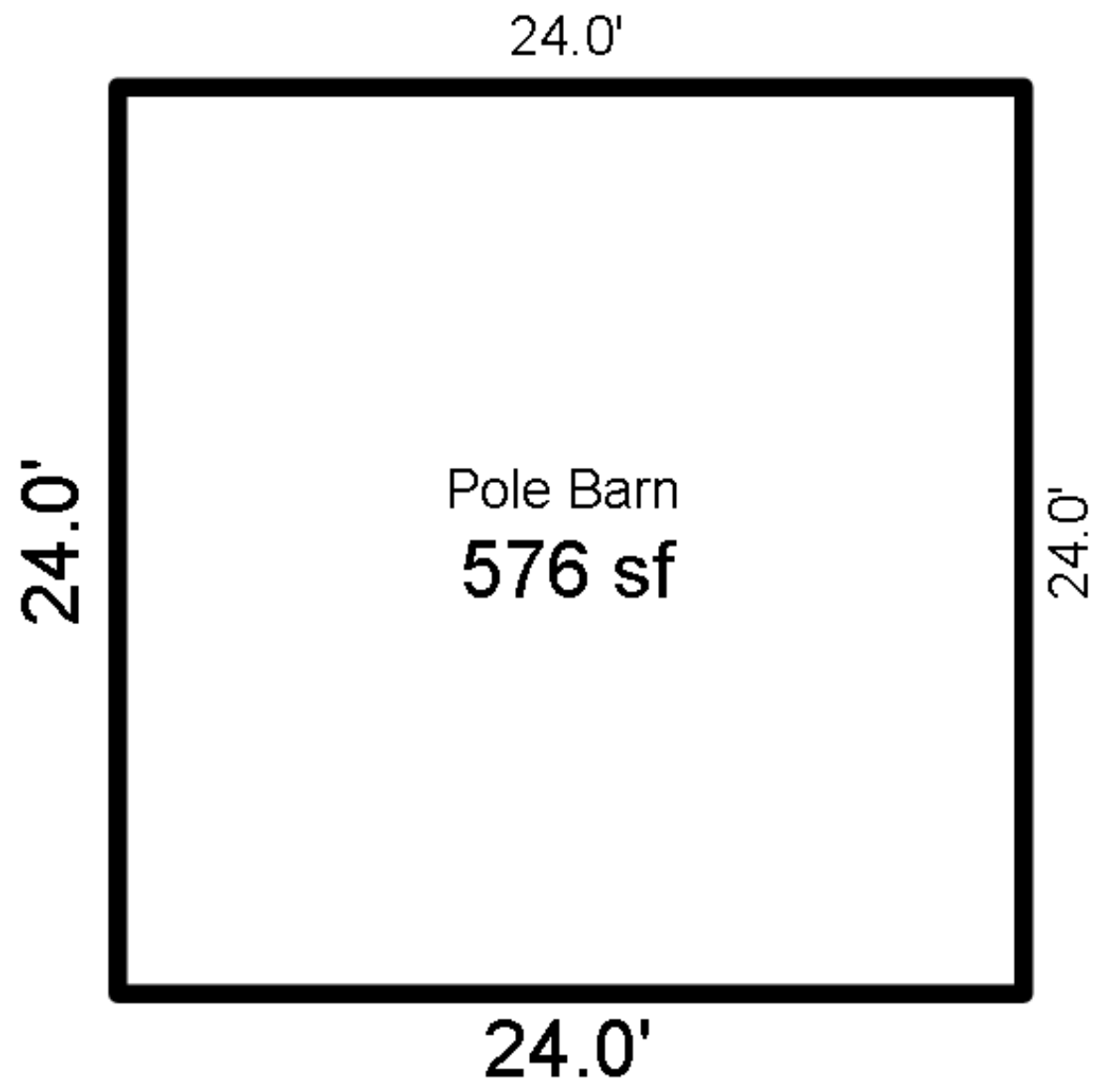
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/16/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,400	4,100	9,500			7,422C
2024	3,800	3,600	7,400			7,199C
2023	3,800	3,500	7,300			6,857C
2022	3,800	3,200	7,000			6,531C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	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: 1979 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	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 1997	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 2 Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		200 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures													
X		Ex.	X	Ord.		Min											
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing													
		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer													
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Chimney: Metal	(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family GRG										Cls CD		Blt 1997					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 0 SF Floor Area = 0 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																	
Building Areas																	
Stories Exterior Foundation										Size		Cost New		Depr. Cost			
Other Additions/Adjustments																	
Plumbing																	
3 Fixture Bath										1		-3,805		-2,663			
Garages																	
Class: CD Exterior: Pole (Unfinished)																	
Base Cost										576		14,636		10,245			
Notes: 2022-01459 AFF DETACHMENT OF HUD										Totals:		10,831		7,582			
HUD REMOVED																	
1997 REDMAN MH																	
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:														8,340			

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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
11540 W WATERGATE RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Commercial	08/02/2021	2021-0503	100%
Owner's Name/Address	P.R.E. 0%		Commercial	06/01/2021	2021-0323	100%
MOOMEY RICHARD WILLIAM P O BOX 825 CADILLAC MI 49601	MAP #:		Commercial	04/15/2021	2021-0179	100%
	2025 Est TCV 1,708,113	TCV/TFA: 32.18	Commercial	09/15/2020	2020-00506	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
SEC 31 T22N R8W THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF HWY M55 EXC E 217.7 FT THOF. ALSO BEG S 89DEG53'12"W 328.64 FT, N 0DEG41'13"W 559.89 FT FROM S 1/4 COR, TH S 72DEG 36'09"W 238.89 FT, N 0 DEG 42'26"W 370.89 FT, S89DEG50'04"W 100FT, N0DEG42'26"W 545.16 FT, N89DEG50'04"E 329.10 FT, S0DEG41'13" 754.37 FT TO POB. 7.1257A COMBINE ON 12/10/2018 WITH 009-031-012-00 FORMERLY SEC 31 T22N R8W (2*2006) BEG S 89D53M12S W 328.64 FT; N 0D41M13S W	X		COMMERCIAL 20A M/L 3700	7.13 Acres	3700	100	26,363
			7.13 Total Acres Total Est. Land Value =				26,363

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: Crushed Rock		2.13	1000	94	2,002
D/W/P: 4in Ren. Conc.		6.66	1000	94	6,260
Wood Frame		22.35	120	50	1,341
Wood Frame		18.03	400	50	3,606
Total Estimated Land Improvements True Cash Value =					13,209

Topography of Site	X Level	X High	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2025	13,200	840,900	854,100			851,415C
Rolling			2024	53,400	1,056,300	1,109,700			1,041,339C
Low			2023	24,900	1,161,300	1,186,200			991,752C
High			2022	17,800	1,102,700	1,120,500	1,077,200M		944,526C
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/28/2021	INSPECTED	2024	53,400	1,056,300	1,109,700			1,041,339C
JWV	09/29/2021	INSPECTED	2023	24,900	1,161,300	1,186,200			991,752C
JWV	11/11/2020	INSPECTED	2022	17,800	1,102,700	1,120,500	1,077,200M		944,526C

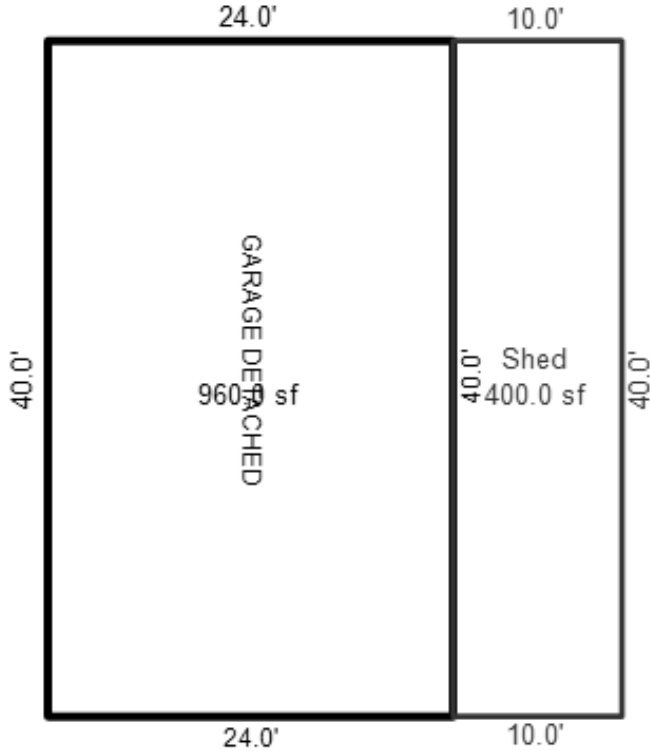
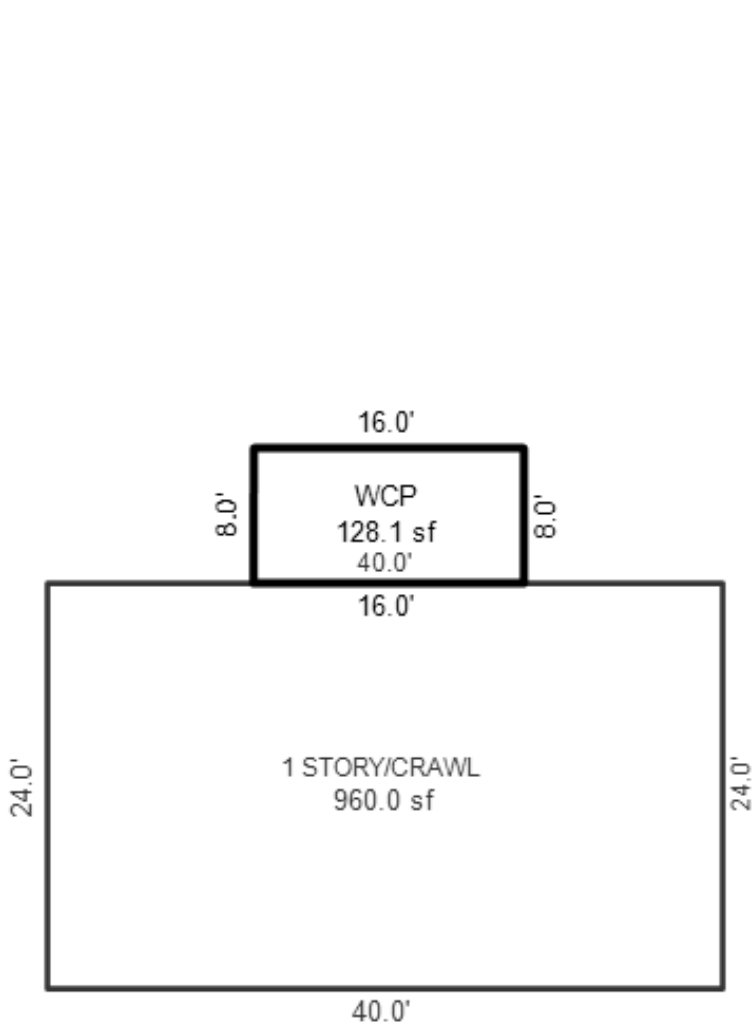
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 128	Type Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 45 Floor Area: 960 Total Base New : 156,000 Total Depr Cost: 85,798 Estimated T.C.V: 94,378		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 1978						
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	100 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 960 SF		Floor Area = 960 SF.						
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		100 Amps Service		1 Story	Siding	Crawl Space	960	Total:	112,227	61,723				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,212 667				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Few	Water/Sewer		1000 Gal Septic		1 4,485 2,467		1 2,548 1,401			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet		Deck		Treated Wood w/Roof (Deck Portion)		128 2,979 1,638		Treated Wood w/Roof (Roof portion)		128 2,045 1,125		
X	Many Avg. X Few	Large Avg. Small	Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		960 28,598 15,729			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish		Separate Shower		Built-Ins		Appliance Allow.		1 1,906 1,048		Totals:		156,000 85,798		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water		Notes:		ECF (201B COMMERCIAL GROUP B) 1.100 => TCV:		94,378						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																

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



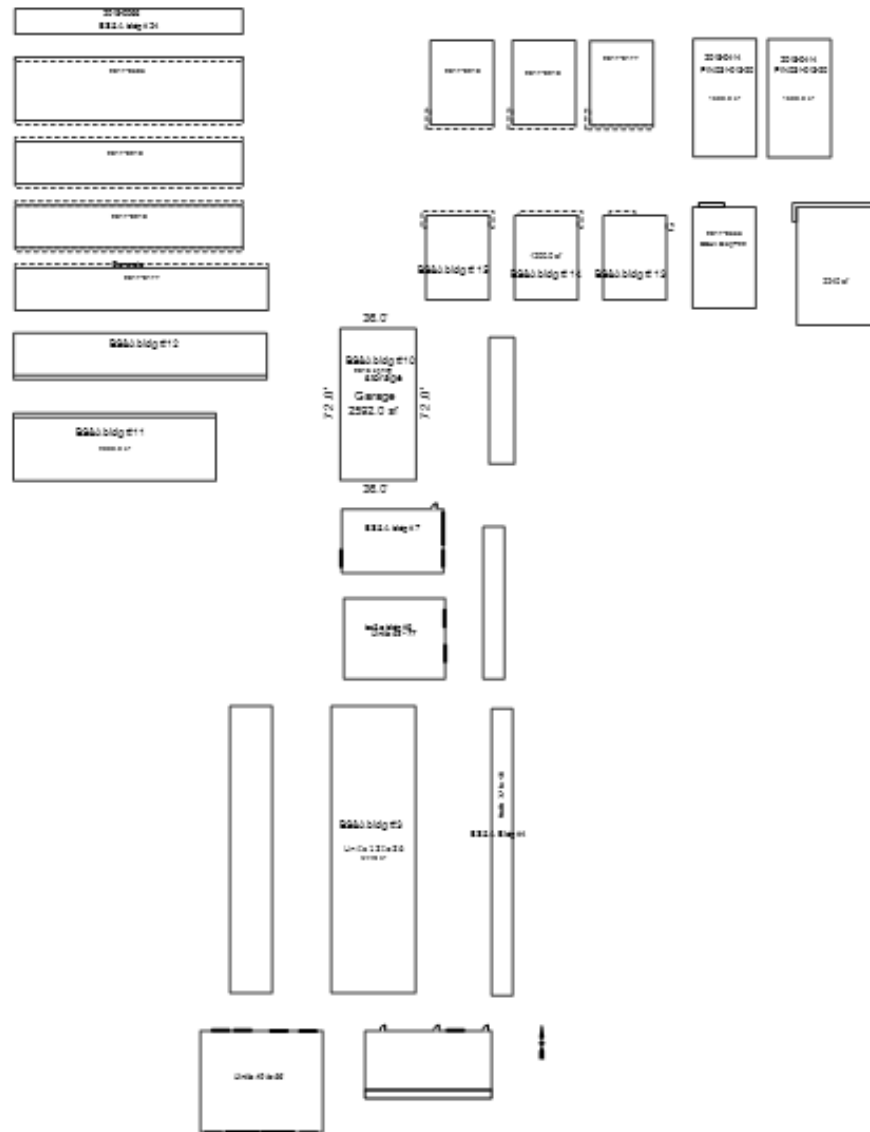
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SEMI-FINISHED INTERIOR 2014 Calculator Occupancy: Warehouses - Mini					
Class: D		Construction Cost			
Floor Area: 1,680	High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 52,114	** ** Calculator Cost Data ** **				
Stories Above Grd: 1	Quality: Low Cost				
Average Sty Hght : 10	Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%				
Depr. Table : 4%	Ave. SqFt/Story: 1680				
Effective Age : 5	Ave. Perimeter: 176				
Physical %Good: 82	Has Elevators:				
Func. %Good : 100	*** Basement Info ***				
Economic %Good: 100	Area:				
2007 Year Built	Perimeter:				
Remodeled	Type:				
10 Overall Bldg Height	Heat: Hot Water, Radiant Floor				
Comments: COST TO OWNER WITH ALL 4 ORIGINAL BUILDINGS \$150,000	* Mezzanine Info *				
	Area #1:				
	Type #1:				
	Area #2:				
	Type #2:				
* Sprinkler Info *					
Area:					
Type: Low					

<<<<<		Calculator Cost Computations		>>>>>	
Class: D		Quality: Low Cost		Stories: 1 Story Height: 10 Perimeter: 176	
Overall Building Height: 10		Base Rate for Upper Floors = 39.78			
Adjusted Square Foot Cost for Upper Floors = 39.78				Total Floor Area: 1,680	
Total Floor Area: 1,680		Base Cost New of Upper Floors = 66,830			
Eff. Age: 5		Reproduction/Replacement Cost = 66,830			
Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0		Total Depreciated Cost = 54,801			
ECF (201B COMMERCIAL GROUP B)		0.900 => TCV of Bldg: 1 = 49,321		Replacement Cost/Floor Area= 39.78 Est. TCV/Floor Area= 29.36	

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

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



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

Desc. of Bldg/Section: 12 UNITS 20 X 136: UNITS1-12 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 2,720 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 312						
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 49.12 Adjusted Square Foot Cost for Upper Floors = 49.12						
2010 Year Built Remodeled Overall Bldg Height Comments: 2010.7.27 CHANGE FROM 45% TO 100% COMPLETE		Total Floor Area: 2,720 Base Cost New of Upper Floors = 133,606 Reproduction/Replacement Cost = 133,606 Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 117,573						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2720 Ave. Perimeter: 312 Has Elevators:		High	Above Ave.	Ave.	X	Low	ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 105,816 Replacement Cost/Floor Area= 49.12 Est. TCV/Floor Area= 38.90	
High	Above Ave.	Ave.	X	Low				
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor								
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:								
* Sprinkler Info * Area: Type: Average								

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

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

Desc. of Bldg/Section: 24 UNITS 40 X 136: UNITS 13-36 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 5,440 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 352 Base Rate for Upper Floors = 30.55 Adjusted Square Foot Cost for Upper Floors = 30.55						
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 5,440 Base Cost New of Upper Floors = 166,192 Reproduction/Replacement Cost = 166,192 Eff. Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 146,249						
2007 Year Built Remodeled Overall Bldg Height Comments:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 3 = 131,624 Replacement Cost/Floor Area= 30.55 Est. TCV/Floor Area= 24.20						
Construction Cost <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> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 5440 Ave. Perimeter: 352 Has Elevators:		High	Above Ave.	Ave.	X	Low	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
High	Above Ave.	Ave.	X	Low				

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

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

Desc. of Bldg/Section: AT ROAD 48'X58' UNITS 49-56 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,799 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 212 Overall Building Height: 10	
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 31.85 Adjusted Square Foot Cost for Upper Floors = 31.85	
2011 Year Built Remodeled 10 Overall Bldg Height		Total Floor Area: 2,799 Base Cost New of Upper Floors = 89,148 Reproduction/Replacement Cost = 89,148 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 78,450	
Comments: ACTUAL CONSTRUCITON COST \$36,000		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 5 = 70,605 Replacement Cost/Floor Area= 31.85 Est. TCV/Floor Area= 25.23	

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

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

Desc. of Bldg/Section: 2012 UNITS 68-77, 38X48 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,836 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low			Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 172 Overall Building Height: 12		
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1836 Ave. Perimeter: 172 Has Elevators:			Base Rate for Upper Floors = 35.41 Adjusted Square Foot Cost for Upper Floors = 35.41		
2012 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Total Floor Area: 1,836 Base Cost New of Upper Floors = 65,013		
12 Overall Bldg Height		Heat: Hot Water, Radiant Floor * Mezzanine Info *			Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 57,211		
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low			ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 6 = 51,490 Replacement Cost/Floor Area= 35.41 Est. TCV/Floor Area= 28.04		
(1) Excavation/Site Prep:				(7) Interior:			
(2) Foundation: Footings				(8) Plumbing:			
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Unfinished Typical Few Average Unfinished Typical	
(4) Floor Structure:				(9) Sprinklers:			
(5) Floor Cover:				(10) Heating and Cooling:			
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:	
(13) Roof Structure: Slope=0				Thickness Bsmnt Insul.			
(14) Roof Cover:				(14) Roof Cover:			

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

Desc. of Bldg/Section: 2012 30X48 BEHIND#6 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,459 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 13 Perimeter: 159 Overall Building Height: 13					
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1459 Ave. Perimeter: 159 Has Elevators:		Base Rate for Upper Floors = 38.21 Adjusted Square Foot Cost for Upper Floors = 38.21 Total Floor Area: 1,459 Base Cost New of Upper Floors = 55,749 Reproduction/Replacement Cost = 55,749 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 49,059	
2012	Year Built Remodeled	Area:		ECF (201B COMMERCIAL GROUP B)		0.900 => TCV of Bldg: 7 = 44,153	
13	Overall Bldg Height	Perimeter:		Replacement Cost/Floor Area= 38.21		Est. TCV/Floor Area= 30.26	
Comments:		Type:		* Mezzanine Info *			
		Heat: Hot Water, Radiant Floor		* Sprinkler Info *			
		Area #1:		Area:			
		Type #1:		Type: Low			
		Area #2:					
		Type #2:					

(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 Unfinished Typical	Few Average Unfinished Typical			
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
(4) Floor Structure:						Incandescent Fluorescent Mercury Sodium Vapor Transformer			(40) Exterior Wall:		
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0			Thickness Bsmnt Insul.		
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas Oil Coal Stoker Hand Fired Boiler								

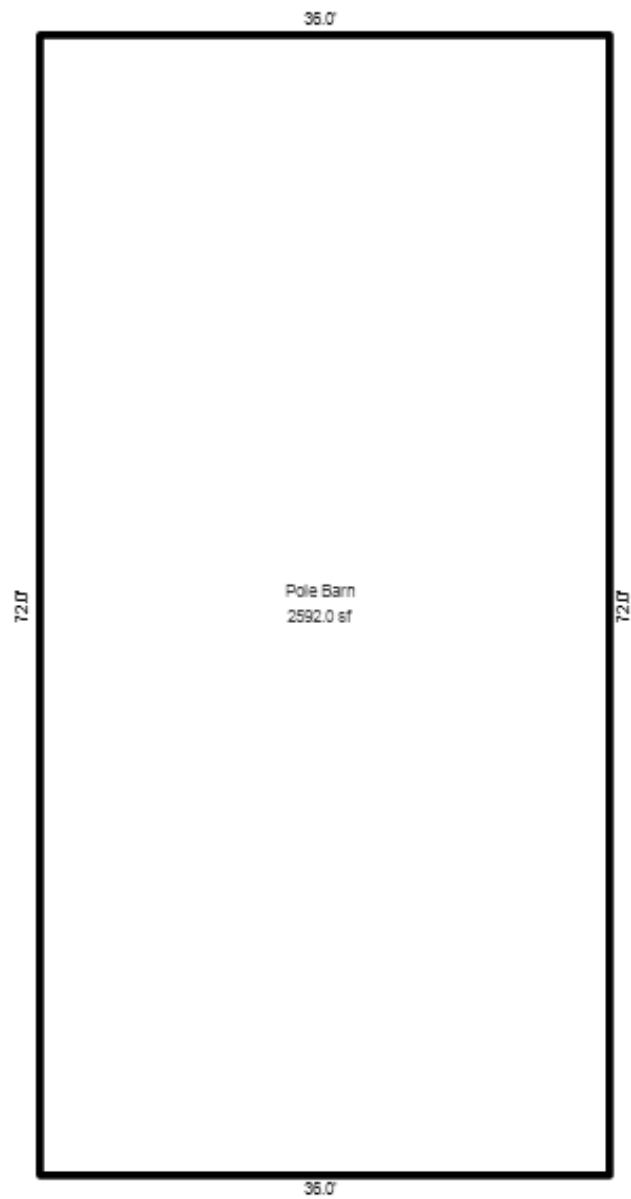
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2015 12'X60' UNITS 83-87				<<<<<< Calculator Cost Computations >>>>>>			
Calculator Occupancy: Warehouses - Mini				Class: D,Pole Quality: Low Cost			
Class: D,Pole				Stories: 1 Story Height: 10 Perimeter: 144			
Floor Area: 720				Overall Building Height: 10			
Gross Bldg Area: 52,114				Base Rate for Upper Floors = 43.56			
Stories Above Grd: 1				Adjusted Square Foot Cost for Upper Floors = 43.56			
Average Sty Hght : 10				Total Floor Area: 720 Base Cost New of Upper Floors = 31,363			
Bsmnt Wall Hght				Reproduction/Replacement Cost = 31,363			
Depr. Table : 2.5%				Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 88 /100/100/100/88.0			
Effective Age : 5				Total Depreciated Cost = 27,599			
Physical %Good: 88				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 9 = 24,839			
Func. %Good : 100				Replacement Cost/Floor Area= 43.56 Est. TCV/Floor Area= 34.50			
Economic %Good: 100							
2015 Year Built Remodeled				Area:			
10 Overall Bldg Height				Perimeter:			
Comments:				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:			
(2) Foundation:				(8) Plumbing:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	(11) Electric and Lighting:
(3) Frame:				Total Fixtures	Urinals		(39) Miscellaneous:
(4) Floor Structure:				3-Piece Baths	Wash Bowls		Outlets:
(5) Floor Cover:				2-Piece Baths	Water Heaters		Fixtures:
(6) Ceiling:				Shower Stalls	Wash Fountains		Few Average Unfinished Typical
				Toilets	Water Softeners		Many Average Unfinished Typical
				(9) Sprinklers:			
				(10) Heating and Cooling:			
				Gas Oil	Coal Stoker	Hand Fired Boiler	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct
				(13) Roof Structure: Slope=0			
				(14) Roof Cover:			
				(40) Exterior Wall:			
				Thickness Bsmnt Insul.			

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

Desc. of Bldg/Section: 2016 REAR 36'X72' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 2,592 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low			Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 216 Overall Building Height: 10		
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2592 Ave. Perimeter: 216 Has Elevators:			Base Rate for Upper Floors = 32.75 Adjusted Square Foot Cost for Upper Floors = 32.75 Total Floor Area: 2,592 Base Cost New of Upper Floors = 84,888		
2016	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 10 = 71,051 Replacement Cost/Floor Area= 32.75 Est. TCV/Floor Area= 27.41		
10	Overall Bldg Height	Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low					
Comments:							
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:
(2) Foundation:		(8) Plumbing:			Outlets: Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(4) Floor Structure:		(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		(40) Exterior Wall:
(5) Floor Cover:		(10) Heating and Cooling:			(13) Roof Structure: Slope=0		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: P#20160087 W OF #10 30'X96'
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 2,880		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 52,114		** ** 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 : 2.5%		Ave. SqFt/Story: 2880				
Effective Age : 3		Ave. Perimeter: 252				
Physical %Good: 93		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2016 Year Built		Perimeter:				
Remodeled		Type:				
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 252
 Overall Building Height: 8

Base Rate for Upper Floors = 31.98

Adjusted Square Foot Cost for Upper Floors = 31.98

Total Floor Area: 2,880 Base Cost New of Upper Floors = 92,102

Reproduction/Replacement Cost = 92,102

Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 85,655

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 11 = 77,089
 Replacement Cost/Floor Area= 31.98 Est. TCV/Floor Area= 26.77

(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: P#20160360 N OF #11 20'X120' Calculator Occupancy: Warehouses - Mini		Calculator Cost Computations	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		<<<< Class: D,Pole Quality: Low Cost >>>> Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8	
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 35.43 Adjusted Square Foot Cost for Upper Floors = 35.43 Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,032 Reproduction/Replacement Cost = 85,032 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 79,080	
2016 Year Built Remodeled 8 Overall Bldg Height Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 280 Has Elevators:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 12 = 71,172 Replacement Cost/Floor Area= 35.43 Est. TCV/Floor Area= 29.65	

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

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

Desc. of Bldg/Section: P# 2017-0177 20'X120' Calculator Occupancy: Warehouses - Mini				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8		Base Rate for Upper Floors = 35.43 Adjusted Square Foot Cost for Upper Floors = 35.43	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 280 Has Elevators:		Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,032 Reproduction/Replacement Cost = 85,032 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 80,780		Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,032 Reproduction/Replacement Cost = 85,032 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 80,780	
2017	Year Built Remodeled	Area: Perimeter: Type:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 16 = 72,702 Replacement Cost/Floor Area= 35.43 Est. TCV/Floor Area= 30.29			
8	Overall Bldg Height	Heat: Hot Water, Radiant Floor * Mezzanine Info *					
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Unfinished Typical Few Average Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(6) Ceiling:		(10) Heating and Cooling:				Thickness Bsmnt Insul.	
		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:	

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

Desc. of Bldg/Section: P# 2017-0177 32'X40' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>							
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low			Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 144 Overall Building Height: 8						
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 144 Has Elevators:			Base Rate for Upper Floors = 40.43 Adjusted Square Foot Cost for Upper Floors = 40.43 Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,516 Reproduction/Replacement Cost = 48,516 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 46,090						
2017	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 17 = 41,481 Replacement Cost/Floor Area= 40.43 Est. TCV/Floor Area= 34.57						
8 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low									
Comments:											
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:					
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical			Few None	Few Average Unfinished Typical	Few Average Unfinished Typical	
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0		Thickness	Bsmnt Insul.
(5) Floor Cover:				(10) Heating and Cooling:		(14) Roof Cover:					
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler					

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

Desc. of Bldg/Section: PERMIT 2017-0218 20'X108'		Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole		Construction Cost		Class: D,Pole Quality: Low Cost	
Floor Area: 2,160		High		Stories: 1 Story Height: 8 Perimeter: 256	
Gross Bldg Area: 52,114		Above Ave.		Base Rate for Upper Floors = 35.63	
Stories Above Grd: 1		Ave.		Adjusted Square Foot Cost for Upper Floors = 35.63	
Average Sty Hght : 8		X		Total Floor Area: 2,160 Base Cost New of Upper Floors = 76,961	
Bsmnt Wall Hght		Low		Reproduction/Replacement Cost = 76,961	
Depr. Table : 2.5%		** ** Calculator Cost Data ** **		Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	
Effective Age : 2		Quality: Low Cost		Total Depreciated Cost = 73,113	
Physical %Good: 95		Heat#1: No Heating or Cooling 0%		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 18 = 65,802	
Func. %Good : 100		Heat#2: No Heating or Cooling 0%		Replacement Cost/Floor Area= 35.63 Est. TCV/Floor Area= 30.46	
Economic %Good: 100		Ave. SqFt/Story: 2160			
Year Built		Ave. Perimeter: 256			
Remodeled		Has Elevators:			
Overall Bldg Height		*** Basement Info ***			
Comments:		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	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:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

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

Desc. of Bldg/Section: PERMIT#2017-0219 30'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 144 Overall Building Height: 8 Base Rate for Upper Floors = 40.43 Adjusted Square Foot Cost for Upper Floors = 40.43	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 144 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
2017 Year Built Remodeled	8 Overall Bldg Height	Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,516 Reproduction/Replacement Cost = 48,516 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 46,090 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 21 = 41,481 Replacement Cost/Floor Area= 40.43 Est. TCV/Floor Area= 34.57	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	

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

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

Desc. of Bldg/Section: PERMIT 2017-0535 30'X48' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 156						
Class: D,Pole Floor Area: 1,440 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 14 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> Base Rate for Upper Floors = 38.89		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1440 Ave. Perimeter: 156 Has Elevators:						
2018 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		*** Basement Info ***						
Comments: PERMIT 2017-0535 0% @ 12/31/17 30'X48' REVISED TO 30'X108'		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
ECF (201B COMMERCIAL GROUP B)		0.900 => TCV of Bldg: 22 = 47,881 Replacement Cost/Floor Area= 38.89 Est. TCV/Floor Area= 33.25						

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

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

Desc. of Bldg/Section: PERMIT 2017-0585 30'X108'				<<<<< Calculator Cost Computations >>>>>											
Calculator Occupancy: Warehouses - Mini				Class: D,Pole Quality: Low Cost				Perimeter: 276							
Class: D,Pole		Construction Cost		Stories: 1 Story Height: 10		Overall Building Height: 10									
Floor Area: 3,240		High		Above Ave.		Ave.		X		Low					
Gross Bldg Area: 52,114		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 32.99		Adjusted Square Foot Cost for Upper Floors = 32.99									
Stories Above Grd: 1		Quality: Low Cost		Total Floor Area: 3,240		Base Cost New of Upper Floors = 106,888									
Average Sty Hght : 10		Heat#1: No Heating or Cooling 0%		Reproduction/Replacement Cost = 106,888		Eff.Age:2		Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0		Total Depreciated Cost = 101,544					
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%		ECF (201B COMMERCIAL GROUP B)		0.900 => TCV of Bldg: 23 = 91,389									
Depr. Table : 2.5%		Ave. SqFt/Story: 3240		Replacement Cost/Floor Area= 32.99		Est. TCV/Floor Area= 28.21									
Effective Age : 2		Ave. Perimeter: 276													
Physical %Good: 95		Has Elevators:													
Func. %Good : 100		*** Basement Info ***													
Economic %Good: 100		Area:													
2017		Year Built													
		Remodeled													
10		Overall Bldg Height													
Comments:		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		Many Above Ave.		Average Typical		Few None		Few Average		Many 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					
				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor					
				Toilets		Water Softeners		Bus Duct		Transformer					
(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: P#20180066 12'X108' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,296 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 384	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1296 Ave. Perimeter: 384 Has Elevators:				Base Rate for Upper Floors = 47.30 Adjusted Square Foot Cost for Upper Floors = 47.30	
2018 Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat:				Total Floor Area: 1,296 Base Cost New of Upper Floors = 61,301 Reproduction/Replacement Cost = 61,301 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 58,236	
Comments:		*** Basement Info *** Area #1: Type #1: Area #2: Type #2: * Mezzanine Info * * Sprinkler Info * Area: Type: Low				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 24 = 52,412 Replacement Cost/Floor Area= 47.30 Est. TCV/Floor Area= 40.44	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		(40) Exterior Wall:	
Footings		Many Above Ave. Average Typical Few None		Fixtures:			
X Poured Conc Brick/Stone Block		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Unfinished Typical		Few Average Unfinished Typical	
(3) Frame:		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		Thickness Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler					

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

Desc. of Bldg/Section: P20180414 30'X56' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>														
Class: D,Pole Floor Area: 1,680 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 172 Overall Building Height: 10									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		<input type="checkbox"/> High	<input type="checkbox"/> Above Ave.	<input type="checkbox"/> Ave.	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1680 Ave. Perimeter: 172 Has Elevators:					Base Rate for Upper Floors = 37.97 Adjusted Square Foot Cost for Upper Floors = 37.97 Total Floor Area: 1,680 Base Cost New of Upper Floors = 63,789 Reproduction/Replacement Cost = 63,789 2 Identical Units => Reproduction/Replacement Cost of all units = 127,578 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 121,199				
2018	Year Built Remodeled	Area: Perimeter: Type: Heat:					*** Basement Info *** Area: Perimeter: Type: Heat:					ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 25 = 109,079 Replacement Cost/Floor Area= 37.97 Est. TCV/Floor Area= 32.46				
10	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					* Sprinkler Info * Area: Type: Low									
Comments: PERMIT ISSUED TO PIN 031-013-20 WITH THE ADJ 30'X56' BUILDING BUT ONLY THE 30'X40' MAY ACTUALLY BE ON THIS PARCEL.																
(1) Excavation/Site Prep:			(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:		Footings		(8) Plumbing:				Outlets:				Fixtures:				
<input checked="" type="checkbox"/>	Poured Conc	<input type="checkbox"/>	Brick/Stone	<input type="checkbox"/>	Block	<input type="checkbox"/>	Many Above Ave.	<input type="checkbox"/>	Average Typical	<input type="checkbox"/>	Few None	<input type="checkbox"/>	Few Average Unfinished Typical	<input type="checkbox"/>	Few Average Unfinished Typical	
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:					
(4) Floor Structure:			(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness		Bsmnt Insul.			
(5) Floor Cover:			(10) Heating and Cooling:				(14) Roof Cover:									
		<input type="checkbox"/>	Gas Oil	<input type="checkbox"/>	Coal Stoker	<input type="checkbox"/>	Hand Fired Boiler									
(6) Ceiling:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
H5 LLC	HOIT5 LLC	0	09/16/2016	QC	09-FAMILY	2016-03073	DEED	100.0
STORY RICHARD C & MELODIE	H5 LLC	42,000	08/01/2014	WD	03-ARM'S LENGTH	2014-02677	PROPERTY TRANSFER	100.0
SCHUT JAY & MARY LOU	STORY RICHARD C & MELODIE	0	08/31/2004	OTH	21-NOT USED/OTHER	04-0/3688	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
11630 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Demolition/Removal	02/03/2015	2015-0203	100%
Owner's Name/Address	P.R.E. 0%					
HOIT5 LLC 11540 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 26,611					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END. 3.25 A.	Public Improvements			* Factors *						
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	X			A 200' @ 90/FF	328.60	430.83	0.8833	1.0187	90 100	26,611
	X			329 Actual Front Feet, 3.25 Total Acres		Total Est. Land Value =		26,611		

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	13,300	0	13,300			7,746C
Rolling	2024	8,200	0	8,200			7,514C
Low	2023	8,200	0	8,200			7,157C
High	2022	8,200	0	8,200			6,817C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	8,200	0	8,200			7,514C
TPC	12/27/2017	INSPECTED	2023	8,200	0	8,200			7,157C
TPC	08/25/2011	INSPECTED	2022	8,200	0	8,200			6,817C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA ALAN R & CARRIE	HOIT5 LLC	0	09/16/2016	QC	09-FAMILY	2016-03074	DEED	0.0
HOITENGA ALAN R & CARRIE	CONSUMERS ENERGY CO	0	02/22/2011	OTH	33-TO BE DETERMINED	2011-00897	DEED	0.0
WETZEL JASON & CARRIE L (	HOITENGA ALAN R & CARRIE	73,500	10/01/2009	WD	21-NOT USED/OTHER	2009/3438	DEED	100.0
WETZEL EDWARD J & DIANA (	WETZEL JASON & CARRIE L (	70,000	02/26/2009	WD	21-NOT USED/OTHER	2009/1964	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11600 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Commercial	10/08/2010	20100601	100%	

Owner's Name/Address	MAP #:
HOIT5 LLC 11540 W CADILLAC RD Cadillac MI 49601	2025 Est TCV 728,742 TCV/TFA: 114.60

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
	Public Improvements		* Factors * 329.8 X 806.52

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF RELOCATED HWY M-55. 6.1136 A.	COMMERCIAL 10A M/L	6000	6.11	Acres	6000	100			36,636

Comments/Influences	Description	Rate	Size	% Good	Cash Value
DON'S ADAPT A CAR	D/W/P: 5in Ren. Conc.	8.05	400	100	3,220

X	Electric	Description	Rate	Size	% Good	Cash Value
	Gas	D/W/P: Asphalt Paving	2.91	30000	100	87,300

X	Gas	Description	Rate	Size	% Good	Cash Value
	Curb	Ad-Hoc Unit-In-Place Items				
	Street Lights	/CI16/YARI/OUTL/2AVG/FLO1	1,302.50	2	100	2,605
	Standard Utilities	Total Estimated Land Improvements True Cash Value =				93,125

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	18,300	346,100	364,400			181,136C
2024	30,500	298,300	328,800			175,690C
2023	9,200	252,900	262,100			167,324C
2022	9,200	239,300	248,500			159,357C

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

Desc. of Bldg/Section: 2011		Calculator Cost Computations														
Calculator Occupancy: Garages - Service/Fleet Facilities Repair		Class: D,Pole Quality: Average														
Class: D,Pole		Construction Cost					Stories: 1 Story Height: 16 Perimeter: 292									
Floor Area: 5,309		High	Above Ave.	Ave.	X	Low	Overall Building Height: 16									
Gross Bldg Area: 6,359		** ** Calculator Cost Data ** **														
Stories Above Grd: 1		Quality: Average														
Average Sty Hght : 16		Heat#1: Space Heaters, Gas with Fan 100					(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.26 100%									
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan 0%					Adjusted Square Foot Cost for Upper Floors = 65.82									
Depr. Table : 2%		Ave. SqFt/Story: 5309					Total Floor Area: 5,309 Base Cost New of Upper Floors = 349,438									
Effective Age : 10		Ave. Perimeter: 292					Reproduction/Replacement Cost = 349,438									
Physical %Good: 82		Has Elevators:					Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Func. %Good : 100		*** Basement Info ***					Total Depreciated Cost = 286,539									
Economic %Good: 100		Area:														
2011 Year Built		Perimeter:														
Remodeled		Type:														
16 Overall Bldg Height		Heat: Hot Water, Radiant Floor														
Comments:		* Mezzanine Info *														
		Area #1:														
		Type #1:														
		Area #2:														
		Type #2:														
		* Sprinkler Info *														
		Area:														
		Type: Average														
		<<<<< 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														
		(13) Roof Structure:														
		Wood Joists, Wood or Composition														
		Deck 1 Up 6.73 146 1.120 1.000 1,100														
		(14) Roof Cover:														
		Alum./Steel Flat or Standing seam 1 Up 7.67 146 1.120 1.000 1,254														
		<<<<< 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=6									
		Gas Oil					Coal Stoker					146 SqFt, Wood Joists, Wood or Com				
		Hand Fired Boiler					(14) Roof Cover:									
(6) Ceiling:							146 SqFt, Alum./Steel Flat or Stan									

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

Desc. of Bldg/Section: 2011 OFFICE OF WAREHOUSE
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 1,050
 Gross Bldg Area: 6,359
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 10
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Forced Air Furnace 100
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 1050
 Ave. Perimeter: 107
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

2011 Year Built Remodeled

8 Overall Bldg Height

Comments:
 2011 WAREHOUSE COSTED AS LOW COST TO ACCOMODATE OFFICE SEPARATELY CALCULATED. OFFICE IS 19% OF TOTAL FLOOR SPACE. -TIM

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

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 107
 Overall Building Height: 8

Base Rate for Upper Floors = 129.79

(10) Heating system: Forced Air Furnace Cost/SqFt: 18.28 100%
 Adjusted Square Foot Cost for Upper Floors = 148.07

Total Floor Area: 1,050 Base Cost New of Upper Floors = 155,474
 Reproduction/Replacement Cost = 155,474
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 127,489

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 2 = 183,584
 Replacement Cost/Floor Area= 148.07 Est. TCV/Floor Area= 174.84

(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
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	(13) Roof Structure: Slope=0
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer		(14) Roof Cover:
(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.
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	1	08/21/2017	QC	09-FAMILY	2017-02611	PROPERTY TRANSFER	0.0
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	0	08/21/2017	QC	09-FAMILY	2017-02611	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11650 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Carport	08/04/2017	2017-0356	100%
	P.R.E. 100% 04/15/2002		Garage	05/02/2005	20050097	Complete

Owner's Name/Address	MAP #:
HAMEL RONALD D & FRANKLIN DONNA D 11650 CADILLAC RD CADILLAC MI 49601	2025 Est TCV 164,017 TCV/TFA: 177.51

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY M-55. 2.75 A.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
775-4269				A 200' @ 90/FF	328.60	364.55	0.8833 0.9771	90 100		25,523	
				329 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =						25,523	
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Ren. Conc.	7.24	236	0	0			
				D/W/P: 4in Concrete	6.39	60	0	0			
				Wood Frame	25.88	96	50	1,242			
				Wood Frame	24.54	120	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 =							2,192

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
JWV	11/17/2017	INSPECTED	2025	12,800	69,200	82,000			31,091C
TPC	08/25/2011	INSPECTED	2024	12,800	59,500	72,300			30,157C
			2023	9,900	53,600	63,500			28,721C
			2022	8,200	46,300	54,500			27,354C

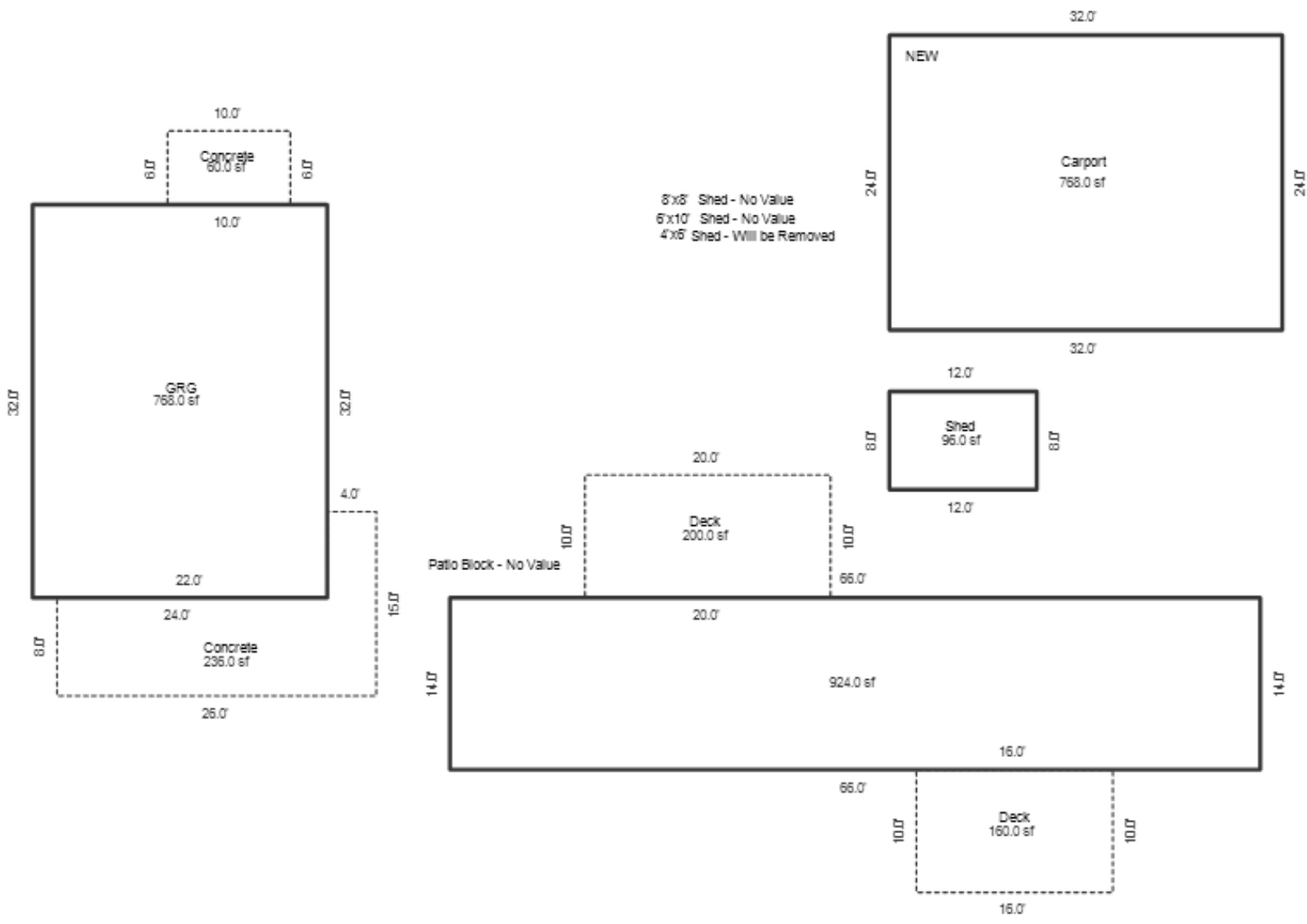
*** Information herein deemed reliable but not guaranteed***



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 160	Type Treated Wood Treated Wood	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 22 Floor Area: 924 Total Base New : 158,861 Total Depr Cost: 123,911 Estimated T.C.V: 136,302			E.C.F. X 1.100		Bsmnt Garage: Carport Area: 768 Roof: Aluminum	
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 1996	
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78						
Condition: Average		Size of Closets		Lg			X	Ord		Few	Building Areas					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Piers 924			99,983		77,987	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many			X	Ave.		Few	Plumbing					
(2) Windows		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 99,983		77,987	
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			(9) Basement Finish			Water/Sewer			1,212 945 3,805 2,968			
(3) Roof		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Base Cost Door Opener Built-Ins Appliance Allow. Carports Aluminum			26,857 20,948 478 373			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1000 Gal Septic 2000 Gal Septic			Notes:			768 26,857 1 478 1 1,906 1,487 768 10,161 7,926 Totals: 158,861 123,911						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:			136,302									
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.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status		
M-55		School: MCBAIN RURAL AGR 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 31 T22N R8W THAT PART OF SE 1/4 & THAT PART OF SE 1/4 OF SW 1/4 EXC W 1/2 OF W 1/2 THEREOF LYING 75 FT EITHER SIDE OF BEG N11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E TO E LINE OF SEC. 13.4090 A.		X		Description		Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Dirt Road		Residentia 8 - 17 @\$5000		13.41 Acres	5000	100		67,045
		Gravel Road		13.41 Total Acres		Total Est. Land Value =			67,045	
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X		Level						
				Rolling						
				Low						
				High						
				Landscaped						
				Swamp						
				Wooded						
				Pond						
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
		TPC 12/27/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
		TPC 04/08/2016 INSPECTED			2023	0	0	0	0	
					2022	0	0	0	0	



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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11650 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Garage	05/20/2008	20080167	Complete	
Owner's Name/Address	P.R.E. 0%	MAP #:	2025 Est TCV 125,454 TCV/TFA: 0.00			

Property Address	Improvements	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601	X Improved Public Improvements	<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 2-4A 9000</td> <td>2.41 Acres</td> <td>9000</td> <td>100</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>21,690</td> </tr> <tr> <td colspan="8">2.41 Total Acres Total Est. Land Value =</td> <td>21,690</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	COMMERCIAL 2-4A 9000	2.41 Acres	9000	100					21,690	2.41 Total Acres Total Est. Land Value =								21,690
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
COMMERCIAL 2-4A 9000	2.41 Acres	9000	100					21,690																					
2.41 Total Acres Total Est. Land Value =								21,690																					

Taxpayer's Name/Address	Improvements
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.

. SEC 31 T22N R8W PCL E OF SURVY RECORDED IN LIBER S-2 PP 325 & 326. 2.41A.



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	10,800	51,900	62,700			36,964C
2024	18,100	44,500	62,600			35,853C
2023	9,600	43,200	52,800			34,146C
2022	9,600	39,700	49,300			32,520C

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Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
RJG	12/04/2008	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 3320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:																									
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 104,812 Total Depr Cost: 94,331 Estimated T.C.V: 103,764																						
Town Home		(4) Interior		X			Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 104,812 Total Depr Cost: 94,331 Estimated T.C.V: 103,764		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																										
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures		Ex. Ord. Min		No. of Elec. Outlets		Many Ave. Few																								
A-Frame		Trim & Decoration		Ex Ord Min			(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
Wood Frame		Size of Closets		Lg Ord Small			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																										
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																								
Yr Built 2008	Remodeled 0	Condition: Average		Basement 1st Floor 2nd Floor Bedrooms			(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)																								
Room List		Basement		(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick		(2) Windows		Many Avg. Few		Large Avg. Small																								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Insulation		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle																								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Chimney:			Chimney:		Chimney:		Chimney:		Chimney:																								
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2008</p> <p>(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</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Class: CD</td> <td>Exterior: Siding</td> <td>Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>3320</td> <td>104,812</td> <td>94,331</td> </tr> <tr> <td></td> <td>Totals:</td> <td></td> <td></td> <td>104,812</td> <td>94,331</td> </tr> </tbody> </table> <p>Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 103,764</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Class: CD	Exterior: Siding	Foundation: 42 Inch (Unfinished)					Base Cost		3320	104,812	94,331		Totals:			104,812	94,331
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
Class: CD	Exterior: Siding	Foundation: 42 Inch (Unfinished)																																			
	Base Cost		3320	104,812	94,331																																
	Totals:			104,812	94,331																																

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUSE BRENDA K	STAGG PHILLIP & CYNTHIA (	20,000	10/03/2005	WD	03-ARM'S LENGTH	05-0/3893	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11680 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
STAGG PHILLIP & CYNTHIA 11765 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 15,000					

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
X			<Site Value A> SITE 15K 15000 100 15,000					
			40 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 15,000					

Tax Description
SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING S'LY OF NEW HWY M-55 & N'LY OF OLD HWY M-55 RELOCATED. .28A.

Comments/Influences
BILLBOARD



- 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	7,500	0	7,500			5,707C
2024	6,000	0	6,000			5,536C
2023	6,000	0	6,000			5,273C
2022	6,000	0	6,000			5,022C

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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
M-55		School: MCBAIN RURAL AGR 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 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OFSW 1/4 LYING 75 FT EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23 FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23"20"W 252.95 FT, TH N 35 DEG 51'51"E 77.73 FT & BEG AT 1/4 POST. TH N 40'W 2.23 FT, TH S , TH S 9 DEG 49"E RADIUS RT HAND ARING 67 DEG 79 DEG 44'57"W		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 1.14 Acres 9000 100 10,224 1.14 Total Acres Total Est. Land Value = 10,224				
		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 04/08/2016 INSPECTED			2023	0	0	0
					2022	0	0	0



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

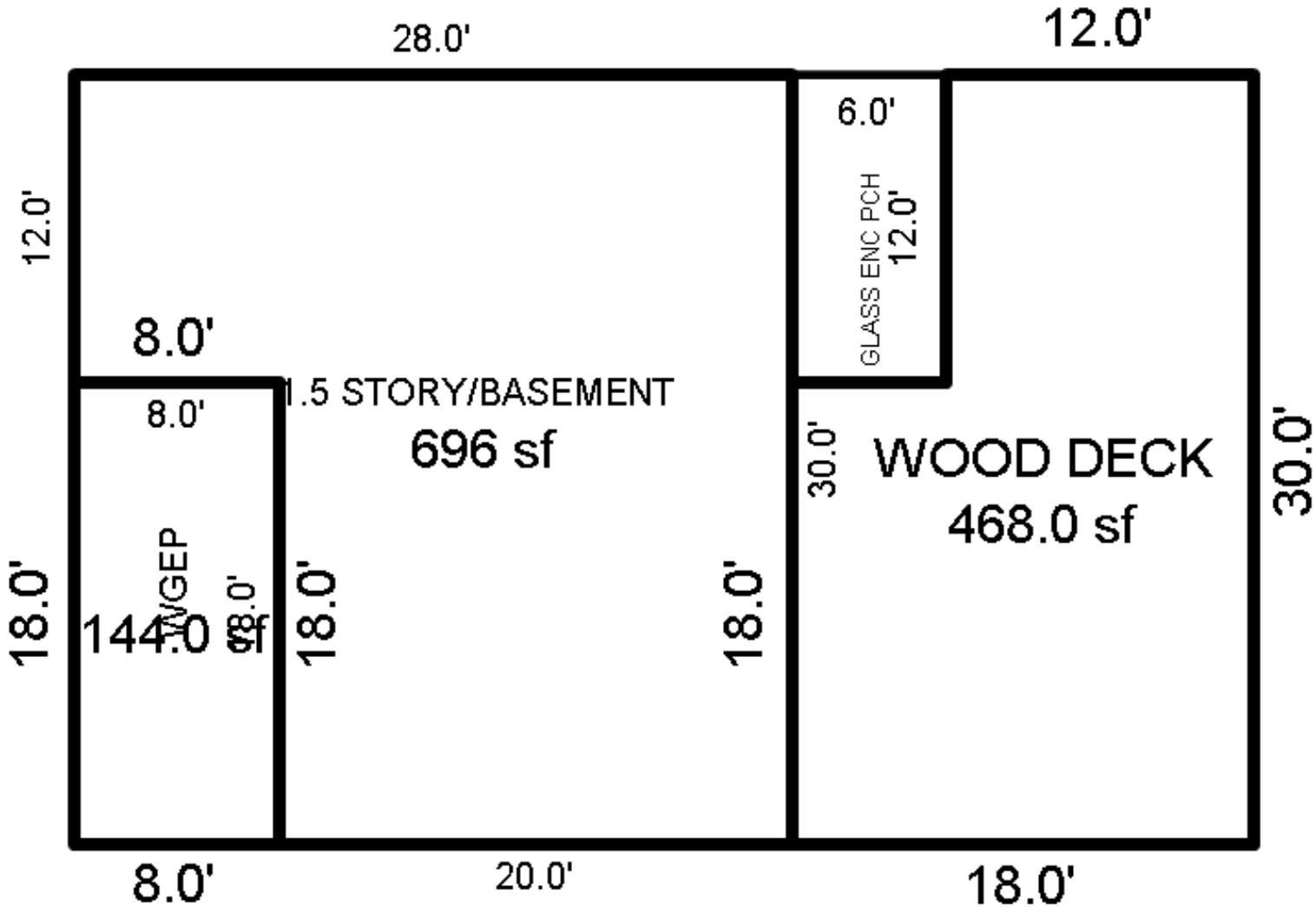
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HUBBELL DON & JERRISON L	HUBBELL DONN ALAN II	120,000	06/04/2020	LC	09-FAMILY	2020-01771	PROPERTY TRANSFER	100.0				
BROWN SCOTT L & MELISSA	HUBBELL DON & JERRISON	120,000	06/02/2020	WD	03-ARM'S LENGTH	2020-01533	PROPERTY TRANSFER	100.0				
WHIPPLE MAXINE E TRUST	BROWN SCOTT L & MELISSA (	130,000	01/23/2007	WD	03-ARM'S LENGTH	2007/518	DEED	100.0			
WHIPPLE MAXINE E (SW)	WHIPPLE MAXINE E TRUST	0	06/23/2004	QC	21-NOT USED/OTHER	2007/152	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11978 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch		11/15/2007		20070877	EXPIRED			
Owner's Name/Address		P.R.E. 100% 04/21/2021		MAP #:		2025 Est TCV 130,511 TCV/TFA: 125.01						
HUBBELL DONN ALAN II 11978 W WATERGATE RD CADILLAC MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
Tax Description		Public Improvements		* Factors *								
SEC 31 T22N R8W S 704.2 FT OF W 361.5 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 R/W. 4.2449A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		COMMERCIAL 4-6A		6000	4.25	Acres	6000	100		25,500
		Paved Road					4.25	Total Acres	Total Est. Land Value =		25,500	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		Fencing: Wire Mesh, #9		3.68	840	0	0			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description		Rate	Size	% Good	Cash Value			
		Gas		LAND IMPROVE 1000		1,000.00	1	97	970			
		Curb		Total Estimated Land Improvements True Cash Value = 970								
		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	12,800	52,500	65,300			57,415C		
			Low	2024	31,900	45,100	77,000			55,689C		
			High	2023	14,900	43,700	58,600			53,038C		
			Landscaped	2022	10,600	40,300	50,900			50,513C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What								
		TPC	06/01/2020	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	04/05/2016	INSPECTED								



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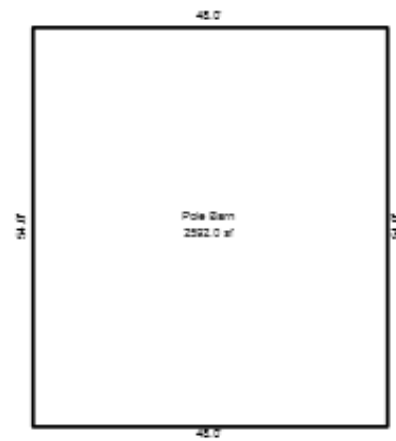
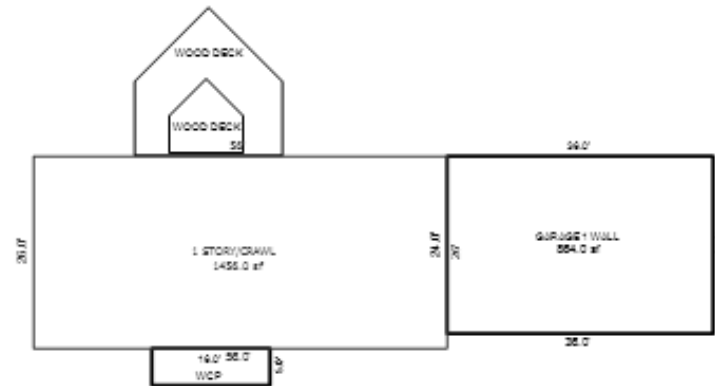
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 430	Type WCP (1 Story) Treated Wood	Year Built: 1995 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
	Building Style: 1S				Ex	X	Ord		Min							
	Yr Built 1995	Remodeled 0														
	Condition: Average															
	Room List	Doors														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
	(2) Windows	X	Drywall													
	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation														
X	Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Double Glass Patio Doors Storms & Screens	(8) Basement														
	(3) Roof	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	X	Gambrel Mansard Shed													
X	Asphalt Shingle	(9) Basement Finish														
	Chimney:	(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		(11) Heating/Cooling														
		(12) Electric														
		200	Amps Service													
		No./Qual. of Fixtures														
		Ex.	X	Ord.												
		No. of Elec. Outlets														
		Many	X	Ave.												
		(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 Public Sewer Water Well													
		1	1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:														
		(15) Fireplaces														
		Class: CD Effec. Age: 29 Floor Area: 1,536 Total Base New : 275,583 Total Depr Cost: 195,662 Estimated T.C.V: 215,228														
		Class: CD Effec. Age: 29 Floor Area: 1,536 Total Base New : 275,583 Total Depr Cost: 195,662 Estimated T.C.V: 215,228														
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,536 Total: 168,333 119,514														
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 861 3 Fixture Bath 1 3,805 2,702 Water/Sewer 1000 Gal Septic 1 4,485 3,184 Water Well, 50 Feet 1 2,548 1,809 Porches WCP (1 Story) 80 3,774 2,680 Deck Treated Wood 430 6,592 4,680 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 29,264 Common Wall: 1 Wall 1 -2,476 -1,758 Door Opener 2 956 679 Class: CD Exterior: Pole (Unfinished) Base Cost 2592 55,184 39,181 Built-Ins Appliance Allow. 1 1,906 1,353 Totals: 275,583 195,662														
		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 215,228														

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



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



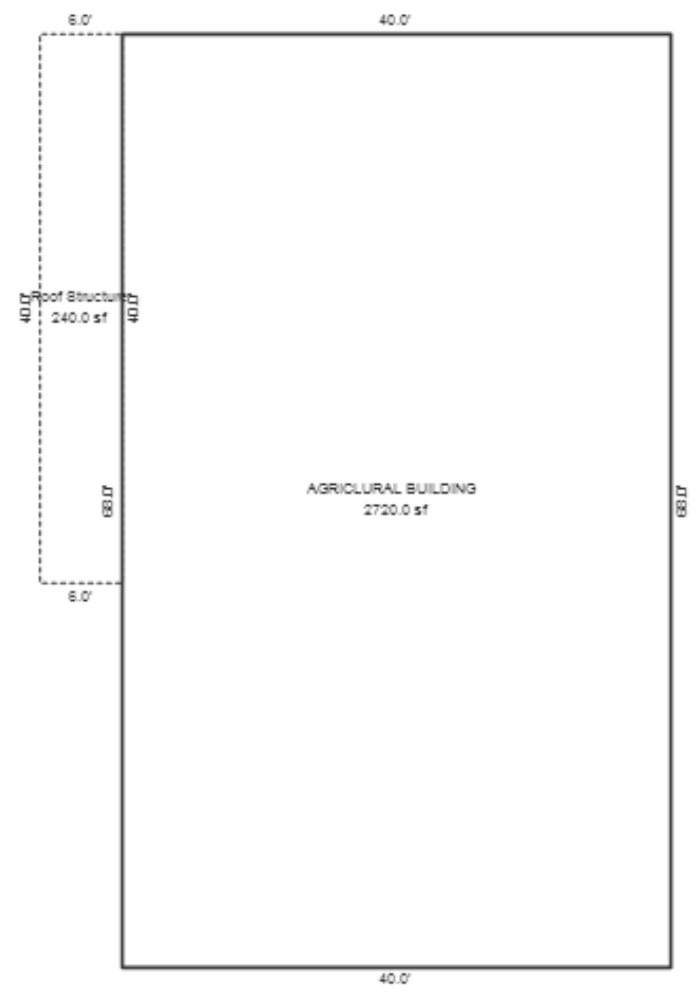
*** Information herein deemed reliable but not guaranteed***

Building Type	Loafing Sheds	Loafing Sheds		
Year Built				
Class/Construction	D,Frame	D,Frame		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	Lean-To, 216	Lean-To, 56		
Height	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	68 x 40 = 2720	16 x 12 = 192		
Cost New	\$ 22,590	\$ 2,499		
Phy./Func./Econ. %Good	45/100/100 45.0	45/100/100 45.0		
Depreciated Cost	\$ 10,166	\$ 1,125		
+ Unit-In-Place Items	\$ 3,162	\$ 504		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->	/A1/FENRRL, 1,439 X 1.76 X 50 = 1,813 /A1/FENRRL, 718 X 1.76 X 50 = 905 /A22/UOACL, 240 X 2.59 X 50 = 445	/A1/FENRRL, 400 X 1.76 X 50 = 504		
E.C.F.	X 0.930	X 0.930		
% Good	45	45		
Est. True Cash Value	\$ 12,395	\$ 1,515		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13910 / All Cards: 13910				

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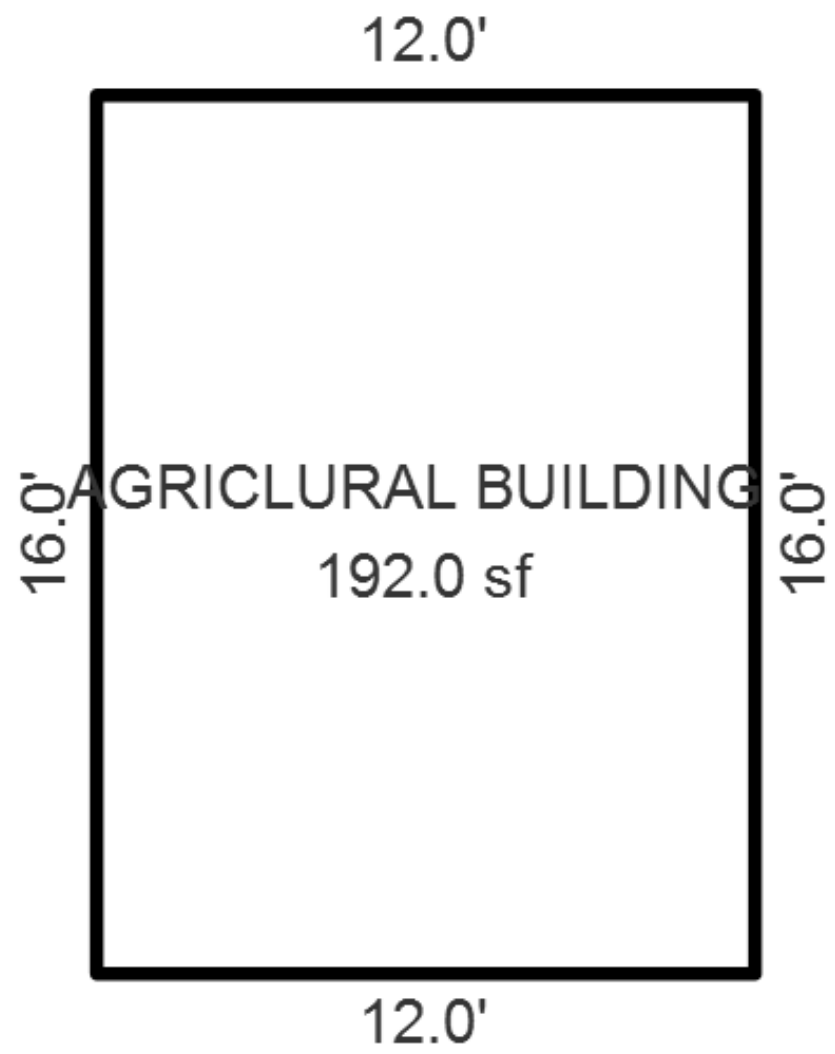
fence around area

fence around area



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

fence around area



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA INSULATION	SANDELIUS PROPERTIES LLC	1	08/30/2017	QC	09-FAMILY	2017-02713	DEED	0.0
		77,500	07/01/1996	WD	33-TO BE DETERMINED	305:426	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11900 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SANDELIUS PROPERTIES LLC 7352 E M-115 CADILLAC MI 49601	MAP #:					
	2025 Est TCV 434,652 TCV/TFA: 94.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
			Description	Frontage	Depth	Value
. SEC 31 T22N R8W BEG S 89 DEG 53' 12" E 361.5 FT & N 0 DEG 20' 05" W 129.39 FT FROM SW COR SEC 31 TH N 0 DEG 20' 05" W 1182.95 FT, N 89DEG 50' 05" E 358.34 FT, S 0 DEG 28' 21" E 656.34 FT, N 89 DEG 51' 39" E 230 FT, S 0 DEG 28' 21" E 451.26 FT TO N R/W LINE HWY M55 TH SW'LY ALONG R/W TO POB EXC PCLS A & B OF THE SURVEY RECORDED IN LIBER S-3 PG 190. 9.61A.	X		Dirt Road			
	X		Gravel Road			

Public Improvements		* Factors *				Value
Description	Frontage	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	6000	9.61 Acres	6000	100		57,660
9.61 Total Acres Total Est. Land Value =						57,660

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: Asphalt Paving		2.91	14000	100	40,740
Total Estimated Land Improvements True Cash Value =					40,740

Comments/Influences		Topography of Site	
RECALC BUSINESS POLE BARN AS COMM'L FOR 05		Level	
	X	Rolling	
		Low	
		High	
		Landscaped	
		Swamp	
	X	Wooded	
		Pond	
		Waterfront	
		Ravine	
		Wetland	
	Flood Plain		

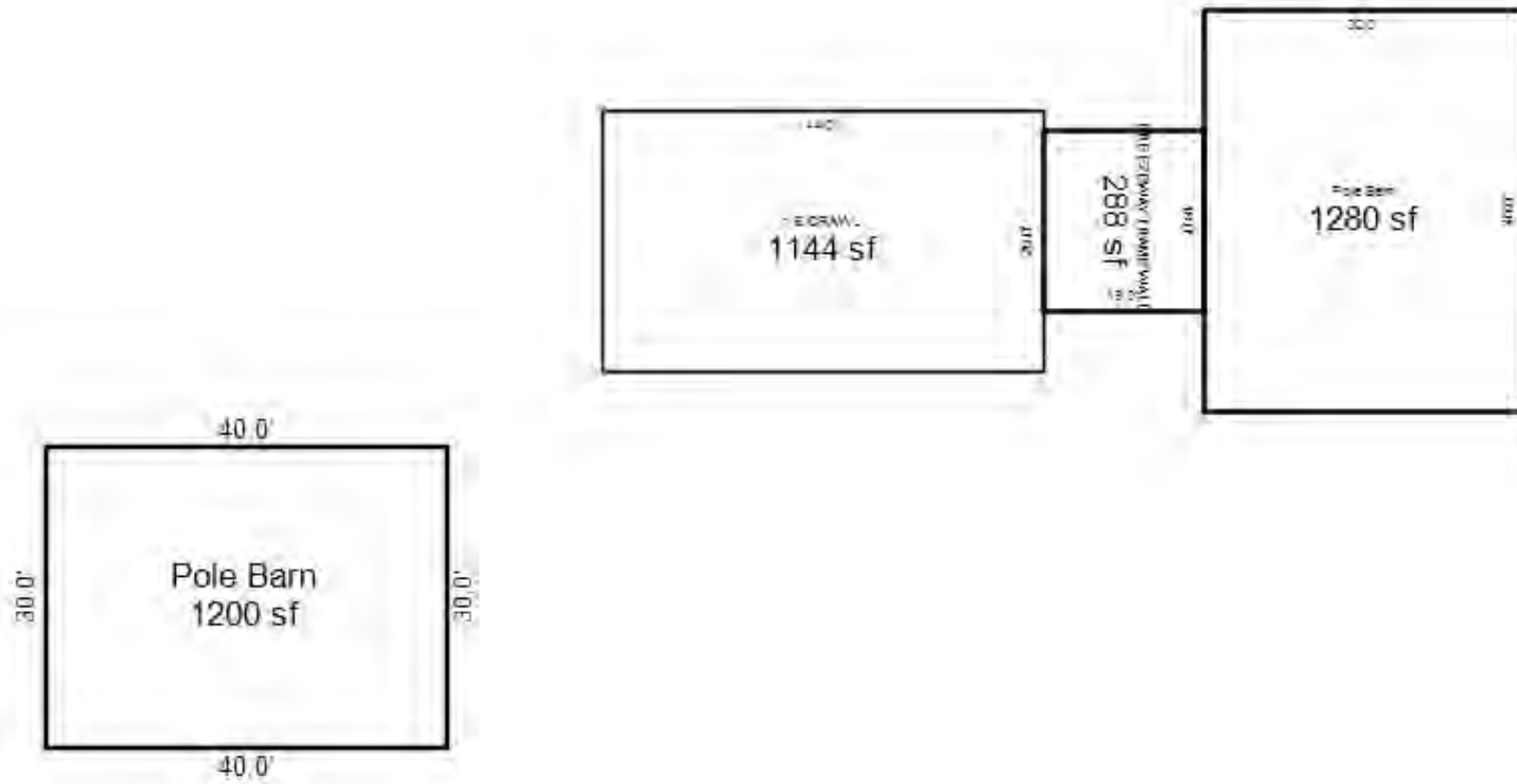
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	28,800	188,500	217,300			104,018C
2024	48,100	165,200	213,300			100,891C
2023	14,400	165,200	179,600			96,087C
2022	14,400	141,100	155,500			91,512C

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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 Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
X		X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
				(12) Electric												
				200 Amps Service												
				No./Qual. of Fixtures												
				Ex.	X	Ord.		Min								
				No. of Elec. Outlets												
				Many	X	Ave.		Few								
				(13) Plumbing												
				1	Average Fixture(s)											
				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 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												
							Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,144 Total: 148,343 111,255									
							Other Additions/Adjustments									
							Exterior Brick Veneer 200 3,388 2,541 Plumbing Average Fixture(s) 1 1,455 1,091 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 50 Feet 1 2,648 1,986									
							Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 539 404 Base Cost 1200 28,536 21,402 Class: C Exterior: Pole (Unfinished) Base Cost 1350 32,103 24,077									
							Built-Ins Appliance Allow. 1 2,727 2,045 Breezeways Frame Wall 288 19,541 14,656									
							Totals: 244,075 183,053									
							Notes: ECF (201B COMMERCIAL GROUP B) 1.100 => TCV: 201,358									

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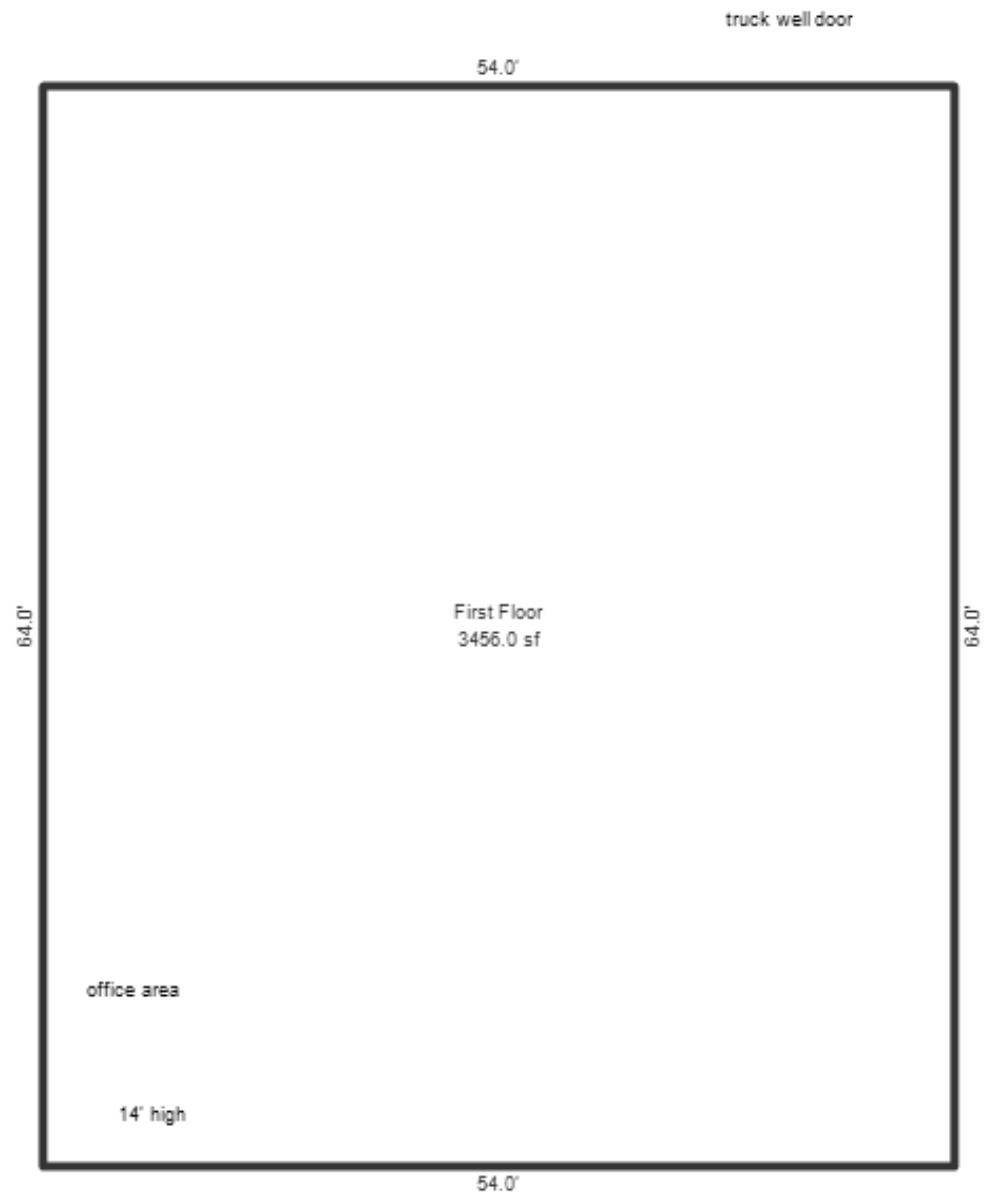


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>											
Class: D,Pole Floor Area: 3,456 Gross Bldg Area: 3,456 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 236 Overall Building Height: 14											
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 48.50 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.52 90% (10) Heating system: Package Heating & Cooling Cost/SqFt: 21.31 10% Combined Heating System adjustment: 7.10 100% Adjusted Square Foot Cost for Upper Floors = 55.60											
1997 Year Built Remodeled 14 Overall Bldg Height		Total Floor Area: 3,456 Base Cost New of Upper Floors = 192,156 Reproduction/Replacement Cost = 192,156 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 149,882											
Comments: POLE CONSTRUCTION		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 134,894 Replacement Cost/Floor Area= 55.60 Est. TCV/Floor Area= 39.03											
Construction Cost <table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 90% Heat#2: Package Heating & Cooling 10% Ave. SqFt/Story: 3456 Ave. Perimeter: 236 Has Elevators:		High	Above Ave.	Ave.	X	Low						*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average	
High	Above Ave.	Ave.	X	Low									

(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:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
	Shower Stalls	(14) Roof Cover:	
(5) Floor Cover:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(6) Ceiling:	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE TERRANCE A & MARS	SANDELIUS PROPERTIES LLC	35,000	10/15/2007	WD	03-ARM'S LENGTH	2007/3668	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11832 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SANDELIUS PROPERTIES LLC 7352 E M-115 Cadillac MI 49601	MAP #:					
	2025 Est TCV 33,937 TCV/TFA: 35.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 31 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P 190. 1.05A.	X		Dirt Road	100.00	457.38	1.1892	1.0341	90	100	11,068
			Gravel Road	100 Actual Front Feet, 1.05 Total Acres						

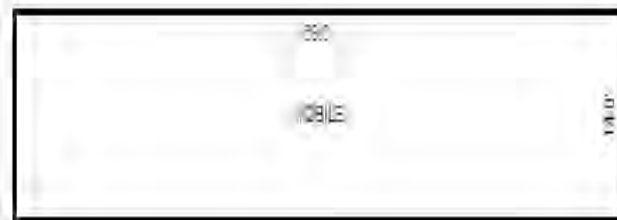
Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
	X	Water	27.60	120	89	2,948
		Sewer				
	X	Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				2,948

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,500	11,500	17,000			12,446C
Rolling							
Low							
X High	2024	5,500	11,600	17,100			12,072C
Landscaped							
Swamp							
X Wooded	2023	4,300	12,400	16,700			11,498C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain	2022	5,500	10,300	15,800			10,951C



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Sketch by Abel 1/1/11

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WHIPPLE TERRANCE & MARSHA	KREBBS RONALD	0	09/26/2022	WD	16-LC PAYOFF	2022-03050	DEED	0.0				
WHIPPLE TERRANCE A & MARS	KREBBS RONALD	57,500	01/22/2020	LC	03-ARM'S LENGTH	2020-00251	PROPERTY TRANSFER	100.0				
WHIPPLE MAXINE E ESTATE	WHIPPLE TERRANCE A & MARS	40,000	02/23/2017	WD	08-ESTATE	2017-02843	PROPERTY TRANSFER	100.0				
WHIPPLE LAUREN G		0	01/06/2010	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11776 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 01/22/2020										
KREBBS RONALD 11776 W WATERGATE RD CADILLAC MI 49601		MAP #:										
		2025 Est TCV 94,729 TCV/TFA: 100.78										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 8 - 17	@\$5000	11.73	Acres	5000	100			58,650
				11.73 Total Acres			Total Est. Land Value =					58,650
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 1000	1,000.00	2	100	2,000				
				Total Estimated Land Improvements True Cash Value =					2,000			
				Topography of Site								
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	29,300	18,100	47,400			31,467C	
		TPC 04/04/2018	INSPECTED		2024	17,600	18,300	35,900			30,521C	
		TPC 12/27/2017	INSPECTED		2023	16,400	19,700	36,100			29,068C	
		TPC 04/17/2017	INSPECTED		2022	11,700	16,400	28,100			27,684C	



W THAT PART OF W
OF HWY M55 &
C AS BEG N 89 DEG
COR SEC 31 TH N 0
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031-019-79

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

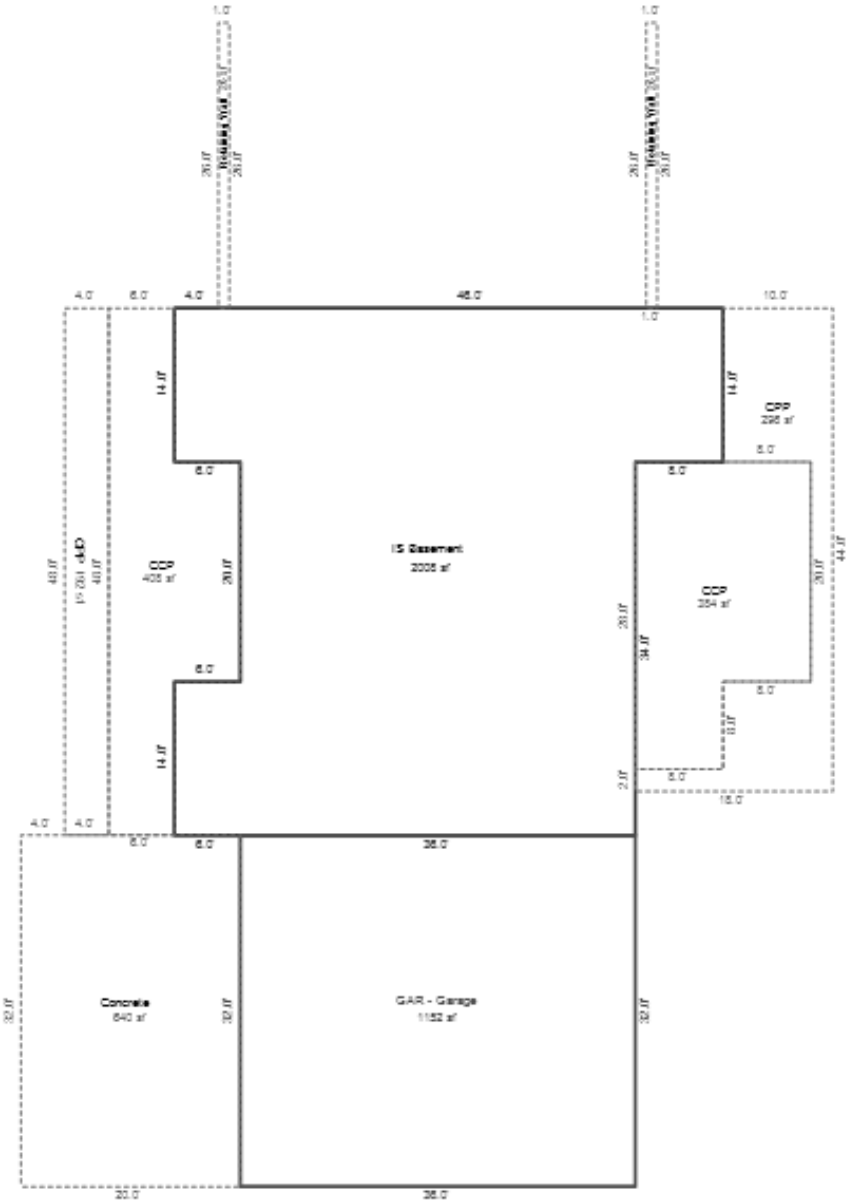
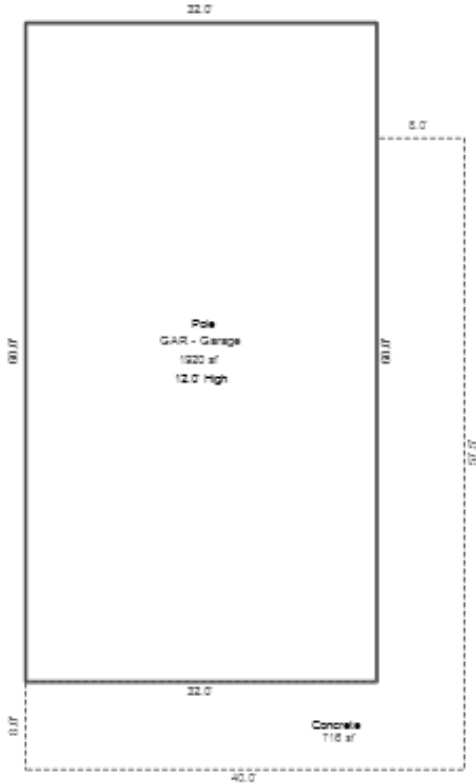
Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Frame			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 64			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	20 x 12 = 240			
Cost New	\$ 2,885			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 1,010			
+ Unit-In-Place Items	\$ 1,822			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->	/A1/FENRRL, 1,117 X 1.76 X 50 = 1,407 /A22/UOACL, 96 X 2.59 X 50 = 178 /A22/UOACL, 128 X 2.59 X 50 = 237			
E.C.F.	X 0.930			
% Good	35			
Est. True Cash Value	\$ 2,634			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2634 / All Cards: 2634				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
FOLEY KEITH M & ERIN M	MARR ROBERT K JR & VALERI	74,900	07/14/2023	WD	03-ARM'S LENGTH	2023-01888	PROPERTY TRANSFER	100.0									
MARTINEZ SARA	FOLEY KEITH M & ERIN M	75,000	06/02/2022	WD	03-ARM'S LENGTH	2022-01869	PROPERTY TRANSFER	100.0									
KLEIN MICHAEL L & CHISTIN	MARTINEZ SARA	37,500	08/20/2021	WD	03-ARM'S LENGTH	2021-02899	PROPERTY TRANSFER	100.0									
KLEIN MICHAEL L & CHRISTI	KLEIN MICHAEL L & CHISTIN	0	04/19/2016	QC	09-FAMILY	2016-01446	PROPERTY TRANSFER	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
5549 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST		Construction (new)		10/01/2024		PM24-0166	60%								
Owner's Name/Address		P.R.E. 0%		Construction (new)		05/15/2024		PE24-0072	60%								
MARR ROBERT K JR & VALERIE L 11670 E M-55 CADILLAC MI 49601		MAP #:		New House		04/08/2024		PB24-0033	60%								
		2025 Est TCV 359,783 TCV/TFA: 179.17		New Construction		11/09/2023		PPE23-0251	60%								
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		Residentia 8 - 17 @\$5000		13.16 Acres		5000		100				65,785			
		Paved Road		Residentia ROW @ ZERO		0.31 Acres		0		100				0			
		Storm Sewer		13.47 Total Acres		Total Est. Land Value =								65,785			
		Sidewalk		Land Improvement Cost Estimates													
		Water		Description		Rate		Size % Good		Cash Value							
		Sewer		D/W/P: 4in Concrete		6.87		716 50		2,459							
		Electric		D/W/P: 4in Concrete		6.87		640 50		2,198							
		Gas		Total Estimated Land Improvements True Cash Value =							4,657						
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		Level															
		X Rolling															
		Low															
		X High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2025		32,900		147,000		179,900		166,337C	
		TPC 11/27/2024		INSPECTED		2024		19,700		7,300		27,000		27,000S			
		TPC 09/25/2023		INSPECTED		2023		17,500		0		17,500		17,500S			
		TPC 06/28/2023		INSPECTED		2022		12,500		0		12,500		12,500S			



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
M-55	School: MCBAIN RURAL AGR 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	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
 . SEC 31 T22N R8W THAT PART OF SW 1/4 OF SW 1/4 LYING S OFA LINE BEG ON W LINE 225.83 FT N OF SW COR TH S 59 DEG 26' 22" E 219.07 FT TH NE'LY ON A LH CURVE OF 9747.13 FT RADIUS 923.09 FT TH N 10 DEG 4' 44" W 200 FT TH N 79 DEG 55' 16" E 376.89 FT TO END & N OF BEG 174.17 FT S OF SE COR TH N 53 DEG 10' 20" E 230.1 FT TH NE'LY ALONG A LH CURVE OF 9897.13 FT RADIUS 1196.54 FT S 79 DEG 44' 57" E 120.31 FT TO END. 5.0704 A.

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

Comments/Influences

Topography of Site

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



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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/08/2016	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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PELL GLENDA J (FORMER SPO	PELL JOHN M (SM)	0	12/22/2008	QC	21-NOT USED/OTHER	2009/1016	DEED	0.0
PELL JOSEPH ESTATE	PELL (MM) & PELL (SW) & P	0	01/01/2007	QC	21-NOT USED/OTHER	2007/197	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11140 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/09/2008					
PELL JOHN ETAL PELL JOHN MAURICE & PELL ROBERT 11140 W CADILLAC RD Cadillac MI 49601	MAP #: 2025 Est TCV 495,663 TCV/TFA: 476.60					

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 31 T22N R8W E 1/2 OF SE 1/4 EXC THAT PART LYING 75 FT EITHER SIDE OF A LINE BEG ON E LINE THEREOF 1653.45 FT N OF SE COR TH S 67 DEG 43' 28" W TO W LINE THEREOF. 75.1136 A.	X	Dirt Road		Residentia 66 - 120	\$3700	75.11	Acres	3700	100	M55 DIVIDES PARCEL	277,90
Comments/Influences	X	Gravel Road		75.11 Total Acres Total Est. Land Value = 277,907							

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Gas	D/W/P: 4in Ren. Conc.	7.24	240	0	0
	X	Curb	Residential Local Cost Land Improvements				
	X	Street Lights	Description	Rate	Size	% Good	Cash Value
	X	Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950
	X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 950				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2025	139,000	108,800	247,800			111,434C
	X	High	2024	105,200	93,400	198,600			108,084C
	X	Landscaped	2023	90,100	71,300	161,400			102,938C
	X	Swamp	2022	75,100	65,600	140,700			98,037C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

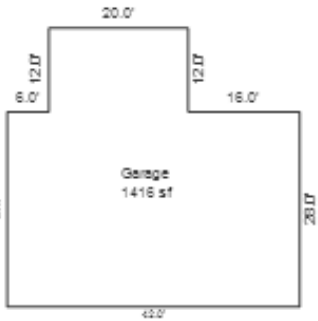
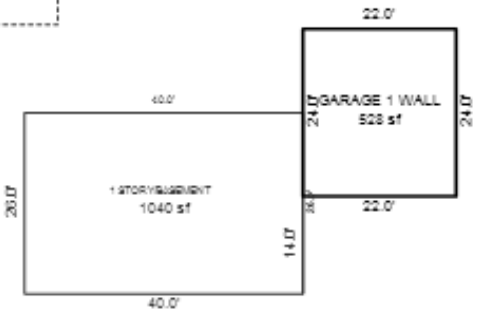
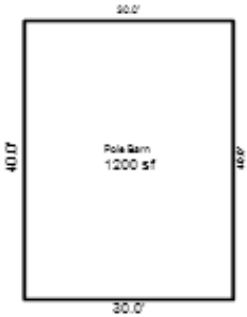
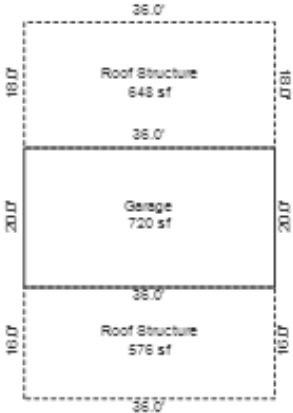
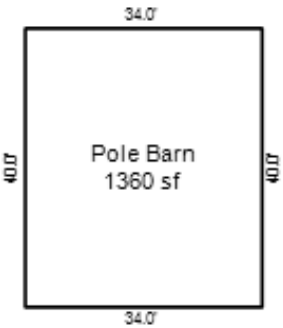


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 576 648	Type Roof Cover Onl Roof Cover Onl	Year Built: 1950 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: 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: CD Effec. Age: 45 Floor Area: 1,040 Total Base New : 358,358 Total Depr Cost: 197,096 Estimated T.C.V: 216,806		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1950									
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1040 SF		Floor Area = 1040 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		1,040		Total:		141,150		77,632	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		667			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Garages		Class: CD Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		528		20,676		11,372	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Plaster	Many			X	Ave.	Few	Class: CD Exterior: Block		Foundation: 18 Inch (Unfinished)		Base Cost		2136		65,468		36,007			
(2) Windows		(7) Excavation		Basement: 1040 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			Class: CD Exterior: Pole (Unfinished)		Base Cost		4800		102,192		56,206					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Built-Ins		Appliance Allow.		1		1,906		1,048					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Fireplaces			Interior 1 Story		1		4,633		2,548							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Deck			w/Roof (Roof portion)		576		7,816		4,299							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1			w/Roof (Roof portion)			648		8,748		4,811									
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick			Totals:			358,358		197,096												
Asphalt Shingle		Chimney: Brick		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status				
11424 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601		2025 Est TCV 359,271 TCV/TFA: 79.33										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13" W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53 A.		Gravel Road		COMMERCIAL 40A M/L		3700	53.00	Acres	3700	100		196,100
Comments/Influences		Paved Road		Land Improvement Cost Estimates		53.00		Total Acres	Total Est. Land Value =		196,100	
http://cadillacsportsmansclub.org/		Storm Sewer		Description		Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 4in Concrete		6.53	245	50	800			
		Water		D/W/P: 4in Concrete		6.53	98	50	320			
		Sewer		Total Estimated Land Improvements		True Cash Value =		1,120				
		Electric		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Gas		2025	98,100	81,500	179,600			64,656C		
		Curb		2024	79,500	77,600	157,100			62,712C		
		Street Lights		2023	63,600	85,900	149,500			59,726C		
		Standard Utilities		2022	47,700	67,800	115,500			56,882C		
		Underground Utils.										
		Who		When		What						
		TPC 04/30/2021		INSPECTED								
		TPC 12/27/2017		INSPECTED								
		TPC 05/10/2016		INSPECTED								

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

Desc. of Bldg/Section: CAL 30
 Calculator Occupancy: Clubhouses

Class: D
 Floor Area: 3,300
 Gross Bldg Area: 4,529
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 35
 Physical %Good: 35
 Func. %Good : 100
 Economic %Good: 100

1970 Year Built
 Remodeled

10 Overall Bldg
 Height

Comments:
 9/2016 32' LONG, 6'
 HIGH ELECTRIC GATE TO
 GET IN.

Construction Cost					
High	Above Ave.	X	Ave.	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Forced Air Furnace				100	
Heat#2: Heat Pump System				0%	
Ave. SqFt/Story: 3300					
Ave. Perimeter: 280					
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: 10 Perimeter: 280
 Overall Building Height: 10

Base Rate for Upper Floors = 122.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 14.88 100%
 Adjusted Square Foot Cost for Upper Floors = 136.88

Total Floor Area: 3,300 Base Cost New of Upper Floors = 451,704

Reproduction/Replacement Cost = 451,704
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 158,096

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

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or Height		Cost
			SqFt	Adj. Adj.	
(13) Roof Structure:					
Wood Joists, Wood or Composition Deck	2 Up	8.19	245	1.000 1.000	2,007
Wood Joists, Wood or Composition Deck	2 Up	8.19	98	1.000 1.000	803

<<<<< 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=0 245 SqFt, Wood Joists, Wood or Com 98 SqFt, Wood Joists, Wood or Comp	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

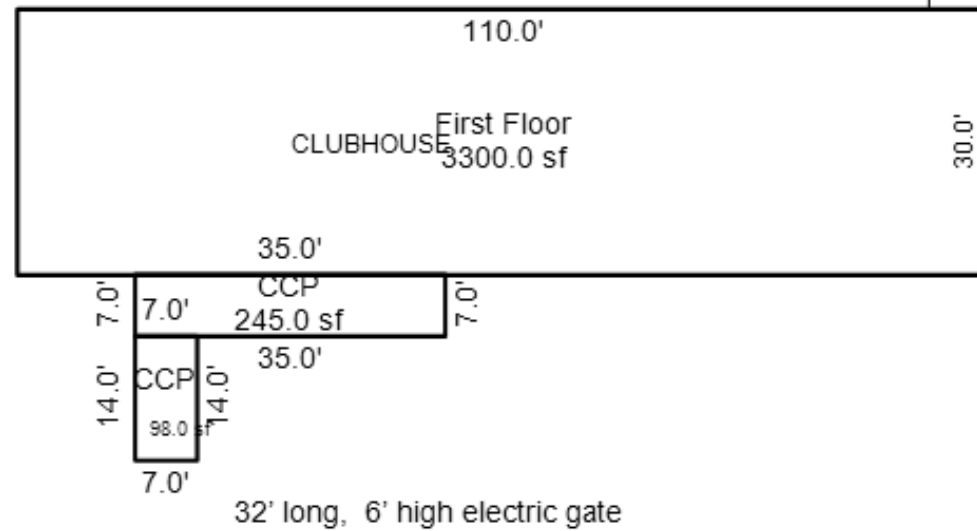
*** Information herein deemed reliable but not guaranteed***

3 wall shooting area 55.0' 7x50' concrete floor
 UTILITY SHED 660.0 sf
 55.0' 12.0'

2 story concrete utility bldg
 8.0'
 Shed
 64.0 sf
 8.0'

2 story concrete utility bldg
 8.0'
 Shed
 64.0 sf
 8.0'

21.0'
 UTILITY SHED 12
 21.0'
 441.0 sf



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

Desc. of Bldg/Section: CAL 174
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole		Construction Cost				
Floor Area: 441		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 4,529		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 10		Heat#1: No Heating or Cooling 100				
Bsmnt Wall Hght		Heat#2: Electric Wall Heaters 0%				
Depr. Table : 2%		Ave. SqFt/Story: 441				
Effective Age : 35		Ave. Perimeter: 84				
Physical %Good: 49		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1980 Year Built		Perimeter:				
Remodeled		Type:				
10 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 84
 Overall Building Height: 10

Base Rate for Upper Floors = 20.28

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 20.28

Total Floor Area: 441 Base Cost New of Upper Floors = 8,943

Reproduction/Replacement Cost = 8,943
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 4,382

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 3,944
 Replacement Cost/Floor Area= 20.28 Est. TCV/Floor Area= 8.94

(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***

Desc. of Bldg/Section: CAL 174 Calculator Occupancy: Sheds - Equipment 3 Wall Shed		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 134 Overall Building Height: 8						
Class: D,Pole Floor Area: 660 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 660 Ave. Perimeter: 134 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 30.06 Adjusted Square Foot Cost for Upper Floors = 30.06 Total Floor Area: 660 Base Cost New of Upper Floors = 19,839 Reproduction/Replacement Cost = 19,839 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 10,713						
1997	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
8 Overall Bldg Height		*** Basement Info *** * Mezzanine Info *						
Comments: ROOF STRUCTURE OVER CONCETE TABLE SHOOTING STATIONS 7'X50' CONCRETE FLOOR.		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						
ECF (201B COMMERCIAL GROUP B)		0.900 => TCV of Bldg: 3 = 9,642						
Replacement Cost/Floor Area= 30.06		Est. TCV/Floor Area= 14.61						

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

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER Calculator Occupancy: Shed - Utility Light Commercial Building		<<<< Calculator Cost Computations >>>>	
Class: C Floor Area: 64 Gross Bldg Area: 4,529 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght		Class: C Quality: Average Stories: 2 Story Height: 8 Perimeter: 32	
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 98.67 Adjusted Square Foot Cost for Upper Floors = 98.67	
Year Built Remodeled Overall Bldg Height Comments:		Total Floor Area: 64 Base Cost New of Upper Floors = 6,315 Reproduction/Replacement Cost = 6,315 Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 2,210 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 4 = 1,989 Replacement Cost/Floor Area= 98.67 Est. TCV/Floor Area= 31.08	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 64 Ave. Perimeter: 32 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			

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

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER Calculator Occupancy: Shed - Utility Light Commercial Building				<<<<< Calculator Cost Computations >>>>>			
Class: C Floor Area: 64 Gross Bldg Area: 4,529 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght				Class: C Quality: Average Stories: 2 Story Height: 8 Perimeter: 32			
Construction Cost				Base Rate for Upper Floors = 98.67			
High Above Ave. Ave. X Low		** ** Calculator Cost Data ** **		Adjusted Square Foot Cost for Upper Floors = 98.67			
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 64 Ave. Perimeter: 32 Has Elevators:		Total Floor Area: 64 Base Cost New of Upper Floors = 6,315 Reproduction/Replacement Cost = 6,315 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 2,210			
Year Built Remodeled		Area: Perimeter: Type:		ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 5 = 1,989 Replacement Cost/Floor Area= 98.67 Est. TCV/Floor Area= 31.08			
Overall Bldg Height		Heat: Hot Water, Radiant Floor					
Comments:		* 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 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil	Coal Stoker	Hand Fired Boiler			

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

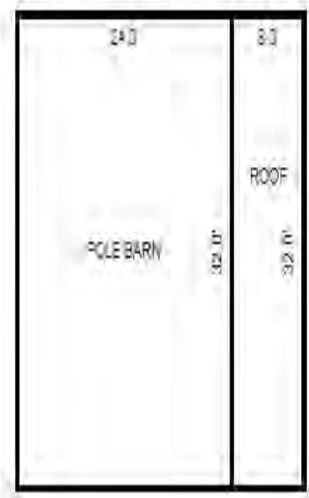
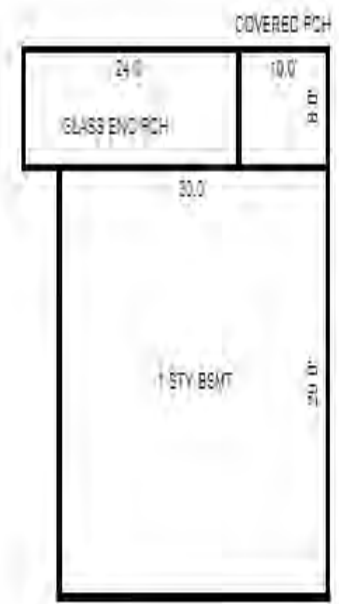
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
11450 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST								
Owner's Name/Address		P.R.E. 66% 07/24/2001								
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601		MAP #: 2025 Est TCV 255,598 TCV/TFA: 111.23								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 31 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 2.87 A.		Gravel Road		Residentia 3 - 7 @\$6000	2.87 Acres	6000	100		17,220	
Comments/Influences		Paved Road		2.87 Total Acres Total Est. Land Value = 17,220						
CHILD PCL 2ND HOME ON CHILD PCL		Storm Sewer		Land Improvement Cost Estimates						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Sidewalk		Description	Rate	Size	% Good	Cash Value		
X Electric		Water		D/W/P: 4in Ren. Conc.	7.24	720	0	0		
X Gas		Sewer		Residential Local Cost Land Improvements						
X Curb		Street Lights		Description	Rate	Size	% Good	Cash Value		
X Standard Utilities		Underground Utils.		LAND IMPROVE 1000	1,000.00	1	97	970		
X Topography of Site				Total Estimated Land Improvements True Cash Value = 970						
X Level				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling				2025	8,600	119,200	127,800			71,947C
X Low				2024	4,300	102,300	106,600			69,784C
X High				2023	4,300	99,100	103,400			66,461C
Landscaped				2022	3,600	91,200	94,800			63,297C
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 80	Type CGEP (1 Story) CCP (1 Story)	Year Built: 1985 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: 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: D Effec. Age: 40 Floor Area: 870 Total Base New : 168,236 Total Depr Cost: 101,168 Estimated T.C.V: 111,285			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 = 870 SF Floor Area = 870 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1945												
Yr Built 1945	Remodeled 1980	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		Lg	X	Ord		Small	100 Amps Service			1 Story			Siding		Basement		870		108,662		65,197		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Water/Sewer			Porches			Garages			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)			Plumbing			Water/Sewer			Porches			Garages			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Plumbing			Porches			Garages									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 870 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing			Porches			Garages									
(2) Windows		(8) Basement		Basement: 870 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing			Porches			Garages									
X	Many Avg. Few	X	Large Avg. Small	Basement: 870 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing			Porches			Garages									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 870 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing			Porches			Garages									
(3) Roof		(10) Floor Support		Basement: 870 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing			Porches			Garages									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages										
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
		Notes:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
		168,236		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
		101,168		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									
		111,285		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Plumbing			Porches			Garages									

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

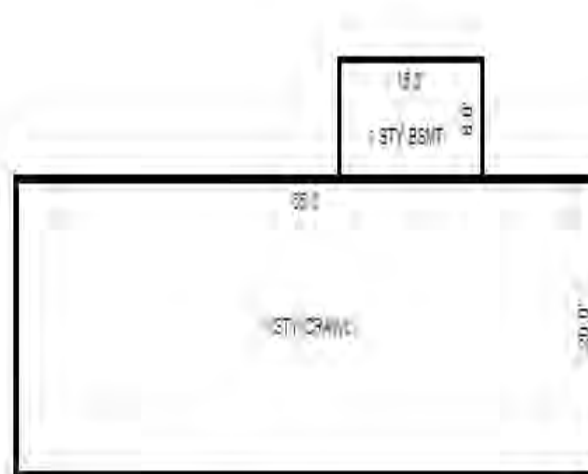


Sketch by Apeal IVTV

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Drywall Paneled Plaster Wood T&G Trim & Decoration																	
Building Style: 1S																				
Yr Built 0	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		Kitchen: Other: Other:		(12) Electric														
(1) Exterior																				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures		X	Ex.		Ord.		Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets																
	Many Avg. Few	X	Large Avg. Small	Basement: 128 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0	Many	X	Ave.		Few	(13) Plumbing										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1					Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1428 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
(3) Roof		(9) Basement Finish		(14) Water/Sewer																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well	1					Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic								1 Story		Siding	Crawl Space	1,300				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:								1 Story		Siding	Basement	128				
												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
												Built-Ins								
												Appliance Allow.						1	1,906	1,239
												Totals:						176,396	114,657	
												Notes:								
												ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:								126,123

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



Sketch by Alex WTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMOLKA ALBERT P JR & DEBO	SMOLKA ALBERT P JR & DEBO	0	09/25/2013	WD	09-FAMILY	2013-03522 WD	PROPERTY TRANSFER	0.0
		13,000	12/01/1995	WD	33-TO BE DETERMINED	296:351	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11425 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
SMOLKA ALBERT P JR & DEBORAH D 11425 WATERGATE RD CADILLAC MI 49601	MAP #: 2025 Est TCV 118,712 TCV/TFA: 88.33					

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 31 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159 & 160 EXC S 256.33 FT THOF. 2.38A.	X	Dirt Road		A 200' @ 90/FF	228.00	454.70	0.9678	1.0326	90 100	20,505
Comments/Influences		Gravel Road		228 Actual Front Feet, 2.38 Total Acres					Total Est. Land Value =	20,505
PARTIAL SPLIT TO 026-50 FOR 97	X	Paved Road								
	X	Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								



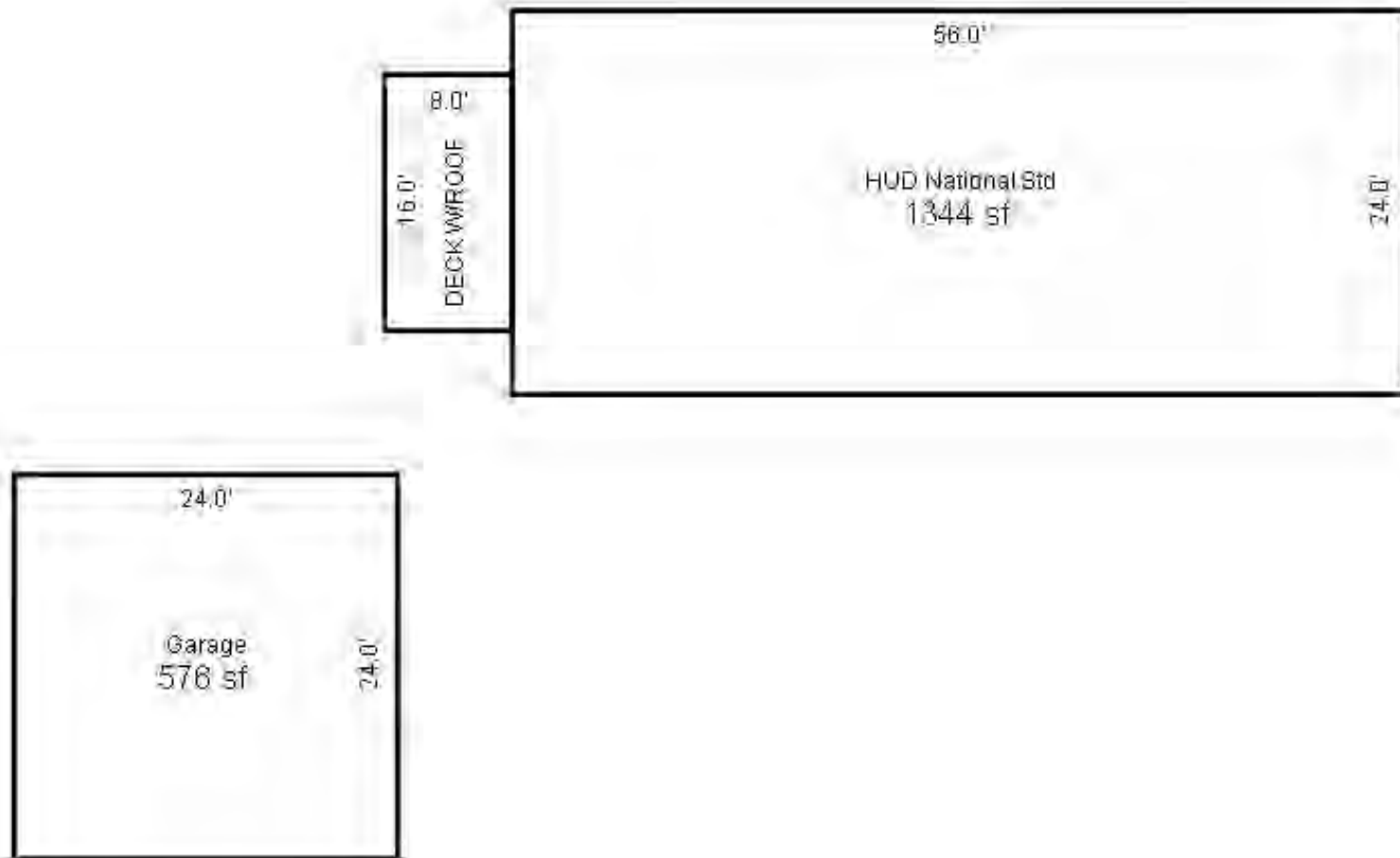
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	10,300	49,100	59,400			34,808C
Low							
High							
Landscaped							
Swamp							
X Wooded	2024	10,300	46,700	57,000			33,762C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2023	8,000	43,400	51,400			32,155C
TPC 12/27/2017 INSPECTED	2022	9,700	43,900	53,600			30,624C
TPC 10/29/2013 INSPECTED							

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Missaukee, Michigan


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type Pine	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,344 Total Base New : 175,372 Total Depr Cost: 122,759 Estimated T.C.V: 98,207			E.C.F. X 0.800	Bsmnt Garage:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD		Blt 1988	Roof:		
Yr Built 1988	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Cost New	Depr. Cost			
Condition: Average		Size of Closets		0 Amps Service			Stories Exterior Foundation Size			1,344					
Room List		Doors	Solid X	H.C.	No./Qual. of Fixtures			1 Story Siding Piers			Total:	138,877	97,214		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		X Ex. Ord. Min			Average Fixture(s)			Other Additions/Adjustments					
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Plumbing			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many X Ave. Few			Water/Sewer			Average Fixture(s)					
(2) Windows		(7) Excavation		(13) Plumbing			Deck			Water/Sewer					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 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)					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Garages			Average Fixture(s)					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Average Fixture(s)					
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			Base Cost			Average Fixture(s)					
X	Asphalt Shingle	(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Average Fixture(s)					
Chimney: Metal		(10) Floor Support		Lump Sum Items:			Appliance Allow.			Average Fixture(s)					
		Joists: Unsupported Len: Cntr.Sup:					Totals:			Average Fixture(s)					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
11400 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST													
Owner's Name/Address		P.R.E. 0%		MAP #:											
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601		2025 Est TCV 133,289 TCV/TFA: 154.27													
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		* Factors *									
Tax Description		X		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
SEC 31 T22N R8W S 256.33 FT OF PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159-160. 1.34A		X		Topography of Site		A 200' @ 90/FF 228.00 256.00 0.9678 0.8944 90 100 17,762									
Comments/Influences		X		Level		228 Actual Front Feet, 1.34 Total Acres Total Est. Land Value = 17,762									
ADD HOUSE/ATT GRG FOR 05 (MOVED ON) ADD WELL & SEPTIC FOR 06		X		Rolling											
 <p>12.8 14:02</p>		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2025		8,900	57,700	66,600			37,625C
						TPC 12/27/2017 INSPECTED		2024		8,900	49,500	58,400			36,494C
								2023		6,900	48,000	54,900			34,757C
								2022		5,700	44,100	49,800			33,102C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1970		Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets			Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			(12) Electric												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																
(2) Windows																	
X	Many Avg. Few	X	Large Avg. Small		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support												
X	Asphalt Shingle	(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										Class: D Effec. Age: 37 Floor Area: 864 Total Base New : 166,710 Total Depr Cost: 105,025 Estimated T.C.V: 115,527		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 864 Total: 106,137 66,865		Cls D Blt 1970		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 115,527			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 636 Water/Sewer 1000 Gal Septic 1 4,203 2,648 Water Well, 100 Feet 1 5,428 3,420 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 19,083 12,022 Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,584 14,228 Built-Ins Appliance Allow. 1 1,615 1,017 Breezeways Frame Wall 160 6,650 4,189 Totals: 166,710 105,025										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 115,527							

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



Sketch by Apex A/TM

*** 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 WATERGATE RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0% Building Permit(s): MAP #: 2025 Est TCV 37,440 Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address: GOBLE GARRY L, 9902 WILLIS RD, WILLIS MI 48191

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 1	2.99	@\$9000	4.16	Acres	9000	100		37,440
4.16 Total Acres Total Est. Land Value = 37,440											

Tax Description: . SEC 31 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 4.16 A.

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

Comments/Influences

Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	18,700	0	18,700			4,501C
2024	14,600	0	14,600			4,366C
2023	14,600	0	14,600			4,159C
2022	10,400	0	10,400			3,961C

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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 WATERGATE RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0% Building Permit(s): MAP #: 2025 Est TCV 50,400 Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address: GOBLE GARRY L, 9902 WILLIS RD, WILLIS MI 48191

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 8 - 17	@\$5000	10.08	Acres	5000	100			50,400
10.08 Total Acres Total Est. Land Value = 50,400											

Tax Description: . SEC 31 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 10.08 A.

Comments/Influences: 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, X Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,200	0	25,200			7,994C
2024	15,100	0	15,100			7,754C
2023	15,100	0	15,100			7,385C
2022	12,600	0	12,600			7,034C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTON ETHEL J	SUTTON ETHEL J	0	11/06/2024	WD	15-LADY BIRD	2024-03058	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5010 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch	05/15/2008	20080158	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994		Addition	06/05/2007	20070327	Complete
SUTTON ETHEL J 5010 S LACHANCE RD LAKE CITY MI 49651	MAP #:		Pole Barn	10/18/2004	20040418	Complete
	2025 Est TCV 254,594 TCV/TFA: 148.71					

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 32 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. 10 A.	X			Dirt Road	8	17	@\$5000	10.00 Acres	5000	100	50,000
				Gravel Road							
				Paved Road							
				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: Asphalt Paving	2.85	1700	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 1000	1,000.00	2	100	2,000			
				Total Estimated Land Improvements True Cash Value = 2,000							

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



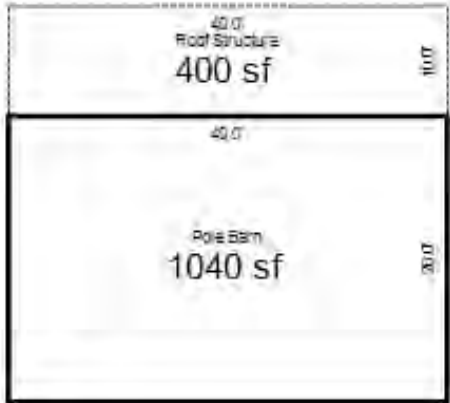
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	102,300	127,300			76,583C
2024	15,000	88,100	103,100			74,281C
2023	14,000	85,400	99,400			70,744C
2022	10,000	78,600	88,600			67,376C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 361 144 380 400	Type WPP Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1040 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							1					
Building Style: 1S				Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 35 Floor Area: 1,712 Total Base New : 283,348 Total Depr Cost: 184,176 Estimated T.C.V: 202,594			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1978	Remodeled 0	Ex	X	Ord			Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1712 SF Floor Area = 1712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1978	
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Basement 1,232 1 Story Siding Crawl Space 480 Total: 203,944 132,564							
(1) Exterior		(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			(14) Water/Sewer			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing							
(2) Windows		(7) Excavation		Lump Sum Items:			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Water/Sewer							
X	Many Avg. X Few		Basement: 1232 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0	Lump Sum Items:			1000 Gal Septic Water Well, 50 Feet			Porches							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			1000 Gal Septic Water Well, 50 Feet			Decks							
(3) Roof		(9) Basement Finish		Lump Sum Items:			1000 Gal Septic Water Well, 50 Feet			Deck							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			1000 Gal Septic Water Well, 50 Feet			Treated Wood Treated Wood w/Roof (Roof portion)							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic Water Well, 50 Feet			Garages							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic Water Well, 50 Feet			Class: CD Exterior: Pole (Unfinished) Base Cost Class: CD Exterior: Pole (Unfinished) Base Cost							
<<<<< 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.
BRIDGES BRUCE D & MARILYN	BRIDGES BRUCE D & MARILYN	0	01/27/2017	PTA	09-FAMILY	2017-00282	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5220 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Reroof	07/28/2006	20060236	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
BRIDGES BRUCE D & MARILYN M 5220 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 220,074 TCV/TFA: 147.90					

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 32 T22N R8W BEG AT SE COR OF NE 1/4 OF NE 1/4 N 313 FT W 556 FT S 313 FT E 556 FT TO BEG. 3.9951 A.	X	Dirt Road		A 200' @ 90/FF	313.00	556.00	0.8941 1.0858	90 100	27,347	
Comments/Influences		Gravel Road		313 Actual Front Feet, 4.00 Total Acres					Total Est. Land Value =	27,347
26X32 POLE BARN FOR 99	X	Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description			Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete			6.49	500 50	1,622	
		Water		Metal Prefab			20.36	80 50	814	
		Sewer		Total Estimated Land Improvements True Cash Value =					2,436	

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	13,700	96,300	110,000			64,032C
2024	13,700	82,800	96,500			62,107C														
2023	10,600	80,200	90,800			59,150C														
2022	13,300	71,100	84,400			56,334C														

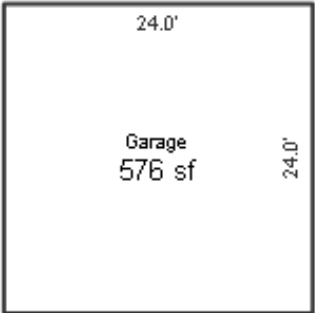
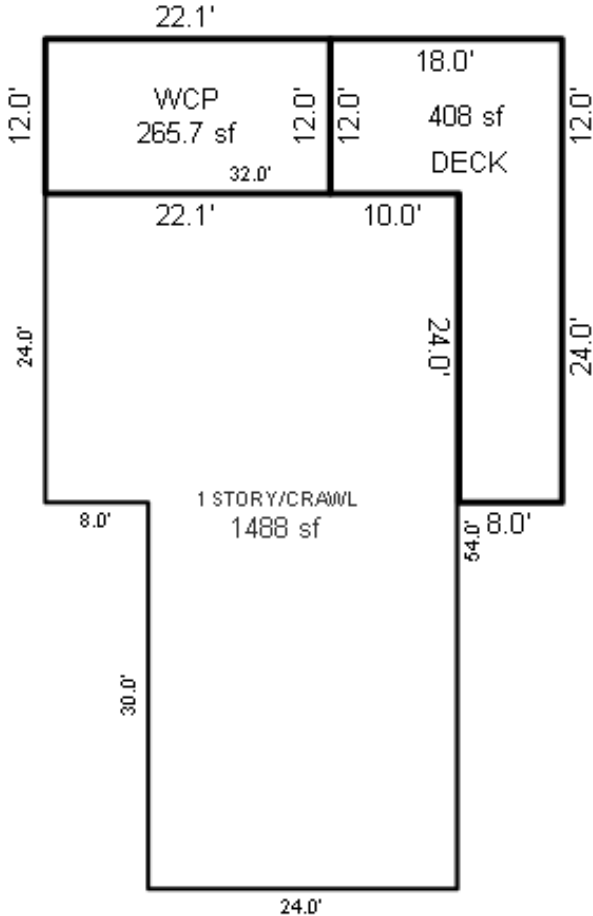


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*** Information herein deemed reliable but not guaranteed***

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: 1973 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: 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							265 408	WCP (1 Story) Treated Wood			
Building Style: 1S			Drywall X Paneled													
Yr Built 1973			Plaster Wood T&G													
Remodeled 0			Trim & Decoration													
Condition: Average			Ex X Ord													
Room List			Min													
	Basement 1st Floor 2nd Floor 3 Bedrooms		Size of Closets													
	(1) Exterior		Lg X Ord													
	Wood/Shingle Aluminum/Vinyl Brick Insulation		Small													
	(2) Windows		Doors													
	Many Avg. X Avg. Few		Solid X H.C.													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(5) Floors													
	(3) Roof		Kitchen: Other: Other:													
	X Gable Hip Flat		(6) Ceilings													
	Gambrel Mansard Shed		X Drywall													
	X Asphalt Shingle		(7) Excavation													
	Chimney: Brick		Basement: 0 S.F. Crawl: 1488 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:													
			(11) Heating/Cooling													
			Central Air Wood Furnace													
			(12) Electric													
			100 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
			Lump Sum Items:													
			(15) Fireplaces													
			Class: C -5 Effec. Age: 30 Floor Area: 1,488 Total Base New : 247,104 Total Depr Cost: 172,992 Estimated T.C.V: 190,291													
			(16) Porches/Decks													
			WCP (1 Story) Treated Wood													
			(17) Garage													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1488 SF Floor Area = 1488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,488 Total: 177,628 124,360 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 50 Feet 1 2,648 1,854 Porches WCP (1 Story) 265 9,235 6,464 Deck Treated Wood 408 6,516 4,561 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 20,676 14,473 Class: C Exterior: Pole (Unfinished) Base Cost 832 21,424 14,997 Built-Ins Appliance Allow. 1 2,727 1,909 Totals: 247,104 172,992 Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 190,291													

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



*** 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		
5100 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		08/21/2012	2012-0400	100%		
Owner's Name/Address		P.R.E. 100% 07/22/1994								
RODENBAUGH RAYMOND L 5100 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 318,655 TCV/TFA: 219.76						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 32 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 15 A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		Residentia 8 - 17	@\$5000	15.00	Acres	5000 100	75,000	
		Paved Road		15.00 Total Acres Total Est. Land Value = 75,000						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Ren. Conc.	8.06	336	0	0		
		Sewer		D/W/P: 4in Concrete	6.87	522	0	0		
		Electric		Residential Local Cost Land Improvements						
		Gas		Description	Rate	Size	% Good	Cash Value		
		Curb		LAND IMPROVE 1000	1,000.00	2	95	1,900		
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,900						
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2025	37,500	121,800	159,300			91,163C
		Low		2024	22,500	104,600	127,100			88,422C
		High		2023	21,000	101,400	122,400			84,212C
		Landscaped		2022	15,000	93,300	108,300			80,202C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2025	37,500	121,800	159,300		91,163C
		TPC 12/27/2017	INSPECTED		2024	22,500	104,600	127,100		88,422C
		TPC 04/05/2016	INSPECTED		2023	21,000	101,400	122,400		84,212C
		TPC 12/04/2015	INSPECTED		2022	15,000	93,300	108,300		80,202C

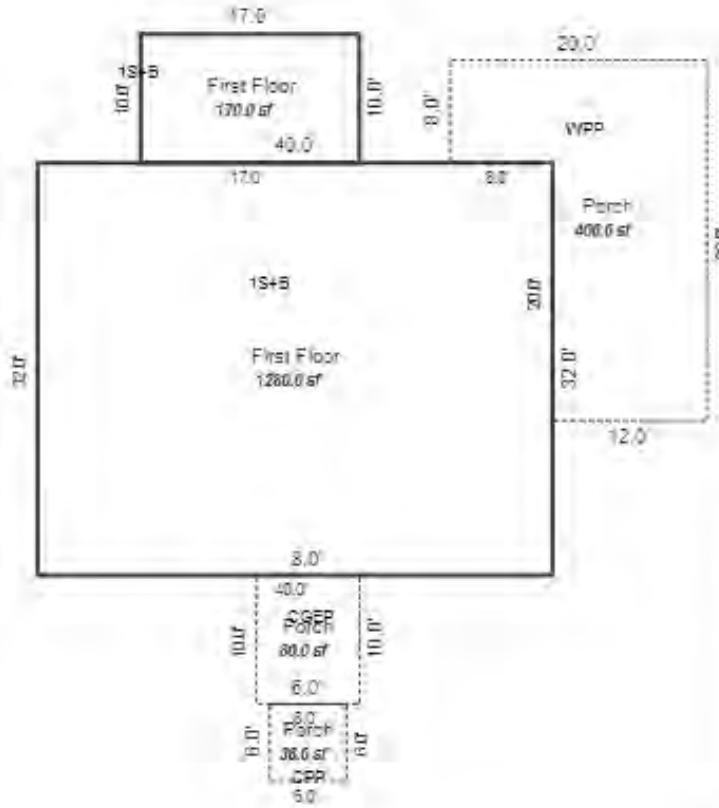


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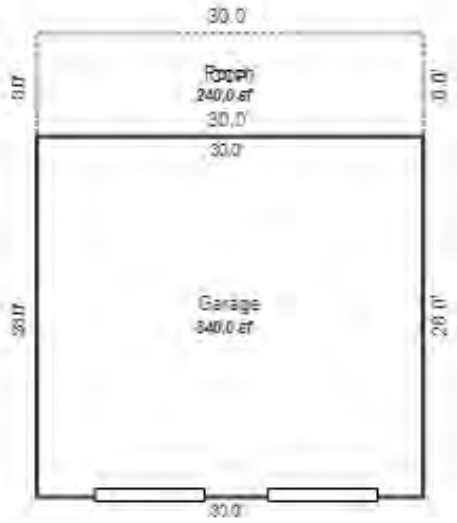
*** Information herein deemed reliable but not guaranteed***

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 36 80 240 412 422	Type CPP CGEP (1 Story) CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: C +5 Effec. Age: 35 Floor Area: 1,450 Total Base New : 338,096 Total Depr Cost: 219,777 Estimated T.C.V: 241,755			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1450 SF Floor Area = 1450 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1971				
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 Story Siding Basement 1,280							
(1) Exterior		Kitchen: Other:		200 Amps Service			3 Fixture Bath			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Recreation Room 1000 19,060 12,389							
(2) Windows		X	Drywall				(14) Water/Sewer			Basement, Outside Entrance, Below Grade 2 5,047 3,281							
X	Many Avg. X Few	Large Avg. X Small	Basement: 1450 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water			3 Fixture Bath			Average Fixture(s)							
(3) Roof		1000	Recreation SF	Public Sewer			Extra Sink			Average Fixture(s)							
X	Gable Hip Flat	Gambrel Mansard Shed	2	Living SF	Water Well			Separate Shower			Average Fixture(s)						
X	Asphalt Shingle	(9) Basement Finish		1000 Gal Septic			Ceramic Tile Floor			Average Fixture(s)							
Chimney: Block		(10) Floor Support		2000 Gal Septic			Ceramic Tub Alcove Vent Fan			Average Fixture(s)							
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Ceramic Tile Wains			Average Fixture(s)							
				Deck			Ceramic Tub Alcove Vent Fan			Average Fixture(s)							
				Garages			Ceramic Tile Wains			Average Fixture(s)							
				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 840 28,770 18,700			Ceramic Tile Wains			Average Fixture(s)							
				Class: C Exterior: Pole (Unfinished) Base Cost 723 19,398 12,609			Ceramic Tub Alcove Vent Fan			Average Fixture(s)							
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Ceramic Tub Alcove Vent Fan			Average Fixture(s)							

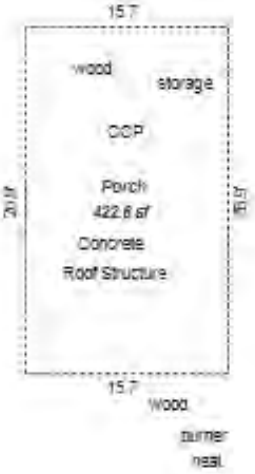
*** Information herein deemed reliable but not guaranteed***



Concrete Parking



Concrete Apron



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	DEED	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5160 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	10/08/2015	2015-0508	100%
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 293,382 TCV/TFA: 253.79

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 32 T22N R8W S 3/4 OF S 1/2 OF NE 1/4 OF NE 1/4 EXC S313 FT OF E 556 FT THEREOF. 11.0049 A.	X		Residentia PARTOF>80@	3700	11.00 Acres	40,700
			* Factors *			
			11.00 Total Acres	Total Est. Land Value =		40,700

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



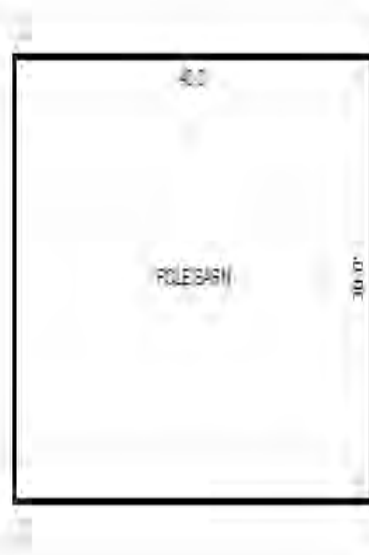
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	20,400	126,300	146,700			98,741C
X Rolling	2024	15,400	108,400	123,800			95,773C
X Low	2023	13,200	105,000	118,200			91,213C
X High	2022	11,000	96,500	107,500			86,870C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1983 Car Capacity: Class: D 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	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: D Effec. Age: 25 Floor Area: 0 Total Base New : 22,584 Total Depr Cost: 16,938 Estimated T.C.V: 18,632
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls D Blt 1983		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1983		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Exterior Foundation		1200 22,584 16,938				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Foundation		Totals: 22,584 16,938				
Room List		Kitchen: Other: Other:		Softener, Manual			1000 Gal Septic		Other Additions/Adjustments		Notes:				
Basement		Kitchens		Solar Water Heat			2000 Gal Septic		Garages		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		18,632		
1st Floor		Other:		No Plumbing			Lump Sum Items:		Class: D Exterior: Pole (Unfinished)						
2nd Floor		Other:		Extra Toilet					Base Cost						
Bedrooms		(6) Ceilings		Extra Sink					Base Cost						
(1) Exterior		No. of Elec. Outlets		Separate Shower					Base Cost						
Wood/Shingle		Many Ave. Few		Ceramic Tile Floor					Base Cost						
Aluminum/Vinyl		Basement: 0 S.F.		Ceramic Tile Wains					Base Cost						
Brick		Crawl: 0 S.F.		Ceramic Tub Alcove					Base Cost						
Insulation		Slab: 0 S.F.		Vent Fan					Base Cost						
(2) Windows		Height to Joists: 0.0		(9) Basement Finish					Base Cost						
Many Avg. Few		Recreation SF		Public Water					Base Cost						
Large Avg. Small		Living SF		Public Sewer					Base Cost						
Wood Sash		Walkout Doors (B)		Water Well					Base Cost						
Metal Sash		No Floor SF		1000 Gal Septic					Base Cost						
Vinyl Sash		Walkout Doors (A)		2000 Gal Septic					Base Cost						
Double Hung		(10) Floor Support		Lump Sum Items:					Base Cost						
Horiz. Slide Casement		Joists: Unsupported Len: Cntr.Sup:							Base Cost						
Double Glass									Base Cost						
Patio Doors									Base Cost						
Storms & Screens									Base Cost						
(3) Roof									Base Cost						
Gable									Base Cost						
Hip									Base Cost						
Flat									Base Cost						
Asphalt Shingle									Base Cost						
Chimney:									Base Cost						

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



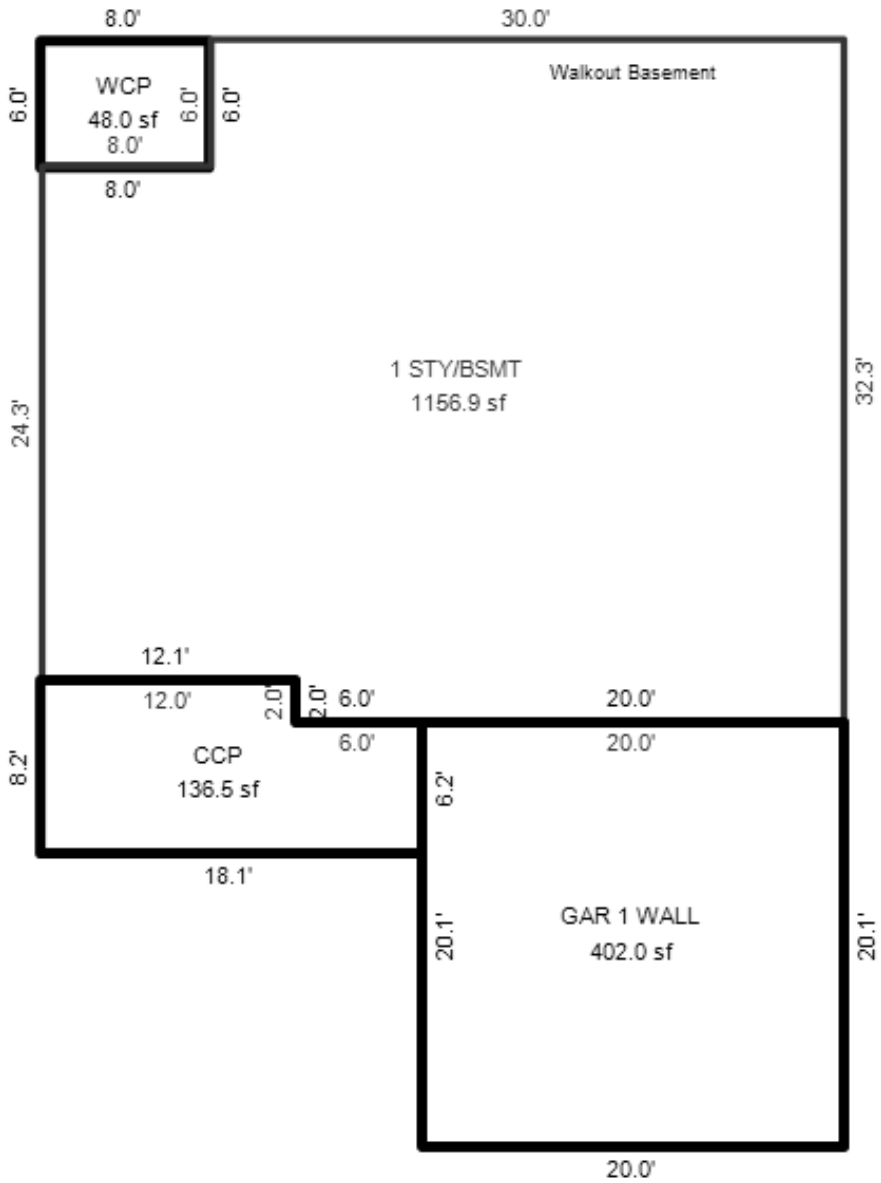
Sketch by Aja 1/1/11

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136 48	Type CCP (1 Story) WCP (1 Story)	Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	136 48	CCP (1 Story) WCP (1 Story)	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace			Class: C -5 Effec. Age: 1 Floor Area: 1,156 Total Base New : 224,353 Total Depr Cost: 212,773 Estimated T.C.V: 234,050
Wood Frame		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing 1 Average Fixture(s) 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: 2 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1156 SF Floor Area = 1156 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Building Style: 1S		(6) Ceilings (7) Excavation Basement: 1156 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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Yr Built 2016 Remodeled 0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Condition: Average		(9) Basement Finish 1000 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Room List		(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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Basement 1st Floor 2nd Floor 2 Bedrooms		(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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
(1) Exterior		(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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Wood/Shingle Aluminum/Vinyl Brick Insulation		(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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
(2) Windows		(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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Many Avg. Few Large Avg. Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
(3) Roof		(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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
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:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
Chimney:		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,156 Total: 165,633 163,980			(17) Garage Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						

Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY: 234,050

*** 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.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	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. 100% 07/06/2016					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 436,356
--	----------------------

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	117.93	Acres	3700	100	436,356
117.93 Total Acres Total Est. Land Value =								436,356

Tax Description	X	Dirt Road
SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4. EXC S 300 FT OF E 300 FT OF E 1/2 OF NW 1/4 117.9339 A. 12/2021 SPLIT PART TO 032-005-95 FORMERLY SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4 120 A	X	Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer

Comments/Influences	X	Electric
BLDG PERMIT ISSUED 032-010-90 Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ; Parent Parcel(s): 009-032-005-00; Child Parcel(s): 009-032-005-95;	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utilis.

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	218,200	0	218,200			134,013C
2024	165,100	0	165,100			129,984C
2023	141,500	0	141,500			123,795C
2022	117,900	0	117,900			117,900S

Who When What TPC 04/30/2021 INSPECTED TPC 12/27/2017 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: S LACHANCE RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

S LACHANCE RD School: MCBAIN RURAL AGR SCHOOL DIST

P.R.E. 0% MAP #:

Owner's Name/Address: LAGALO JENNIE HOLDSHIP MARK R & ANGIE E

5160 S LACHANCE RD LAKE CITY MI 49651 2025 Est TCV 470,910 TCV/TFA: 272.52

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

Tax Description: SEC 32 T22N R8W S 300 FT OF THE E 1/2 OF NW 1/4. 2.066 A.

SPLIT ON 12/30/2021 FROM 009-032-005-00; Comments/Influences

Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ;

Parent Parcel(s): 009-032-005-00; Child Parcel(s): 009-032-005-95;

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: 4in Ren. Conc.	8.06	5205	94	39,435
Total Estimated Land Improvements True Cash Value =						39,435



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							

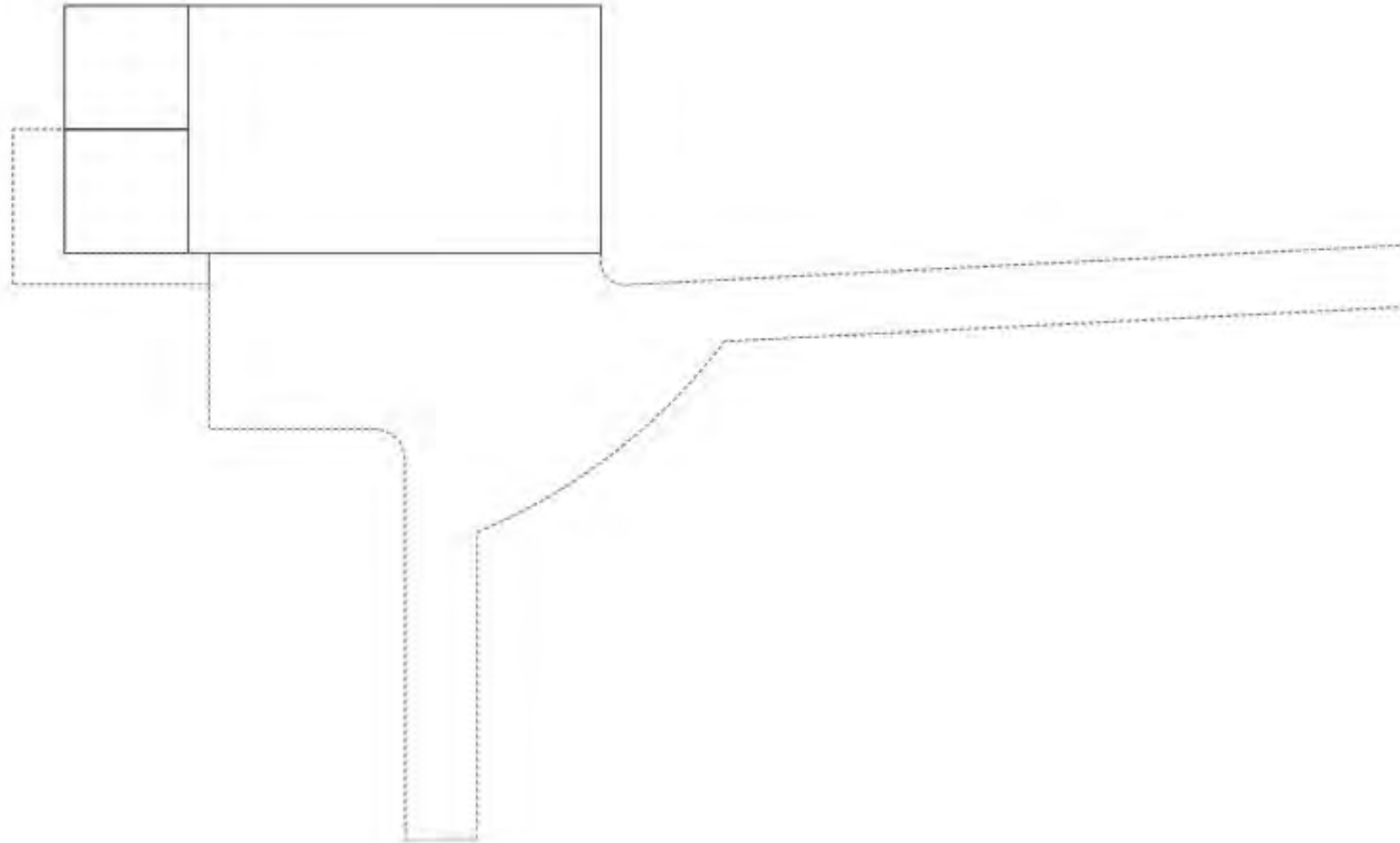
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,800	231,700	235,500			211,045C
			2024	2,900	201,800	204,700			204,700S
			2023	2,500	200,900	203,400			195,825C
			2022	2,100	184,400	186,500			186,500S

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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		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 468	Type CCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 4 Mech. Doors: 0 Area: 3840 % 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			Central Air Wood Furnace			Class: C Effec. Age: 4 Floor Area: 1,728 Total Base New : 401,355 Total Depr Cost: 385,301 Estimated T.C.V: 423,831			Bsmnt Garage:																																																	
	Building Style: 1.5S	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Cls C Blt 2020																																																	
	Yr Built 2020	Remodeled 0	Ex		Ord	Min	0 Amps Service			Building Areas			Depr. Cost																																																		
	Condition: Average	Size of Closets			Lg	Ord	Small	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 197,221 189,331																																																	
	Room List	Doors	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Plumbing			Garages																																																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			Many 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			Porches			Garages																																															
	(1) Exterior	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath			Other Additions/Adjustments			Plumbing			Water/Sewer																																															
	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Water/Sewer			Porches																																															
	Insulation	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Plumbing			Water/Sewer			Porches																																															
	(2) Windows	Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Water/Sewer			Porches																																															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Joists: Unsupported Len: Cntr.Sup:			Notes:			Plumbing			Water/Sewer			Porches																																															
	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle			Chimney:			Plumbing			Water/Sewer			Porches																																															
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>576</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>576</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Total: 197,221 189,331</td> </tr> </tbody> </table>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	576				1 Story	Siding	Slab	576				Total: 197,221 189,331																											
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Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																									
4				2,155	2,069																																																										
3840				163,699	157,151																																																										
1				2,727	2,618																																																										
1				2,979	2,860																																																										
1				1	1	1																																																									
Totals: 401,355 385,301																																																															
<p>Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 423,831</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.
FARR CHAD R	FARR CHAD R & SMITH ERICA	1	03/29/2024	QC	21-NOT USED/OTHER	2024-00608	PROPERTY TRANSFER	50.0
CHRISTIE DEBRA A	FARR CHAD R	125,000	08/31/2012	WD	03-ARM'S LENGTH	2012-02982 WD	PROPERTY TRANSFER	100.0
HOEKWATER JOHN & BARBARA	CHRISTIE DEBRA A (SW)	135,000	10/05/2007	WD	03-ARM'S LENGTH	2007/3604	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5322 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 03/29/2024					

Owner's Name/Address	MAP #:
FARR CHAD R & SMITH ERICA 5322 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 237,848 TCV/TFA: 153.55

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	241.00	582.01	0.9545	1.0983	90	100	22,737	
			241 Actual Front Feet, 3.22 Total Acres							Total Est. Land Value =	22,737

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
SEC 32 T22N R8W BEG N00°23'44"W 686.2 FT FROM E/4 COR TH S89°44'53"W 580 FT, N00°23'44"W 241.49 FT, N89°44'53"E 580 FT S00°23'44"E 241.49 FT TO POB 3.22 Ac. M/L.			D/W/P: Asphalt Paving	3.06	2250 0	0
Split on 01/10/2008 into 009-032-006-10;			D/W/P: 4in Concrete	6.87	660 0	0
Comments/Influences	X		Metal Prefab	14.65	336 50	2,461
2011MLS 20112320 \$139,000			Metal Prefab	17.65	120 50	1,059
Split/Comb. on 01/10/2008 completed 01/10/2008 RAY ;			Residential Local Cost Land Improvements			
Parent Parcel(s): 009-032-006-00;			Description	Rate	Size % Good	Cash Value
Child Parcel(s): 009-032-006-10;			LAND IMPROVE 1000	1,000.00	2 97	1,940
			Total Estimated Land Improvements True Cash Value =			5,460



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,400	107,500	118,900			99,995S
2024	11,400	98,600	110,000			78,653C
2023	8,800	95,600	104,400			74,908C
2022	7,200	87,900	95,100			71,341C

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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 26 137 378 336 180	Type CCP (1 Story) WCP (1 Story) Treated Wood Roof Cover Onl Brzwy, FW	Year Built: 1949 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C -5 Effec. Age: 40 Floor Area: 1,549 Total Base New : 317,643 Total Depr Cost: 190,592 Estimated T.C.V: 209,651					Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		Yr Built 1949		Ex	X	Ord	Min	Central Air Wood Furnace			E.C.F. X 1.100							
Condition: Average		Remodeled 1977		Size of Closets				(12) Electric										
Room List		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls C -5 Blt 1949				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			120 Amps Service			Ground Area = 1279 SF Floor Area = 1549 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many	X	Ave.	Few	(13) Plumbing			1.25 Story Siding Basement 1,080 1 Story Siding Basement 199 Total: 200,665 120,405							
(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			Other Additions/Adjustments			Recreation Room 1080 20,585 12,351 Exterior Brick Veneer 90 1,525 915 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								
X	Many Avg. X Few	Large Avg. Small	Basement: 1279 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story) 26 863 518 WCP (1 Story) 137 6,046 3,628						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		14) Water/Sewer			Deck			Treated Wood 378 6,199 3,719 w/Roof (Roof portion) 336 5,097 3,058								
X	Gable Hip Flat	Gambrel Mansard Shed	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 528 25,312 15,187 Door Opener 2 1,078 647						
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Class: D Exterior: Pole (Unfinished)			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								
(3) Roof		1080 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
Chimney: Brick		(10) Floor Support																

*** 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 JOHN A & BARBAR	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0
HOEKWATER BARBARA E	HOEKWATER JOHN A & BARBAR	0	06/26/2012	QC	09-FAMILY	2022-00856	PROPERTY TRANSFER	0.0


Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	07/15/2008	20080346	Complete
Owner's Name/Address	P.R.E. 0%					
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601	MAP #: 2025 Est TCV 62,514 TCV/TFA: 0.00					

Tax Description	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	
SEC 32 T22N R8W BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E 1/4 COR, TH S79°24'33"W 1041.67 FT, S89°43'28"W 290.61FT, N 0°28'10"W 657.93 FT, N 89°44'10"E 1316.38 FT, S0°25'27"E 471.13 FT TO POB. 17.55 AC. M/L. SPLIT ON 01/10/2008 FROM 009-032-006-00; SPLIT ON 07/01/2008 INTO 009-032-006-55, 009-032-006-40, 009-032-006-70, 009-032-006-75;	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			17.55 Total Acres Total Est. Land Value =									46,665

Comments/Influences

009-032-006-0151-07-100-671-0633..JOHN R)10-07
8 completed ;
2-006-10;
-006-55 (Exempt
-006-40,
006-75;

8 completed ;
2-006-00;
-006-10;



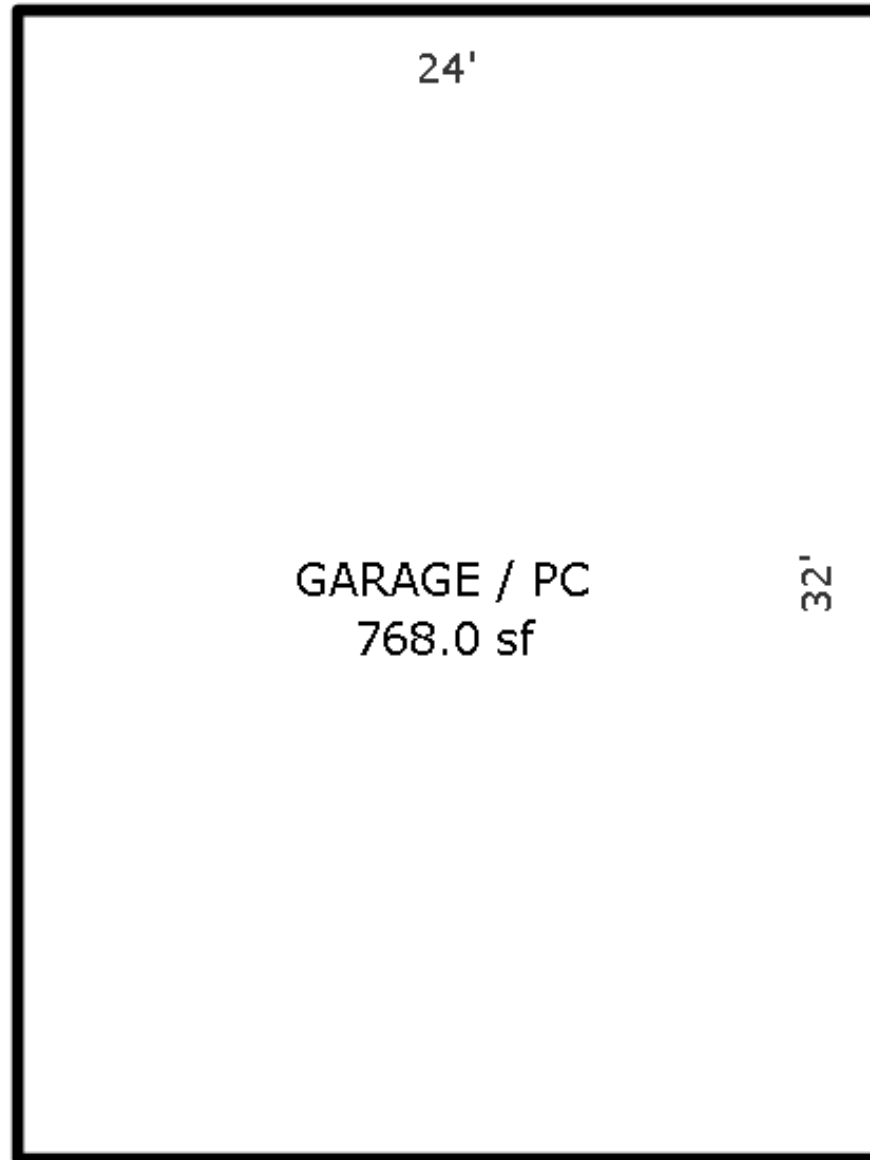
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
X		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2025	23,300	8,000	31,300			21,313C
		TPC 04/30/2021 INSPECTED	2024	28,400	6,800	35,200			20,673C
		JWV 11/14/2020 INSPECTED	2023	22,300	6,600	28,900			19,689C
		TPC 12/27/2017 INSPECTED	2022	21,300	7,700	29,000			18,752C

*** Information herein deemed reliable 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: 2008 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 18,010 Total Depr Cost: 14,408 Estimated T.C.V: 15,849
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 2008		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 2008		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Exterior Foundation		768 18,010 14,408				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Foundation		Totals: 18,010 14,408				
Room List		Kitchen: Other: Other:		Softener, Manual			1000 Gal Septic		Size Cost New Depr. Cost						
Basement		Other:		Solar Water Heat			2000 Gal Septic		Other Additions/Adjustments						
1st Floor		No. of Elec. Outlets		No Plumbing			Lump Sum Items:		Garages						
2nd Floor		Many Ave. Few		Extra Toilet					Class: CD Exterior: Pole (Unfinished)						
Bedrooms		(6) Ceilings		Extra Sink					Base Cost						
(1) Exterior		Insulation		Separate Shower					Notes:						
Wood/Shingle		(7) Excavation		Ceramic Tile Floor					ECF (101 AGRICULTURE) 1.100 => TCv:						
Aluminum/Vinyl		Basement: 0 S.F.		Ceramic Tile Wains											
Brick		Crawl: 0 S.F.		Ceramic Tub Alcove											
Insulation		Slab: 0 S.F.		Vent Fan											
(2) Windows		Height to Joists: 0.0		(9) Basement Finish											
Many Avg. Few		(8) Basement		Recreation SF											
Large Avg. Small		Conc. Block		Living SF											
Wood Sash		Poured Conc.		Walkout Doors (B)											
Metal Sash		Stone		No Floor SF											
Vinyl Sash		Treated Wood		Walkout Doors (A)											
Double Hung		Concrete Floor		(10) Floor Support											
Horiz. Slide		(9) Basement Finish		Joists:											
Casement		Recreation SF		Unsupported Len:											
Double Glass		Living SF		Cntr.Sup:											
Patio Doors		Walkout Doors (B)													
Storms & Screens		No Floor SF													
(3) Roof		Walkout Doors (A)													
Gable		Recreation SF													
Hip		Living SF													
Flat		Walkout Doors (B)													
Asphalt Shingle		No Floor SF													
Chimney:		Walkout Doors (A)													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE CITY MASONIC BUILDIN	WOLVERINE POWER SUPPLY CO	55,000	11/11/2015	WD	03-ARM'S LENGTH	2015-03795	PROPERTY TRANSFER	100.0
HOEKWATER JOHN & BARBARA	LC MASONIC BUILDING ASSOC	22,800	08/01/2008	OTH	21-NOT USED/OTHER	2008/2642	DEED	0.0
HOEKWATER JOHN A & BARBAR	LAKE CITY MASONIC BUILDIN	22,800	05/01/2008	LC	32-SPLIT VACANT	2008/1607	DEED	100.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 45,600					

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
	X		Dirt Road	740.13	447.29	1.0000	0.0000	0	100*		0
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								
			* denotes lines that do not contribute to the total acreage calculation.								
			740 Actual Front Feet, 7.60 Total Acres Total Est. Land Value = 45,600								

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 32 T22N R8W, BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR; TH N0°25'57"W 500.21 FT, N89°44'53"E 736.40FT, S0°23'44"E 404.92 FT, S82°22'09"W 741.98 FT TO POB. 7.6 Ac. M/L	X	Level	2025	22,800	0	22,800			17,374C
Split on 07/01/2008 from 009-032-006-10;	X	Rolling	2024	57,000	0	57,000			16,852C
Comments/Influences	X	Low	2023	26,600	0	26,600			16,050C
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;	X	High	2022	19,000	0	19,000			15,286C
Parent Parcel(s): 009-032-006-10;	X	Landscaped							
Child Parcel(s): 009-032-006-55,	X	Swamp							
009-032-006-60, 009-032-006-70,	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

2018 Lake Township Parcel Map

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	57,000	0	57,000			16,852C
TPC	05/08/2017	INSPECTED	2023	26,600	0	26,600			16,050C
TPC	12/07/2015	INSPECTED	2022	19,000	0	19,000			15,286C

*** 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 DEBRA	WOLVERINE POWER SUPPLY CO	37,890	06/26/2013	WD	03-ARM'S LENGTH	2013-02215 WD	PROPERTY TRANSFER	100.0
HOEKWATER JOHN & BARBARA	CHRISTIE DEBRA (SW)	18,000	04/29/2008	WD	32-SPLIT VACANT	2008/1624	DEED	100.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 28,500					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
Public Improvements			* Factors *		CORNER M55 & LA CHANCE	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL 4-6A	6000		4.75 Acres		6000 100	28,500
			4.75 Total Acres		Total Est. Land Value =	28,500

Tax Description
 SEC 32 T22N R8W; BEG N0°23'44"W 460FT FROM E/4 COR, TH S52°35'45"W 233.22 FT, S84°48'07"W 33.48 FT, S84°12'05"W 362.01 FT, N0°23'44"W 404.92 FT, N 89°44'53"E 580 FT, S0°23'44"E 226.2 FT TO POB.4.75 Ac. M/L.
 Split on 07/01/2008 from 009-032-006-10;
 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.

CORNER OF M55 & LA CHANCE RD
 Split/Comb. on 07/01/2008 completed
 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 009-032-006-55 (Exempt
 -006-40,
 006-75;

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	14,300	0	14,300			13,525C
		TPC 12/27/2017 INSPECTED	2024	35,600	0	35,600			13,119C
		TPC 05/08/2017 INSPECTED	2023	16,600	0	16,600			12,495C
		TPC 12/07/2015 INSPECTED	2022	11,900	0	11,900			11,900S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JOHN A & BARBAR	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0
HOEKWATER JOHN	HOEKWATER JOHN A & BARBAR	0	06/26/2012	QC	09-FAMILY	2022-00857	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					
Owner's Name/Address	P.R.E. 0%					
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601	MAP #:					
	2025 Est TCV 23,520					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 3 - 7	@\$6000		3.92 Acres		6000	100	23,520
						3.92 Total Acres	Total Est. Land Value = 23,520

Tax Description
 SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT & S 89°44'53"W 580 FT FROM E/4 COR, TH S89°44'53"W 736.4 FT, N0°25'57"W 231.58 FT, N89°44'53"E 736.4 FT, S0°23'44"E 231.57 FT TO POB. 3.92Ac. M/L
 Split on 07/01/2008 from 009-032-006-10;
Comments/Influences

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,
 009-032-006-75;



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,800	0	11,800			3,013C
2024	5,900	0	5,900			2,923C
2023	5,900	0	5,900			2,784C
2022	4,900	0	4,900			2,652C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JOHN A & BARBAR	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0
HOEKWATER BARBARA E	HOEKWATER JOHN A & BARBAR	0	06/26/2012	QC	09-FAMILY	2022-0855	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					
Owner's Name/Address	P.R.E. 0%					
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601	MAP #:					
	2025 Est TCV 35,220					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7	@\$6000		5.87 Acres		6000	100		35,220
5.87 Total Acres							Total Est. Land Value =	35,220

Tax Description
 SEC 32 T22N R8W, BEG N0°23'44"W 927.69 FT FROM E/4 COR, TH S89°44'53"W 580 FT, S0°23'44"E 9.92 FT, S89°44'53"W 736.55 FT N0°25'57"W 198.5 FT, N89°44'52"E 1316.67 FT, S0°23'44'E 188.58 FT TO POB. 5.87 Ac. M/L
 Split on 07/01/2008 from 009-032-006-10;

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

Comments/Influences
 Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 Child Parcel(s): 009-032-006-55,
 009-032-006-56, 009-032-006-57, 009-032-006-58, 009-032-006-59, 009-032-006-60, 009-032-006-61, 009-032-006-62, 009-032-006-63, 009-032-006-64, 009-032-006-65, 009-032-006-66, 009-032-006-67, 009-032-006-68, 009-032-006-69, 009-032-006-70,



- 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	17,600	0	17,600			4,743C
2024	8,800	0	8,800			4,601C
2023	8,800	0	8,800			4,382C
2022	7,300	0	7,300			4,174C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BIGGER DAVID & CARMEN	HAMMER LYNN ANN & LUKE JA	265,000	08/27/2019	WD	03-ARM'S LENGTH	2019-02716	DEED	100.0
MICHALAK REVOCABLE TRUST	BIGGER DAVID & CARMEN	229,000	10/21/2016	WD	03-ARM'S LENGTH	2016-03545	PROPERTY TRANSFER	100.0
MICHALAK THOMAS	MICHALAK REVOCABLE TRUST	1	05/23/2012	WD	03-ARM'S LENGTH	2012-02723 WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5270 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	07/13/2017	2017-0315	100%

Owner's Name/Address	MAP #:
HAMMER LYNN ANN & LUKE JAMES 5270 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 382,555 TCV/TFA: 174.05

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 32 T22N R8W N 198.5 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 6.0152A.	A 200' @ 90/FF	198.00	1320.00	1.0025	1.3478	90	100		24,078

Comments/Influences	Land Improvement Cost Estimates
1815182 \$234,900 2016 HERE IS THE PERFECT HOBBY FARM! FOLLOW THE DRIVE THROUGH THE APPLE ORCHARD TO FIND THIS LOVELY ESTATE. THE CLASSIC CAPE COD HOME WAS CUSTOM BUILT FOR THE CURRENT OWNER. THE HOME AND GROUNDS HAVE BEEN METICULOUSLY MAINTAINED AND BRINGS EVERYTHING YOU NEED IN A HOME. THERE ARE 4 BEDROOMS 2.5 BATHS, FORMAL DINING, BREAKFAST NOOK, LOVELY MASTER SUITE, MAIN FLOOR LAUNDRY, BONUS ROOM (4TH BEDROOM) OVER THE GARAGE AND A FULL BASEMENT. THE BONUS ROOM HAS IT'S OWN STAIRWAY. THE 1/2 BATH IS CONVENIENTLY LOCATED CLOSE TO THIS AREA. THE HOME HAS	Description Rate Size % Good Cash Value

	Fencing: Wd, Split, 2 Rail	16.25	160	50	1,300
	D/W/P: 4in Ren. Conc.	8.06	2427	0	0

X	Electric	Residential Local Cost Land Improvements
	Gas	Description Rate Size % Good Cash Value
	Curb	LAND IMPROVE 2500 2,500.00 1 95 2,375
	Street Lights	Total Estimated Land Improvements True Cash Value = 3,675
	Standard Utilities	
	Underground Utils.	

Topography of Site
Level

X	Rolling
	Low
X	High

	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

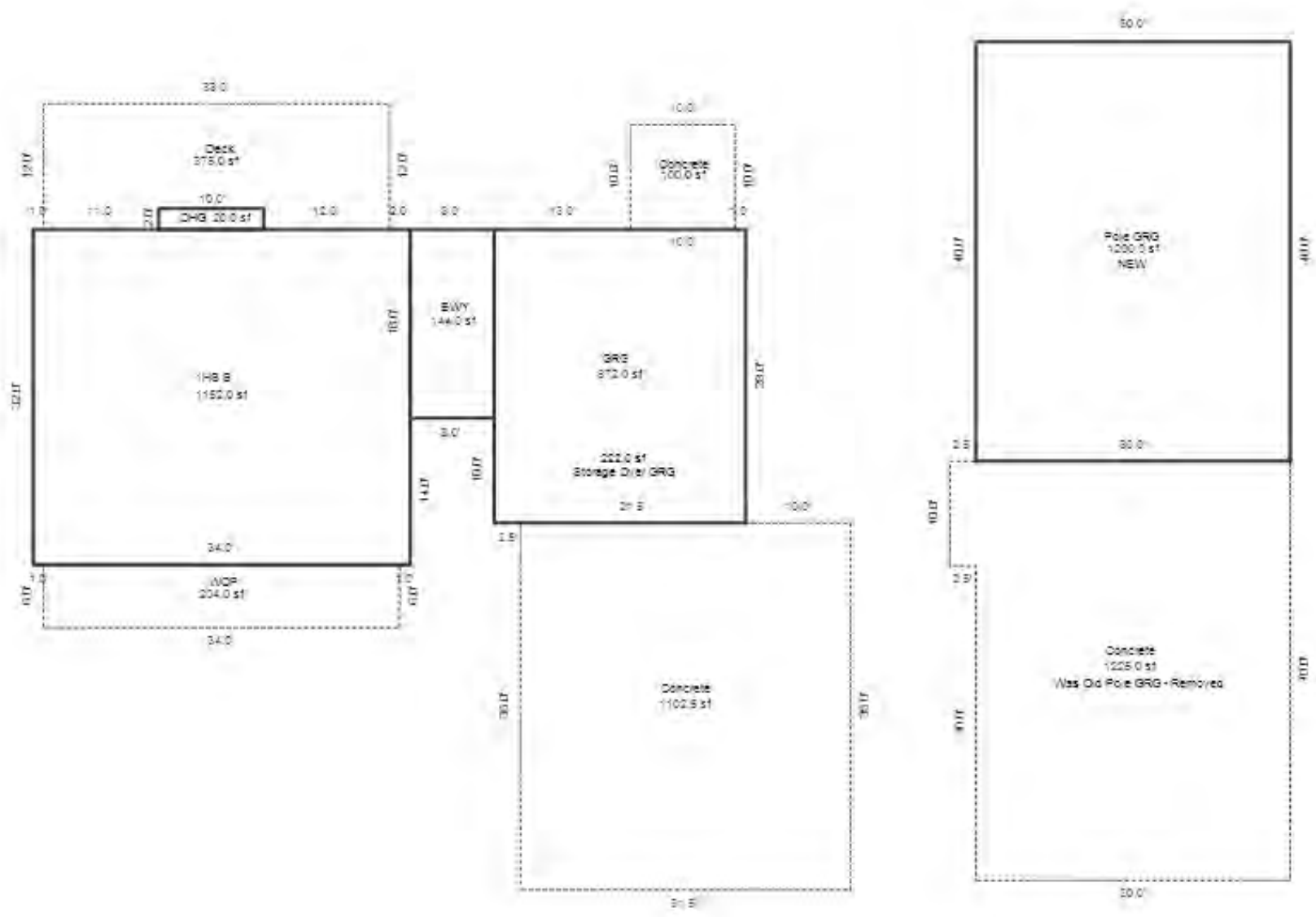
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,000	179,300	191,300			153,589C
2024	12,000	154,000	166,000			148,971C
2023	9,400	149,200	158,600			141,878C
2022	10,900	137,300	148,200			135,122C

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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 204 396 144	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 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			1		Class: C +5 Effec. Age: 15 Floor Area: 2,198 Total Base New : 374,439 Total Depr Cost: 322,547 Estimated T.C.V: 354,802		E.C.F. X 1.100		Bsmnt Garage:
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 374,439 Total Depr Cost: 322,547 Estimated T.C.V: 354,802		E.C.F. X 1.100		Carport Area: Roof:	
Yr Built 1994 201	Remodeled 2013	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1994				
Condition: Average		X	Lg	Ord	Small	200 Amps Service			(11) Heating System: Forced Air w/ Ducts						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1152 SF Floor Area = 2198 SF.					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Foundation Size 1 Story Siding Overhang 20 1 Story Siding Overhang 325 1 Story Siding Overhang 125		Total: 263,412 223,894			
(2) Windows		(7) Excavation		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Other Additions/Adjustments					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Public Water Public Sewer Water Well		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		1000 Gal Septic 2000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Deck Treated Wood		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Garages		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Base Cost 672 32,921 27,983		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Door Opener 1 539 458		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Class: C Exterior: Pole (Unfinished)		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Base Cost 1200 28,536 28,536 *		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		Built-Ins		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					

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



*** 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
10125 W WATERGATE RD	School: MCBAIN RURAL AGR	SCHOOL DIST				
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
		2025 Est TCV 33,800				

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
COMMERCIAL <2A M/L	1.85 Acres	18000	100				33,300
			1.85 Total Acres	Total Est. Land Value =			33,300

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 32 T22N R8W E 578 FT OF S 1/2 OF NE 1/4 LYING S OF HWY M55. 1.85A.	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric	1.00	940 0	0
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
GARAGE			1.00	940 0	0
Ad-Hoc Unit-In-Place Items					
Description			Rate	Size % Good	Cash Value
GARAGE			1.00	1000 50	500
Total Estimated Land Improvements True Cash Value =					500



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,700	200	16,900			4,291C
2024	13,900	200	14,100			4,162C
2023	7,400	300	7,700			3,964C
2022	7,400	300	7,700			3,776C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JOHN A ETAL	HOEKWATER STEVEN M	0	06/30/2022	QC	09-FAMILY	2022-02145	DEED	0.0

Property Address: X S LACHANCE 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: HOEKWATER STEVEN M
 519 E GARFIELD ST
 CADILLAC MI 49601
 2025 Est TCV 74,000

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

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia PARTOF>20@	3700	20.00	Acres	3700	100		74,000
20.00 Total Acres						Total Est. Land Value =	74,000

Tax Description: . SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.

Comments/Influences: NOT LANDLOCKED..CONTIGIOUS TO 006-10..SAME OWNER

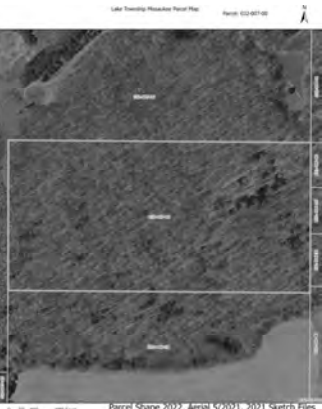
NOT LANDLOCKED..CONTIGIOUS TO 006-10..SAME OWNER

- 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
- 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	0	37,000			11,077C
2024	30,000	0	30,000			10,744C
2023	26,000	0	26,000			10,233C
2022	20,000	0	20,000			9,746C



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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 BROWN 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 *								
STATE		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia	30 - 65	\$3700	40.00	Acres	3700	100		148,000
		Paved Road		40.00 Total Acres				Total Est. Land Value =		148,000		
Tax Description		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	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
		TPC 12/27/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
		TPC 04/08/2016 INSPECTED			2023	0	0	0	0			
					2022	0	0	0	0			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	100.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0
BASSETT GREGORY & CHRISTI	HOLDSHIP MARK R	24,000	01/21/2016	WD	03-ARM'S LENGTH	2016-00256	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 73,667

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Tax Description	X	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2015 SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A M/L. FORMERLY SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		A 200' @ 90/FF	660.00	1320.00	1.0000	0.0000	90	100*		0
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Residentia PARTOF>80@	3700	19.91	Acres	3700	100			73,667
		Topography of Site		* denotes lines that do not contribute to the total acreage calculation.								
		Level		660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value = 73,667								

Comments/Influences	X
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	36,800	0	36,800			22,619C
TPC 12/27/2017	INSPECTED		2024	27,900	0	27,900			21,939C
TPC 04/25/2017	INSPECTED		2023	23,900	0	23,900			20,895C
TPC 04/20/2015	INSPECTED		2022	19,900	0	19,900			19,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	100.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0
BONO PATRICE	HOLDSHIP MARK R	24,000	01/21/2016	WD	03-ARM'S LENGTH	2016-00258	PROPERTY TRANSFER	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% 07/06/2016

Owner's Name/Address: LAGALO JENNIE
 MAP #: 2025 Est TCV 73,667

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 660.001320.00 1.0000 0.0000 90 100* 0 Residentia PARTOF>80@\$3700 19.91 Acres 3700 100 73,667 * denotes lines that do not contribute to the total acreage calculation. 660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value = 73,667

Tax Description: 2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A.
 FORMERLY PART OF PARENT PARCEL
 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.

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

Comments/Influences: 9/25/14 SPLIT FROM 40 A PARENT PARCEL
 009-032-009-50

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	36,800	0	36,800			22,619C
2024	27,900	0	27,900			21,939C
2023	23,900	0	23,900			20,895C
2022	19,900	0	19,900			19,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN KAROLYN KAY		0	01/24/2011	OTH	21-NOT USED/OTHER	2011-0295CTST	PROPERTY TRANSFER	0.0
HOFFMAN GARY C TRUST (DEC	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0
		75,000	01/01/1996	WD	33-TO BE DETERMINED	303:806	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10641 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOFFMAN GARY C TRUST RANDALL SALLY TRUSTEE 36 LAVISTA DR MORGANTOWN WV 26508-1727	MAP #:					
	2025 Est TCV 4,525,636 TCV/TFA: 244.76					

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
			COMMERCIAL 4-6A	6000		4.00	6000	100	24,000
			4.00 Total Acres Total Est. Land Value =						24,000

Tax Description		Land Improvement Cost Estimates				Cash Value	
Description	Rate	Size	% Good	Arch	Mult	Cash Value	
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water	3.19	25000	100			79,750	
Sewer							
Electric							
Gas							
Outdoor Lighting	590.00	6	50	100		1,770	
Total Estimated Land Improvements True Cash Value =						81,520	

Comments/Influences
 MLS \$1,8M #20902945 2010
 Split/Comb. on 07/02/2008 completed
 07/02/2008 RAY ;



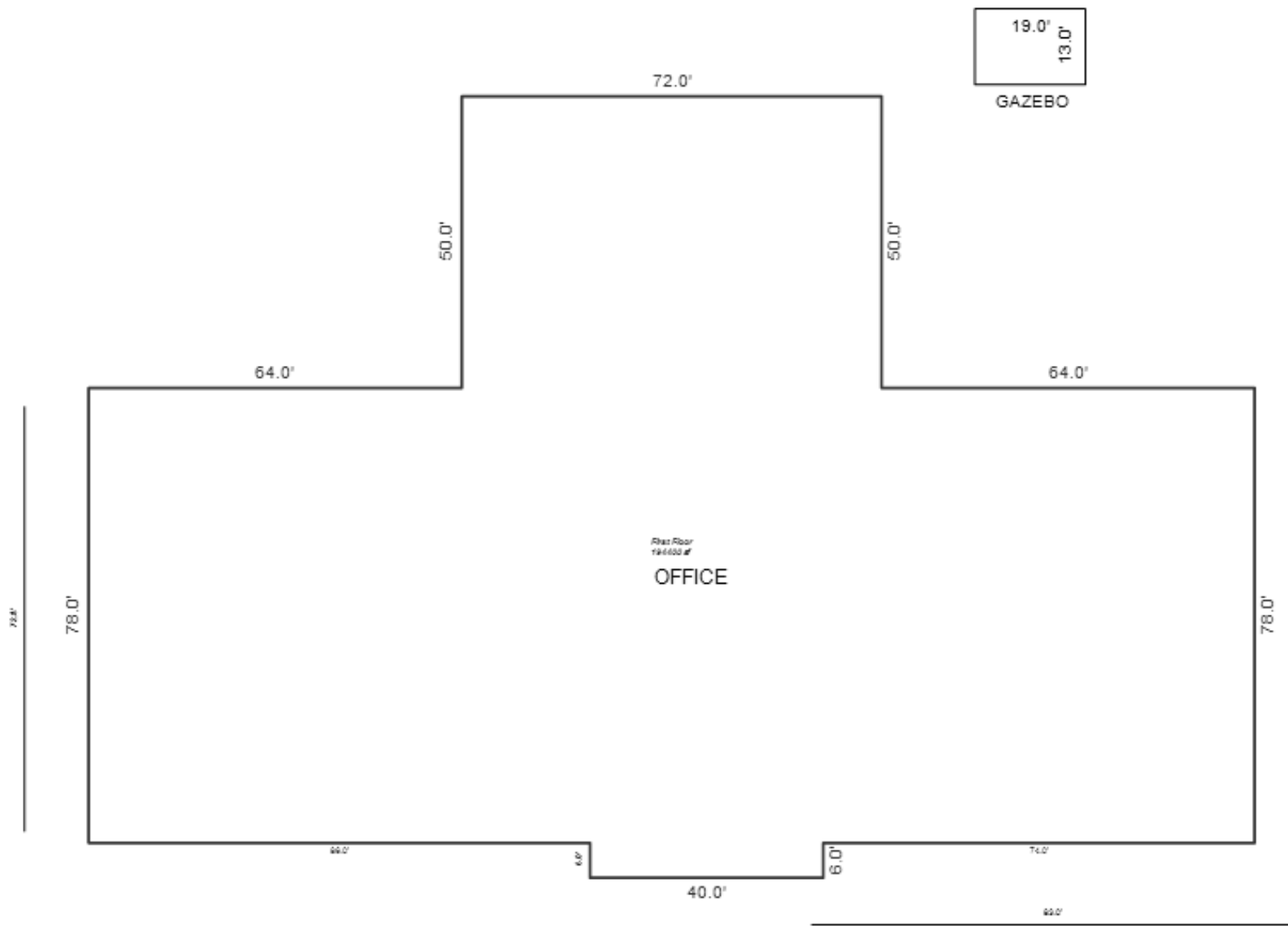
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	12,000	2,250,800	2,262,800			1,011,213C
X	Rolling	2024	30,000	2,146,800	2,176,800			980,808C
	Low	2023	14,000	1,801,700	1,815,700			934,103C
	High	2022	10,000	1,669,900	1,679,900			889,622C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>																											
Class: C				Class: C Quality: Average		Stories: 1 Story Height: 10 Perimeter: 658																									
Floor Area: 18,490 Gross Bldg Area: 18,490 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10				Construction Cost		Base Rate for Upper Floors = 123.11 Office Basement, Base Rate for Basement = 86.09 (Basement Fireproofing Rate = 0.00)																									
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100				<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: Package Heating & Cooling Cost/SqFt: 23.22 100% Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.35 Adjusted Square Foot Cost for Upper Floors = 146.33 Adjusted Square Foot Cost for Basement = 91.44																				
High	Above Ave.	Ave.	X	Low																											
1996 Year Built Remodeled				*** Basement Info *** Area: 18490 Perimeter: 658 Type: Office Basement Heat: Space Heaters, Gas with Fan		Total Floor Area: 18,490 Base Cost New of Upper Floors = 2,705,642 Basement Area: 18,490 Base Cost New of Basement = 1,690,726																									
Overall Bldg Height				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		18,490 Sq.Ft. of Sprinklers @ 4.97, Cost New = 91,895 18,490 Sq.Ft. of Bsmt Splr. @ 4.97, Cost New = 91,895																									
Comments: SOCIAL SERVICES OFFICES				* Sprinkler Info * Area: 36980 Type: Average		Reproduction/Replacement Cost = 4,580,158 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 3,068,706																									
(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</td> <td style="width:10%;">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 Average</td> <td style="width:10%;">Unfinished Typical</td> </tr> </table>		Few Average	Many Average	Unfinished Typical	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;">Rigid Conduit</td> <td style="width:10%;">Armored Cable</td> <td style="width:10%;">Non-Metallic</td> <td style="width:10%;">Bus Duct</td> </tr> </table>		Flex Conduit	Rigid Conduit	Armored Cable	Non-Metallic	Bus Duct	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Incandescent</td> <td style="width:10%;">Fluorescent</td> <td style="width:10%;">Mercury</td> <td style="width:10%;">Sodium Vapor</td> <td style="width:10%;">Transformer</td> </tr> </table>		Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer
X	Poured Conc	Brick/Stone	Block																												
Many Above Ave.	Average Typical	Few None																													
Few Average	Many Average	Unfinished Typical																													
Flex Conduit	Rigid Conduit	Armored Cable	Non-Metallic	Bus Duct																											
Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer																											
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		(40) Exterior Wall:																							
(4) Floor Structure:				(9) Sprinklers:		(13) Roof Structure: Slope=0		<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.																														
(5) Floor Cover:				(10) Heating and Cooling:		(14) Roof Cover:																									
(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																							
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.
ROMIG GERALD V III	BAIRD BONNIE	1	03/02/2020	QC	09-FAMILY	2021-00913	DEED	50.0
SCHAUB KEITH & DARBY	ROMIG GERALD V III & BAIR	27,000	01/29/2018	WD	03-ARM'S LENGTH	2018-00288	PROPERTY TRANSFER	100.0
HOFFMAN GARY C TRUST	SCHAUB KEITH & DARBY	30,000	01/25/2011	WD	03-ARM'S LENGTH	2011-296WD	PROPERTY TRANSFER	100.0
HOFFMAN GARY C TRUST (DEC	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	09-FAMILY	2009/3932	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10713 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	05/24/2024	PB24-0042	100%
	P.R.E. 0%		Commercial	04/30/2021	2021-0235	100%
Owner's Name/Address	MAP #:		Commercial	05/07/2020	2020-0104	100%
BAIRD BONNIE 2800 FALLASBURG PARK DR LOWELL MI 49331	2025 Est TCV 722,717 TCV/TFA: 29.62		Commercial	08/22/2019	2019-0440	0%

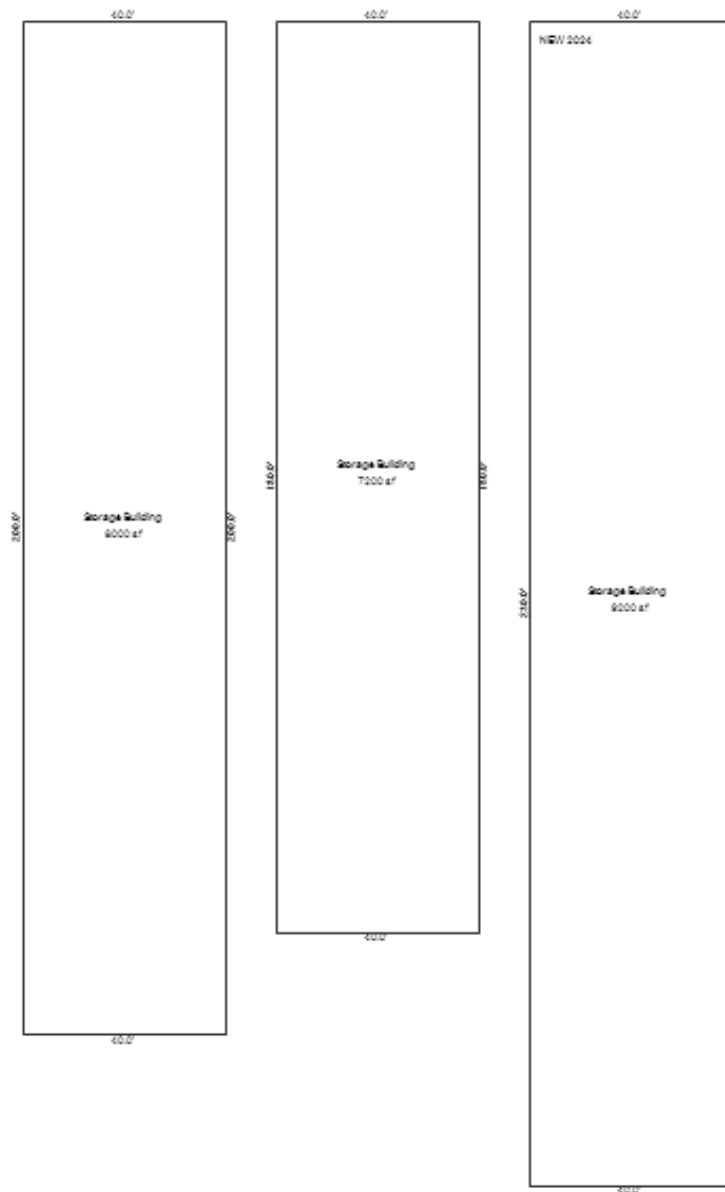
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 32 T22N R8W W 400 FT OF NE/4 OF SW/4 LYING S'LY OF HWY M-55 7.32 Ac. M/L Split on 07/02/2008 from 009-032-010-00; Comments/Influences	X	Dirt Road		COMMERCIAL	10A	M/L	6000	7.32	6000	100		43,920
		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;	X	Electric										
Parent Parcel(s): 009-032-010-00;		Gas										
Child Parcel(s): 009-032-010-20, 009-032-010-40;		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	22,000	339,400	361,400			331,819C	
		TPC	08/05/2024	INSPECTED	2024	36,600	191,600	228,200			193,326C	
		TPC	08/23/2021	INSPECTED	2023	11,000	210,900	221,900			184,120C	
		TPC	09/30/2020	INSPECTED	2022	11,000	174,600	185,600			175,353C	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 480 Base Rate for Upper Floors = 33.41 Adjusted Square Foot Cost for Upper Floors = 33.41 Total Floor Area: 8,000 Base Cost New of Upper Floors = 267,280 Reproduction/Replacement Cost = 267,280 Eff. Age: 3 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 235,206 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 211,686 Replacement Cost/Floor Area= 33.41 Est. TCV/Floor Area= 26.46								
Class: S Floor Area: 8,000 Gross Bldg Area: 24,400 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 : 4% Effective Age : 3 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 8000 Ave. Perimeter: 480 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low								
2020	Year Built Remodeled									
	Overall Bldg Height									
Comments: 1/22/2021 BONNIE BAIRD, THE STORAGE BUILDING IS A KIT FOR \$60,000 AND THE COMPANY WANTED \$25,000 FOR LABOR BUT SHE PAID HER THREE SONS WITH HELP FROM TRIP TO										

(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		Average Average	
		2-Piece Baths		Water Heaters		Many Many	
		Shower Stalls		Wash Fountains		Unfinished Unfinished	
		Toilets		Water Softeners		Typical Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		Gas		Coal		(40) Exterior Wall:	
		Oil		Stoker		Thickness	
		Hand Fired		Boiler		Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

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



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Desc. of Bldg/Section: 2021
 Calculator Occupancy: Warehouses - Mini

Class: S		Construction Cost				
Floor Area: 7,200	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 24,400	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 10	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: Electric, Cable or Baseboard 0%					
Depr. Table : 4%	Ave. SqFt/Story: 7200					
Effective Age : 3	Ave. Perimeter: 440					
Physical %Good: 88	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
2021 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat:					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Low						

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

Class: S Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 440

Base Rate for Upper Floors = 33.54

Adjusted Square Foot Cost for Upper Floors = 33.54

Total Floor Area: 7,200 Base Cost New of Upper Floors = 241,488

Reproduction/Replacement Cost = 241,488

Eff. Age: 3 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 212,509

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 191,258
 Replacement Cost/Floor Area= 33.54 Est. TCV/Floor Area= 26.56

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

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Desc. of Bldg/Section: 2024 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 540						
Class: S Floor Area: 9,200 Gross Bldg Area: 24,400 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 : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 9200 Ave. Perimeter: 540 Has Elevators:						
2024 Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
Comments:		Base Rate for Upper Floors = 33.24 Adjusted Square Foot Cost for Upper Floors = 33.24 Total Floor Area: 9,200 Base Cost New of Upper Floors = 305,808 Reproduction/Replacement Cost = 305,808 Eff. Age:1 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 293,576 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 3 = 264,218 Replacement Cost/Floor Area= 33.24 Est. TCV/Floor Area= 28.72						

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	11-FROM LENDING INSTITUT	2015-00243	PROPERTY TRANSFER	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	20-MULTI PARCEL SALE REF	2010 PTA SD	PROPERTY TRANSFER	0.0
HOFFMAN GARY C TRUST	LUTZKE JOHN M	282,300	06/30/2008	WD	20-MULTI PARCEL SALE REF	2008/2312	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 0					

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
			COMMERCIAL 10A M/L 6000 8.24 Acres 6000 100 49,440
			8.24 Total Acres Total Est. Land Value = 49,440

Tax Description	X	Value
SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 347.13 FT FROM S/4 COR, TH S89°41'42"W 569.33 FT, N0°29'10"W 459.05 FT, N89°41'42"E 385.56 FT, N0°29'10"W 505.42 FT, N75°03'55"E 190.08 FT, S0°28'09"E 1012.48 FT TO POB. PARCEL B 8.24 AC. M/L	X	
SPLIT ON 07/02/2008 FROM 009-032-010-00;	X	
Comments/Influences		

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY	Topography of Site
Parcel Map 009-032-010-00; -010-20,	



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
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0

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Desc. of Bldg/Section: Calculator Occupancy: Convention Centers		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Low Cost	
Floor Area: 9,919 Gross Bldg Area: 11,049 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10		Stories: 1 Story Height: 10 Perimeter: 549	
Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 100.39 Unfinished Basement Basement, Base Rate for Basement = 45.97 (Basement Fireproofing Rate = 0.00)	
2003 Year Built 2015 Remodeled		(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.97 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 124.36 Adjusted Square Foot Cost for Basement = 45.97	
Overall Bldg Height		Total Floor Area: 9,919 Base Cost New of Upper Floors = 1,233,527 Basement Area: 4,889 Base Cost New of Basement = 224,747	
Comments: 2015 CONVERTED FROM BAR TO CHURCH USE		9,919 Sq.Ft. of Sprinklers @ 4.42, Cost New = 43,842	
Construction Cost High X Above Ave. Ave. Low		Reproduction/Replacement Cost = 1,502,116	
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 9919 Ave. Perimeter: 549 Has Elevators:		Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0 Total Depreciated Cost = 946,333	
*** Basement Info *** Area: 4889 Perimeter: 340 Type: Unfinished Basement Heat: No Heating or Cooling		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals	
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost	
* Sprinkler Info * Area: 9919 Type: Low		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

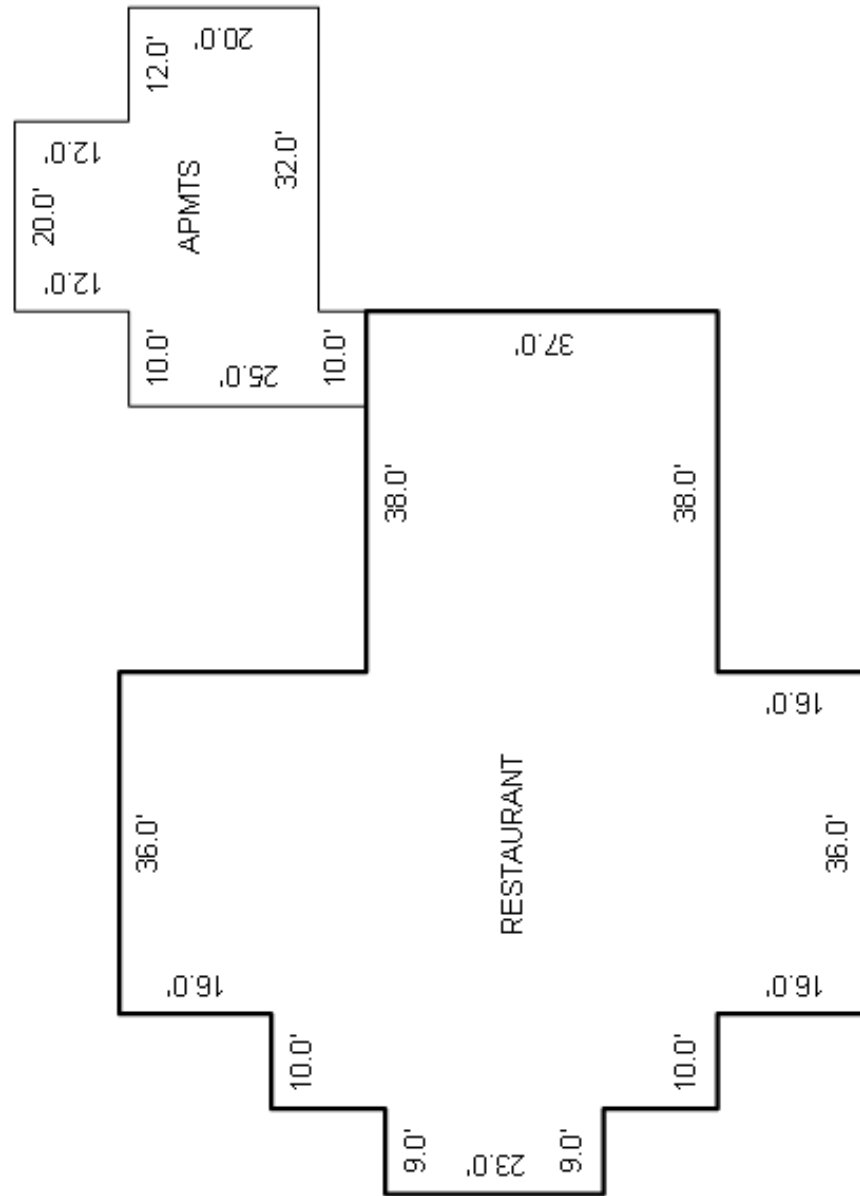
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:		(8) Plumbing:			Outlets:			1 Fireplace, One Story		
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished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

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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 188		
Class: C Floor Area: 1,130 Gross Bldg Area: 11,049 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost		Base Rate for Upper Floors = 119.48 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.48 100% Adjusted Square Foot Cost for Upper Floors = 125.96 Total Floor Area: 1,130 Base Cost New of Upper Floors = 142,335 Reproduction/Replacement Cost = 142,335 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 101,058	
	High	X		Above Ave.	Ave.	Low
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 1130 Ave. Perimeter: 188 Has Elevators:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous Canopies & Marquees: Wood Frame 3 Up 50.95 144 1.000 1.000 7,337 Miscellaneous Built-in Construction: Appliance Allowance, Standard 3 Up 5993.33 1 1.000 1.000 5,993 Total Cost of Lump-Sum Items = 13,330 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: 1130 Type:
Overall Bldg Height	Comments:			

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	144 Wood Frame 1 Appliance Allowance, Standard
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
---------------	--------------------------------------	--	--	--	--	--

	P.R.E. 100% 07/22/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601	2025 Est TCV 8,584
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
--	----------	---	--------	--	--	--

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	50.00	1324.22	1.4142	1.3489	90	100		8,584
50 Actual Front Feet, 1.52 Total Acres								Total Est. Land Value = 8,584

Tax Description	X	Dirt Road
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. SEC 32 T22N R8W E 50 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 1.5152A.	X	Gravel Road
---	---	-------------

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

LONG NARROW STRIP..BUT ALSO OWN ADJ TO THE EAST	X	Storm Sewer
---	---	-------------

(032-021-00)	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
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X	Pond
---	------

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

X	Wetland
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X	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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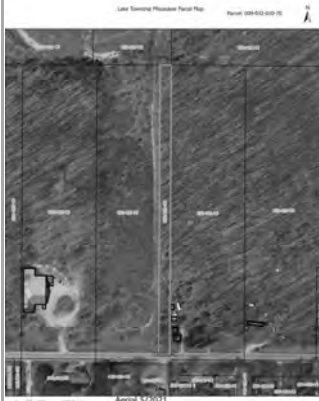
2025	4,300	0	4,300			3,265C
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2024	6,000	0	6,000			3,167C
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2023	5,500	0	5,500			3,017C
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2022	4,500	0	4,500			2,874C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	11-FROM LENDING INSTITUT	2015-00243	PROPERTY TRANSFER	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	20-MULTI PARCEL SALE REF	2010 PTA SD	PROPERTY TRANSFER	0.0
HOFFMAN'S COURTYARD LLC	LUTZKE JOHN M	282,300	06/30/2008	WD	20-MULTI PARCEL SALE REF	2008/2312	DEED	100.0

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

W WATERGATE 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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FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601	2025 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

	Residentia 8 - 17 @\$5000		8.48 Acres	5000	100				42,400
			8.48 Total Acres	Total Est. Land Value =					42,400

Tax Description	X								
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. SEC 32 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 EXC E 50 FT THOF. 8.4848A.									
---	--	--	--	--	--	--	--	--	--

Comments/Influences									
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MICHIGAN ID # 800864603	X								
-------------------------	---	--	--	--	--	--	--	--	--



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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Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT
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TPC 05/08/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT
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TPC 12/04/2015 INSPECTED			2023	0	0	0
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			2022	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.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
10510 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	06/26/2020	2020-0281	100%
	P.R.E. 100% 12/30/2021					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 44,376

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			7.36 Acres		5000 100	36,800
			7.36 Total Acres		Total Est. Land Value =	36,800

Tax Description	X	Land Improvement Cost Estimates			
Description		Rate	Size % Good	Cash Value	
. SEC 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.	X	8.06	1000 94	7,576	
Comments/Influences	X	Total Estimated Land Improvements True Cash Value = 7,576			

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	18,400	3,800	22,200			12,048C
TPC	04/30/2021	INSPECTED	2024	11,000	3,900	14,900			11,686C
JWV	11/14/2020	INSPECTED	2023	10,300	3,600	13,900			11,130C
TPC	12/27/2017	INSPECTED	2022	7,400	3,200	10,600			10,600S

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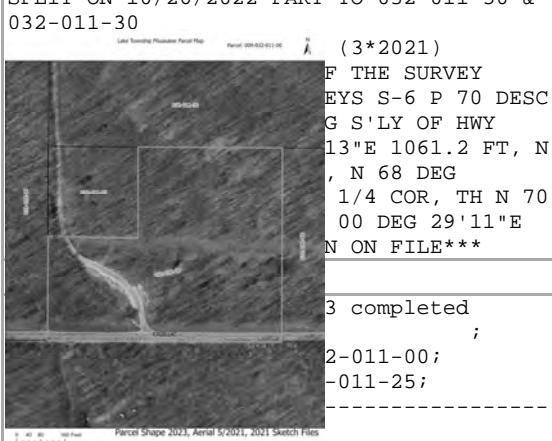
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	KAMAN JOSEPH A	140,000	05/13/2022	WD	03-ARM'S LENGTH	2022-01648	PROPERTY TRANSFER	100.0
QUIST JERRY & LAY LYNN PR	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	21-NOT USED/OTHER	05-0/4496	DEED	0.0
WILSON JOHN & JAMES ETAL	QUIST JERRY & LAY LYNN PR	255,000	06/30/2005	WD	03-ARM'S LENGTH	05-0/2663	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
5955 S BROWN RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Equipment	12/20/2023	PM23-0212	100%

Owner's Name/Address	MAP #:
KAMAN JOSEPH A 1100 W DIVISION ST CADILLAC MI 49601	2025 Est TCV 84,906

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Public Improvements			* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Value
PCL C OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P145 EXC N 300 FT OF W 300 FT THOF. SEC32 T22N R8W. SPLIT ON 4/20/2023 PART TO 009-032-011-25	X	84,906
FOMERLY PARCEL C ON SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESCRIBED AS BEG AT SW COR OF SW 1/4 TH S 89°36'33"E 775.94 FT, N 0°14'21"E 645.32 FT, N 89°36'33"W 776.14FT, S 0°13'19"W 645.32FT TO POB SEC32 T22N R8W 11.5 AC SPLIT ON 10/26/2022 PART TO 032-011-50 & 032-011-30	X	84,906



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	42,500	0	42,500			13,586C
2024	26,700	0	26,700			13,178C
2023	15,300	0	15,300			15,300S
2022	43,900	0	43,900			33,341C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EAGLES NEST CABINS LLC	BOOMS TY & MOLLY	190,550	08/30/2024	WD	25-PARTIAL CONSTRUCTION	2024-02171	PROPERTY TRANSFER	100.0
KAMAN JOSEPH A	EAGLES NEST CABINS LLC	1	06/10/2024	QC	21-NOT USED/OTHER	2024-01463	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5955 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	10/24/2022	2022-0769	100%

Owner's Name/Address	MAP #:
BOOMS TY & MOLLY 5893 S BROWN RD CADILLAC MI 49601	2025 Est TCV 133,299 TCV/TFA: 208.28

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	300.00	300.00	0.9036	0.9306	90	100	22,704	
			300 Actual Front Feet, 2.07 Total Acres							Total Est. Land Value =	22,704

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
N 300FT OF W 300 FT OF PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P206 SEC 32 T22N R8W. 2.0661 A SPLIT ON 04/20/2023 FROM 009-032-011-00;			Dirt Road					
Comments/Influences			Gravel Road					
Split/Comb. on 04/20/2023 completed 04/20/2023 TIM ;			Paved Road					
Parent Parcel(s): 009-032-011-00;			Storm Sewer					
Child Parcel(s): 009-032-011-25;			Sidewalk					
-----			Water					
			Sewer					
			Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					
			Total Estimated Land Improvements True Cash Value =					3,921



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

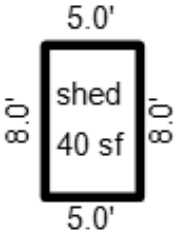
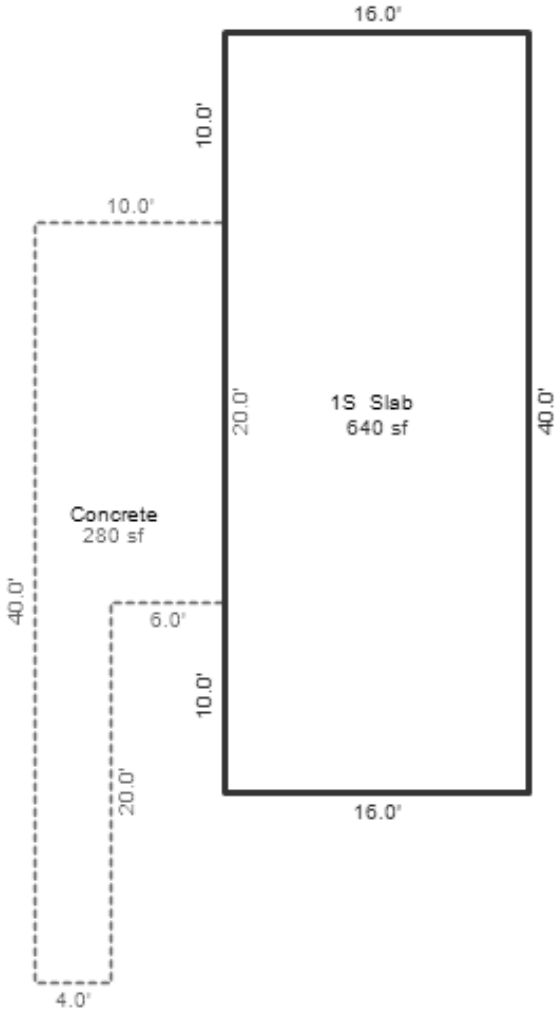
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,400	55,200	66,600			66,600S
2024	11,400	31,400	42,800		42,800A	34,586C
2023	0	0	0			0
2022	0	0	0			0

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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	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																									
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G																																																																		
Yr Built 2024		Remodeled 0		Trim & Decoration																																																																	
Condition: Average		Ex	Ord	Min																																																																	
Room List		Size of Closets																																																																			
		Lg	Ord	Small																																																																	
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Central Air Wood Furnace																																																																	
(1) Exterior		Kitchen: Other: Other:		(12) Electric																																																																	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		0 Amps Service																																																																	
Insulation				No./Qual. of Fixtures																																																																	
(2) Windows		(7) Excavation		Ex. Ord. Min																																																																	
Many Avg. Few		Large Avg. Small		No. of Elec. Outlets																																																																	
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: 640 S.F. Height to Joists: 0.0		Many Ave. Few																																																																	
		(8) Basement		(13) Plumbing																																																																	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																	
(3) Roof		(9) Basement Finish		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)		(14) Water/Sewer																																																																	
X	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2024</p> <p>(11) Heating System: Electric Wall Heat</p> <p>Ground Area = 640 SF Floor Area = 640 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>640</td> <td>Total:</td> <td>83,252</td> <td>82,421</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,455</td> <td>1,440</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td></td> <td>4,795</td> <td>4,747</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,725</td> <td>5,668</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>2,727</td> <td>2,700</td> </tr> <tr> <td colspan="5">Totals:</td> <td>97,954</td> <td>96,976</td> </tr> </tbody> </table> <p>Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 106,674</p>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	640	Total:	83,252	82,421	Other Additions/Adjustments							Plumbing	Average Fixture(s)		1		1,455	1,440	Water/Sewer	1000 Gal Septic		1		4,795	4,747		Water Well, 100 Feet		1		5,725	5,668	Built-Ins	Appliance Allow.		1		2,727	2,700	Totals:					97,954	96,976
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																															
1 Story	Siding	Slab	640	Total:	83,252	82,421																																																															
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Plumbing	Average Fixture(s)		1		1,455	1,440																																																															
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	Water Well, 100 Feet		1		5,725	5,668																																																															
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Totals:					97,954	96,976																																																															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMAN JOSEPH A	HAMILTON GARY	108,000	11/04/2022	WD	20-MULTI PARCEL SALE REF	2022-03575	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5799 S BROWN RD	School: MCBAIN RURAL AGR	SCHOOL DIST	New House	11/01/2024	PB24-0223	0%

Owner's Name/Address	P.R.E.	MAP #:
HAMILTON GARY 118 COCHRANE DR CADILLAC MI 49601	0%	2025 Est TCV 89,004

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Public Improvements			* Factors *
Description			Frontage Depth Front Depth Rate %Adj. Reason Value
Residentia 18 -29 @\$3700			23.16 Acres 3700 100 85,692
23.16 Total Acres			Total Est. Land Value = 85,692

Tax Description	X	Land Improvement Cost Estimates
PCL B OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESC AS BEG N0°13'19"E 1172.75FT FROM SW COR OF SW1/4 TH N70°24'24"E 1399.29FT, N 0°14'22"W 1005.65 FT, N89°36'34"W 1316.14FT, N0°13'19"E 527.43 FT TO POB SEC32 T22N R8W 23.16A SPLIT ON 10/26/2022 FROM 009-032-011-00;		Description Rate Size % Good Cash Value
Wood Frame		27.60 120 100 3,312
Total Estimated Land Improvements True Cash Value =		3,312

Comments/Influences	X	Electric
Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ; Parent Parcel(s): 009-032-011-00;		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	42,800	1,700	44,500			34,284C
2024	34,700	0	34,700			31,605C
2023	30,100	0	30,100			30,100S
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.
KAMAN JOSEPH A	HAMILTON GARY	108,000	11/04/2022	WD	20-MULTI PARCEL SALE REF	2022-03575	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
10915 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HAMILTON GARY 118 COCHRANE DR CADILLAC MI 49601	MAP #:					
	2025 Est TCV 31,380					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			Residentia 3 - 7 @\$6000	5.23 Acres	6000	100		31,380
			5.23 Total Acres Total Est. Land Value =					31,380

Tax Description
PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 145 BEG N0°13'19" 1172.75 FT FROM SW COR OF SW 1/4 TH N0°13'19"E 399.92 FT, N 68°26'57" E 120.27 FT, N 69°14'40"E 479.53FT, S 0°13'20"W 414.63FT S 70°24'24" W 594.65 FT TO POB SEC32 T22N R8W 5.23 A
SPLIT ON 10/26/2022 FROM 009-032-011-00;

Comments/Influences
Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;
Parent Parcel(s): 009-032-011-00;



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

Who When What
TPC 06/28/2022 INSPECTED
TPC 04/30/2021 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,700	0	15,700			8,041C
2024	7,800	0	7,800			7,800S
2023	7,800	0	7,800			7,800S
2022	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIRVEN STANLEY	FERRITTO EVAN	210,000	11/26/2024	WD	19-MULTI PARCEL ARM'S LE	2024-03072	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	GIRVEN STANLEY	20,000	12/17/2021	WD	32-SPLIT VACANT	2021-04297	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD						
Owner's Name/Address	School: MCBAIN RURAL AGR SCHOOL DIST					
FERRITTO EVAN 10848 W CADILLAC RD CADILLAC MI 49601	P.R.E. 100% 12/15/2024					
	MAP #:					
	2025 Est TCV 25,407					

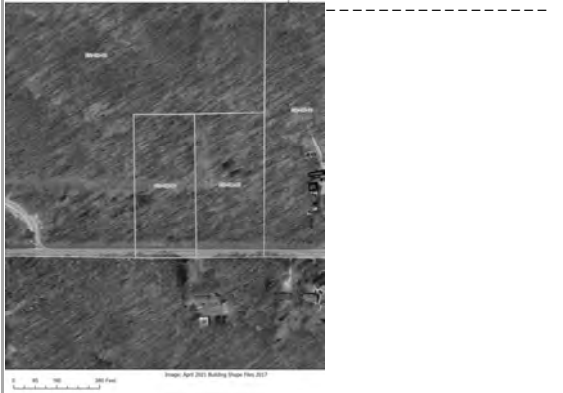
Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	270.00	645.33	0.9277	1.1270	90	100	25,407
			270 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =							25,407

Tax Description
 SURVEY S6P97 SEC 32 T22N R8W (0*2021) BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR OF SW 1/4, TH N 0 DEG 14'21"E 645.33 FT, S 89 DEG 36'33"E 270 FT, S 0 DEG 14'21"W 645.33 FT, N 89 DEG 36'33"W 270 FT TO POB. 4A. SPLIT/COMBINED ON 12/10/2021 FROM 009-032-011-00;

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

Comments/Influences
 Split/Comb. on 12/13/2021 completed 12/13/2021 TIM SPLIT PART TO 001-65;

Parent Parcel(s): 009-032-011-00;
 009-032-011-60;



- 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	12,700	0	12,700			12,700S
2024	12,700	0	12,700			7,497C
2023	9,900	0	9,900		9,900A	7,140C
2022	6,800	0	6,800			6,800S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIRVEN STANLEY	FERRITTO EVAN	210,000	11/26/2024	WD	19-MULTI PARCEL ARM'S LE	2024-03072	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	GIRVEN STANLEY	18,000	04/28/2021	WD	32-SPLIT VACANT	2021-01552	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10848 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Equipment	09/13/2024	PM24-0155	100%
Owner's Name/Address	P.R.E. 100% 12/15/2024		New House	09/06/2022	2022-0619	100%
FERRITTO EVAN 10848 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 154,338 TCV/TFA: 160.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
SEC 32 T22N R82 (0*2021) NEW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P70 DESC AS: BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT, N89°36'33"W 270 FT TO POB. 4AC SPLIT ON 4/27/21PART FROM 009-032-011-00			

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road		A 200' @ 90/FF	270.00	645.33	0.9277	1.1270	90	100		25,407
Gravel Road		270 Actual Front Feet, 4.00 Total Acres							Total Est. Land Value =	25,407

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.		6.52	240	50	782
Total Estimated Land Improvements True Cash Value =					782



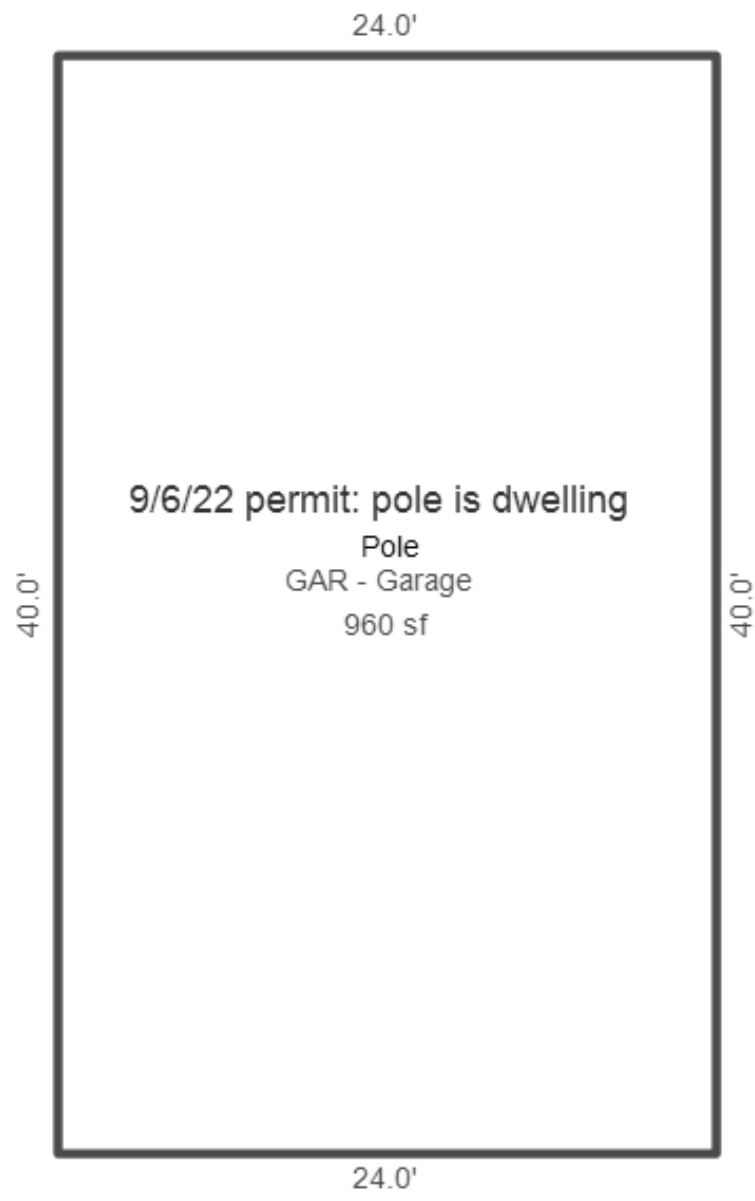
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	12,700	64,500	77,200			77,200S
Rolling	2024	12,700	55,000	67,700			63,077C
Low	2023	9,900	5,600	15,500		15,500A	12,740C
High	2022	6,800	0	6,800			6,800S
Landscaped	TPC 09/22/2024 INSPECTED						
Swamp	TPC 08/01/2023 INSPECTED						
Wooded	JWV 04/11/2023 INSPECTED						
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	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																															
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 1 Floor Area: 960 Total Base New : 117,675 Total Depr Cost: 116,499 Estimated T.C.V: 128,149																																																				
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G																																																								
	Yr Built 2023	Remodeled 0	Trim & Decoration	Ex	Ord	Min																																																					
	Condition: Average	Size of Closets		Lg	Ord	Small																																																					
	Room List	Doors	Solid	H.C.	Central Air Wood Furnace																																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																																							
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service																																																							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																							
	Insulation			Ex.	Ord.	Min																																																					
	(2) Windows	(7) Excavation		No. of Elec. Outlets																																																							
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0	Many	Ave.	Few																																																					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																																																							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																								
	(3) Roof	(9) Basement Finish		(14) Water/Sewer																																																							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 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:																																																									
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Radiant (in-floor) Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 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>960</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>103,835</td> <td>102,797</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,010</td> <td>1,000</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,199</td> <td>3,167</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,203</td> <td>4,161</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,428</td> <td>5,374</td> </tr> <tr> <td colspan="2">Totals:</td> <td>117,675</td> <td>116,499</td> </tr> </tbody> </table> Notes: POLE FOUNDATION ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 128,149														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	960			Total:				103,835	102,797	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1	1,010	1,000	3 Fixture Bath	1	3,199	3,167	Water/Sewer				1000 Gal Septic	1	4,203	4,161	Water Well, 100 Feet	1	5,428	5,374	Totals:		117,675	116,499
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																						
1 Story	Siding	Slab	960																																																								
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	CALLAHAN SUPPLY LLC	65,000	12/15/2015	WD	32-SPLIT VACANT	2016-00119	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10429 W WATERGATE RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Commercial	03/19/2020	2020-0078	100%
Owner's Name/Address	P.R.E. 0%		Commercial	05/10/2016	2016-0152	100%
CALLAHAN SUPPLY LLC 10190 68TH AVE ALLENDALE MI 49401	MAP #:		Commercial	01/26/2016	2016-0028	100%
	2025 Est TCV 976,511	TCV/TFA: 54.25				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
A PART OF THE SOUTHWEST 1/4 OF SEC 32 T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST 1/4 4 CORNER OF SAID SECTION 32; THENCE N89°43'28"E, ALONG THE NORTH LINE OF SAID SECTION, 234.94 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S30°50'09"E 129.96 FEET; THENCE 84.00 FEET ALONG A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CHORD BEARING AND DISTANCE = S21°12'35"E 83.61 FEET); THENCE N89°43'28"E 424.80 FEET; THENCE N89°43'28"E 424.80 FEET TO THE	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			COMMERCIAL 10A M/L	6000	16.31 Acres	6000 100	97,842
			COMMERCIAL ROW		1.36 Acres	0 100	0
			17.67 Total Acres			Total Est. Land Value =	97,842

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
		Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	Metal Prefab/Conc.	22.87	60 95	1,303
		Paved Road	Total Estimated Land Improvements True Cash Value = 1,303			
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2025	48,900	439,400	488,300			334,019C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

ON; THENCE
LINE, 561.92 FEET
OF SAID SECTION;
G SAID LINE,
RIGHT-OF-WAY
HENCE, ALONG SAID
ET ALONG A CURVE
N ON FILE***

ON PPS.
5 completed
T LAND NORTH OF
2-011-00;
-011-70;

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Missaukee, Michigan

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>					
Class: S		Construction Cost		Class: S Quality: Average		Stories: 1 Story Height: 20 Perimeter: 400	
Floor Area: 10,000 Gross Bldg Area: 18,000 Stories Above Grd: 1 Average Sty Hght : 20 Bsmnt Wall Hght		High	Above Ave.	X Ave.	Low	Base Rate for Upper Floors = 27.46	
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Steam w/ Boil 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 10000 Ave. Perimeter: 400 Has Elevators:		(10) Heating system: Space Heaters, Steam w/ Boiler Cost/SqFt: 4.74 100% Adjusted Square Foot Cost for Upper Floors = 32.20			
2016 Year Built Remodeled		Area: Perimeter: Type:		Total Floor Area: 10,000 Base Cost New of Upper Floors = 322,000 Reproduction/Replacement Cost = 322,000 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 289,800			
Overall Bldg Height		Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0			
		* Sprinkler Info * Area: Type: Average		Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

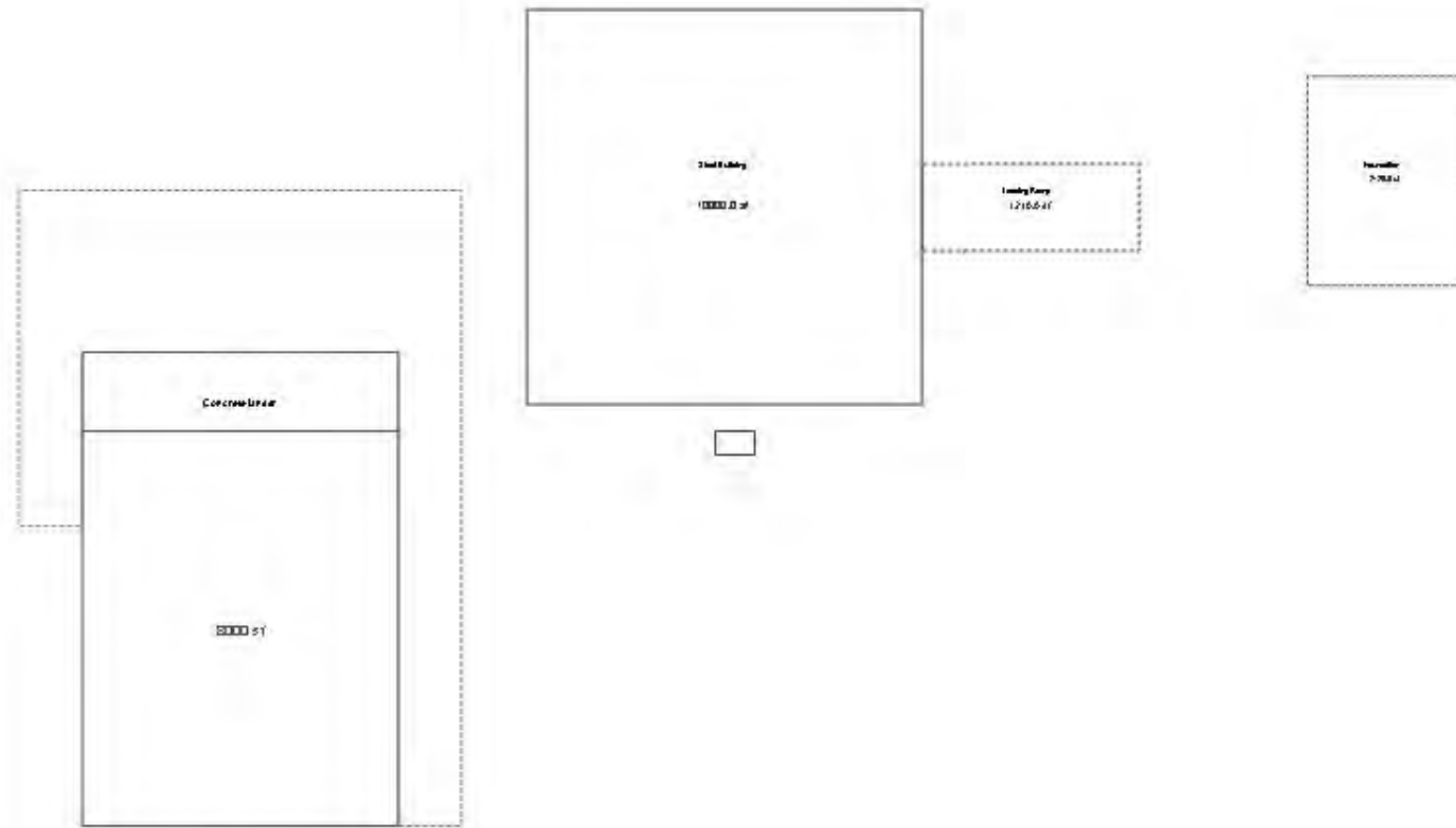
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical					
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness 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***

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>																						
Class: S Floor Area: 8,000 Gross Bldg Area: 18,000 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght		Class: S Quality: Average Stories: 2 Story Height: 12 Perimeter: 360 Overall Building Height: 24 Base Rate for Upper Floors = 27.57 (10) Heating system: Package Heating & Cooling Cost/SqFt: 14.04 50% (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.47 50% Combined Heating System adjustment: 8.75 100% Adjusted Square Foot Cost for Upper Floors = 36.33 Total Floor Area: 8,000 Base Cost New of Upper Floors = 290,600 Reproduction/Replacement Cost = 290,600 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 238,292																						
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		*** Calculator Cost Data *** Quality: Average Heat#1: Package Heating & Cooling 50% Heat#2: Space Heaters, Gas with Fan 50% Ave. SqFt/Story: 4000 Ave. Perimeter: 360 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat:																						
2020	Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																						
24	Overall Bldg Height	<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 7: Sheds & Farm Buildings <table border="1"> <thead> <tr> <th>Item Description</th> <th>Cost Col.</th> <th>Rate</th> <th># or SqFt</th> <th>Height</th> <th>Storys</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>(13) Roof Structure: Steel joists, Light gauge truss joists</td> <td></td> <td></td> <td>1600</td> <td>1.000</td> <td>1.000</td> <td>7,456</td> </tr> <tr> <td></td> <td></td> <td>4.66</td> <td>1600</td> <td>1.000</td> <td>1.000</td> <td>7,456</td> </tr> </tbody> </table>		Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost	(13) Roof Structure: Steel joists, Light gauge truss joists			1600	1.000	1.000	7,456			4.66	1600	1.000	1.000	7,456
Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost																		
(13) Roof Structure: Steel joists, Light gauge truss joists			1600	1.000	1.000	7,456																		
		4.66	1600	1.000	1.000	7,456																		
Comments:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																						

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
(4) Floor Structure:		(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=1 1600 SqFt, Steel joists, Light gau		(40) Exterior Wall:	
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler		Thickness Bsmnt Insul.	
				(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.
CLUM JERED	SCHEPERS MANAGEMENT LLC	25,000	04/14/2016	WD	03-ARM'S LENGTH	2016-01428	PROPERTY TRANSFER	100.0
FOUR DS OF MISSAUKEE LLC	CLUM JERED	35,700	04/14/2016	WD	16-LC PAYOFF	2016-01426	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	CLUM JERED (SM)	35,700	01/23/2008	LC	16-LC PAYOFF	2008/257	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Pole Barn	12/13/2007	20070930	100%
Owner's Name/Address	P.R.E. 0%					
SCHEPERS MANAGEMENT LLC 10190 68TH AVE ALLENDALE MI 49401	MAP #: 2025 Est TCV 36,273 TCV/TFA: 30.23					

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 32 T22N, R8W BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S00°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 2.04 Ac. M/L Split on 12/05/2007 from 009-032-011-00;	X	Dirt Road		COMMERCIAL 10A M/L	6000	2.04 Acres	6000	100	12,240
Comments/Influences	X	Gravel Road		* Factors * 190' X 467.697'					
Add PB for 09..No permit in file. Split/Comb. on 12/05/2007 completed 12/05/2007 RAY ; Parent Parcel(s): 009-032-011-00; Child Parcel(s): 009-032-011-90;	X	Paved Road		2.04 Total Acres Total Est. Land Value = 12,240					
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

X SEASONAL RD



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	6,100	12,000	18,100			12,857C
2024	10,200	11,400	21,600			12,471C
2023	3,100	12,600	15,700			11,878C
2022	4,800	9,900	14,700			11,313C

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

Desc. of Bldg/Section:
 Calculator Occupancy: Sheds - Material Storage, 4 Wall

Class: D,Pole
 Floor Area: 1,200
 Gross Bldg Area: 1,200
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght : 12

Depr. Table : 2%
 Effective Age : 14
 Physical %Good: 75
 Func. %Good : 100
 Economic %Good: 100

2007 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Electric, Cable or Baseboard 0%
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. SqFt/Story: 1200
 Ave. Perimeter: 140
 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: 12 Perimeter: 140

Base Rate for Upper Floors = 29.67

Adjusted Square Foot Cost for Upper Floors = 29.67

Total Floor Area: 1,200 Base Cost New of Upper Floors = 35,604

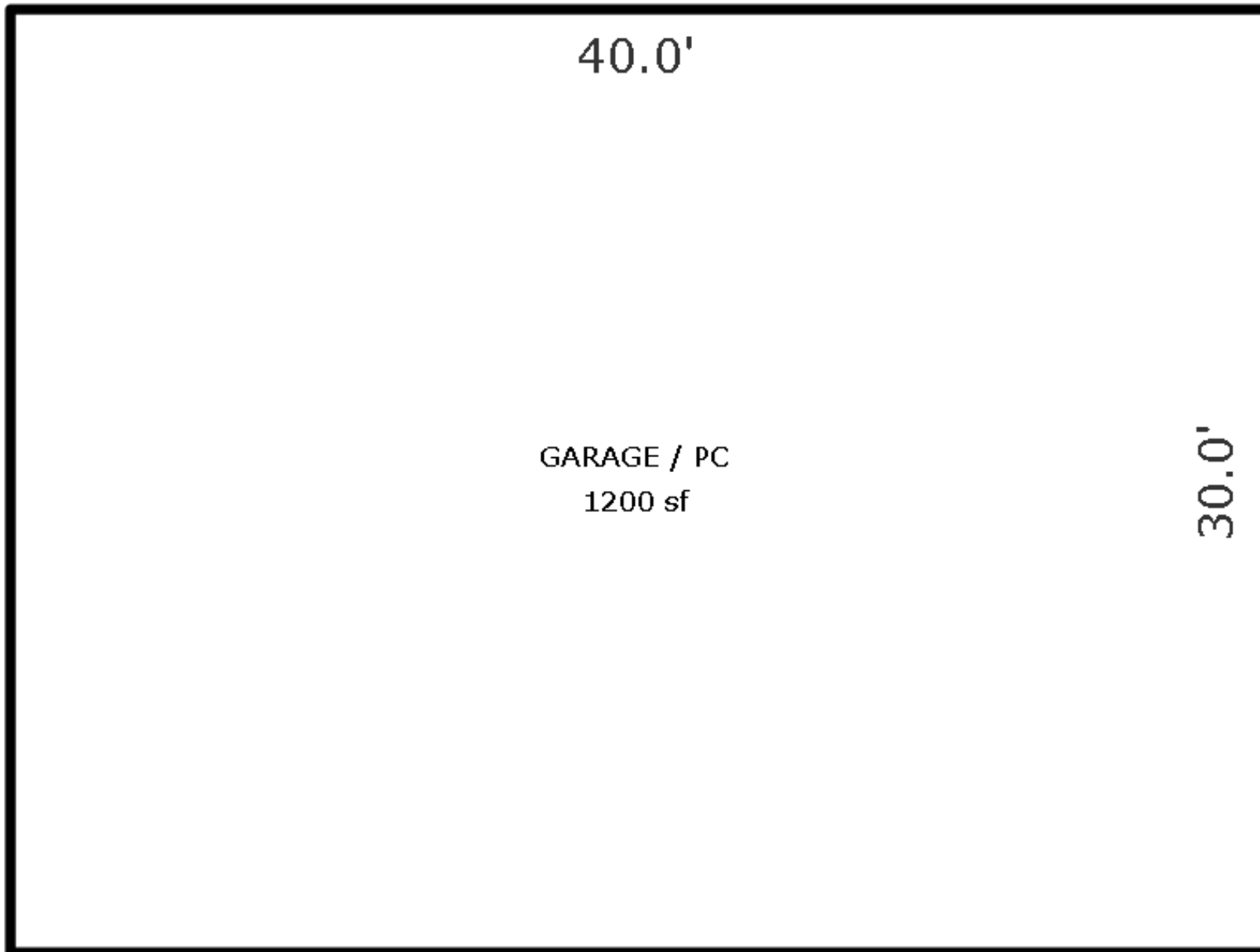
Reproduction/Replacement Cost = 35,604
 Total Depreciated Cost = 26,703

Eff. Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 24,033
 Replacement Cost/Floor Area= 29.67 Est. TCV/Floor Area= 20.03

(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.
ANDERSON DAN & MAE	WATERGATE PROPERTIES LLC	75,000	05/09/2023	WD	03-ARM'S LENGTH	2023-01311	DEED	100.0
ANDERSON DAN & MAE	ANDERSON DAN & MAE	0	12/05/2017	QC	09-FAMILY	2017-03897	PROPERTY TRANSFER	0.0
QUIST JERRY & LAY LYNN PR	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	21-NOT USED/OTHER	05-0/4496	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	ANDERSON DAN & MAE (H/W)	70,000	11/10/2005	WD	32-SPLIT VACANT	05-0/4498	DEED	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WATERGATE PROPERTIES LLC 11600 W BURNS RD MANTON MI 49663	MAP #:					
	2025 Est TCV 45,000					

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
COMMERCIAL 10A M/L	6000	7.50 Acres	6000	100				45,000
7.50 Total Acres Total Est. Land Value =								45,000

Tax Description
 SEC 32 T22N R8W BEG S 0D 30' 13"E 1061.2 FT, N 67D 43' 28"E 120.27 FT, N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10"E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT, N 0D 30' 13" W 414.63 FT TO POB. --7.5 A--
 SPLIT ON 12/10/2005 FROM 009-032-011-00;
 Comments/Influences
 Split/Comb. on 12/10/2005 completed 12/10/2005 RAY ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-032-011-95;

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	22,500	0	22,500			22,500S
2024	37,500	0	37,500			37,500S
2023	10,700	0	10,700			10,700S
2022	10,700	0	10,700			10,700S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILLWELL ROBERT W	STILLWELL BOBBIE J & WONS	0	02/01/2011	WD	09-FAMILY	2011-370WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10766 W CADILLAC RD	School: MCBAIN RURAL AGR	SCHOOL DIST	RELOCATE HOME	11/22/2013	2013-0585	100%
Owner's Name/Address	P.R.E. 0%	MAP #:				
STILLWELL BOBBIE J & WONSEY STEFAN 10766 W CADILLAC ROAD CADILLAC MI 49601	2025 Est TCV 118,174	TCV/TFA: 95.76				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.	X	Dirt Road		Residentia 8 - 17	@\$5000	10.00 Acres	5000	100	50,000
Comments/Influences	X	Gravel Road		10.00 Total Acres Total Est. Land Value =				50,000	
	X	Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description	Rate	Size % Good	Cash Value		
	X	Sidewalk		Wood Frame	23.18	310 0	0		
	X	Water		Residential Local Cost Land Improvements					
	X	Sewer		Description	Rate	Size % Good	Cash Value		
	X	Electric		LAND IMPROVE 1000	1,000.00	1 95	950		
	X	Gas		Total Estimated Land Improvements True Cash Value =				950	
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							



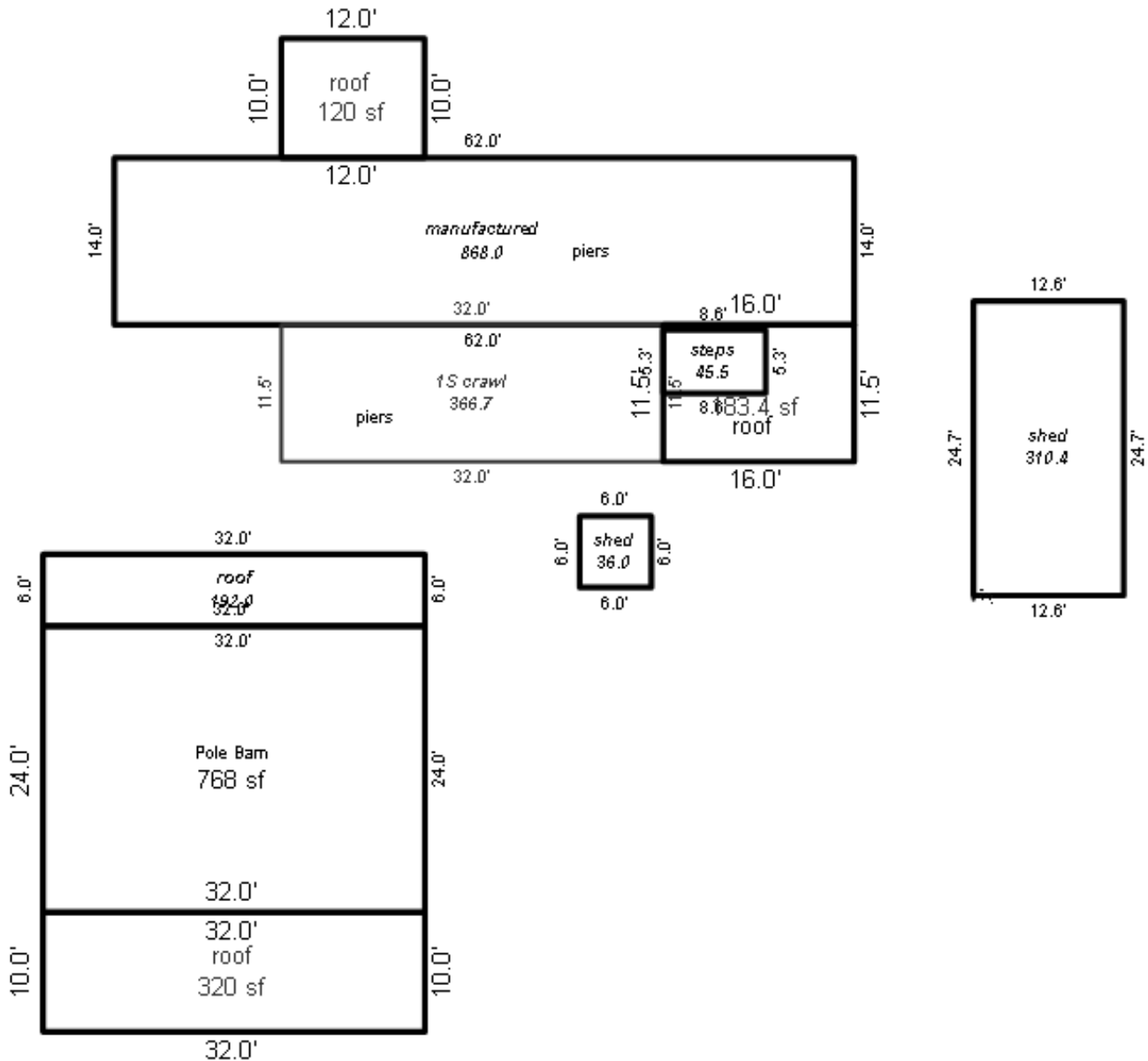
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	25,000	34,100	59,100			24,717C
X Rolling	2024	15,000	34,600	49,600		49,600R	23,974C
X Low	2023	14,000	37,700	51,700		51,700R	22,833C
X High	2022	10,000	31,100	41,100			21,746C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What	2025	25,000	34,100	59,100			24,717C
TPC 05/06/2018 INSPECTED	2024	15,000	34,600	49,600		49,600R	23,974C
TPC 12/27/2017 INSPECTED	2023	14,000	37,700	51,700		51,700R	22,833C
TPC 01/03/2014 INSPECTED	2022	10,000	31,100	41,100			21,746C

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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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1987	Car Capacity: Class: C		
	Mobile Home		Insulation		Wood											Coal
	Town Home	0	Front Overhang	X	Forced Warm Air			1	Dishwasher	2nd/Same Stack	45	Treated Wood	Exterior 1 Story	192	Roof Cover Onl	Stone Ven.: 0
	Duplex	0	Other Overhang		Wall Furnace											
	A-Frame	(4) Interior		Warm & Cool Air			1	Jacuzzi Tub	Heat Circulator	Raised Hearth	Floor Area:	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
X	Wood Frame	Drywall		Heat Pump												Oven
	Building Style: HUD	Paneled		Central Air			Standard Range	Trash Compactor	Raised Hearth	Direct-Vented Ga	Class: Average	Estimated T.C.V: 67,224	Storage Area: 0	No Conc. Floor: 0	Roof:	
	Yr Built 1987	Plaster Wood T&G		Wood Furnace												Self Clean Range
	Remodeled 2013	Trim & Decoration		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Depr Cost: 84,030	X 0.800	No Conc. Floor: 0	Roof:	
	Condition: Poor	Ex X Ord Min		0 Amps Service												Sauna
	Room List	Lg X Ord Small		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Basement	Doors Solid X H.C.		No. of Elec. Outlets												Sauna
	1st Floor	(5) Floors		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	2nd Floor	Kitchen:		No. of Elec. Outlets												Sauna
	3 Bedrooms	Other:		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	(1) Exterior	Other:		No. of Elec. Outlets												Sauna
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Aluminum/Vinyl	Many X Ave. Few		No. of Elec. Outlets												Sauna
	Brick	(7) Excavation		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Insulation	Basement: 0 S.F.		No. of Elec. Outlets												Sauna
	(2) Windows	Crawl: 366 S.F.		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
X	Many Avg. Few	Slab: 0 S.F.		No. of Elec. Outlets												Sauna
	Large Avg. Small	Height to Joists: 0.0		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Wood Sash	(8) Basement		No. of Elec. Outlets												Sauna
	Metal Sash	Conc. Block		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Vinyl Sash	Poured Conc.		No. of Elec. Outlets												Sauna
	Double Hung	Stone		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Horiz. Slide	Treated Wood		No. of Elec. Outlets												Sauna
	Casement	Concrete Floor		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Double Glass	(9) Basement Finish		No. of Elec. Outlets												Sauna
	Patio Doors	Recreation SF		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Storms & Screens	Living SF		No. of Elec. Outlets												Sauna
X	Gable	Walkout Doors (B)		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
	Hip	No Floor SF		No. of Elec. Outlets												Sauna
	Flat	Walkout Doors (A)		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets												Sauna
	Chimney: Metal	Joists:		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
		Unsupported Len:		No. of Elec. Outlets												Sauna
		Cntr.Sup:		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
		Lump Sum Items:		No. of Elec. Outlets												Sauna
		Notes:		No. of Elec. Outlets			Sauna	Central Vacuum	Security System	Class: Average	Effec. Age: 15	Total Base New : 129,276	E.C.F.	Auto. Doors: 0	Mech. Doors: 1	
		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		No. of Elec. Outlets												Sauna

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL HOME LOAN MORTGAG	FEISTER MATTHEW J	94,000	09/10/2013	WD	11-FROM LENDING INSTITUT	2013-03142 WD	PROPERTY TRANSFER	100.0
TRIPP ANITA J & JOHN A	FEDERAL HOME LOAN MORTGAG	133,212	01/06/2012	SD	10-FORECLOSURE	2012-0084	PROPERTY TRANSFER	100.0
EICHHORN ANITA J	TRIPP ANITA J & JOHN A	0	02/28/2005	QC	21-NOT USED/OTHER	05-0/858	DEED	0.0
		15,500	11/01/1995	WD	33-TO BE DETERMINED	299:854	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10656 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	05/23/2019	2019-0203	100%
	P.R.E. 100% 09/24/2013		Addition	12/31/2004	2004-9999	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 294,154 TCV/TFA: 176.78
FEISTER MATTHEW J 10656 W CADILAC RD CADILLAC MI 49601		

Tax Description	SEC 32 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.	Comments/Influences	LOC ALLOWANCE DUE TO PROXIMITY TO STANHOPE COMM'L
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		Residentia 8 - 17 @\$5000 10.00 Acres 5000 100 50,000
	Paved Road		10.00 Total Acres Total Est. Land Value = 50,000
	Storm Sewer		
	Sidewalk		
	Water		Land Improvement Cost Estimates
	Sewer		Description Rate Size % Good Cash Value
	Electric		Wood Frame 23.66 144 50 1,703
	Gas		Total Estimated Land Improvements True Cash Value = 1,703
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		

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

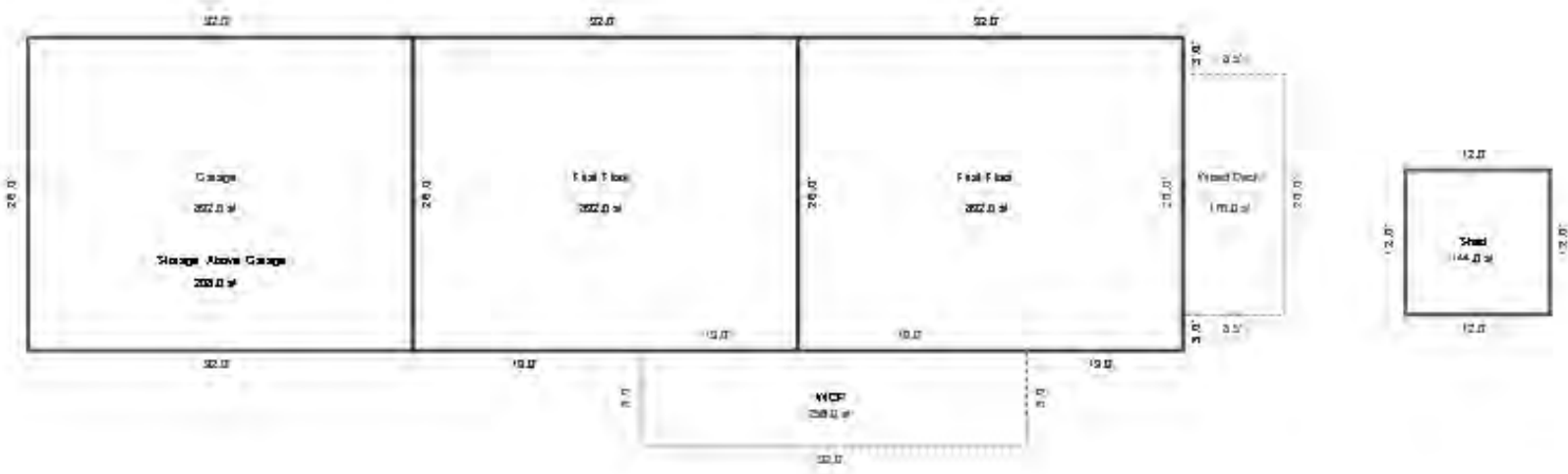
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,000	122,100	147,100			83,553C
2024	15,000	104,800	119,800			81,041C
2023	14,000	101,600	115,600			77,182C
2022	10,000	93,400	103,400			73,507C

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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 256	Type WCP (1 Story) Treated Wood	Year Built: 2020 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: 832 % Good: 0 Storage Area: 208 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Room List							
Building Style: 1.25S		Yr Built 1996 202		Remodeled 0		Condition: Average		Ex		X Ord		Min		Lg		X Ord		Small			
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X Ord.		Min		No. of Elec. Outlets			
(1) Exterior		(6) Ceilings		X Drywall		(13) Plumbing		1 Average Fixture(s) 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		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1664 SF Floor Area = 1664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
(2) Windows		(7) Excavation		Basement: 832 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1+ Story Siding Basement 832 1 Story Siding Crawl Space 832		Total: 199,505		169,579		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade 1 2,130 1,810		Plumbing			
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		(10) Floor Support		Average Fixture(s) 3 Fixture Bath 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		Water/Sewer		1000 Gal Septic 1 4,485 3,812 Water Well, 50 Feet 1 2,548 2,166		Porches		WCP (1 Story) 256 8,136 6,916		Deck			
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		(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 1000 Gal Septic 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:		Treated Wood 170 3,587 3,049		Garages			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(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 1000 Gal Septic 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:		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 832 28,446 24,179 Storage Over Garage 208 2,508 2,132 Common Wall: 1 Wall 1 -2,476 -2,105 Door Opener 2 956 813		Built-Ins			
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(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 1000 Gal Septic 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:		Appliance Allow. 1 1,906 1,620		<<<< 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.
STANHOPE ROBERT G & KRIST	SZEGDA LLC	160,000	09/30/2019	WD	03-ARM'S LENGTH	2019-03058	PROPERTY TRANSFER	100.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10640 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SZEGDA LLC 10640 W CADILLAC RD CADILLAC MI 49601	2025 Est TCV 450,793 TCV/TFA: 28.62					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
				Description	Frontage	Depth	Value
. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10 A.	X			Residentia 8 - 17 @\$5000	9.97 Acres	5000 100	49,850
Comments/Influences				9.97 Total Acres Total Est. Land Value =			49,850

BLDG OWNER, SEE ADVANCED RUBBER	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: 4in Ren. Conc.	8.47	490 50	2,075
		Sewer	D/W/P: Asphalt Paving	3.21	7700 50	12,358
	X	Electric	Total Estimated Land Improvements True Cash Value =			14,433
		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		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	24,900	200,500	225,400			162,623C
2024	15,000	177,300	192,300			157,734C
2023	14,000	174,300	188,300			150,223C
2022	15,000	141,700	156,700			143,070C



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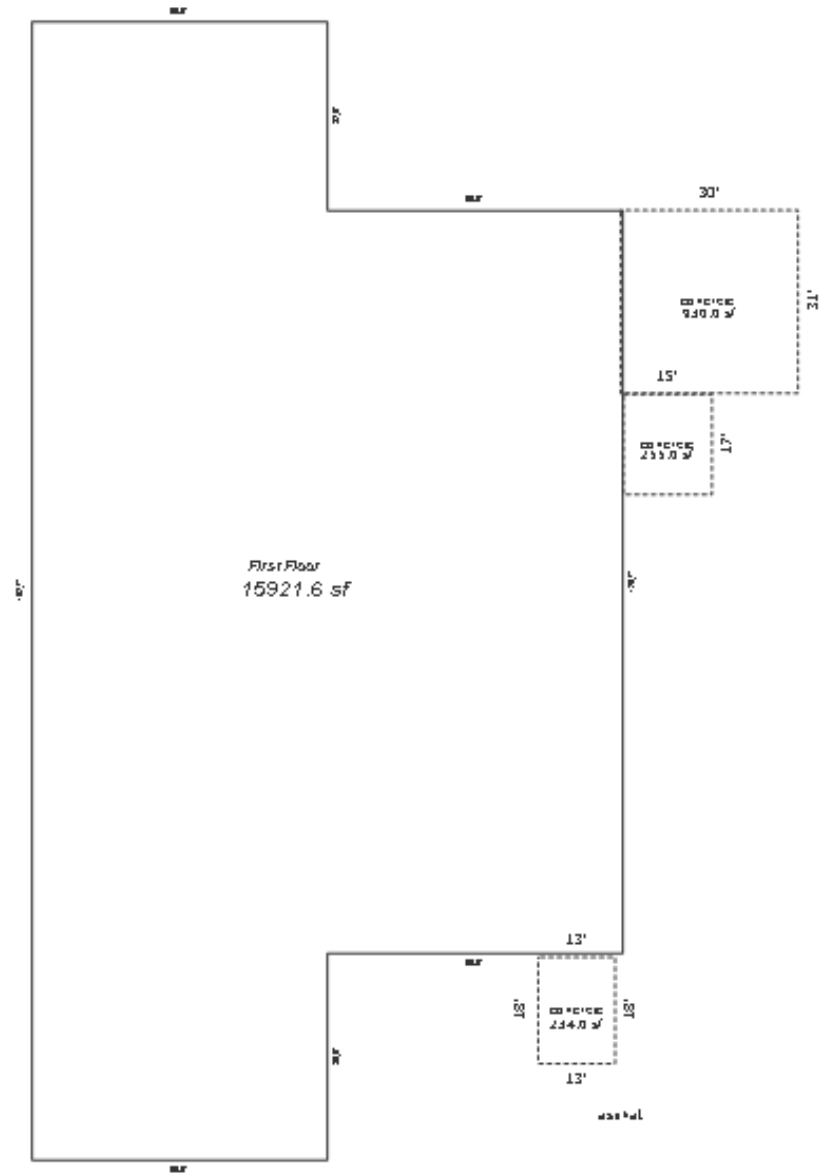
Who	When	What	2025	2024	2023	2022
TPC	05/13/2019	INSPECTED	24,900	15,000	14,000	15,000
JWV	08/06/2018	INSPECTED	200,500	177,300	174,300	141,700
TPC	12/27/2017	INSPECTED	225,400	192,300	188,300	156,700

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

Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial - Light Manufacturing		<<<<< Calculator Cost Computations >>>>>					
Class: S		Construction Cost		Class: S Quality: Average		Stories: 1 Story Height: 12 Perimeter: 597	
Floor Area: 15,750 Gross Bldg Area: 15,750 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 55.77
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **		Quality: Average		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.57 100% Adjusted Square Foot Cost for Upper Floors = 60.34	
1965 Year Built 1994 Remodeled		Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Package Heating & Cooling 0%		Ave. SqFt/Story: 15750 Ave. Perimeter: 597 Has Elevators:		Total Floor Area: 15,750 Base Cost New of Upper Floors = 950,356 Reproduction/Replacement Cost = 950,356	
Overall Bldg Height		*** Basement Info ***		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 465,674	
Comments: SEVERAL ADD'NS		* Mezzanine Info *		Area #1: Type #1: Area #2: Type #2:		ECF (301 - INDUSTRIAL) 0.830 => TCV of Bldg: 1 = 386,510 Replacement Cost/Floor Area= 60.34 Est. TCV/Floor Area= 24.54	
* 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					
(4) Floor Structure:			(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					
(5) Floor Cover:			(10) Heating and Cooling:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:			Thickness	Bsmnt Insul.	

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



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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Commercial	03/31/2015	2015-0062	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE		
10125 W WATERGATE RD		
CADILLAC MI 49601		

	2025 Est TCV 13,986,881	TCV/TFA: 365.6
--	-------------------------	----------------

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 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.	COMMERCIAL 80A M/L	3700	59.59	Acres	3700	100			220,483
Comments/Influences	59.59 Total Acres					Total Est. Land Value =		220,483	

	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value

	D/W/P: Asphalt Paving	2.77	112000	100	310,240
	Ad-Hoc Unit-In-Place Items				

	Description	Rate	Size	% Good	Cash Value
	/CI16/YARI/OUTL/2AVG/FLO1	1,302.50	4	100	5,210
Total Estimated Land Improvements True Cash Value =					315,450

	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	110,200	6,883,200	6,993,400			5,565,774C
2024	104,300	6,781,600	6,885,900			5,398,423C
2023	89,400	5,691,800	5,781,200			5,141,356C
2022	59,600	5,336,400	5,396,000			4,896,530C

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

Desc. of Bldg/Section:
 Calculator Occupancy: Office Buildings

Class: C
 Floor Area: 38,257
 Gross Bldg Area: 38,257
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 1.75%
 Effective Age : 10
 Physical %Good: 84
 Func. %Good : 100
 Economic %Good: 100

2015 Year Built Remodeled

32 Overall Bldg Height

Comments:
 BLDG, HEAT, PARKING LOT
 TOTAL \$9,121,617
 WOLVERINE POWER
 COOPERATIVE - NEW
 HEADQUARTERS BUILDING
 VALUES
 AS OF 11-30-16

Construction Cost

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

** ** Calculator Cost Data ** **

Quality: Excellent
 Heat#1: Zoned A.C. Warm & Cooled Air 100
 Heat#2: Forced Air Furnace 0%
 Ave. SqFt/Story: 40150
 Ave. Perimeter: 1514
 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: 38257
 Type: Excellent

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

Class: C Quality: Excellent
 Stories: 1 Story Height: 10 Perimeter: 1514
 Overall Building Height: 32

Base Rate for Upper Floors = 245.53

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 38.24 100%
 Adjusted Square Foot Cost for Upper Floors = 283.77

Total Floor Area: 38,257 Base Cost New of Upper Floors = 10,856,189

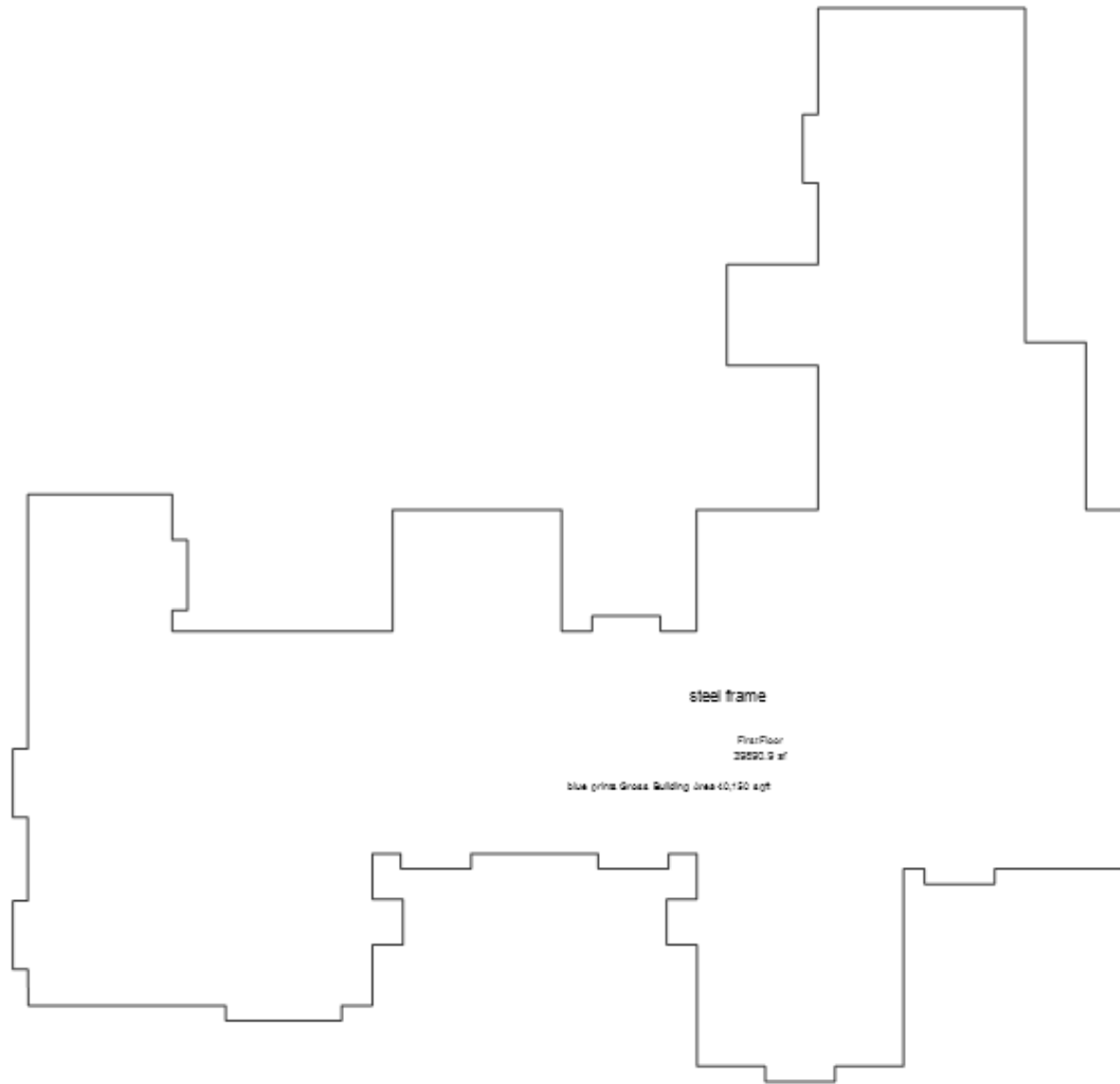
38,257 Sq.Ft. of Sprinklers @ 6.90, Cost New = 263,973

Reproduction/Replacement Cost = 11,120,162
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0
 Total Depreciated Cost = 9,340,936

ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 1 = 13,450,948
 Replacement Cost/Floor Area= 290.67 Est. TCV/Floor Area= 351.59

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

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



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

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

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Demolition/Removal	07/14/2016	2016-0299	100%
Owner's Name/Address	P.R.E. 0%		Commercial	11/17/2006	20060457	Complete
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2025 Est TCV 140,597	TCV/TFA: 58.58				

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 32 T22N R8W THE E'LY 1572.53 FT OF N 1/4 OF N 1/2 OF SE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF, ALSO THAT PART OF S 1/2 OF NE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF. 9.04A.	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 *										
			COMMERCIAL 10A M/L	6000	9.04 Acres	6000	100					54,240	
			9.04 Total Acres Total Est. Land Value = 54,240										

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	27,100	43,200	70,300			65,358C
2024	45,200	34,200	79,400			63,393C
2023	13,600	47,200	60,800			60,375C
2022	13,600	43,900	57,500			57,500S

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

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

Class: D
 Floor Area: 2,400
 Gross Bldg Area: 2,400
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 20
 Physical %Good: 44
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 2400					
Ave. Perimeter: 200					
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: 10 Perimeter: 200

Base Rate for Upper Floors = 29.10

Adjusted Square Foot Cost for Upper Floors = 29.10

Total Floor Area: 2,400 Base Cost New of Upper Floors = 69,840

Reproduction/Replacement Cost = 69,840

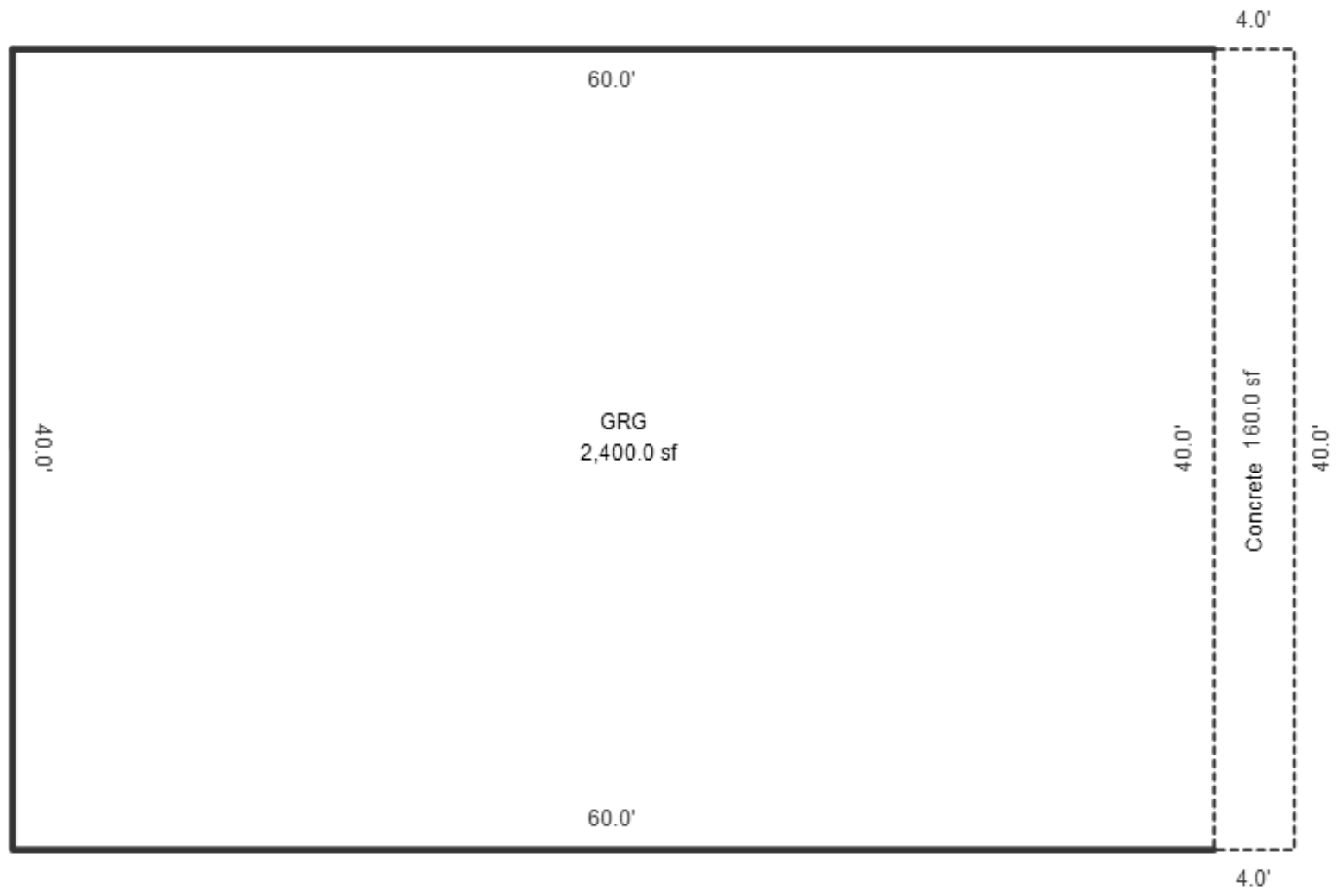
Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 30,730

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr. Cost
/CI16/YARI/PAV/495A	7.48	160	1.00	100	1,197
/CI16/SUBDC/RESSI/STRI/PAVACSA	2.88	16000	1.00	100	46,080
/CI16/YARI/OUTL/2AVG/POLS	123.74	80	1.00	100	9,899
/CI16/YARI/OUTL/2AVG/FLO3	2011.67	4	1.00	100	8,047

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 86,357
 Replacement Cost/Floor Area= 56.28 Est. TCV/Floor Area= 35.98

(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.

Property Address: S LACHANCE RD
 Class: COMMERCIAL-VACANT Zoning: School: MCBAIN RURAL AGR SCHOOL DIST
 Building Permit(s): P.R.E. 0% Date: Number: Status:

Owner's Name/Address: WOLVERINE POWER SUPPLY COOPERATIVE
 10125 W WATERGATE RD
 CADILLAC MI 49601
 MAP #: 2025 Est TCV 16,217

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

COMMERICAL 20A M/L 3700 4.38 Acres 3700 100 16,217
 4.38 Total Acres Total Est. Land Value = 16,217

Tax Description: . SEC 32 T22N R8W THE E 578.61 FT OF N
 1/4 OF N 1/2 OF SE 1/4. 4.3834A.

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

Topography of Site: X Level
 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	8,100	0	8,100			7,144C
2024	8,500	0	8,500			6,930C
2023	6,600	0	6,600			6,600S
2022	6,600	0	6,600			6,600S

Who When What: TPC 12/10/2023 INSPECTED
 JWV 08/06/2018 INSPECTED
 TPC 12/27/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOORHEES BETTY J	WOLVERINE POWER SUPPLY CO	182,900	07/03/2017	WD	03-ARM'S LENGTH	2017-02136	PROPERTY TRANSFER	100.0
DUMOND WANDA LEE	VOORHEES BETTY J	100	06/05/2017	QC	09-FAMILY	2017-02135	DEED	100.0
VOORHEES JAMES F	VOORHEES BETTY J	0	07/16/2013	AFF	07-DEATH CERTIFICATE	2017-00875	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
10435 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Demolition/Removal	10/05/2018	2018-0536	100%

Owner's Name/Address	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2025 Est TCV 49,833

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
. SEC 32 T22N R8W N 1/4 OF N 1/2 OF SE 1/4 EXC E'LY 1572.53 FT THOF & EXC HWY M-55. 5.5366A. 2017-02136 NOW KNOWN AS NOW KNOWN AS: PART OF THE NORTH 1/4. OF THE NORTH 1/2: OF THE SOUTHEAST 1/4, SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00DEG15'24"E, ALONG THE NORTH-SOUTH 1/4.LINE, 2566.52 FEET TO THE NORTH RIGHT-OF WAY LINE OF M-55; THENCE CONTINUING ALONG SAID 1/4 LINE, TO THE EAST-WEST 00"E, ALONG SAID THE NORTH 5; THENCE 297.56 -WAY ON A CURVE 63.73 FEET, LONG 8"W, 297.56 FEET) G. N ON FILE***		X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL 2-4A 9000 5.54 Acres 9000 100 49,833 5.54 Total Acres Total Est. Land Value = 49,833

Public Improvements	Description	Rate	Size	% Good	Cash Value
X Dirt Road					
X Gravel Road					
X Paved Road					
X Storm Sewer					
X Sidewalk					
X Water					
X Sewer					
X Electric					
X Gas					
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	24,900	0	24,900			3,103C
X Rolling	2024	27,700	0	27,700			3,010C
X Low	2023	19,400	0	19,400			2,867C
X High	2022	13,800	0	13,800			2,731C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED				
JWV	11/19/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
M 55		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
MICH STATE HWY COMM		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 *								
MICH STATE HWY COMM		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18	-29	@\$3700	19.44	Acres	3700	100		71,928
		Paved Road		19.44 Total Acres				Total Est. Land Value =		71,928		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Tax Description		Topography of Site										
. SEC 32 T22N R8W THAT PART OF SEC LYING 75 FT EITHER SIDE OF BEG N 30' 13" W 1653.45 FT OF SW COR TH N 67 DEG 43' 28" E 90.32 FT TH ON A 17188.73 FT RADIUS RH CURVE 2673.5 FT CHORD BEARING N 72 DEG 10' 49" E 2670.81 FT TH CONTINUING SAME CURVATURE TO E SEC LINE ALSO THOSE PARTS BETWEEN ABOVE DESC AND BEG N 23' 44" W 460 FT OF E 1/4 POST TH S 52 DEG 36' 4" W 233.18 FT TH S 84 DEG 48'8"W 33.5 FT & BEG N 23'44"W 60 FT OF E 1/4 POST, TH N 60 DEG 6'11"W 216.12 FT, TH S 84 DEG 48'8"W 20.5 FT, ALSO THAT PART OF SE 1/4 N OF ABOVE DESC 19.44A.		Level										
Comments/Influences		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TPC 12/27/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2023	0	0	0		0		
					2022	0	0	0		0		

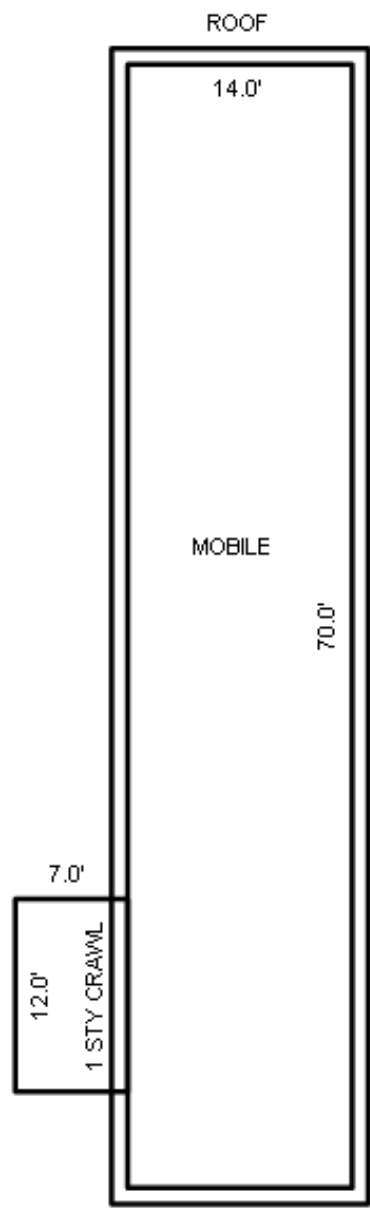
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
10432 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/24/2001						
Owner's Name/Address		MAP #:		2025 Est TCV 132,052 TCV/TFA: 59.91						
MOOMEY JOSEPH A 10432 W CADILLAC ROAD CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *				Value		
. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.		X	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		X	Gravel Road	Residentia 18 -29 @\$3700	25.56 Acres		3700 100	94,568		
		X	Paved Road	Residentia ROW @ ZERO	0.19 Acres		0 100	0		
		X	Storm Sewer	Residentia 9000/A	0.24 Acres		9000 100	2,178		
		X	Sidewalk	25.99 Total Acres			Total Est. Land Value =	96,746		
		X	Water Sewer	Land Improvement Cost Estimates						
		X	Electric	Description	Rate	Size % Good	Cash Value			
		X	Gas	D/W/P: 4in Ren. Conc.	6.52	900 0	0			
		X	Curb	Residential Local Cost Land Improvements						
		X	Street Lights	Description	Rate	Size % Good	Cash Value			
		X	Standard Utilities	LAND IMPROVE 1000	1,000.00	1 94	940			
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value =				940		
Topography of Site		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Rolling	2025	48,400	17,600	66,000			32,032C
		X	Low	2024	39,300	17,900	57,200			31,069C
		X	High	2023	34,200	18,800	53,000			29,590C
		X	Landscaped	2022	26,500	15,700	42,200			28,181C
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
Who		When	What							
TPC 12/27/2017 INSPECTED										
TPC 08/26/2011 INSPECTED										

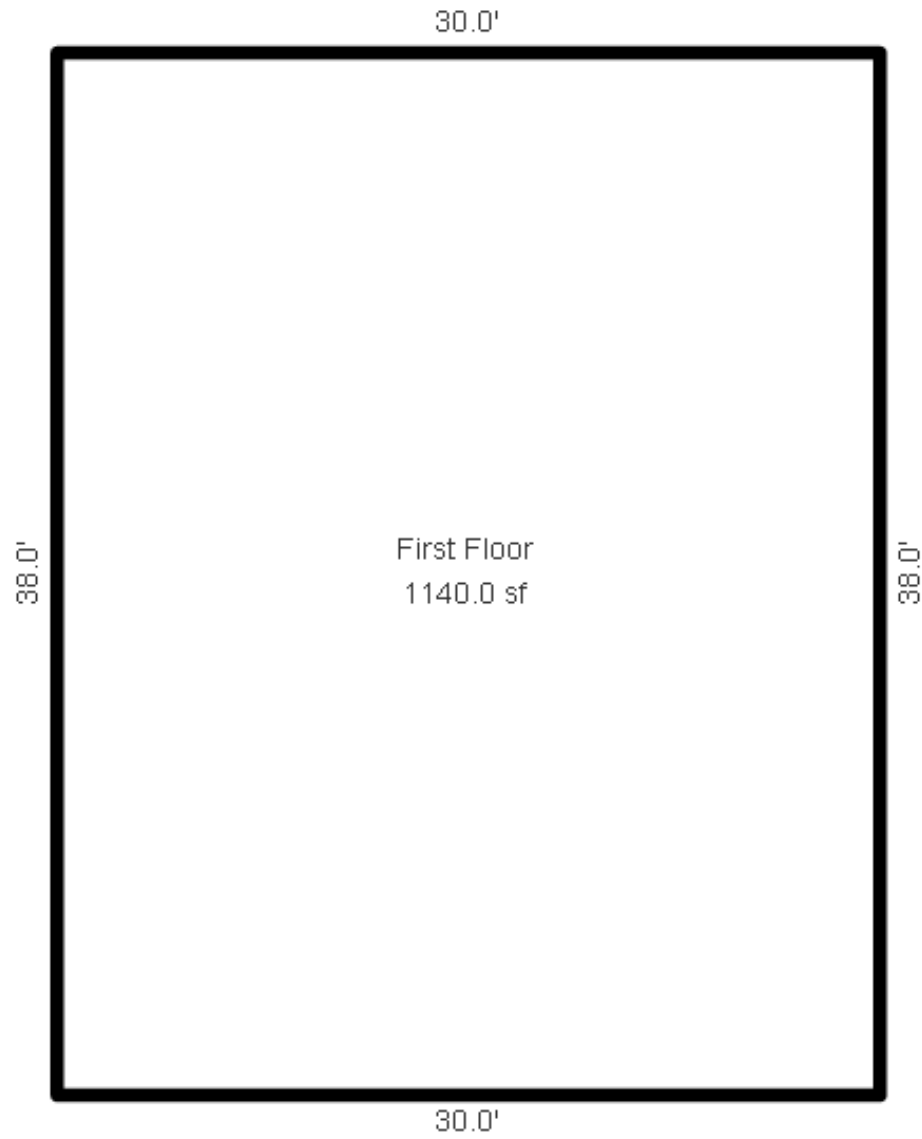


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*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HITE MARIE HITE	PEAK RUSSEL L	0	10/07/2017	CD	07-DEATH CERTIFICATE	2020-02138	PROPERTY TRANSFER	0.0			
HITE JACK T	HITE MARIE E & PEAK RUSSE	0	04/26/2015	AFF	09-FAMILY	2015-02537	DEED	0.0			
CHEMICAL BANK	HITE JACK T & MARIE E H&W	80,000	11/05/2012	WD	11-FROM LENDING INSTITUT	2012-03947	PROPERTY TRANSFER	100.0			
BLANCO VICTOR	CHEMICAL BANK	133,164	12/03/2010	SD	10-FORECLOSURE	2010-05360SD	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
10380 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 40% 12/07/2017									
PEAK RUSSEL L 10380 W CADILLAC RD APT E CADILLAC MI 49601		MAP #:									
		2025 Est TCV 391,939 TCV/TFA: 122.75									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				A 200' @ 90/FF	209.00	418.00	0.9891 1.0111	90 100		18,810	
				209 Actual Front Feet, 2.01 Total Acres						Total Est. Land Value =	18,810
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Fencing: Wd, Split, 6 ft.	28.16	90	0	0			
				D/W/P: Asphalt Paving	2.85	690	0	0			
				D/W/P: Crushed Rock	2.15	690	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 2500	2,500.00	1	94	2,350			
				Total Estimated Land Improvements True Cash Value =						2,350	
		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	9,400	186,600	196,000		95,329C	
		TPC 12/27/2017 INSPECTED			2024	9,400	160,200	169,600		92,463C	
		TPC 06/02/2016 INSPECTED			2023	7,300	155,300	162,600		88,060C	
		TPC 08/26/2011 INSPECTED			2022	5,200	142,900	148,100		83,867C	

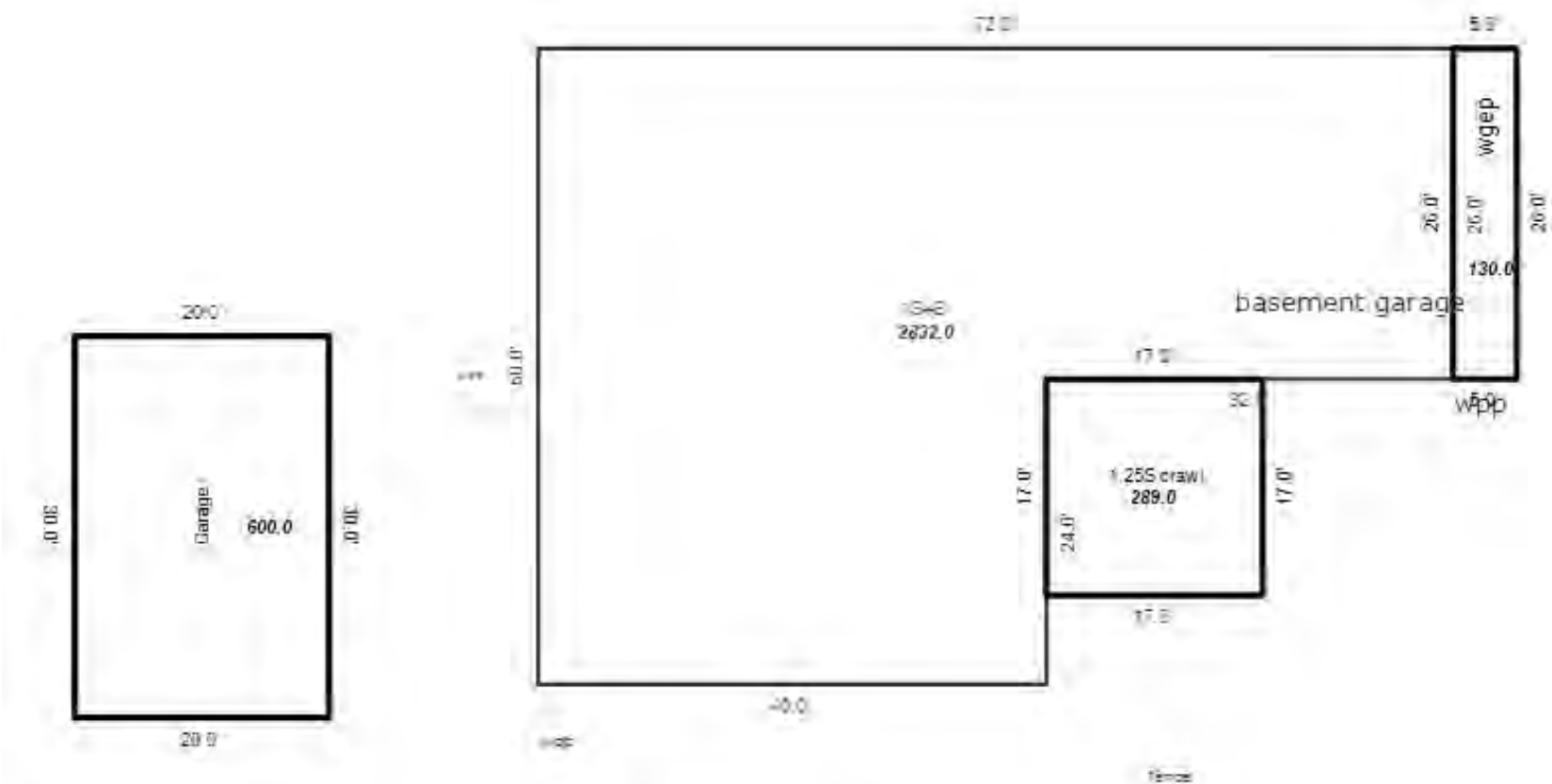


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*** Information herein deemed reliable but not guaranteed***

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	5	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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			130	WGEP (1 Story)	60 WPP 200 WPP 48 WPP																																																																																																														
Building Style: 1S		Trim & Decoration		Ex	X	Ord		Min	Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 3,193 Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Bsmnt Garage: 1 Car																																																																																																											
Yr Built	Remodeled	Size of Closets		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																											
Condition: Average		Doors		Solid	X	H.C.	(5) Floors			Central Air Wood Furnace			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																										
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service			No./Qual. of Fixtures			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																										
(1) Exterior		No. of Elec. Outlets		Ex.	X	Ord.		Min	No./Qual. of Fixtures			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall	(13) Plumbing			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																											
(2) Windows		Basement: 2832 S.F. Crawl: 289 S.F. Slab: 0 S.F. Height to Joists: 0.0		2	Average Fixture(s)	(14) Water/Sewer			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																											
X	Many Avg. Few	X	Large Avg. Small	5	3 Fixture Bath 2 Fixture Bath Softener, Auto 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			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																										
X	Gable Hip Flat	X	Gambrel Mansard Shed	Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																										
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																										
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Total Base New : 449,432 Total Depr Cost: 337,072 Estimated T.C.V: 370,779			E.C.F. X 1.100		Roof:																																																																																																										
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 3121 SF Floor Area = 3193 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>2,832</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>289</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>347,211</td> <td>260,407</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>960</td> <td>17,530</td> <td>13,147</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>2</td> <td>4,260</td> <td>3,195</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>2</td> <td>2,425</td> <td>1,819</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4</td> <td>15,221</td> <td>11,416</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,485</td> <td>3,364</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,560</td> <td>4,170</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>130</td> <td>10,362</td> <td>7,771</td> </tr> <tr> <td>WPP</td> <td>60</td> <td>2,047</td> <td>1,535</td> </tr> <tr> <td>WPP</td> <td>200</td> <td>3,996</td> <td>2,997</td> </tr> <tr> <td>WPP</td> <td>48</td> <td>1,799</td> <td>1,349</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>600</td> <td>22,548</td> <td>16,911</td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Basement Garage: 1 Car</td> <td>1</td> <td>2,457</td> <td>1,843</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>5</td> <td>9,531</td> <td>7,148</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,832			1.25 Story	Siding	Crawl Space	289			Total:				347,211	260,407	Item	Size	Cost New	Depr. Cost	Recreation Room	960	17,530	13,147	Basement, Outside Entrance, Below Grade	2	4,260	3,195	Plumbing				Average Fixture(s)	2	2,425	1,819	3 Fixture Bath	4	15,221	11,416	Water/Sewer				1000 Gal Septic	1	4,485	3,364	Water Well, 100 Feet	1	5,560	4,170	Porches				WGEP (1 Story)	130	10,362	7,771	WPP	60	2,047	1,535	WPP	200	3,996	2,997	WPP	48	1,799	1,349	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	600	22,548	16,911	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Basement Garage: 1 Car	1	2,457	1,843	Built-Ins				Appliance Allow.	5	9,531	7,148
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIRT JOSEPH R	PARKS FORREST & BRENDA	0	06/07/2019	QC	03-ARM'S LENGTH	2019-01800	DEED	100.0
CHEMICAL BANK	KIRT JOSEPH R	0	09/04/2013	CD	16-LC PAYOFF	2013-03124 WD	PROPERTY TRANSFER	0.0
CHEMICAL BANK	KIRT JOSEPH R	12,000	12/09/2011	LC	16-LC PAYOFF	2011-0384	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10360 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 06/07/2019					
Owner's Name/Address	MAP #:					
PARKS BRENDA 10360 W CADILLAC RD CADILLAC MI 49601	2025 Est TCV 44,740 TCV/TFA: 32.14					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
					* Factors *						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					A 200' @ 90/FF	209.00	418.00	0.9891 1.0111	90	100	18,810
					209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value = 18,810						

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00;				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 = 0							

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00;				Fencing: Wd, Split, 6 ft.	26.09	90	0	0
				D/W/P: Asphalt Paving	2.65	690	0	0
				D/W/P: Crushed Rock	2.09	690	0	0
				Total Estimated Land Improvements True Cash Value = 0				



Tax Description	X	Improved	Vacant	Topography of Site				
				Level	Rolling	Low	High	Landscaped
A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00;				Level				
				Rolling				
				Low				
				High				
				Landscaped				
				Swamp				
				Wooded				
				Pond				
				Waterfront				
				Ravine				
				Wetland				
				Flood Plain				

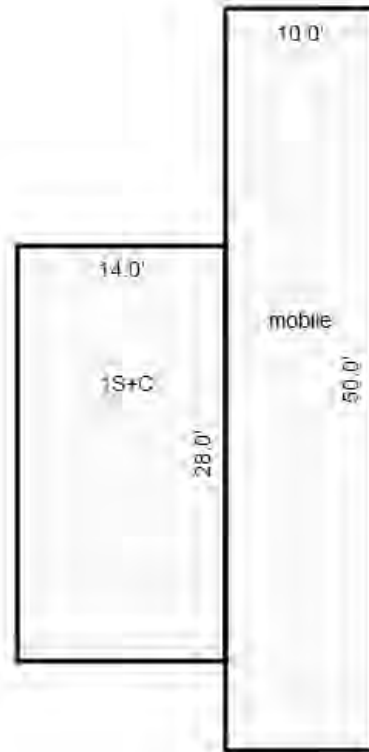
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	9,400	13,000	22,400			12,499C
TPC 12/27/2017 INSPECTED	2024	5,000	13,200	18,200		12,124C			
TPC 08/26/2011 INSPECTED	2023	3,500	14,400	17,900		11,547C			
	2022	3,000	11,800	14,800		10,998C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	Mobile Home			Wood Frame												
Town Home		(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low -10 Effec. Age: 45 Floor Area: Total Base New : 61,581 Total Depr Cost: 21,554 Estimated T.C.V: 17,243			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Duplex		Drywall Paneled	Plaster Wood T&G													
A-Frame		Trim & Decoration														
Building Style: HUD		Ex	X	Ord		Min										
Yr Built 1976	Remodeled 1991	Size of Closets														
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
Basement		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low-10		Blt 1976				
1st Floor		Kitchen:		60 Amps Service			(11) Heating System: Wall Furnace									
2nd Floor		Other:		No./Qual. of Fixtures			Ground Area = 892 SF Floor Area = 892 SF.									
Bedrooms		Other:		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas									
Wood/Shingle				Many X Ave. Few			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
Aluminum/Vinyl				(13) Plumbing			Main Home Ribbed Comp.Shingle 500									
Brick				1 Average Fixture(s)			Addition Siding Crawl 392									
Insulation		(7) Excavation		3 Fixture Bath			Other Additions/Adjustments									
(2) Windows		Basement: 0 S.F.		2 Fixture Bath			Skirting, Metal or Vinyl, Vertical 120									
Many Avg. X Avg. Large		Crawl: 392 S.F.		Softener, Auto			Water/Sewer									
Few Small		Slab: 0 S.F.		Softener, Manual			1000 Gal Septic 1									
Wood Sash		Height to Joists: 0.0		No Plumbing			Water Well, 50 Feet 1									
Metal Sash		(8) Basement		Extra Toilet			Totals: 61,581									
Vinyl Sash		Conc. Block		Extra Sink			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 17,243									
Double Hung		Poured Conc.		Separate Shower												
Horiz. Slide		Stone		Ceramic Tile Floor												
Casement		Treated Wood		Ceramic Tile Wains												
Double Glass		Concrete Floor		Ceramic Tub Alcove												
Patio Doors		(9) Basement Finish		Vent Fan												
Storms & Screens				(14) Water/Sewer												
(3) Roof		Recreation SF		Public Water												
Gable		Living SF		Public Sewer												
Hip		Walkout Doors (B)		1 Water Well												
Flat		No Floor SF		1 1000 Gal Septic												
Gambrel		Walkout Doors (A)		2000 Gal Septic												
Mansard				Lump Sum Items:												
Shed		(10) Floor Support														
Asphalt Shingle		Joists:														
Metal		Unsupported Len:														
Chimney: Metal		Cntr.Sup:														

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



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		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built:		
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		35 Treated Wood				Car Capacity:		
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack				Class:				
	Duplex	0	Other Overhang				Two Sided		Garbage Disposal		Exterior 1 Story		Exterior:			
	A-Frame	(4) Interior					Bath Heater	Exterior 2 Story		Exterior Ven.:		Stone Ven.:				
	Wood Frame	Drywall					Vent Fan	Prefab 1 Story		Common Wall:		Foundation:				
	HUD	Paneled					Hot Tub	Prefab 2 Story		Finished ?		Auto. Doors:				
	Building Style:	Plaster					Unvented Hood	Heat Circulator		Mech. Doors:		Area:				
	HUD	Wood T&G					Vented Hood	Raised Hearth		Storage Area:		No Conc. Floor:				
	Yr Built	Trim & Decoration					Intercom	Wood Stove		Bsmnt Garage:		Carport Area:				
	1976	Ex	Ord	Min				Jacuzzi Tub	Direct-Vented Ga		Roof:					
	Remodeled	Size of Closets					Jacuzzi repl.Tub	Class: Low		E.C.F.						
	0	Lg	Ord	Small				Oven	Effec. Age: 55		X 0.800					
	Condition: Average	Doors		Solid	H.C.				Microwave	Floor Area:						
	Room List	(5) Floors		Central Air			Self Clean Range			Total Base New : 31,028						
	Basement	Kitchen:		Wood Furnace			Sauna			Total Depr Cost: 10,859						
	1st Floor	Other:		(12) Electric			Trash Compactor			Estimated T.C.V: 8,687						
	2nd Floor	Other:		0 Amps Service			Central Vacuum									
	Bedrooms	No./Qual. of Fixtures					Security System									
	(1) Exterior	Ex.		Ord.	Min				Cost Est. for Res. Bldg: 2 Mobile Home HUD			Cls Low		Blt 1976		
	Wood/Shingle	No. of Elec. Outlets								(11) Heating System: Wall Furnace						
	Aluminum/Vinyl	Many		Ave.	Few				Ground Area = 500 SF Floor Area = 500 SF.							
	Brick	(6) Ceilings								Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
	Insulation	(7) Excavation								Building Areas						
	(2) Windows	Basement: 0 S.F.								Type						
	Many	Crawl: 0 S.F.								Ext. Walls						
	Avg.	Slab: 0 S.F.								Roof/Fnd.						
	Few	Height to Joists: 0.0								Metal						
	Large	(8) Basement								Size						
	Avg.	Conc. Block								Cost New						
	Small	Poured Conc.								Depr. Cost						
	Wood Sash	Stone								Total:						
	Metal Sash	Treated Wood								29,624						
	Vinyl Sash	Concrete Floor								10,368						
	Double Hung	(9) Basement Finish								Other Additions/Adjustments						
	Horiz. Slide	1								Deck						
	Casement	Average Fixture(s)								Treated Wood						
	Double Glass	3 Fixture Bath								Totals:						
	Patio Doors	2 Fixture Bath								31,028						
	Storms & Screens	Softener, Auto								10,859						
	(3) Roof	Softener, Manual								Notes: EAST UNIT						
	Gable	Solar Water Heat								ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:						
	Hip	No Plumbing								8,687						
	Flat	Extra Toilet														
	Asphalt Shingle	Extra Sink														
	Chimney:	Separate Shower														
		Ceramic Tile Floor														
		Ceramic Tile Wains														
		Ceramic Tub Alcove														
		Vent Fan														
		(14) Water/Sewer														
		Public Water														
		Public Sewer														
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
10500 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/22/1994									
LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601		MAP #:		2025 Est TCV 181,237 TCV/TFA: 167.81							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
NEW BEAUTY SHOP FOR 94 (1S SL)		Gravel Road		Residentia 8 - 17 @\$5000	10.00 Acres	5000	100		50,000		
		Paved Road		10.00 Total Acres Total Est. Land Value =					50,000		
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.07	256	50	777			
		Sewer		Wood Frame	21.04	264	50	2,777			
		Electric		Total Estimated Land Improvements True Cash Value =					3,554		
		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									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2025	25,000	65,600	90,600			47,166C
				TPC 04/30/2021 INSPECTED	2024	15,000	56,600	71,600			45,748C
				TPC 12/27/2017 INSPECTED	2023	14,000	54,700	68,700			43,570C
				TPC 08/26/2011 INSPECTED	2022	10,500	50,300	60,800			41,496C

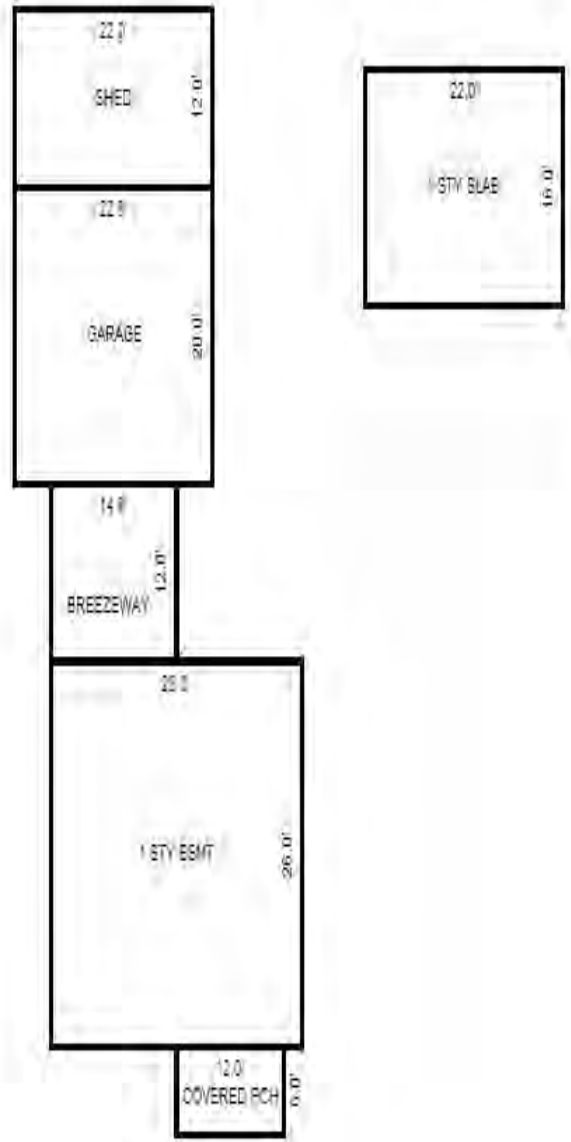


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 168	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Class: CD Effec. Age: 40 Floor Area: 728 Total Base New : 145,925 Total Depr Cost: 87,555 Estimated T.C.V: 96,311			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 728 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD			Blt 1955												
Yr Built 1955	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		60			Amps Service			1 Story			Siding			Basement		728		102,148		61,289			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing			Porches			Garages			Fireplaces			Breezeways		Notes: 10500	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)			CCP (1 Story)			Ceramic Tile Floor			Exterior 1 Story			Frame Wall		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			3 Fixture Bath			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			1			9,929		5,957	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 728 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2 Fixture Bath			Garages			Base Cost			1			1,906		1,144	
(2) Windows		(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto			Garages			440			1			5,626		3,376	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Softener, Manual			Garages			168			1			9,929		5,957	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8			1			Solar Water Heat			Garages			Totals:			145,925			87,555			
(3) Roof		(10) Floor Support		(14) Water/Sewer			1			No Plumbing			Fireplaces			Totals:		145,925		87,555					
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1			Extra Toilet			Fireplaces			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		96,311								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1			Extra Sink			Porches														
Chimney: Brick					1			Separate Shower			Garages														

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



Sketch by Agel IVTV

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D Effec. Age: 40 Floor Area: 352 Total Base New : 47,532 Total Depr Cost: 28,520 Estimated T.C.V: 31,372
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 352 SF Floor Area = 352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D		Blt 1955			
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
A-Frame		Plaster Wood T&G		Ex. Ord Min			Stories Exterior Foundation			352		43,075		25,846	
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Plumbing			Total:		1,832		1,099	
Building Style: 1S		Ex Ord Min		Many Ave. Few			Average Fixture(s)			60		1,615		969	
Yr Built 1955	Remodeled 0	Size of Closets		(12) Electric			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		1,010		606	
Condition: Average		Lg Ord Small		0 Amps Service			Plumbing			60		1,832		1,099	
Room List		Doors Solid H.C.		(13) Plumbing			Notes: 10470			Totals:		47,532		28,520	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(14) Water/Sewer			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			47,532		28,520		31,372	
(1) Exterior		Kitchen: Other: Other:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Lump Sum Items:											
Insulation		No. of Elec. Outlets													
(2) Windows		Many Avg. Few Large Avg. Small													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													
Basement: 0 S.F. Crawl: 0 S.F. Slab: 352 S.F. Height to Joists: 0.0		(8) Basement													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Gable Hip Flat		Gambrel Mansard Shed													
Asphalt Shingle		(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: INDUSTRIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status			
W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
DTE GAS COMPANY PROPERTY TAX DEPT P O BOX 33017 Detroit MI 48232		MAP #:		2025 Est TCV 48,750							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 32 T22N R8W W 1/4 OF SE 1/4 OF SE 1/4. 10 A.		Public Improvements		* Factors * 660*660							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Gravel Road		Residentia 8 - 17 @\$5000	9.75 Acres	5000	100		48,750		
		Paved Road		Residentia ROW @ ZERO	0.25 Acres	0	100	RIGHT OF WAY	0		
		Storm Sewer		10.00 Total Acres Total Est. Land Value =				48,750			
		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									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2025	24,400	0	24,400			8,374C
					2024	14,600	0	14,600			8,123C
					2023	13,700	0	13,700			7,737C
					2022	9,800	0	9,800			7,369C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
LACHONCE STEVE	GIBBS-CURROW JUDY A	229,900	08/20/2020	WD	03-ARM'S LENGTH	2020-02423	PROPERTY TRANSFER	100.0										
CARLSON CHARLES E TRUST	LACHONCE STEVE	90,000	10/18/2019	WD	03-ARM'S LENGTH	2019-03278	PROPERTY TRANSFER	100.0										
CARLSON CHARLES E REVOCAB	CARLSON CHARLES E TRUST	0	11/30/2018	AFF	06-COURT JUDGEMENT	SOCSEC	PROPERTY TRANSFER	100.0										
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	32-SPLIT VACANT	2013-03848 WD	DEED	0.0										
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status								
5960 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Remodel		11/12/2019		2019-0642	100%									
Owner's Name/Address		P.R.E. 100% 08/20/2020		MAP #:		2025 Est TCV 295,458 TCV/TFA: 193.11												
GIBBS-CURROW JUDY A 5960 S LACHANCE RD CADILLAC MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
Tax Description		Public Improvements		* Factors *														
REMAINDER PCL AS DESC IN BOOK OF SURVEYS S-6 P163 SEC32T22NR8W 2.88 AC. 6/20/2023 SPLIT PART TO -20 FORMERLY 2020-01450 AFF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXCEPT HE NORTH 250 FEET THEROF, SEC3,T22N R8W LAKE TOWNSHIP MISSAUKEE. FORMERLY SEC 32 T22N R8W (0*1998) E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 200 FT THOF 5.2273A. EXCEPT 2013-03848WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L		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.	Land Improvement Cost Estimates		330 Actual Front Feet, 2.88 Total Acres		0.8822 0.9873		Total Est. Land Value =		25,879						
		X	Level	Description		Rate		Size % Good		Cash Value								
		X	Rolling	D/W/P: 4in Concrete		6.87		402 0		0								
		X	Low	D/W/P: Asphalt Paving		3.06		3681 0		0								
		X	High	Metal Prefab		14.23		480 50		3,415								
		X	Landscaped	Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value						
		X	Swamp	LAND IMPROVE 5000		5,000.00		1 100		5,000								
		X	Wooded	Total Estimated Land Improvements True Cash Value =						8,415								
		X	Pond	Topography of Site														
		X	Waterfront	Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/ Other	Taxable Value				
		X	Ravine	Who		When		What		2025		12,900		134,800	147,700			116,407C
		X	Wetland	TPC 04/30/2021 INSPECTED		2024		12,900		116,300		129,200				112,907C		
		X	Flood Plain	TPC 03/13/2020 INSPECTED		2023		12,600		112,600		125,200				111,827C		
		X		TPC 01/03/2020 INSPECTED		2022		10,200		103,700		113,900				106,502C		

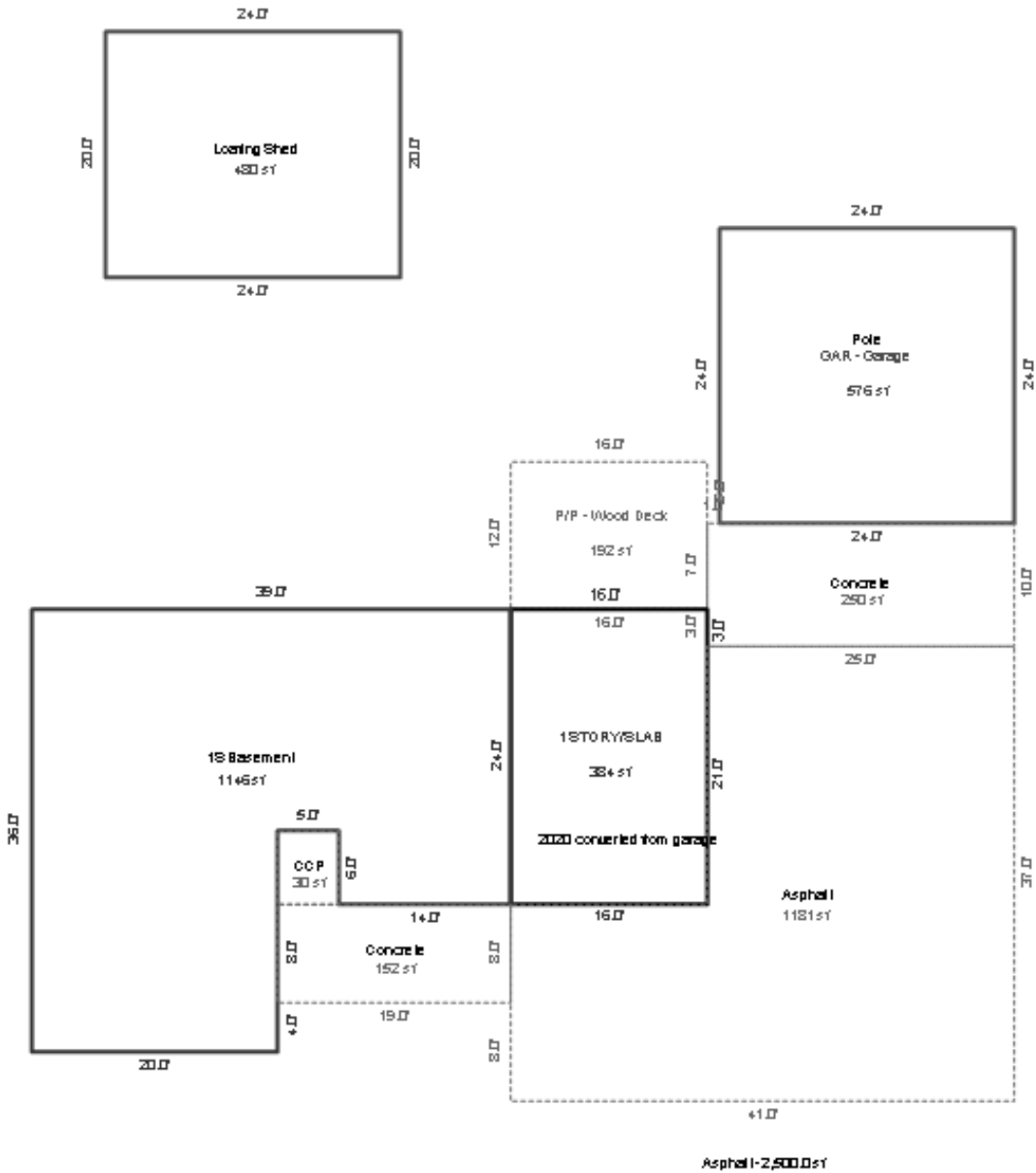


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*** Information herein deemed reliable but not guaranteed***

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 30 192	Type CCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Doors		H.C.																								
	Building Style: 1S		Ex		Ord		Min																															
	Yr Built 1962	Remodeled 2020	Condition: Average		Lg		Ord		Small	Central Air Wood Furnace																												
	Room List	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		150	Amps Service	No./Qual. of Fixtures																											
	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall			No. of Elec. Outlets		(13) Plumbing																											
	(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 1146 S.F. Crawl: 0 S.F. Slab: 384 S.F. Height to Joists: 0.0		(7) Excavation				(8) Basement																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish		(14) Water/Sewer																														
	(3) Roof	570	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																			
X	Gable Hip Flat		Gambrel Mansard Shed																																			
X	Asphalt Shingle																																					
	Chimney: Brick																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1530 SF Floor Area = 1530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,146</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>384</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>220,749</td> <td>187,613</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Recreation Room 570 10,864 9,234 Plumbing Average Fixture(s) 3 Fixture Bath 1 1,455 1,237 Water/Sewer 1000 Gal Septic 1 4,580 3,893 Water Well, 50 Feet 1 4,795 4,076 Porches Ceramic Tile Floor 1 2,648 2,251 CCP (1 Story) 30 977 830 Deck Treated Wood 192 3,971 3,375 Garages Class: C Exterior: Pole (Unfinished) Base Cost 576 16,479 14,007 Door Opener 1 539 458 Built-Ins Appliance Allow. 1 2,727 2,318 Fireplaces Interior 1 Story 1 5,262 4,473 2nd on Same Stack 1 4,302 3,657</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,146			1 Story	Siding	Slab	384			Total:				220,749	187,613
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Basement	1,146																																			
1 Story	Siding	Slab	384																																			
Total:				220,749	187,613																																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIBBS-CURROW JUDY A	DYKHOUSE KEVIN & AMY	19,030	10/11/2023	WD	32-SPLIT VACANT	2023-02755	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
5960 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 10/13/2023					
DYKHOUSE KEVIN & AMY 9970 W CADILLAC RD CADILLAC MI 49601	MAP #: 2025 Est TCV 17,336					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
PCL A AS SHOWN IN BOOK OF SURVEY S-6 P 162 SEC32T22NR8W 1.73 AC SPLIT ON 06/20/2023 FROM 009-032-023-00		X		* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 06/20/2023 completed 06/20/2023 TIM ; Parent Parcel(s): 009-032-023-00; Child Parcel(s): 009-032-023-23;		X		A 200' @ 90/FF	130.33	345.32	1.0102	0.9639	90	100		11,422
-----				A 200' @ 90/FF	61.73	493.44	1.0102	1.0539	90	100		5,915
				192 Actual Front Feet, 1.73 Total Acres Total Est. Land Value = 17,336								

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2025	8,700	0	8,700			8,700S
Gravel Road	2024	8,700	0	8,700			8,700S
Paved Road	2023	0	0	0			0
Storm Sewer	2022	0	0	0			0
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	8,700	0	8,700			8,700S
Rolling	2024	8,700	0	8,700			8,700S
Low	2023	0	0	0			0
High	2022	0	0	0			0
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	8,700	0	8,700			8,700S
			2024	8,700	0	8,700			8,700S
			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.
VAN HOUTEN DOLORES MARIE		0	04/28/2005	AFF	07-DEATH CERTIFICATE	2011-0367DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5800 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	10/15/2020	2020-0604	100%

Owner's Name/Address	MAP #:
VAN HOUTEN JAMES A 5800 S LACHANCE RD CADILLAC MI 49601	2025 Est TCV 275,168 TCV/TFA: 195.43

X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description		X		Residentia 8 - 17 @\$5000 13.99 Acres 5000 100 69,950					
. SEC 32 T22N R8W N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 220 FT OF E 200 FT THOF. 13.9899A.		X		13.99 Total Acres Total Est. Land Value = 69,950					

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

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



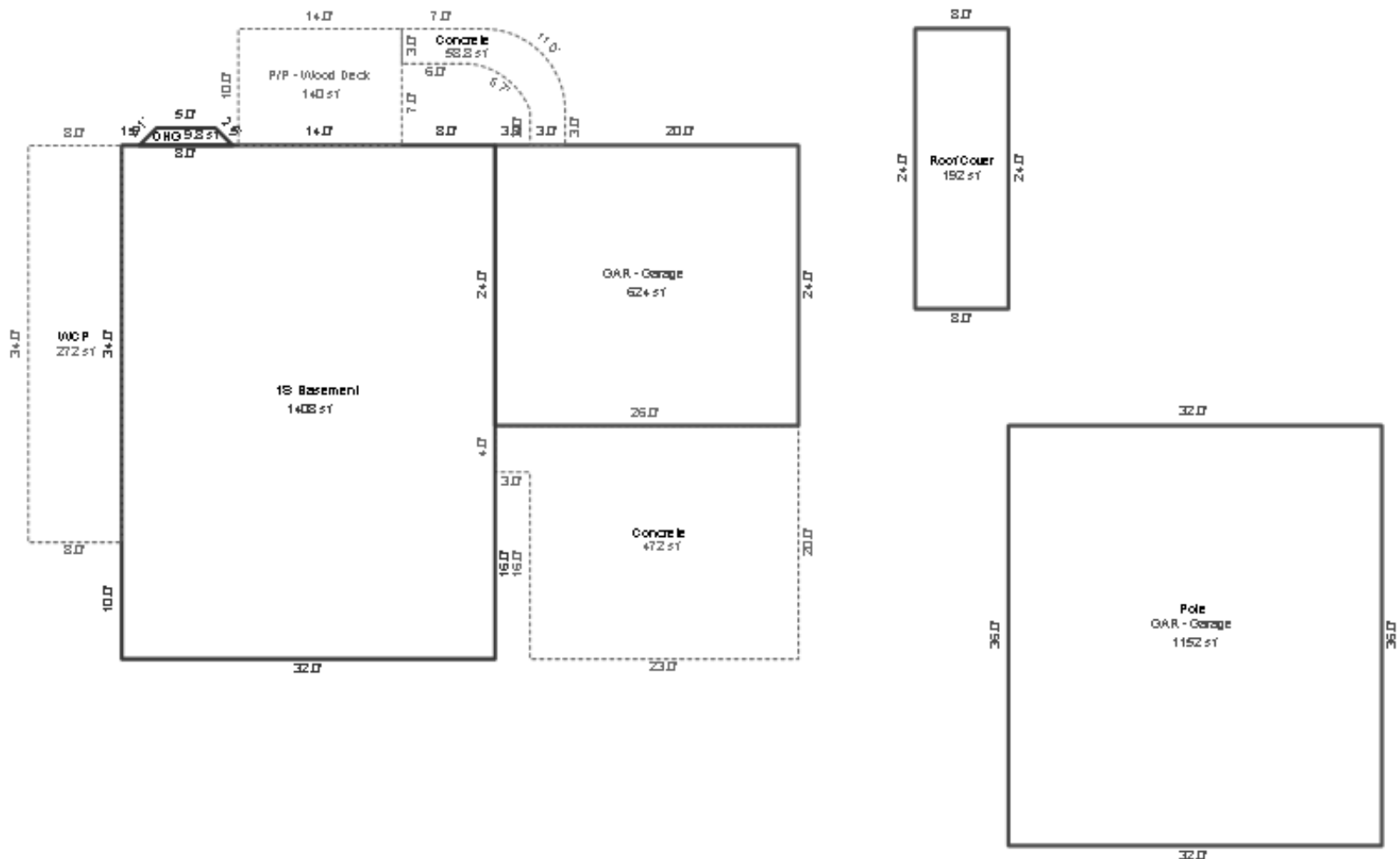
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	35,000	102,600	137,600			88,103C
2024	21,000	88,000	109,000			85,454C
2023	19,600	85,300	104,900			81,385C
2022	14,000	78,400	92,400			77,510C

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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 272 140 192	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1984 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	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,408 Total Base New : 287,020 Total Depr Cost: 186,562 Estimated T.C.V: 205,218		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 C			Blt 1984				
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1408 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Condition: Average		Size of Closets		Lg			X	Ord		Few	Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Basement 1,408			Total: 201,376		130,894		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.		Few	Basement, Outside Entrance, Below Grade			1 2,523		1,640	
(2) Windows		(7) Excavation		Basement: 1408 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)		1 1,455 946		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Water/Sewer			Water/Sewer			3 Fixture Bath		1 4,580 2,977		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			1000 Gal Septic		1 4,795 3,117		
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Porches			Water Well, 50 Feet			Ceramic Tile Floor		1 2,648 1,721		
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:			Decks			Deck			WCP (1 Story)		272 9,340 6,071		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Garages			Treated Wood w/Roof (Roof portion)			140 3,233 2,101 192 3,210 2,086				
Chimney: Block							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			624 25,846 16,800				
							Class: C Exterior: Pole (Unfinished)			Common Wall: 1 Wall			1 -2,647 -1,721				
							Door Opener			Base Cost			1152 27,395 17,807				
							Built-Ins			Appliance Allow.			1 2,727 1,773				
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

*** 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.
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	32-SPLIT VACANT	2013-03848 WD	DEED	0.0
VERMILYEA WILLIAM V & BEV		0	11/08/2010	OTH	05-CORRECTING TITLE	2010-5170 AFF	PROPERTY TRANSFER	0.0
		5,000	08/01/1998	WD	33-TO BE DETERMINED	321:1152	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5900 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 12/13/1999					
Owner's Name/Address	MAP #:					
VERMILYEA WILLIAM V & BEVERLY 5900 S LACHANCE RD CADILLAC MI 49601	2025 Est TCV 203,340 TCV/TFA: 150.40					

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	250.00	495.00	0.9457	1.0547	90	100		22,444	
250 Actual Front Feet, 2.84 Total Acres			Total Est. Land Value =					22,444	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 32 T22N R8W (0*1998) N 200 FT OF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 2.2727A. & 2013-03848 WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	6.07	80	0	0
	X	Electric Gas Curb	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =				950

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.
PUCHASE 50' FROM ADJACENT PIN			



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

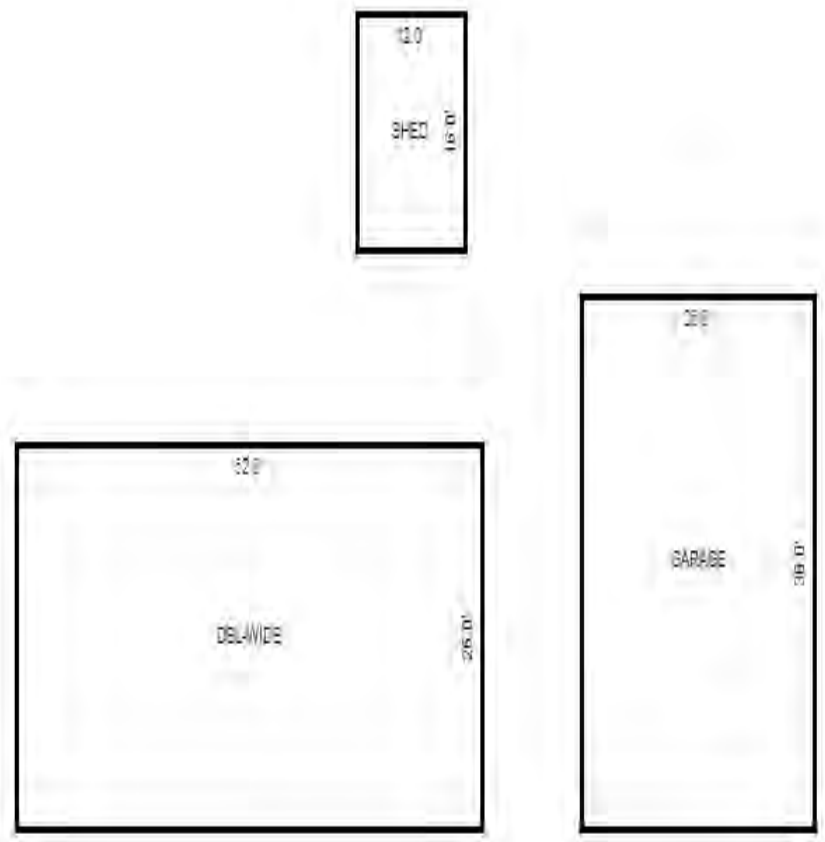
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,200	90,500	101,700			41,974C
2024	11,200	77,700	88,900			40,712C
2023	8,700	69,900	78,600			38,774C
2022	6,300	60,100	66,400			36,928C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 20 240	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1998 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: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 14 Floor Area: 1,352 Total Base New : 190,219 Total Depr Cost: 163,588 Estimated T.C.V: 179,946			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 1998		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86							
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas			Size		Cost New	Depr. Cost	
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			1,352		Total: 138,284 118,924		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Plumbing			Other Additions/Adjustments							
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Average Fixture(s)			Plumbing			Average Fixture(s)		1,212 1,042		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			3 Fixture Bath			Water/Sewer			3 Fixture Bath		3,805 3,272		
(2) Windows		(7) Excavation		Many X Ave. Few			2 1000 Gal Septic			Deck			1000 Gal Septic		4,485 3,857		
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 2 Fixture Bath			Water Well, 50 Feet			Treated Wood			2,548 2,191			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Treated Wood			2,409 2,072				
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood w/Roof (Roof portion)			20 882 759				
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:			240 3,482 2,995						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			936 31,206 26,837			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost			1 1,906 1,639				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow.			Totals: 190,219 163,588				
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			179,946				

*** 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.
CROSS BECKA	CROSS BECKA L	0	08/30/2019	QC	09-FAMILY	2019-02811	PROPERTY TRANSFER	0.0
OEVERMAN CALVIN & BONNIE	CROSS BECKA	106,200	12/11/2013	WD	03-ARM'S LENGTH	2013-04143 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5726 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	04/25/2005	20050078	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 250,693 TCV/TFA: 199.60
CROSS BECKA L 10061 W CADILLAC CADILLAC MI 49601		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
. SEC 32 T22N R8W N 220 FT OF E 200 FT OF N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 1.0101A.	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>220.00</td> <td>200.00</td> <td>0.9765</td> <td>0.8409</td> <td>90</td> <td>100</td> <td></td> <td>16,258</td> </tr> <tr> <td colspan="8">220 Actual Front Feet, 1.01 Total Acres</td> <td>Total Est. Land Value = 16,258</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	220.00	200.00	0.9765	0.8409	90	100		16,258	220 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 16,258
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	220.00	200.00	0.9765	0.8409	90	100		16,258																						
220 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 16,258																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>125</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>90</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.06	125	0	0	D/W/P: 3.5 Concrete	6.49	90	0	0
Description	Rate	Size	% Good	Cash Value														
D/W/P: 4in Ren. Conc.	8.06	125	0	0														
D/W/P: 3.5 Concrete	6.49	90	0	0														
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,375</td> </tr> </tbody> </table>	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
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 2500	2,500.00	1	95	2,375														
Total Estimated Land Improvements True Cash Value =				2,375														

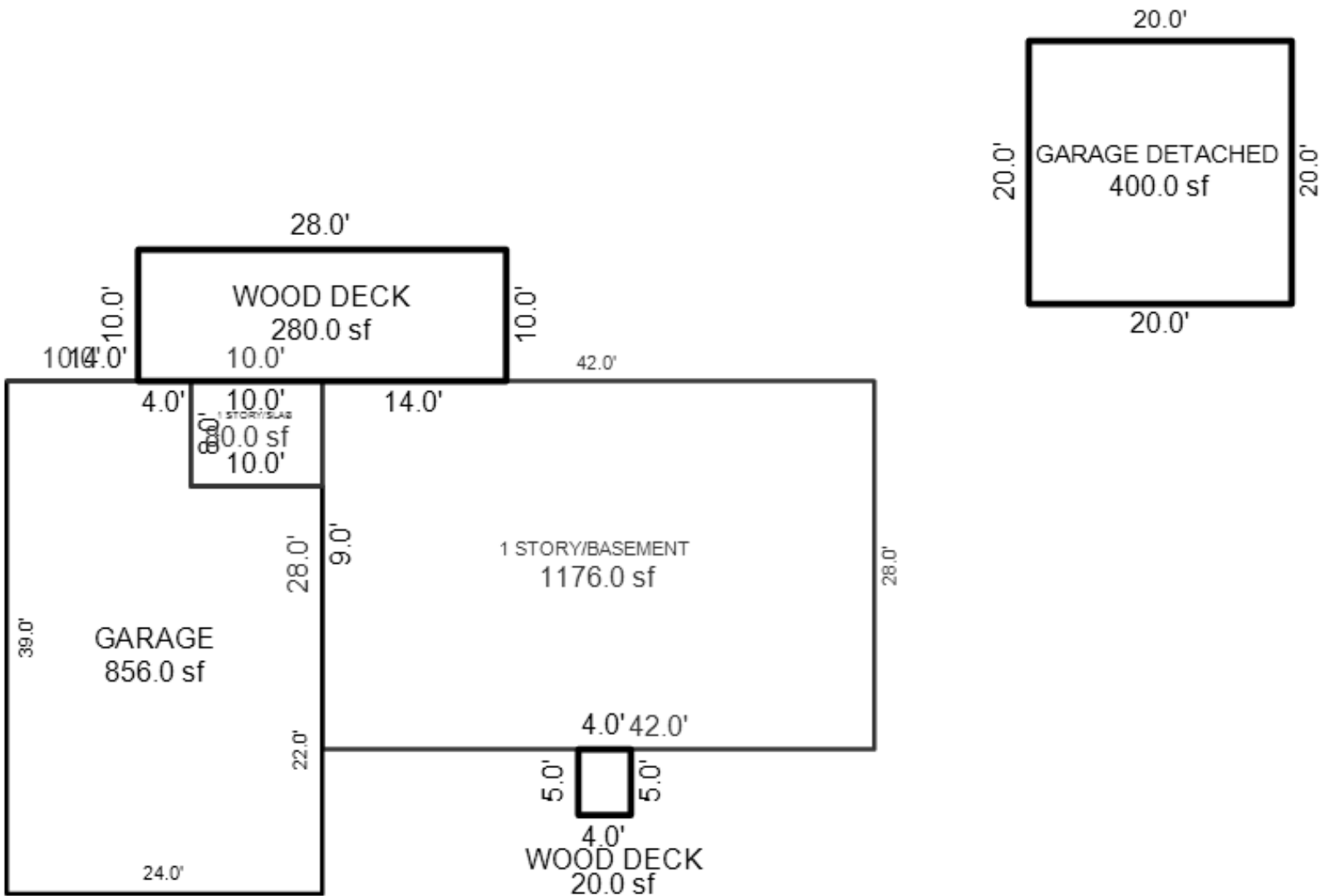
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X							X						

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2025	8,100	117,200	125,300			56,820C
TPC 05/06/2018	INSPECTED		2024	8,100	100,700	108,800			55,112C
TPC 12/27/2017	INSPECTED		2023	6,300	90,700	97,000			52,488C
			2022	5,500	78,200	83,700			49,989C

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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 280	Type Treated Wood Treated Wood	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: 1 Mech. Doors: 0 Area: 856 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 25 Floor Area: 1,256 Total Base New : 281,285 Total Depr Cost: 210,964 Estimated T.C.V: 232,060						
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C		Blt 1993		
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1256 SF Floor Area = 1256 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			E.C.F. X 1.100		Bsmnt Garage:		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas					Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,176 80 1 Story Siding Slab Total: 181,298 135,974							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Other Additions/Adjustments Recreation Room 1200 22,872 17,154 Basement, Outside Entrance, Below Grade 1 2,523 1,892							
(1) Exterior		(6) Ceilings		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 80 S.F. Height to Joists: 0.0			(14) Water/Sewer			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation		(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck Treated Wood 280 5,093 3,820 Treated Wood 20 900 675						
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 856 32,305 24,229 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 19,120 14,340							
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,045									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,045							
(3) Roof		(10) Floor Support		Chimney: Metal			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,045							
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,045						
X	Asphalt Shingle	(10) Floor Support		Chimney: Metal			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,045							
<p>*** Information herein deemed reliable but not guaranteed***</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISELE NANCY	BOOMS KELLY & SUSAN	357,500	05/12/2023	WD	03-ARM'S LENGTH	2023-01302	PROPERTY TRANSFER	100.0
EISELE NANCY	EISELE NANCY	0	11/16/2022	QC	09-FAMILY	2022-03629	PROPERTY TRANSFER	0.0
PATTI JOHN P & PATRICIA A	EISELE STEVEN & NANCY	260,000	03/23/2021	WD	03-ARM'S LENGTH	2021-01082	PROPERTY TRANSFER	100.0
PATTI JOHN P & PATRICIA A	PATTI JOHN P & PATRICIA A	0	05/24/2018	WD	09-FAMILY	2018-01760	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10170 W CADILLAC RD						
	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 05/12/2023					

Owner's Name/Address	MAP #:
BOOMS KELLY & SUSAN 10170 W CADILLAC RD CADILLAC MI 49601	2025 Est TCV 337,631 TCV/TFA: 213.15

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	253.25	396.00	0.9427	0.9975	90	100	21,432	
			253 Actual Front Feet, 2.30 Total Acres							Total Est. Land Value =	21,432

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 32 T22N R8W (2*1999) W 253.25 FT OF S 396 FT OF W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4. 2.3023A.	X	Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
		D/W/P: Asphalt Paving			7,604
		Total Estimated Land Improvements True Cash Value =			7,604

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
99 SPLIT 5.14 AC TO 023-85 FOR 00	X						

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



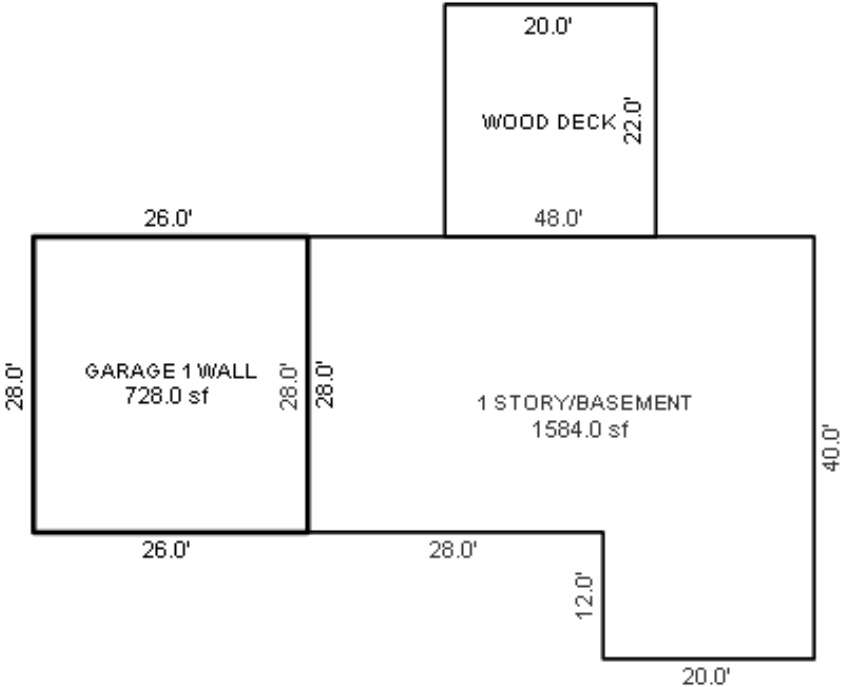
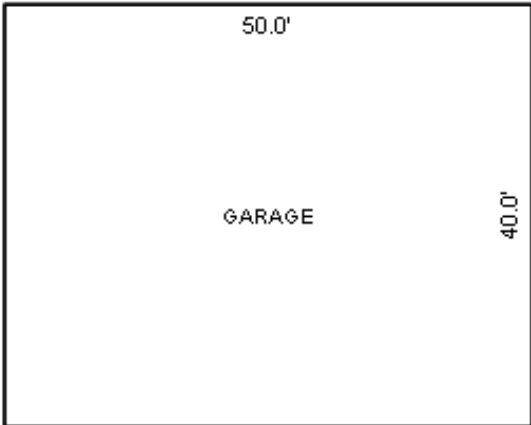
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	10,700	158,100	168,800			151,453C
2024	10,700	136,200	146,900			146,900S
2023	8,300	130,600	138,900			133,980C
2022	7,600	120,000	127,600			127,600S

Who	When	What
TPC	04/26/2023	INSPECTED
TPC	03/26/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 440	Type Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,584 Total Base New : 431,595 Total Depr Cost: 280,541 Estimated T.C.V: 308,595			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1584 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1982																			
Yr Built 1982	Remodeled 0	Ex	Ord	Min	(12) Electric			No./Qual. of Fixtures			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost								
Condition: Average		Size of Closets		200 Amps Service			Ex. X Ord. Min			1 Story			Siding		Basement		1,584		Total:		251,438		163,438						
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Many X Ave. Few			Plumbing			Average Fixture(s)		Recreation Room		1226		23,368		15,189							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Average Fixture(s)			Solar Water Heat		No Plumbing		3 Fixture Bath		2		9,159		5,953						
(1) Exterior		(6) Ceilings		Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			2 Fixture Bath			Extra Toilet		2 Fixture Bath		1		3,064		1,992								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			Plumbing			3 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			2 Fixture Bath			Ceramic Tile Floor		Ceramic Tile Wains		Water Well, 100 Feet		1		5,725		3,721						
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish			Public Water			Average Fixture(s)			Ceramic Tile Floor		Ceramic Tub Alcove		Vent Fan		Deck			Treated Wood		440		6,846		4,450		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Water/Sewer			3 Fixture Bath			Extra Toilet		Separate Shower		1000 Gal Septic		1		4,795		3,117						
(3) Roof		1226	Recreation SF	Public Water			Water Well			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
X	Gable Hip Flat	Gambrel Mansard Shed	1	Living SF	Public Sewer			1000 Gal Septic			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		Deck			Treated Wood		440		6,846		4,450	
X	Asphalt Shingle	(10) Floor Support		Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
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				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
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				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
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				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
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				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
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				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
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				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			2000 Gal Septic			2 Fixture Bath			Extra Sink		Separate Shower		1000 Gal Septic		1		4,795		3,117						
				Public Water			20																						



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & PATTI K	WAGENSCHUTZ ROBERT K & KE	373,000	09/10/2019	WD	03-ARM'S LENGTH	2019-02876	PROPERTY TRANSFER	100.0
HOLDSHIP MARK R & PATTI K	HOLDSHIP MARK R LIVING TR	0	06/22/2010	QC	09-FAMILY	2010-2311qc	PROPERTY TRANSFER	0.0
DYKGRAAF RONALD J & CAROL	HOLDSHIP MARK R & PATTI K	350,000	06/27/2007	WD	03-ARM'S LENGTH	2007/2350	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10122 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/07/2019					
Owner's Name/Address	MAP #:					
WAGENSCHUTZ ROBERT K & KELLIE L 10122 W CADILLAC RD CADILLAC MI 49601-9417	2025 Est TCV 565,931 TCV/TFA: 225.29					

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 32 T22N R8W (0*1999) W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC W 253.25 FT OF S 396 FT THOF. 5.1448A.	X			Residentia 3 - 7 @\$6000	5.14 Acres		6000	100		30,840
Comments/Influences				5.14 Total Acres			Total Est. Land Value =			30,840

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
ADD 40X80 PB FOR 07.. ON 032-023-75 IN ERROR..	X	Dirt Road				
99 SPLIT FROM 023-75 FOR 00	X	Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	LAND IMPROVE 2500	2,500.00	1 94	2,350
		Gas				
		Curb	Total Estimated Land Improvements True Cash Value =			2,350

Topography of Site	X	Residential Local Cost Land Improvements						
		Description	Rate	Size % Good	Cash Value			
Level	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
		Swamp						
	X	Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						



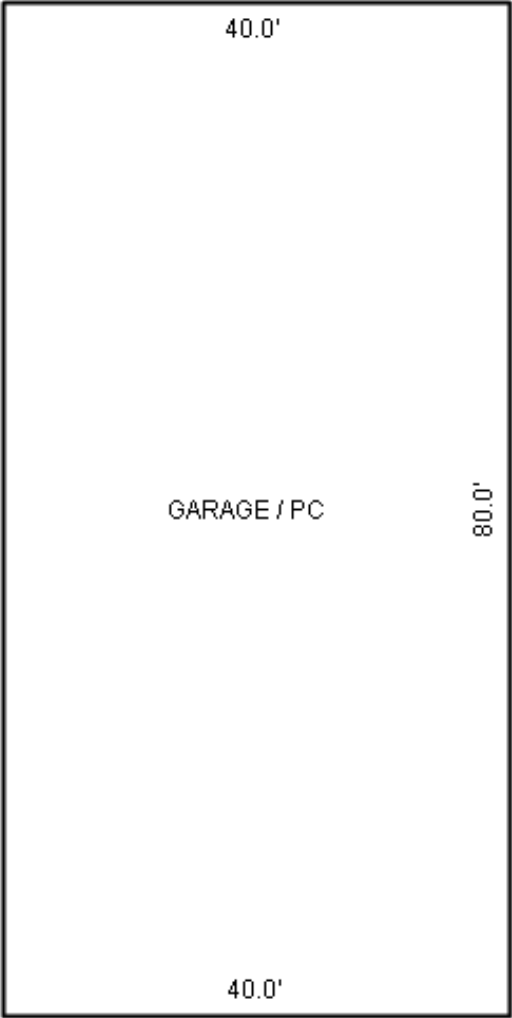
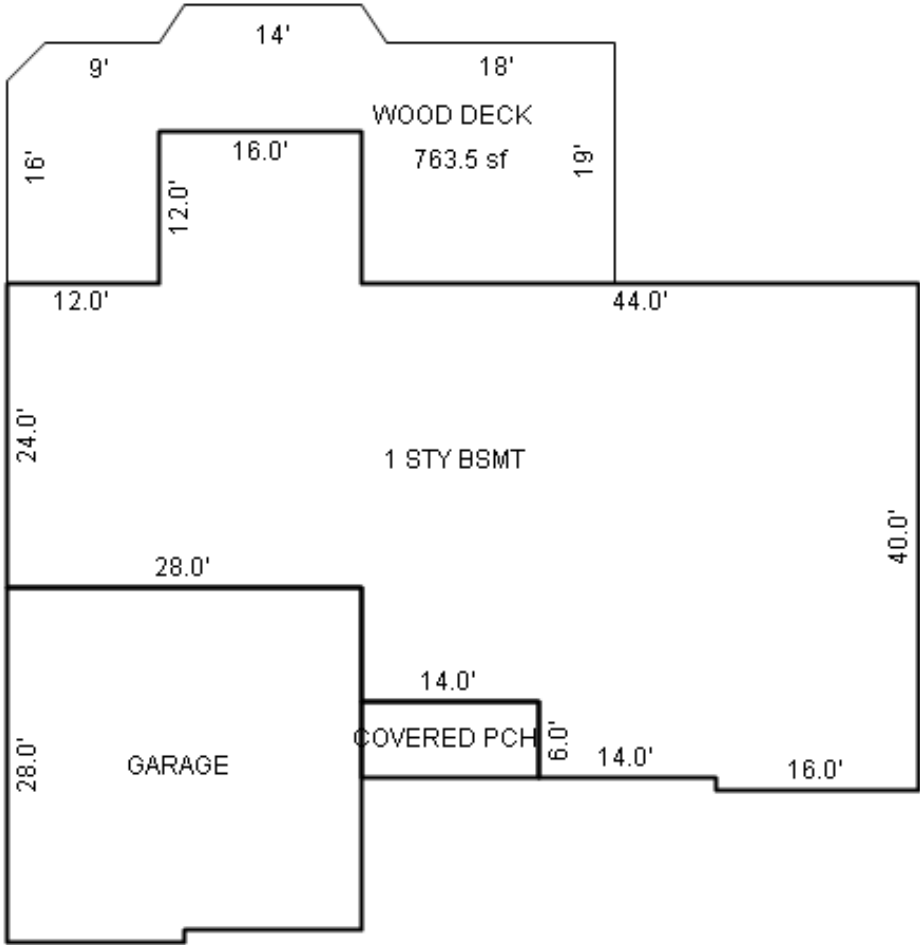
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,400	267,600	283,000			219,549C
2024	7,700	229,600	237,300			212,948C
2023	7,700	222,600	230,300			202,808C
2022	6,900	204,700	211,600			193,151C

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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	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 84 763	Type CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 770 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +5 Effec. Age: 15 Floor Area: 2,512 Total Base New : 569,807 Total Depr Cost: 484,310 Estimated T.C.V: 532,741		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1999	Remodeled 0	X	Ex	Ord	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2512 SF Floor Area = 2512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls C 5 Blt 1999						
Condition: Average		Size of Closets		No./Qual. of Fixtures			200		Amps Service								
Room List		X	Lg	Ord	Small	Ex. X Ord. Min			No. of Elec. Outlets								
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			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		(14) Water/Sewer								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:								
(2) Windows		X	Drywall	(7) Excavation			Public Water Public Sewer Water Well										
X	Many Avg. X Few	Large Avg. X Small	Basement: 2512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			Lump Sum Items:										
X	Many Avg. X Few	Large Avg. X Small	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish												
(3) Roof		2000		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	1		(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Vinyl																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DAVID R & DONNA M	LUCAS DAVID R & DONNA M T	0	04/14/2011	QC	09-FAMILY	2011-1371	PROPERTY TRANSFER	0.0
GREGG LINDA J	LUCAS DAVID R & DONNA M	0	05/06/2004	WD	21-NOT USED/OTHER	04-0/2099	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/06/2004					
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657	MAP #: 2025 Est TCV 90,130 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 33 T22N R8W 40 A M/L NW/4 OF NE/4.	X		* Factors *								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
access thru 033-002-00..same owner 04 split 16.5 Ac. to 001-50 04 split 23.5 Ac. to 001-70	X		Residentia INFERIOR@	\$1400	40.00 Acres	1400	100				56,000
			40.00 Total Acres Total Est. Land Value = 56,000								

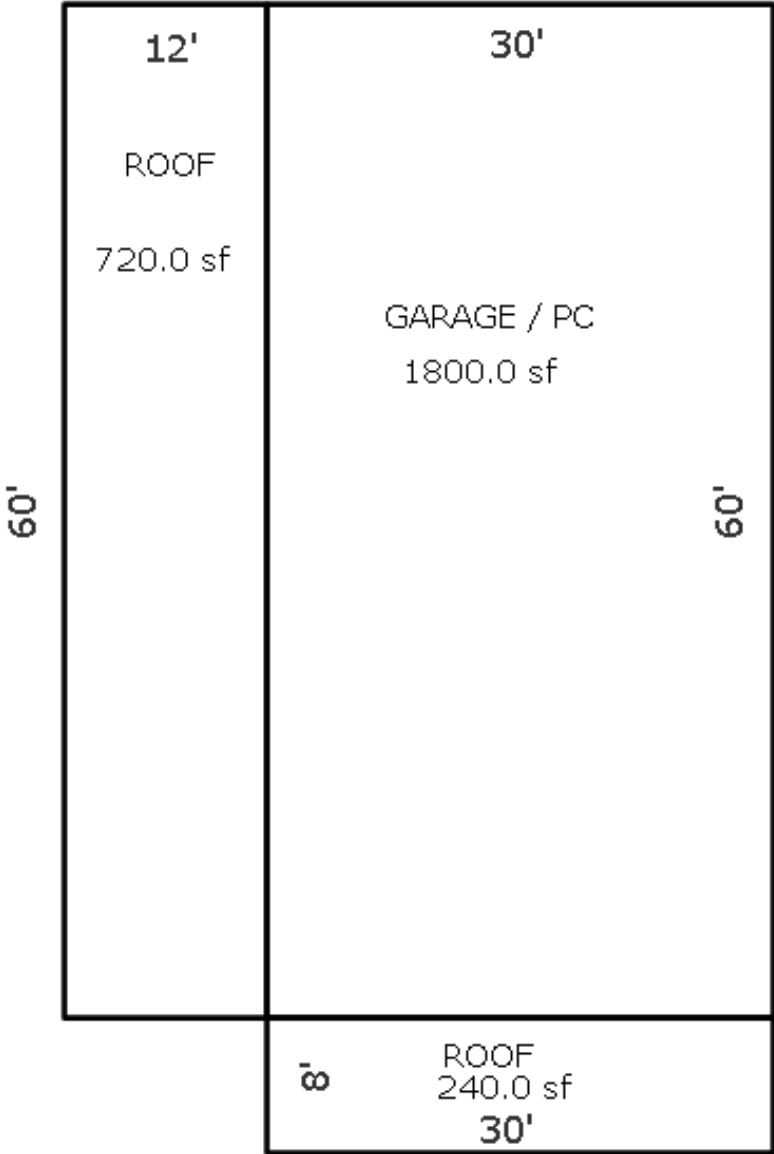


Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	X Wetland	Flood Plain
	X											

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	28,000	17,100	45,100			42,056C
2024	28,000	14,600	42,600			40,792C
2023	28,000	14,200	42,200			38,850C
2022	24,000	13,000	37,000			37,000S

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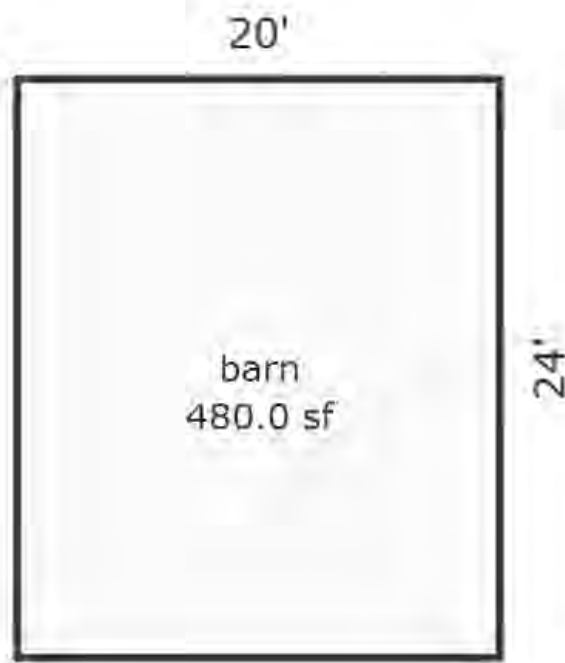
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
OUWINGA ROGER & KAY TRUST	SECORD MICHAEL L & GRUBAU	0	03/19/2021	WD	16-LC PAYOFF	2021-00935	DEED	0.0			
OUWINGA ROGER & KAY TRUST	SECORD MICHAEL L & GRUBAU	42,000	02/07/2018	LC	03-ARM'S LENGTH	2018-00378	PROPERTY TRANSFER	100.0			
OUWINGA ROGER & KAY	OUWINGA ROGER & KAY, TRUS	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4409	DEED	0.0			
GREGG LINDA J	OUWINGA ROGER & KAY	50,000	05/06/2004	WD	21-NOT USED/OTHER	04-0/2100	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
SECORD MICHAEL L & GRUBAUGH M 621 NORTH IVANHOE AVE YPSILANTI MI 48198		MAP #:									
		2025 Est TCV 90,548 TCV/TFA: 0.00									
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	16.50	Acres	5000	100		82,500
				16.50 Total Acres Total Est. Land Value = 82,500							
Comments/Influences				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Wood Frame	17.65	480	95	8,048			
				Total Estimated Land Improvements True Cash Value = 8,048							
ZERO SPLIT RIGHTS RECEIVED FROM PARENT TRAC. NO SPLITS UNTIL 2014. -PER DALES RESEARCH AT THE COUNTY EQ. -TIM		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Topography of Site											
Level											
X Rolling											
Low											
High											
Landscaped											
Swamp											
X Wooded											
Pond											
Waterfront											
Ravine											
X Wetland											
Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2025	41,300	4,000	45,300			22,619C	
TPC 12/27/2017 INSPECTED				2024	24,800	4,000	28,800			21,939C	
KEN 05/28/2009 INSPECTED				2023	23,100	3,800	26,900			20,895C	
				2022	16,500	3,400	19,900			19,900S	



*** 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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:												
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration																	
Yr Built 0	Remodeled 0	Ex	Ord		Min																	
Condition: Average		Size of Closets																				
Room List		Doors	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls D		Blt 0										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			(11) Heating System: Space Heater		Ground Area = 0 SF		Floor Area = 0 SF.											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments		Totals:		0		0									
(2) Windows		(7) Excavation		Many			Ave.		Few													
	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			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		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		0		0				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing															
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer																		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																		
	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																				

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG LINDA J (MW)	RICHARDSON CHRISTOPHER &	29,000	06/22/2007	WD	03-ARM'S LENGTH	2007/2426	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5228 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	05/22/2008	20080181	100%
	P.R.E. 100% 02/14/2008		New House	07/05/2007	20070415	Complete

Owner's Name/Address	MAP #:
RICHARDSON CHRISTOPHER & LISA 5228 S BLODGETT RD Lake City MI 49651	2025 Est TCV 427,041 TCV/TFA: 290.50

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		* Factors *							
X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Residentia 8 - 17 @\$5000	9.91 Acres				5000 100		49,550
		9.91 Total Acres Total Est. Land Value = 49,550							

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates			
SEC 33 T22N R8W (5*2004) 9.9098 A M/L S/2 OF S/2 OF NE/4 OF NE/4 Split on 09/14/2006 into 009-033-001-80, 009-033-001-90;			Description	Rate	Size % Good	Cash Value
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value = 950				

208268D13 \$35,000 2006 LA
Split/Comb. on 09/14/2006 completed
09/14/2006 RAY ;
Parent Parcel(s): 009-033-001-70;
Child Parcel(s): 009-033-001-80,
009-033-001-90;



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

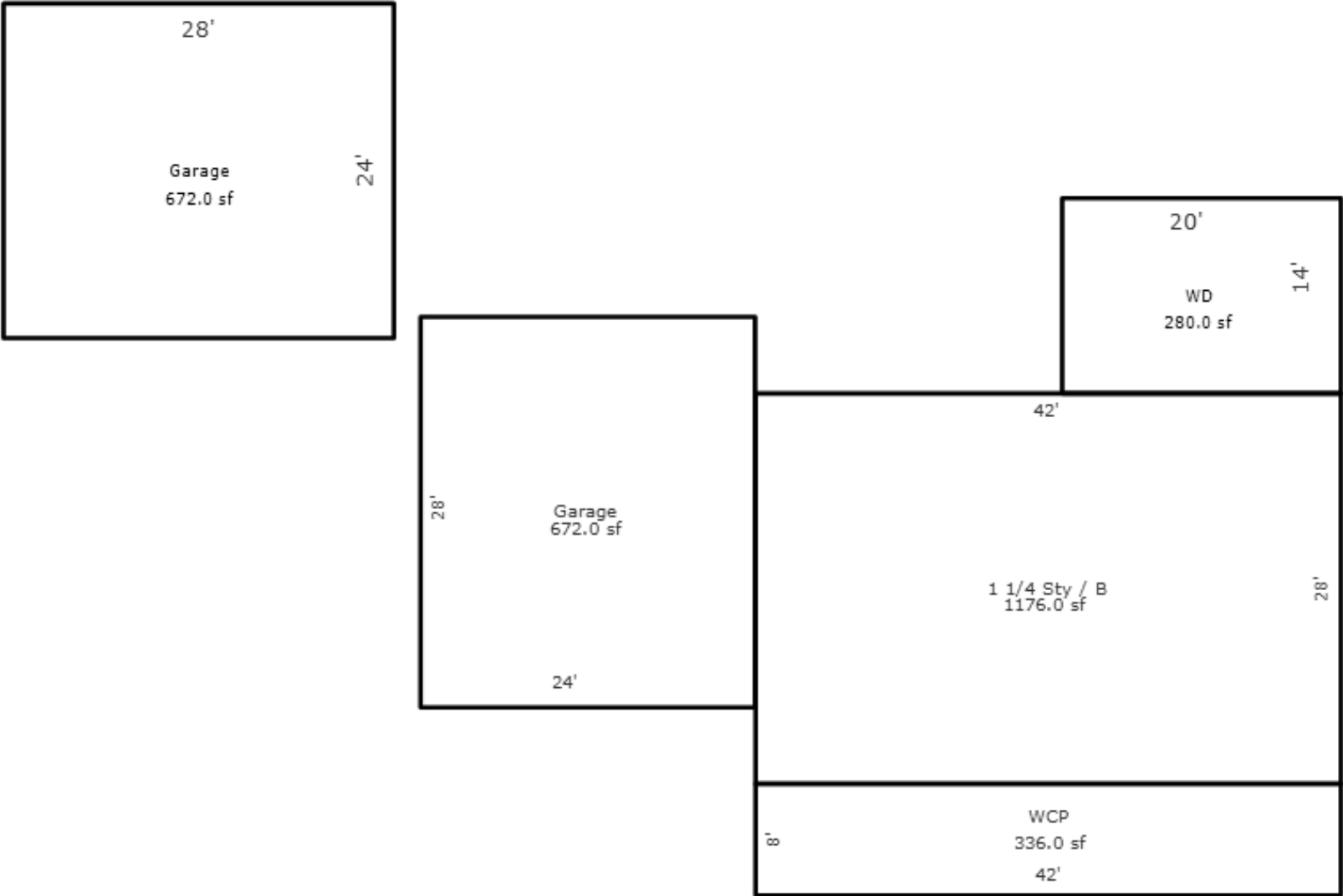
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	24,800	188,700	213,500			104,533C
2024	14,900	161,900	176,800			101,390C
2023	13,900	156,900	170,800			96,562C
2022	9,900	144,300	154,200			91,964C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 280	Type WCP (1 Story) WPP	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration												
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Size of Closets															
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings				(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																
(2) Windows		(7) Excavation				No./Qual. of Fixtures											
X	Many Avg. Few	X	Large Avg. Small		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				No. of Elec. Outlets											
X		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Asphalt Shingle	(9) Basement Finish				(13) Plumbing											
	Chimney:	(10) Floor Support				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				No. of Elec. Outlets											
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(15) Fireplaces				Plumbing											
		(16) Porches/Decks				Average Fixture(s) 1000 Gal Septic Water Well, 200 Feet											
		(17) Garage				Porches											
		(18) Other				Garages											
		(19) Totals				Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener											
		(20) Notes				Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Door Opener											
		(21) Built-Ins				Built-Ins											
		(22) Appliances				Appliance Allow.											
		(23) Totals				Totals:											
		(24) Notes				Notes: LOG SIDING											
		(25) ECF				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.
DETTLOFF THOMAS E		389,900	10/08/2024	WD	03-ARM'S LENGTH	2024-02611	DEED	100.0
DETTLOFF THOMAS E & CHERY	DETTLOFF THOMAS E	0	06/04/2010	QC	09-FAMILY	2010-1973QC	PROPERTY TRANSFER	0.0
GREGG LINDA J	DETTLOFF THOMAS E & CHERLY	32,000	07/24/2006	WD	32-SPLIT VACANT	06-0/2754	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5154 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	08/23/2006	20060273	Complete
Owner's Name/Address	P.R.E. 0%		New House	07/24/2006	20060223	Complete
DETTLOFF THOMAS E DORE ROBERT & SANDRA 12456 S HYACINTH PT FLORAL CITY FL 34436-4586	MAP #:					
	2025 Est TCV 331,791 TCV/TFA: 219.44					

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 33 T22N R8W (0*2006) N/2 OF S/2 OF NE/4 OF NE/4 9.91 Ac. M/L Split on 09/14/2006 from 009-033-001-70; Comments/Influences				Residentia 8 - 17 @ \$5000	9.91 Acres	5000	100	49,550
Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ; Parent Parcel(s): 009-033-001-70; Child Parcel(s): 009-033-001-80, 009-033-001-90;	X			9.91 Total Acres Total Est. Land Value =				49,550

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
			Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ; Parent Parcel(s): 009-033-001-70; Child Parcel(s): 009-033-001-80, 009-033-001-90;		Dirt Road	2.24	960	50	1,075
		Gravel Road	8.06	400	50	1,612	
		Paved Road	6.49	250	50	811	
		Storm Sewer	Total Estimated Land Improvements True Cash Value =				3,498
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

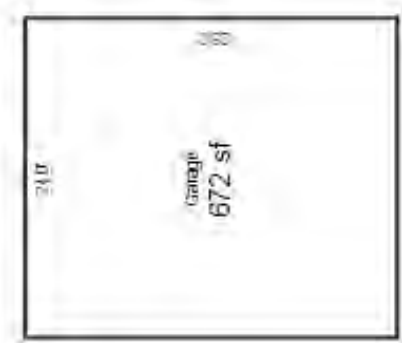
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	24,800	141,100	165,900			165,900S
X Rolling	2024	14,900	104,500	119,400			83,023C
Low	2023	13,900	100,100	114,000			79,070C
High	2022	9,900	92,100	102,000			75,305C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/01/2024	INSPECTED	2024	14,900	104,500	119,400			83,023C
TPC	04/30/2021	INSPECTED	2023	13,900	100,100	114,000			79,070C
TPC	12/27/2017	INSPECTED	2022	9,900	92,100	102,000			75,305C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SECORD MICHAEL & GRUGBAUGH	SECORD MICHAEL & GRUBAUGH	0	03/19/2021	WD	16-LC PAYOFF	2021-00936	DEED	0.0						
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUGH	25,000	05/14/2018	LC	03-ARM'S LENGTH	2018-01584	PROPERTY TRANSFER	0.0						
KLINE VICTOR J & ELLEN E	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	09-FAMILY	2010-4773QC	PROPERTY TRANSFER	0.0						
GREGG LINDA J	KLINE VICTOR J & ELLEN E	19,000	08/20/2010	WD	03-ARM'S LENGTH	2010-3941WD	PROPERTY TRANSFER	100.0						
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status				
S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 12/14/2018 Qual. Ag.										
Owner's Name/Address		MAP #:		2025 Est TCV 10,000										
SECORD MICHAEL & GRUGBAUGH 621 N IVANHOE AVE YPSILANTI MI 48198		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture									
Tax Description		Public Improvements			* Factors *									
SEC33 T22N (0*2017) R82 BEG S0DEG23'40"E 225' FROM NE COR OF NE1/4 TH S0DEG23'40"E 175', N89DEG44'39"W 250', N0DEG23'40"W 175', S89DEG 44'39"E 250' TO POB 1.00 A SPLIT ON 10/30/2017 TO 009-033-001-92 FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L SPLIT ON 09/14/2006 FROM 009-033-001-70;		X			Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X			AGRICULTRU 1 - 2 ACRES		1.00 Acres	10000	100					10,000
Split/Comb. on 10/30/2017 completed 10/30/2017 TIM		X			1.00 Total Acres		Total Est. Land Value =						10,000	
TO		X			Topography of Site									
6 COMPLETED		X			Level									
3-001-70;		X			Rolling									
-001-80,		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						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	5,000	0	5,000	401C					
		TPC 04/30/2021 INSPECTED	2024	8,000	0	8,000		389C						
		TPC 12/27/2017 INSPECTED	2023	6,000	0	6,000		371C						
		TPC 10/30/2017 INSPECTED	2022	5,000	0	5,000		354C						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECORD MICHAEL & GRUGBAUGH	SECORD MICHAEL & GRUBAUGH	0	03/19/2021	WD	16-LC PAYOFF	2021-00936	DEED	0.0
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUGH	25,000	05/14/2018	LC	19-MULTI PARCEL ARM'S LE	2018-01584	PROPERTY TRANSFER	0.0
KLINE VICTOR J & ELLEN E	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	09-FAMILY	2010-4773QC	PROPERTY TRANSFER	0.0

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

S BLODGETT RD
 School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 05/14/2018 Qual. Ag.

Owner's Name/Address
 SECORD MICHAEL & GRUGBAUGH
 621 N IVANHOE AVE
 YPSILANTI MI 48198
 MAP #:
 2025 Est TCV 11,074

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value

Tax Description
 SEC33 T22N R8W (0*2017) BEG S0DEG23'40"E 400' FROM NE COR OF NE1/4 TH S0DEG23'40"E FROM NE COR OF NE1/4 TH S0DEG23'40"E 255.54 FT, N89DEG 45'56"W 250 FT, N0DEG23'40"W 255.63 FT, S89DEG44'39"E 250 FT TO POB 1.47A
 SPLIT ON 10/30/2017 FROM 009-033-001-90; FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L
 SPLIT ON 09/14/2006 FROM 009-033-001-70;

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,500	0	5,500			591C
2024	8,700	0	8,700			574C
2023	6,400	0	6,400			547C
2022	7,300	0	7,300			521C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG LINDA	ANTCLIFF JOHN & MARY	13,000	06/17/2005	WD	32-SPLIT VACANT	05-0/2462	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5020 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch	09/27/2024	PB24-0194	100%
Owner's Name/Address	P.R.E. 100% 07/04/2006		Pole Barn	04/29/2008	20080120	Complete
ANTCLIFF JOHN & MARY 5020 S BLODGETT RD Lake City MI 49651	MAP #:		Garage	08/25/2006	20060276	Complete
	2025 Est TCV 207,581 TCV/TFA: 199.60		New House	07/06/2005	20050214	Complete

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 33 T22N R8W 1.004 AC (0*2005) E 250 FT OF N 225 FT OF NE/4 OF NE/4 EXC N 50 FT THEREOF.	X	Dirt Road		A 200' @ 90/FF	175.00	250.00	1.0339	0.8891	90	100	14,479
Comments/Influences		Gravel Road		175 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =		14,479

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
05 Split 1 Ac from 001-70 for 06	X	Gas	D/W/P: 4in Ren. Conc.	7.24	200 50	724
		Curb	Metal Prefab	14.89	120 50	893
		Street Lights	Total Estimated Land Improvements True Cash Value =			1,617

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	7,200	96,600	103,800			60,257C
Rolling	2024	7,200	82,600	89,800			57,573C
Low	2023	5,600	82,200	87,800			54,832C
High	2022	4,400	75,600	80,000			52,221C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



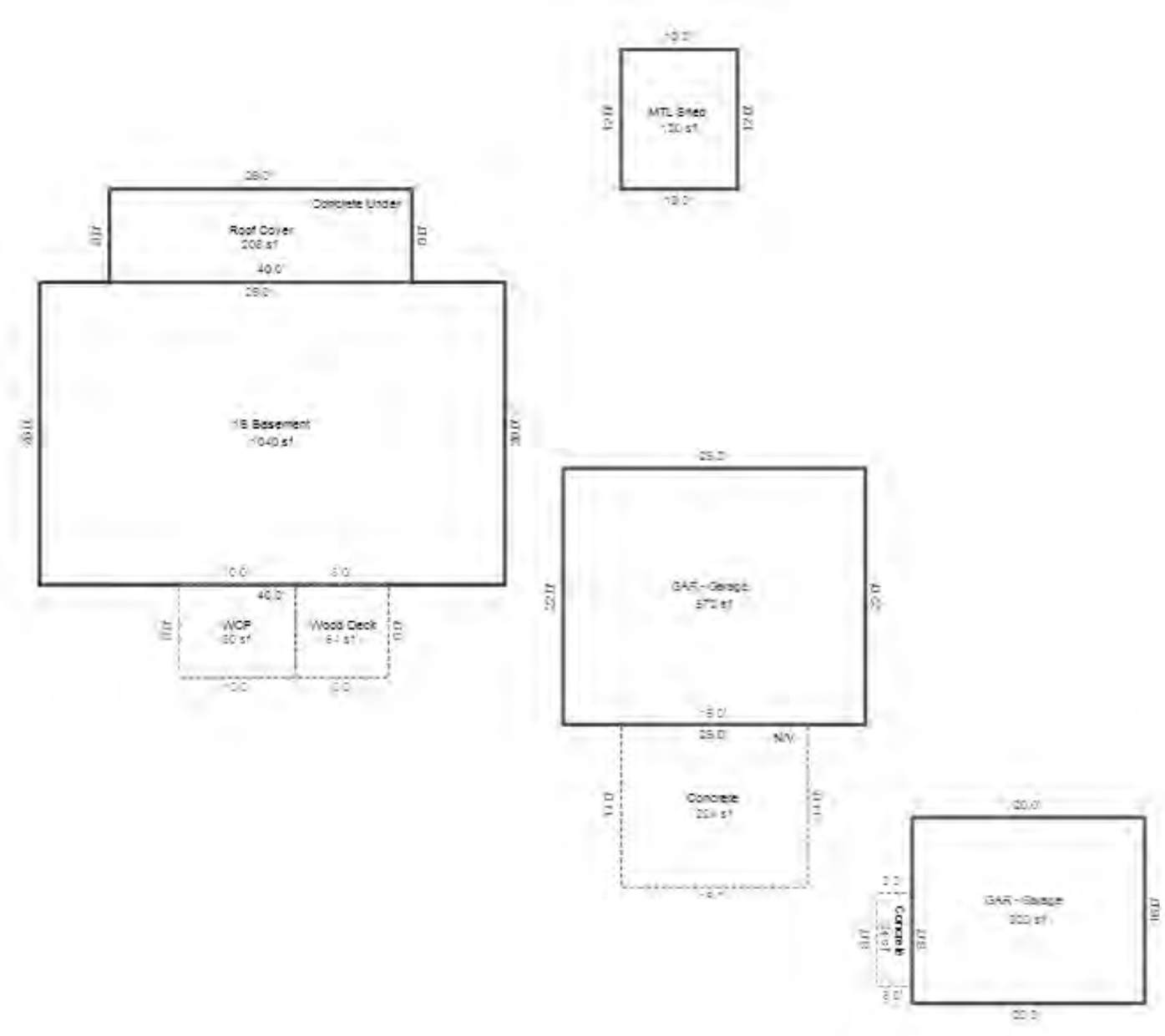
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/29/2024	INSPECTED	2024	7,200	82,600	89,800			57,573C
TPC	10/03/2023	INSPECTED	2023	5,600	82,200	87,800			54,832C
TPC	12/27/2017	INSPECTED	2022	4,400	75,600	80,000			52,221C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			80	Treated Wood			
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 15 Floor Area: 1,040 Total Base New : 204,799 Total Depr Cost: 174,077 Estimated T.C.V: 191,485						
Yr Built 2005	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F. X 1.100		Cls CD Blt 2005		
Condition: Average		Lg		X	Ord	Small	0 Amps Service			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Building Areas							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		Other:			X			1 Story Siding Basement 1,040			Total: 137,520		116,891	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments						
(2) Windows		(8) Basement		8			1			Recreation Room 320 5,843 4,967 Basement, Outside Entrance, Below Grade 1 2,130 1,810 Plumbing Average Fixture(s) 1 1,212 1,030 Water/Sewer 1000 Gal Septic 1 4,485 3,812 Water Well, 100 Feet 1 5,560 4,726 Deck Treated Wood w/Roof (Deck Portion) 80 2,182 1,855 Treated Wood w/Roof (Roof portion) 80 1,356 1,153 Treated Wood 64 1,952 1,659 w/Roof (Roof portion) 192 2,918 2,480						
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Garages						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 21,822 18,549 Door Opener 1 478 406 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 14,957 12,713 Door Opener 1 478 406						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Built-Ins						
X	Gable Hip Flat	Gambrel Mansard Shed		1			1			Appliance Allow. 1 1,906 1,620						
X	Asphalt Shingle			Lump Sum Items:			1			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



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

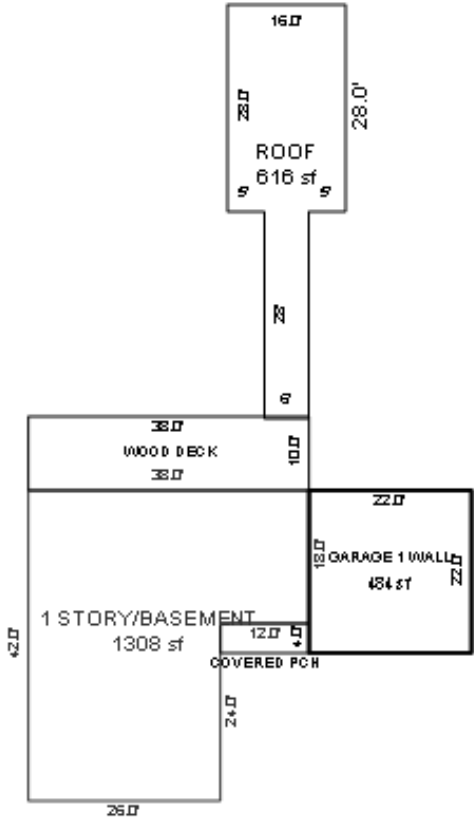
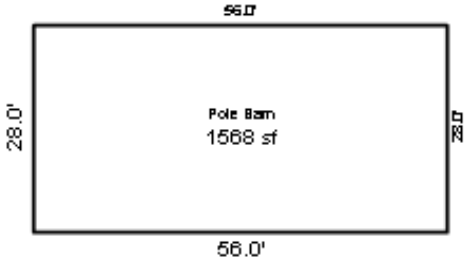
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
9350 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 12/16/2024								
Owner's Name/Address		MAP #:		2025 Est TCV 270,296 TCV/TFA: 206.65								
LUCAS FAMILY TRUST LUCAS DAVID R & DONNA M TRUSTEES 9350 W WATERGATE RD MC BAIN MI 49657		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
THAT PART OF S 1/2 OF NE 1/4 LYING N OF A LINE BEG AT E 1/4 COR TH N0°19'49"E, 1129.55FT, N89° 40'21"W 70FT, S0°19'49"W 227.71FT, S 53°20'52W 145.77FT, S 85°31'40" TO N-S 1/4 LINE EXC THAT PART LYING E 1/4 OF A LINE BEG AT E 1/4 COR TH N°19'49"E 1129.55FT, N89°40'21W 70FT, S0°19'49" W 227.71FT, S 53°20'52"W 145.77FT, S 85°31'40"W 1249.25FT, N0°16'23"E 617.02 FT TO N LINE OF S 1/2 OF NE 14 OF SEC 33 T22N R82W 20.1313A SPLIT ON 12/16/2024 FROM 009-033-002-00;		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 18 -29 @\$3700		20.13 Acres	3700	100				74,485
				20.13 Total Acres		Total Est. Land Value =						74,485
				Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value	
				D/W/P: 3.5 Concrete		6.49	850	0			0	
				Wood Frame		28.43	100	50			1,421	
				Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value	
				LAND IMPROVE 1000		1,000.00	1	95			950	
				Total Estimated Land Improvements True Cash Value =								2,371
Comments/Influences		Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		Low		2025	37,200	97,900	135,100			65,539C
		High		Landscaped		2024	0	0	0			0
		Swamp		Wooded		2023	0	0	0			0
		Pond		Pond		2022	0	0	0			0
		Waterfront		Waterfront								
		Ravine		Ravine								
		Wetland		Wetland								
		Flood Plain		Flood Plain								
		Who	When	What								
		TPC 05/30/2022	INSPECTED									
		TPC 04/30/2021	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 48 380 616	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1976 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 40 Floor Area: 1,308 Total Base New : 293,092 Total Depr Cost: 175,855 Estimated T.C.V: 193,440		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min		Size of Closets Lg X Ord Small		Room List Doors Solid X H.C.	
Yr Built 1976	Remodeled 0	Ex	X		Ord	Min	(12) Electric 200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1308 SF Floor Area = 1308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C Blt 1976		
Condition: Average		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		(5) Floors		Kitchen: Other: Other:		(13) Plumbing		1 Story Siding Basement		Total: 1,308		188,226 112,936	
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		Recreation Room 450 8,577 5,146			
(1) Exterior		X Drywall		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		Plumbing		Average Fixture(s) 1 1,455 873 2 Fixture Bath 1 3,064 1,838			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1308 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Water/Sewer		1000 Gal Septic 1 4,795 2,877 Water Well, 100 Feet 1 5,725 3,435			
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Porches		CCP (1 Story) 48 1,434 860			
X	Wood Sash Metal Sash Vinyl Sash	Basement: 1308 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support		Lump Sum Items:		Deck		Treated Wood 380 6,221 3,733 w/Roof (Roof portion) 616 9,215 5,529			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 484 21,751 13,051 Common Wall: 1 Wall 1 -2,647 -1,588			
X	Asphalt Shingle	450 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney: Metal		Class: C Exterior: Pole (Unfinished)		Built-Ins		Base Cost 1568 37,287 22,372			
Chimney: Metal								Appliance Allow. 1 2,727 1,636					

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
9350 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 12/16/2024									
Owner's Name/Address		MAP #:		2025 Est TCV 26,529									
LUCAS FAMILY TRUST LUCAS DAVID R & DONNA M TRUSTEES 9350 W WATERGATE RD MC BAIN MI 49657		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *									
A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, T22N 8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT EAST 1/4 CORNER. OF SAID SECTION; THENCE N00°19'49"E. ALONG THE EAST SECTION LINE, 1129.55 FEET; THENCE N89°40'21"W, 70.00 FEET; THENCE S00° 19'49'W, 227.71 FEET; THENCE S53°20'52'W, 145.77 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR M-55; THENCE S85°31'40'W, ALONG SAID RIGHT-OF-WAY, 485.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 2 FEET; THENCE ; THENCE T; THENCE ; THENCE ; THENCE TO THE POINT OF 17 ACRES MORE OR. N ON FILE***		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
		Topography of Site		Residentia 18		-29	@\$3700	7.17	Acres	3700	100		26,529
		X Level		7.17 Total Acres		Total Est. Land Value =						26,529	
		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	13,300	0	13,300			13,300S					
		2024	0	0	0			0					
		2023	0	0	0			0					
		2022	0	0	0			0					
		Who	When	What									
		TPC 05/30/2022	INSPECTED										
		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.
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D	30,000	11/13/2019	LC	03-ARM'S LENGTH	2019-03551	PROPERTY TRANSFER	100.0
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	21-NOT USED/OTHER	2011-1439QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 11/13/2019					
RICHARDSON CHRISTOPHER D & LISA J 5228 S BLODGETT RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 36,960					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 33 T22N R8W E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E SEC LINE 1129.54 FT N OF 1/4 POST TH S 89 DEG 36'20" W 70 FT TH S 00 DEG 23' 40" E 227.71 FT TH S 52 DEG 37' 27" W 145.77 FT TH S 84 DEG 48' 8" W TO N & S 1/4 LINE. EXC .BEG N 0 DEG 23' 40" W 1161.07 FT. N OF E/4 COR TH N 89 DEG 47' 13" W 330 FT, N O DEG 23' 40" W 150 FT, S 89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40" E 150 FT TO POB. 6.16 AC. SPLIT ON 10/12/2006 INTO 009-033-003-90;	Public Improvements			* Factors *							
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Residentia 3 - 7 @\$6000												6.16 Acres	6000	100		36,960
6.16 Total Acres												Total Est. Land Value =		36,960		


Comments/Influences

6 completed

3-003-00;

-003-90;

003-00.



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	18,500	0	18,500			8,752C
		TPC 12/27/2017 INSPECTED	2024	9,200	0	9,200			8,489C
		TPC 07/26/2010 INSPECTED	2023	9,200	0	9,200			8,085C
			2022	7,700	0	7,700			7,700S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D	30,000	11/13/2019	LC	19-MULTI PARCEL ARM'S LE	2019-03551	PROPERTY TRANSFER	100.0
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	21-NOT USED/OTHER	2011-1439QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 11/13/2019					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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RICHARDSON CHRISTOPHER D & LISA J 5228 S BLODGETT RD LAKE CITY MI 49651	2025 Est TCV 10,260
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

Residentia 1 -	2.99	@\$9000	1.14	Acres	9000	100		10,260
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1.14 Total Acres								Total Est. Land Value =	10,260
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SEC 33 T22N, R8W BEG N 0 DEG 23' 40" W 1161.07 FT. N OF E/4 COR TH N 89 DEG 47' 13" W 330 FT, N O DEG 23' 40" W 150 FT, S 89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40" E 150 FT TO POB. 1.14 Ac. Split on 10/12/2006 from 009-033-003-00;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
--	---	---

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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Split/Comb. on 10/12/2006 completed 10/12/2006 RAY ; Parent Parcel(s): 009-033-003-00; Child Parcel(s): 009-033-003-90;		
--	--	--

Topography of Site

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

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

X	Low
---	-----

	High
--	------

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

	Swamp
--	-------

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

	Pond
--	------

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

	Ravine
--	--------

X	Wetland
---	---------

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2025	5,100	0	5,100			3,296C
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2024	4,000	0	4,000			3,197C
------	-------	---	-------	--	--	--------

2023	4,000	0	4,000			3,045C
------	-------	---	-------	--	--	--------

2022	2,900	0	2,900			2,900S
------	-------	---	-------	--	--	--------

Who	When	What
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TPC 05/06/2018	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.
OUWINGA ROGER	OUWINGA ROGER & KAY, TRUS	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4410	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
OUWINGA ROGER & KAY TRUSTEES 9150 W WATERGATE MC BAIN MI 49657	MAP #: 2025 Est TCV 18,645					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 33 T22N R8W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N & S 1/4 LINE TH N 275 FT E'LY 237.5 FT S 275 FT TO SD R/W LINE TH W'LY 237.5 FT TO POB. 1.4994 A.		X		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		A 200' @ 90/FF	237.50	275.00	0.9579	0.9106	90	100	18,645
		X		238 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 18,645							

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	0	9,300			2,700C
2024	9,300	0	9,300			2,619C
2023	7,300	0	7,300			2,495C
2022	5,900	0	5,900			2,377C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OuwINGA ROGER & KAY TRUST		0	07/21/2010	OTH	09-FAMILY	2010-3099TRUST	PROPERTY TRANSFER	0.0
OuwINGA ROGER L	OuwINGA ROGER & KAY, TRUS	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4410	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9150 W WATERGATE RD						
Owner's Name/Address	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
	MAP #:					
	2025 Est TCV 239,223 TCV/TFA: 126.84					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 200' @ 90/FF	235.70	275.00	0.9598	0.9106	90	100		18,539
				236 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								18,539

Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: 4in Concrete	6.87	64	0	0	
			D/W/P: 3.5 Concrete	6.49	90	0	0	
			D/W/P: Patio Blocks	15.39	452	0	0	
			Gas	34.58	64	50	1,106	
			Curb	Residential Local Cost Land Improvements				
			Street Lights	Description	Rate	Size	% Good	Cash Value
			Standard Utilities	LAND IMPROVE 2500	2,500.00	1	100	2,500
			Underground Utils.	Total Estimated Land Improvements True Cash Value =				3,606



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	110,300	119,600			66,451C
2024	9,300	94,900	104,200			64,453C
2023	7,200	92,000	99,200			61,384C
2022	5,900	84,600	90,500			58,461C

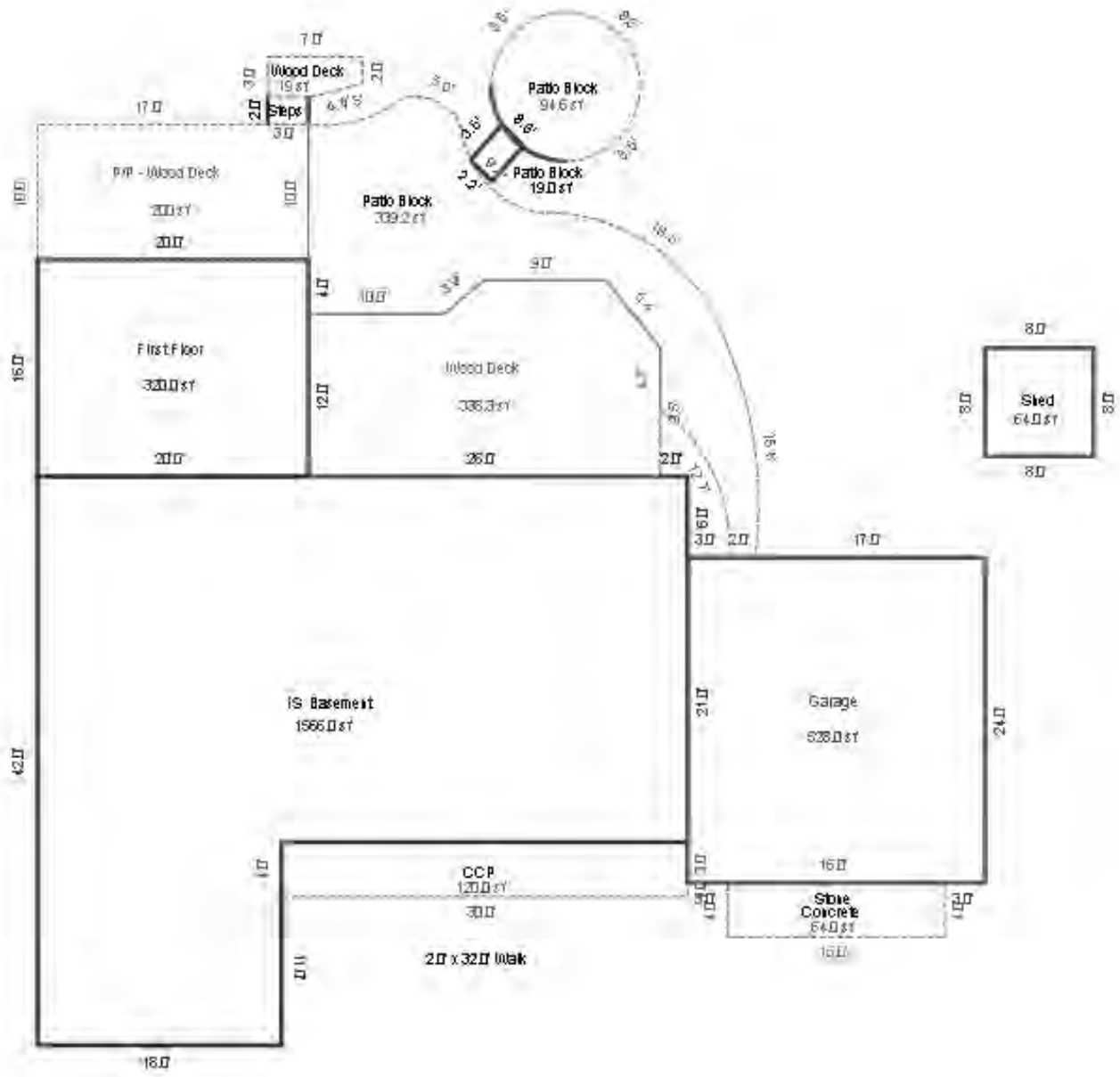
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Who	When	What
JWV	08/11/2020	INSPECTED
TPC	09/10/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C -5 Effec. Age: 40 Floor Area: 1,886 Total Base New : 328,922 Total Depr Cost: 197,344 Estimated T.C.V: 217,078		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 1978						
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1886 SF Floor Area = 1886 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas						
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			1 Story Brick Basement 1,566 1 Story Brick Crawl Space 320		Total: 251,175		150,697		
(1) Exterior		(6) Ceilings		No. of Fixtures			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex. X Ord. Min			Recreation Room 1200 22,872 13,723			Average Fixture(s)						
(2) Windows		(7) Excavation		Many X Ave. Few			Plumbing			Solar Water Heat						
X	Many Avg. X Few	Large Avg. X Small	Basement: 1566 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			2 Fixture Bath 1 3,064 1,838					
(3) Roof		(8) Basement		(13) Plumbing			Other Additions/Adjustments			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s) 1 3 Fixture Bath 1 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			1000 Gal Septic Water Well, 50 Feet			1000 Gal Septic 1 4,795 2,877 Water Well, 50 Feet 1 2,648 1,589						
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Porches			Ceramic Tile Floor						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story)			Deck						
				Lump Sum Items:			Treated Wood			Treated Wood						
							Treated Wood			Treated Wood						
							Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
							Base Cost			528 23,063 13,838						
							Common Wall: 1 Wall			1 -2,647 -1,588						
							Door Opener			1 539 323						
							Built-Ins			Appliance Allow. 1 2,727 1,636						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W WATERGATE RD		School: MCBAIN RURAL AGR 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 33 T22N R8W BEG ON E SEC LINE 454.54 FT N OF E 1/4 POST TH S 89 DEG 36' 20" W 70 FT N 23' 40" W 140.95 FT N 60 DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W 2623.07 FT S 5 DEG 11' 52" E 65 FT S 84 DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45 FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11' 52" W 20 FT S 84 DEG 48' 8" W 1213.92 FT S 52 DEG 37' 44" W 333.35 FT N ON SEC LINE400 FT S 60 DEG 4' 26" E 215.96 FT N 84.48' 8" E 2226.32 FT N 5 DEG 11' 52" E65 FT N 84 DEG 48'08"E 50 FT, S 5 DEG 11'52"E 65 FT, N 84 DEG 48'08"E 2635.68 FT, N 52 DEG 37'27"E 145.77 FT, N 23'40" W 227.71 FT, N 89 DEG 36'20"E 70 FT, S ON SEC LINE 675 FT TO POB. 20.47A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Topography of Site		Residentia 18	-29	@\$3700	20.47	Acres	3700	100		75,739
		Level		20.47		Total Acres	Total Est. Land Value =					75,739
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		High		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Landscaped		2023	0	0	0			0		
		Swamp		2022	0	0	0			0		
		Wooded		Who		When	What					
		Pond		TPC 12/27/2017		INSPECTED						
		Waterfront		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan								
		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.
KANIPE TERRY R & REBECCA	KANIPE TERRY R & REBECCA	0	12/23/2017	WD	09-FAMILY	2018-00092	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
5460 BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/01/1994					
KANIPE TERRY R & REBECCA RUTH 5460 BLODGETT RD MC BAIN MI 49657	MAP #: 2025 Est TCV 217,834 TCV/TFA: 156.49					

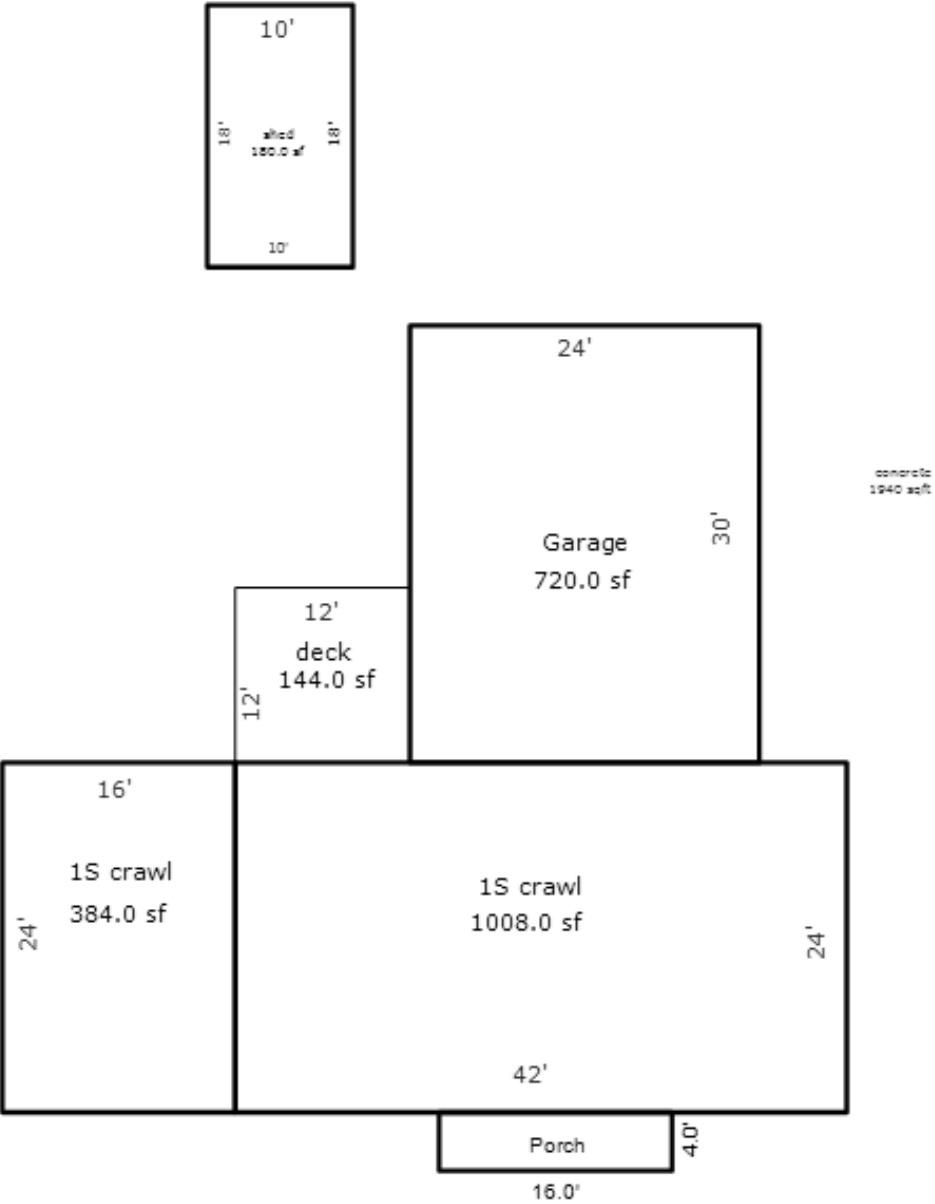
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
THAT PART OF LAND IN MISSAUKEE COUNTY IN THE NW 1/4 OF SEC 33, T22N R8W DESCRIBED IN LIBER S-5 P 151 AS PARCEL #1 & #2 22.83 A FORMERLY SEC 33 T22N R8W (1*2000) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W EXC W 940 FT THOF. 24.3959A.	X	Dirt Road		AGRICULTRU 18 - 29 Acres	18.83 Acres		3200	100		60,256
		Gravel Road		AGRICULTRU SURPLUS 2300/	4.00 Acres		2300	100		9,200
Comments/Influences				22.83 Total Acres Total Est. Land Value = 69,456						
ADD BSM'T FOR 06 CHG DEP TO 65% 00 SPLIT 6.68 AC TO 006-70 FOR 01 01 SPLIT 2.5 AC TO 006-60 FOR 02 REMAINING 1 DIV GIVEN TO 033-006-70 PER	X			Land Improvement Cost Estimates						
				Description			Rate	Size % Good		Cash Value
				D/W/P: 4in Ren. Conc.			7.82	1940	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	34,700	74,200	108,900			77,598C
	Rolling		2024	42,300	70,000	112,300			75,265C
	Low		2023	36,800	58,500	95,300			71,681C
	High		2022	37,100	58,400	95,500			68,268C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

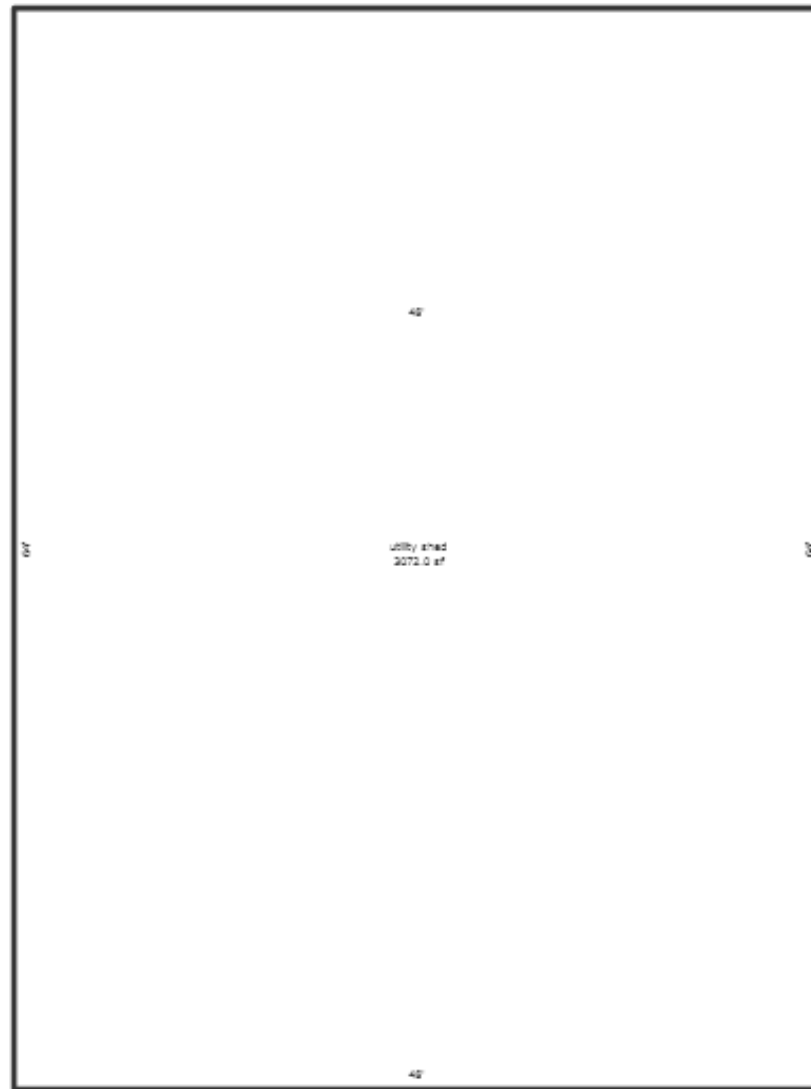
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*** Information herein deemed reliable but not guaranteed***



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

Building Type	Farm Utility Storage She			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 224			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	64 x 48 = 3072			
Cost New	\$ 23,101			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 12,706			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.700			
% Good	55			
Est. True Cash Value	\$ 8,894			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8894 / All Cards: 8894				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLAND STREET DEVELOPMENT	FIELD OF DREAMZ LLC	840,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03036	PROPERTY TRANSFER	100.0
KOINONIA LIVING CENTER IN	ROLAND STREET DEVELOPMENT	340,000	11/30/2010	WD	03-ARM'S LENGTH	2010-5308WD	PROPERTY TRANSFER	100.0
KOINONIA LIVING CENTER IN		0	08/03/2010	OTH	33-TO BE DETERMINED	2010-3960	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9343 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	08/16/2011	2011-0435	100%
Owner's Name/Address	P.R.E. 0%		Carpport	11/10/2004	20040445	Complete
FIELD OF DREAMZ LLC 13387 BLUE SHORE DR TRAVERSE CITY MI 49686	MAP #:					
	2025 Est TCV 656,293 TCV/TFA: 56.78					

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 33 T22N R8W (0*2001) W 940 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M55 EXC W 690 FT THOF. 2.5A.	X	Dirt Road		INFO FOR SIZE 0	250.00	435.60	1.0000	0.0000	0	100*	0
		Gravel Road		COMMERCIAL 2-4A	9000	2.50 Acres	9000	100			22,500
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
		Storm Sewer		250 Actual Front Feet,	2.50 Total Acres		Total Est. Land Value =				22,500

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Electric				
		Gas	D/W/P: Asphalt Paving	2.71	33000 100	89,430
		Curb	Total Estimated Land Improvements True Cash Value =			89,430

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	11,300	316,800	328,100			270,301C
2024	18,800	264,200	283,000			262,174C
2023	8,800	292,100	300,900			249,690C
2022	6,300	231,500	237,800			237,800S

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

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Desc. of Bldg/Section: CAL 148 - 10 UNITS
 Calculator Occupancy: Multiple Residences

Class: D,Siding
 Floor Area: 6,450
 Gross Bldg Area: 11,558
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2.25%
 Effective Age : 15
 Physical %Good: 71
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Complete H.V.A.C. 100
 Heat#2: Wall or Floor Furnace 0%
 Ave. SqFt/Story: 6450
 Total # Units: 10
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Low

2002 Year Built Remodeled

10 Overall Bldg Height

Comments:
 2/18/2015 APPROXIMATELY
 1000SQFT 1 BDRM & 2BDRM
 UNITS -TIM

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

Class: D,Siding Quality: Low Cost
 Total Floor Area: 6450 # of Units: 10
 Overall Building Height: 10

Base Rate for Upper Floors = 63.11

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 16.48 100%
 Adjusted Square Foot Cost for Upper Floors = 79.59

Total Floor Area: 6,450 Base Cost New of Upper Floors = 513,356

Reproduction/Replacement Cost = 513,356
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 364,483

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

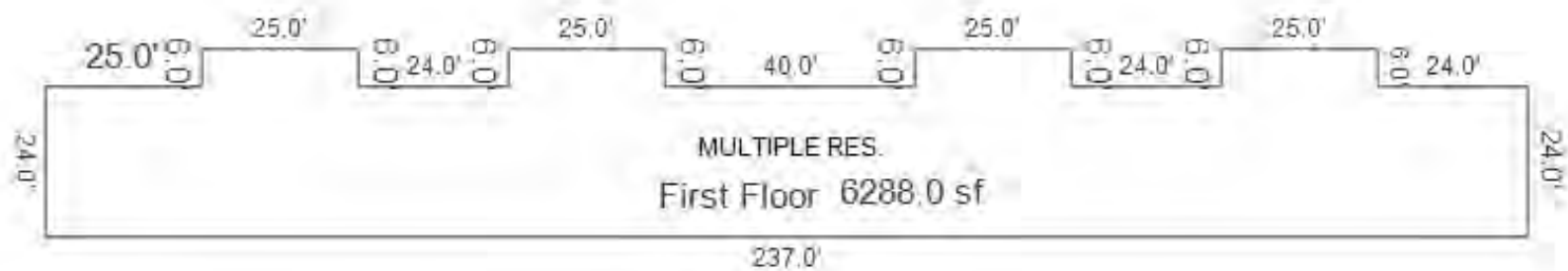
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences			1 Up	10	1.000 1.000	14,471
(40) Exterior Wall:						

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation: X Poured Conc Brick/Stone Block	(8) Plumbing: Many Above Ave. Average Typical Few None	Outlets: Few Average Many Unfinished Typical	10 Appliance Allowance, Multiple
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Fixtures: Few Average Many Unfinished Typical	(40) Exterior Wall: Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	800 SqFt, Wood
(5) Floor Cover:	(10) Heating and Cooling: Gas Oil Coal Stoker Hand Fired Boiler	(13) Roof Structure: Slope=0 X Wood Dome and Deck	
(6) Ceiling:		(14) Roof Cover:	

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



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

Desc. of Bldg/Section: 2011 CONVERSION TO 4 UNITS
 Calculator Occupancy: Multiple Residences

Class: D,Siding
 Floor Area: 2,908
 Gross Bldg Area: 11,558
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 2.25%
 Effective Age : 15
 Physical %Good: 71
 Func. %Good : 100
 Economic %Good: 100

2002 Year Built
 2011 Remodeled

12 Overall Bldg Height

Comments:
 2011 CONVERTED TO MULTIPLE UNIT FROM CLUBHOUSE

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Complete H.V.A.C. 100					
Heat#2: Wall or Floor Furnace 0%					
Ave. SqFt/Story: 2908					
Total # Units: 4					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D,Siding Quality: Low Cost
 Total Floor Area: 2908 # of Units: 4
 Overall Building Height: 12

Base Rate for Upper Floors = 66.78

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 17.44 100%
 Adjusted Square Foot Cost for Upper Floors = 84.22

Total Floor Area: 2,908 Base Cost New of Upper Floors = 244,912

Reproduction/Replacement Cost = 244,912
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 173,888

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

Costs taken from Segregated Cost Section 2: Multiples & Motels

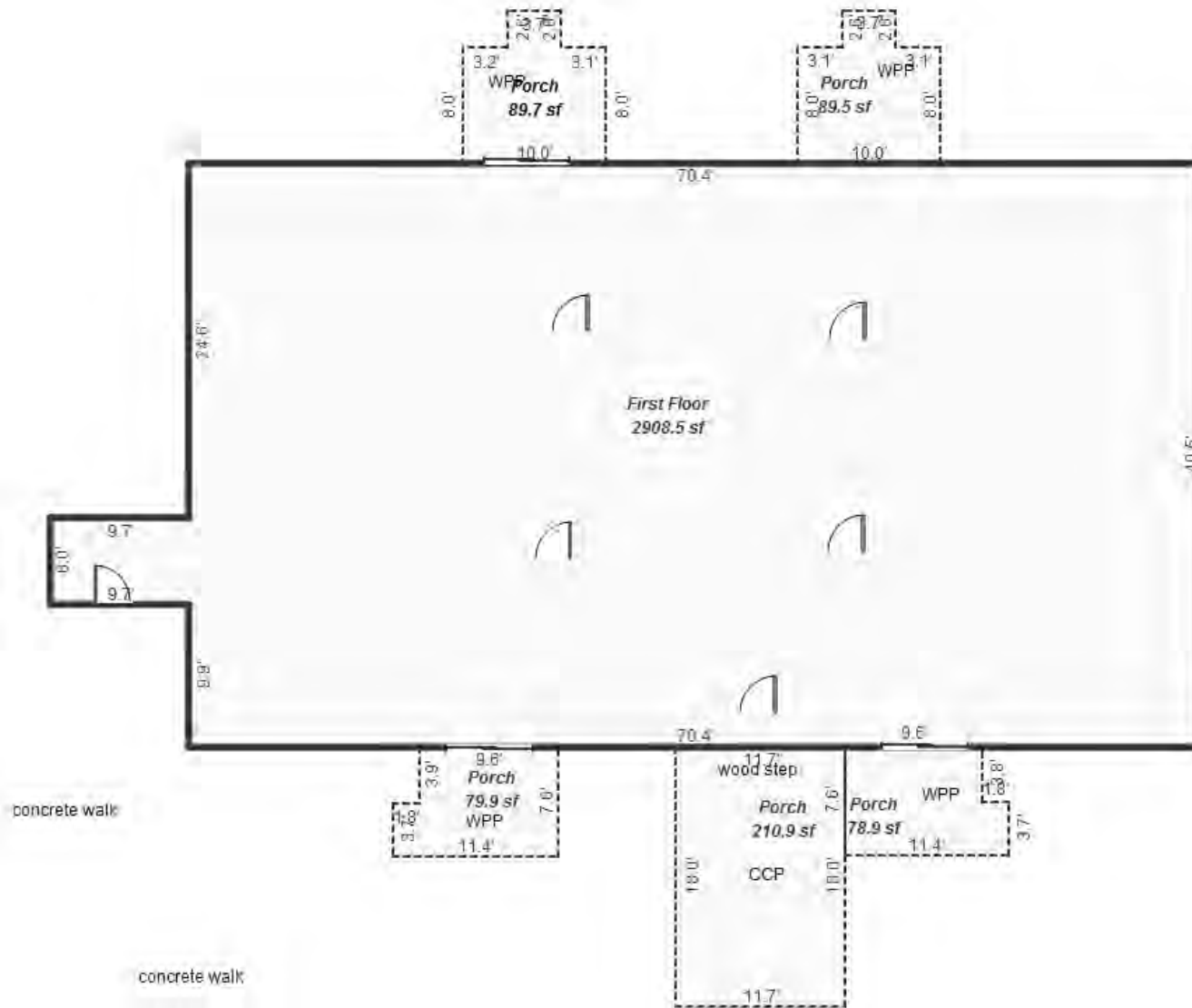
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences			1 Up	1447.05	4 1.000 1.000	5,788

Total Cost of Lump-Sum Items = 5,788

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

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: CARPORT
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Construction Cost					
High	Above Ave.	Ave.	X	Low	

Class: D,Pole
 Floor Area: 1,000
 Gross Bldg Area: 11,558
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 15
 Physical %Good: 68
 Func. %Good : 100
 Economic %Good: 100

2005	Year Built Remodeled
	Overall Bldg Height

Comments:

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 140

Base Rate for Upper Floors = 25.95

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 25.95

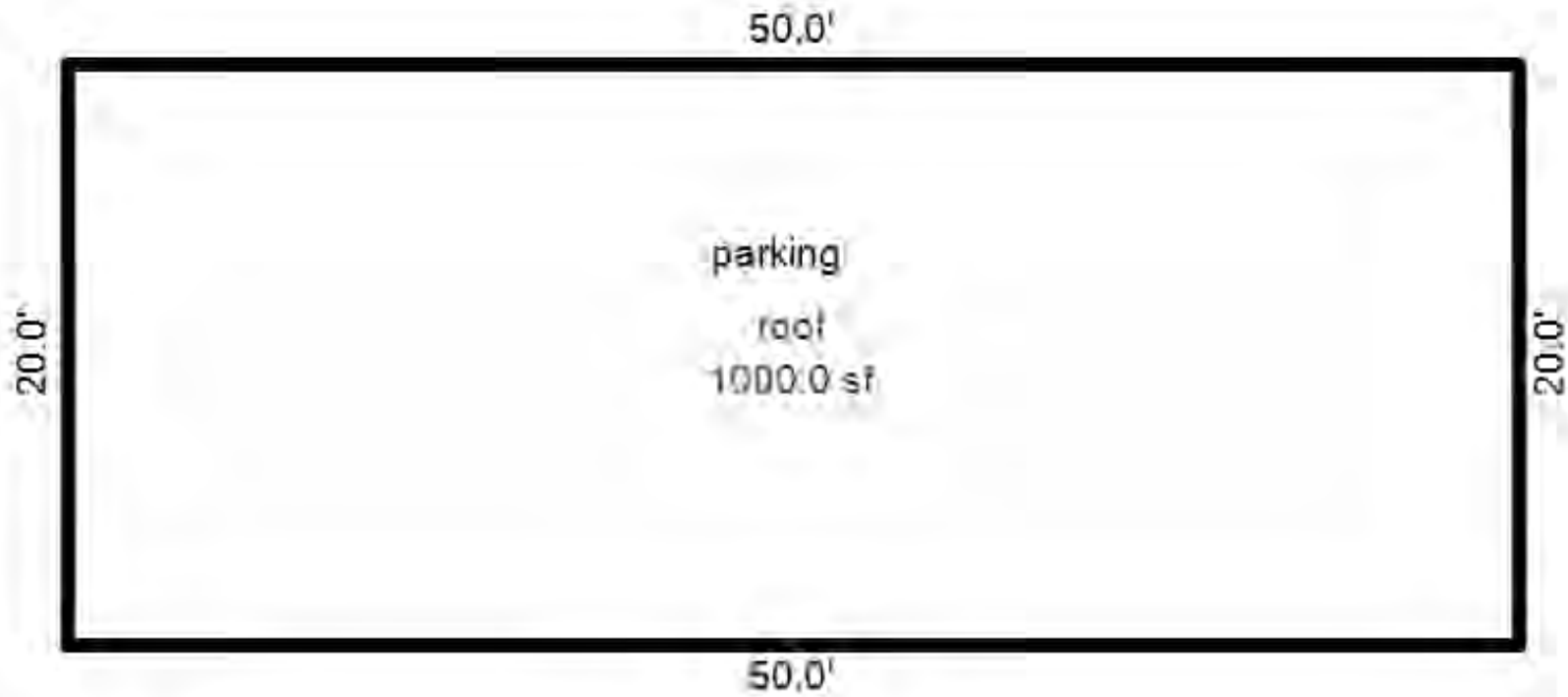
Total Floor Area: 1,000 Base Cost New of Upper Floors = 25,950

Reproduction/Replacement Cost = 25,950
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 17,646

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 3 = 15,881
 Replacement Cost/Floor Area= 25.95 Est. TCV/Floor Area= 15.88

(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***



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

Desc. of Bldg/Section: CARPORT
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole		Construction Cost				
Floor Area: 1,200	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 11,558	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average					
Average Sty Hght : 8	Heat#1: No Heating or Cooling 100					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%					
Depr. Table : 2.5%	Ave. SqFt/Story: 1200					
Effective Age : 15	Ave. Perimeter: 160					
Physical %Good: 68	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
2003 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Average						

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 160

Base Rate for Upper Floors = 25.51

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 25.51

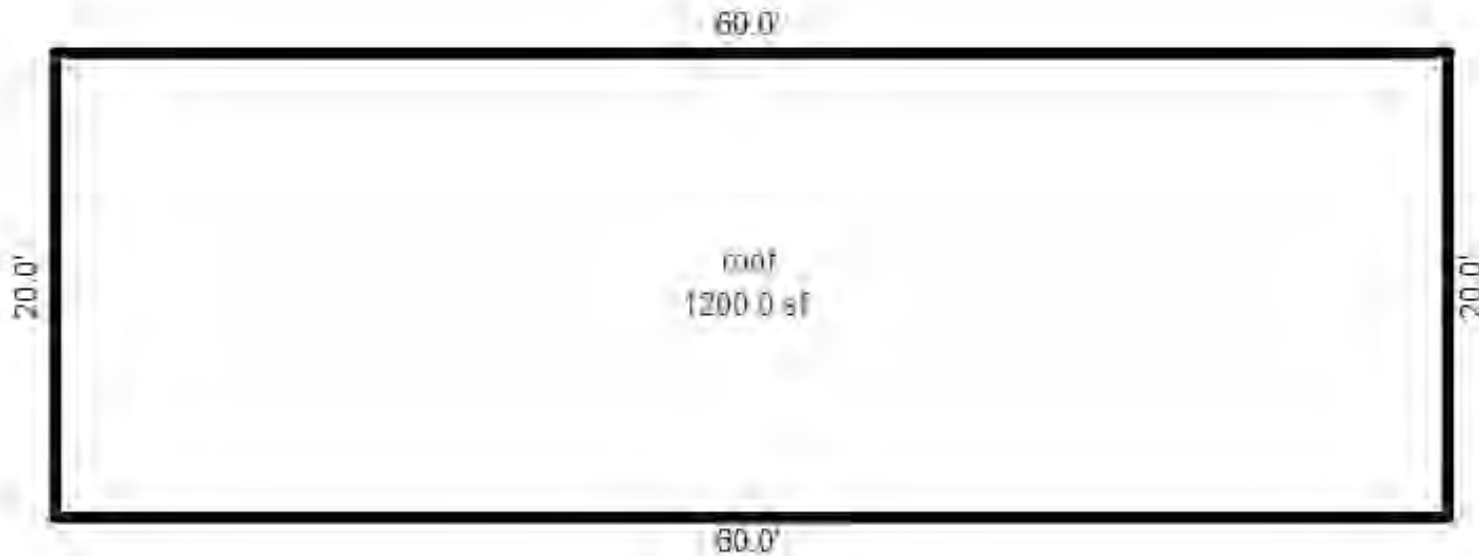
Total Floor Area: 1,200 Base Cost New of Upper Floors = 30,612

Reproduction/Replacement Cost = 30,612
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 20,816

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 4 = 18,735
 Replacement Cost/Floor Area= 25.51 Est. TCV/Floor Area= 15.61

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

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



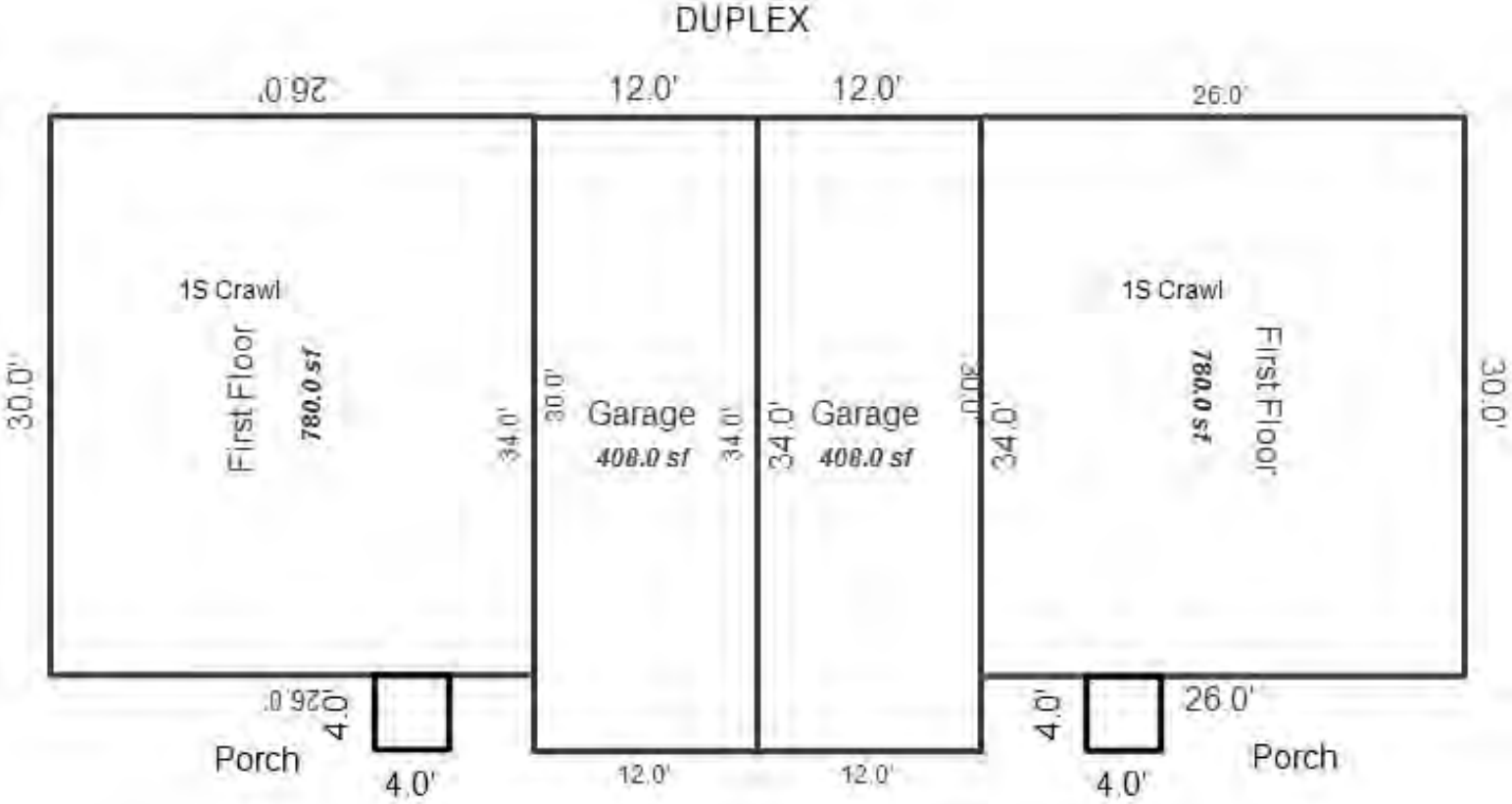
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
ROLAND STREET DEVELOPMENT	FIELD OF DREAMZ LLC	840,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03036	PROPERTY TRANSFER	100.0									
HICKS MICHAEL J ETAL	ROLAND STREET DEVELOPMENT	86,000	11/24/2014	WD	03-ARM'S LENGTH	2014-03925	PROPERTY TRANSFER	100.0									
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	10-FORECLOSURE	2010-4069QC	PROPERTY TRANSFER	0.0									
SPRAGG JAMES A & PATRICIA	HICKS MICHAEL, MATTHEW &	230,000	11/22/2004	WD	03-ARM'S LENGTH	04-0/4791	DEED	100.0									
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
9419 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		06/14/2006		20060155	Complete								
Owner's Name/Address		P.R.E. 0%		New House		10/04/2005		20050345	Complete								
FIELD OF DREAMZ LLC 13387 BLUE SHORE DR TRAVERSE CITY MI 49686		MAP #:		2025 Est TCV 466,654 TCV/TFA: 149.57													
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES													
SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55. EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB N TO POB 2.19AC. M/L SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80; SPLIT ON 10/16/2010 INTO 009-033-006-79;		Public Improvements		* Factors * 250X300													
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		Gravel Road		INFO FOR SIZE		0		250.00	300.04	1.0000	0.0000	0	100*	0			
		Paved Road		COMMERCIAL 2-4A		9000		1.72 Acres		9000		100		15,498			
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.		250 Actual Front Feet, 1.72 Total Acres		Total Est. Land Value =						15,498			
		Sidewalk		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value						
		Water Sewer		D/W/P: Asphalt Paving		2.85		6400		100		18,240					
		Electric		Total Estimated Land Improvements		True Cash Value =						18,240					
		Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
Comments/Influences		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
00 SPLIT FOR 006-00 FOR 01 00 SPLIT 0.75 AC TO 006-90 FOR 03 D TO ROLL FOR 05 FOR 06 07 15900 ADJ 54100 ADD'N FOR 0 completed AYER REQUEST; 3-006-70; -006-79; ----- 06-79 CE. WEST 690 FT. THEREOF, OF THE OUTH OF HWY. M-55		Level		2025		7,700		225,600		233,300						169,592C	
		Rolling		2024		11,300		182,900		194,200						164,493C	
		Low		2023		6,300		158,600		164,900						156,660C	
		High		2022		6,300		142,900		149,200						149,200S	
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Who		When		What											
		TPC		04/30/2021		INSPECTED											
		TPC		05/13/2019		INSPECTED											
		TPC		05/06/2018		INSPECTED											

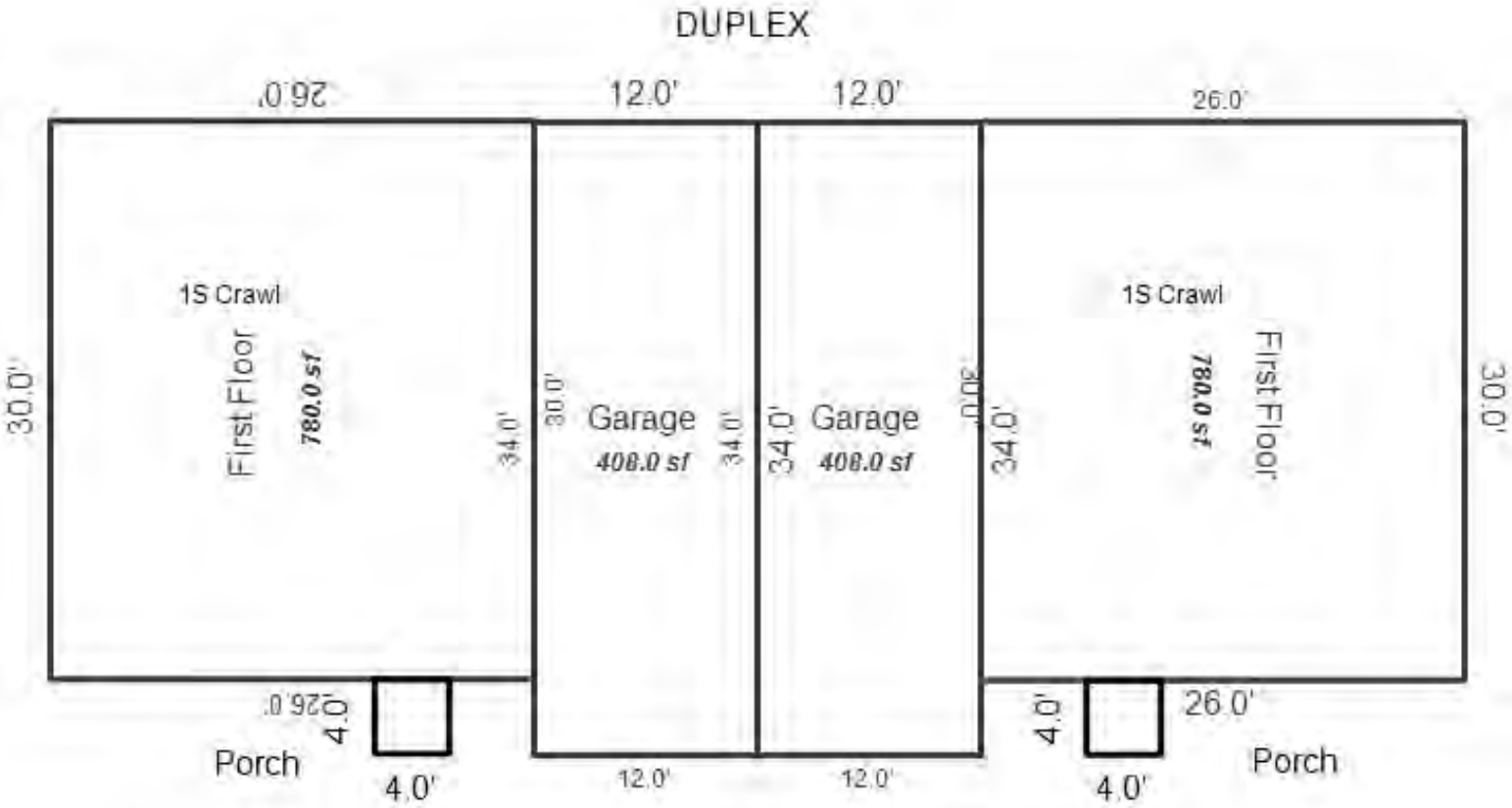
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 408 % Good: 0 Storage Area: 0 No Conc. Floor: 0	16	CCP (1 Story)	16	CCP (1 Story)	E.C.F. X 0.900	Bsmnt Garage: Carport Area: Roof:	
	0																	Front Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 780 Total Base New : 281,052 Total Depr Cost: 238,888 Estimated T.C.V: 214,999
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Area = 780 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls CD Blt 2005					
Building Style: 1S		Ex Ord Min		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Duplex 1S			Exterior Units: 2 Interior Units: 0 Roof:					
Yr Built 2005	Remodeled 0	Ex	Ord	Min	Lg Ord Small			0 Amps Service			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
Condition: Average		Doors		Solid H.C.			(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding Crawl Space			780 Total: 157,542 66,955					
Basement	1st Floor	2nd Floor		Bedrooms			Many Ave. Few			Other Additions/Adjustments			Plumbing					
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing			Water/Sewer			2000 Gal Septic Water Well, 100 Feet					
Wood/Shingle	Aluminum/Vinyl	Brick		Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 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			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages			Base Cost 408 20,788 17,670					
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 408 20,788 17,670					
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Common Wall: 1 Wall 1 478 406			Door Opener 1 478 406					
Wood Sash	Metal Sash	Vinyl Sash		(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,906 1,620					
Double Hung	Horiz. Slide	Casement		Joists: Unsupported Len: Cntr.Sup:						Porches			CCP (1 Story) 16 744 632					
Double Glass	Patio Doors	Storms & Screens								CCP (1 Story) 16 744 632			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS & MOLLY TR	BLOK DEREK & STACEY	130,000	09/16/2020	WD	03-ARM'S LENGTH	2020-02681	PROPERTY TRANSFER	100.0
NEBLOCK THOMAS C TRUST	NEBLOCK THOMAS & MOLLY TR	0	03/19/2020	QC	09-FAMILY	2020-01180	PROPERTY TRANSFER	0.0
SPRAGG JAMES A & PATRICIA	NEBLOCK THOMAS C TRUST	82,000	05/23/2017	WD	03-ARM'S LENGTH	2017-01710	PROPERTY TRANSFER	100.0
SPRAGG JAMES A & PATRICIA		0	07/20/2010	QC	09-FAMILY	2010-4069QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9419 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	10/10/2017	2017-0509	100%
	P.R.E. 100% 09/16/2020					

Owner's Name/Address	MAP #:
BLOK DEREK & STACEY 9419 W WATERGATE RD MC BAIN MI 49657	2025 Est TCV 203,684 TCV/TFA: 139.89

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 130.00 224.50 1.1137 0.8655 90 100 11,278
			130 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 11,278

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
-79: THE EAST 300 FT OF THE WEST 690 FT EXCEPT THE EAST 170 FT THEREOF OF SW 1/4 OF THE NE 1/4 LYING SOUTH OF HWY M-55 AND EXCEPT THE SOUTH 250 FT THEREOF SEC 33 T22N R8W, .67 ACRES MOL	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk					
HISTORY-SEC 33 T22N R8W (0*2000) E 300 FT OF W 690 FT OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 EXC E 170 FT THOF & EXC S 250 FT THOF. .67A. 2008 Parcel	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	D/W/P: 4in Concrete Fencing: Wire Mesh, #11 Residential Local Cost Land Improvements	6.39 3.17	308 448	0 0	0 0
009-033-006-70 Split on 05/15/2008 2010 Split of 009-033-006-70 on 12/20/2010			LAND IMPROVE 1000	1,000.00	1	95	950
-80: THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW 1/4 OF			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												
	X												

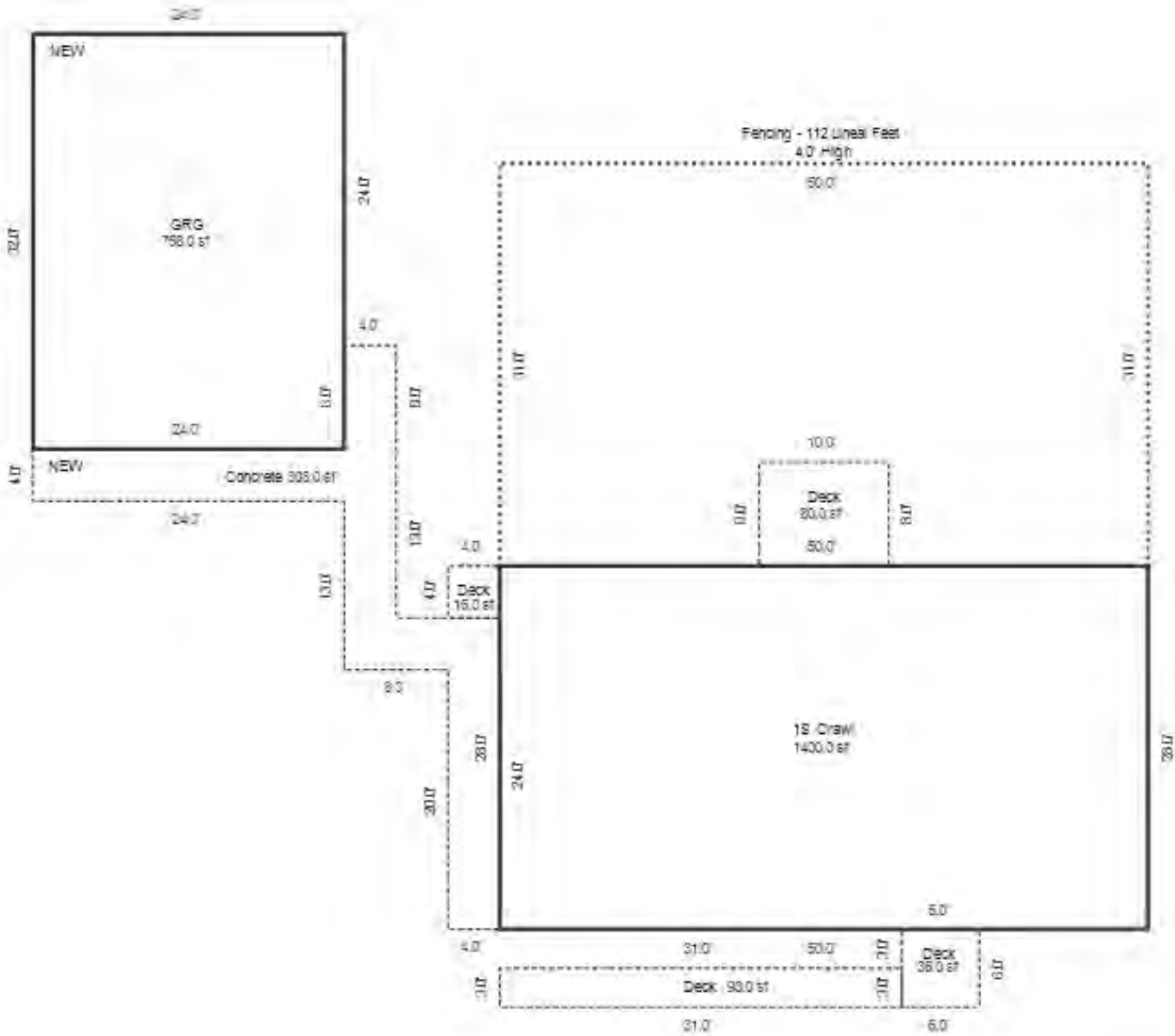
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,600	96,200	101,800			73,972C
2024	3,300	82,500	85,800			71,748C
2023	3,300	74,200	77,500			68,332C
2022	3,300	64,000	67,300			65,079C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 15 Floor Area: 1,456 Total Base New : 204,767 Total Depr Cost: 174,051 Estimated T.C.V: 191,456		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 2003					
Yr Built	Remodeled	Ex	X	Ord	Min	150 Amps Service		Ground Area = 1456 SF Floor Area = 1456 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas					
2003 201	2017	Lg	X	Ord	Small	No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,456		Total: 160,794 136,675					
Condition: Average		(5) Floors		(12) Electric		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,212 1,030					
Room List		Kitchens: Other: Other:		150 Amps Service		Water/Sewer		1000 Gal Septic		1 4,485 3,812		1 5,560 4,726					
Basement	1st Floor	(6) Ceilings		No. of Elec. Outlets		Deck		Water Well, 100 Feet		1 2,994 2,545		80 2,182 1,855					
2nd Floor	3 Bedrooms	X	Drywall	Many X Ave. Few		Garages		Treated Wood		129 2,994 2,545		80 2,182 1,855					
(1) Exterior		(7) Excavation		(13) Plumbing		Class: CD Exterior: Pole (Unfinished)		Treated Wood		16 705 599		768 18,010 15,308					
Wood/Shingle	Aluminum/Vinyl	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s)		Base Cost		Treated Wood		2 956 813		2 1,906 1,620					
Brick	Insulation	(8) Basement		2 3 Fixture Bath		Door Opener		Ceramic Tile Floor		1 2,158 1,834		768 18,010 15,308					
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 2 Fixture Bath		Built-Ins		Ceramic Tile Wains		1 2,158 1,834		768 18,010 15,308					
Many	X	Large	(9) Basement Finish		2 Softener, Auto		Appliance Allow.		Ceramic Tub Alcove		1 2,158 1,834		768 18,010 15,308				
Avg.	X	Avg.	Recreation SF		2 Softener, Manual		Fireplaces		Vent Fan		1 2,158 1,834		768 18,010 15,308				
Few		Small	Living SF		2 Solar Water Heat		Prefab 1 Story		Vent Fan		1 2,158 1,834		768 18,010 15,308				
Wood Sash		Metal Sash		Walkout Doors (B)		No Plumbing		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 191,456							
Vinyl Sash		Vinyl Sash		No Floor SF		Extra Toilet											
X Double Hung		X Double Hung		Walkout Doors (A)		Extra Sink											
X Horiz. Slide		X Horiz. Slide		Lump Sum Items:		Separate Shower											
X Casement		X Casement		Public Water		Ceramic Tile Floor											
X Double Glass		X Double Glass		Public Sewer		Ceramic Tile Wains											
X Patio Doors		X Patio Doors		Water Well		Ceramic Tub Alcove											
X Storms & Screens		X Storms & Screens		1000 Gal Septic		Vent Fan											
(3) Roof		(10) Floor Support		2000 Gal Septic													
X	Gable	Gambrel	Joists: Unsupported Len: Cntr.Sup:		1 Public Water												
X	Hip	Mansard			1 Public Sewer												
X	Flat	Shed			1 Water Well												
X	Asphalt Shingle				1 1000 Gal Septic												
						1 2000 Gal Septic											

*** 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.
SPRAGG	AMANDA MARIE ALBERTS	124,000	02/12/2012	WD	03-ARM'S LENGTH	2012-00033	PROPERTY TRANSFER	100.0
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	10-FORECLOSURE	2010-04069QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9393 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/19/2012					
ALBERTS AMANDA M 9393 W WATERGATE ROAD MC BAIN MI 49657	MAP #: 2025 Est TCV 315,512 TCV/TFA: 144.47					

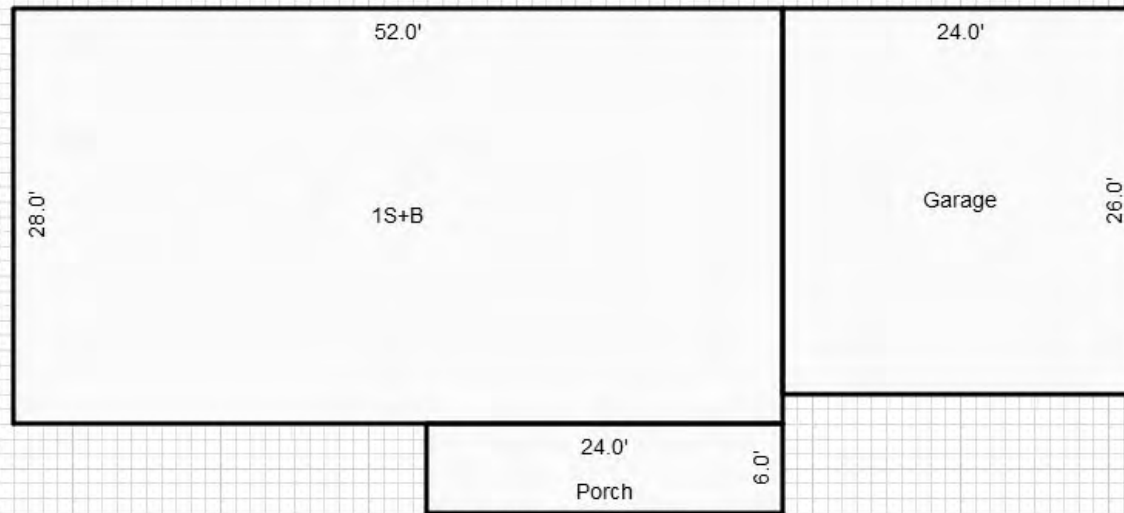
Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 33 T22N R8W E 170FT OF W 690FT OF SW 1/4 OF NE 1/4 LYING SOUTH OF HWY M55 EXC S 250FT THEREOF .933 ACRES MOL FORMER DESCRIPTION BEG AT NE COR OF W 690 FT OF SW/4 LYING S OF M-55 ROW, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB .65 AC. M/L SPLIT ON 06/30/2008 FROM 009-033-006-70;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		A 200' @ 90/FF	170.00	153.74	1.0415	0.7874	90 100	12,546
	X	Electric		170 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 12,546						
	X	Gas		Land Improvement Cost Estimates						
	X	Curb		Description	Rate	Size	% Good	Cash Value		
	X	Street Lights		D/W/P: Asphalt Paving	3.06	2000	0	0		
	X	Standard Utilities		D/W/P: 4in Ren. Conc.	8.06	144	0	0		
	X	Underground Utils.		Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				LAND IMPROVE 1000	1,000.00	1	97	970		
				Total Estimated Land Improvements True Cash Value = 970						



Comments/Influences			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Topography of Site			2025	6,300	151,500	157,800			73,075C
Level			2024	6,400	130,000	136,400			70,878C
X Rolling			2023	6,400	116,900	123,300			67,503C
X Low			2022	6,400	100,700	107,100			64,289C
X High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who When What									
TPC 12/27/2017 INSPECTED									
TPC 10/29/2013 INSPECTED									
TPC 03/20/2012 INSPECTED									

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*** 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.
SPRAGG JAMES A & PATRICIA	KLUNDER JODI	20,500	08/28/2023	WD	03-ARM'S LENGTH	2023-02302	PROPERTY TRANSFER	100.0
HICKS MICHAEL J, MATTHEW J	SPRAGG JAMES A & PATRICIA	0	05/04/2010	QC	23-PART OF REF	2010-1502QC	PROPERTY TRANSFER	100.0
SPRAGUE JAMES	HICKS MICHAEL J, MATTHEW J	19,500	12/15/2005	WD	03-ARM'S LENGTH	06-0/4898	DEED	100.0

Property Address: W WATEGATE 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: KLUNDER JODI
 1460 S LAKESHORE DR
 LAKE CITY MI 49651
 2025 Est TCV 27,097

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/	120.00	390.00	1.1362	0.9937	200	100		27,097
120 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =			27,097

Tax Description
 SEC 33 T22N R8W (0*2004)
 E 120 FT OF W 390 FT OF SW/4 OF NE/4
 LYING S'LY OF HWY M55.
 1.09 A M/L

Comments/Influences
 21101174 \$16,900 M 55

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,500	0	13,500			9,279C
2024	9,000	0	9,000			9,000S
2023	7,500	0	7,500			3,856C
2022	7,500	0	7,500			3,673C

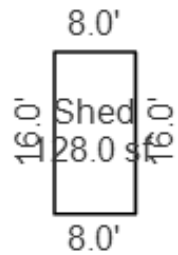
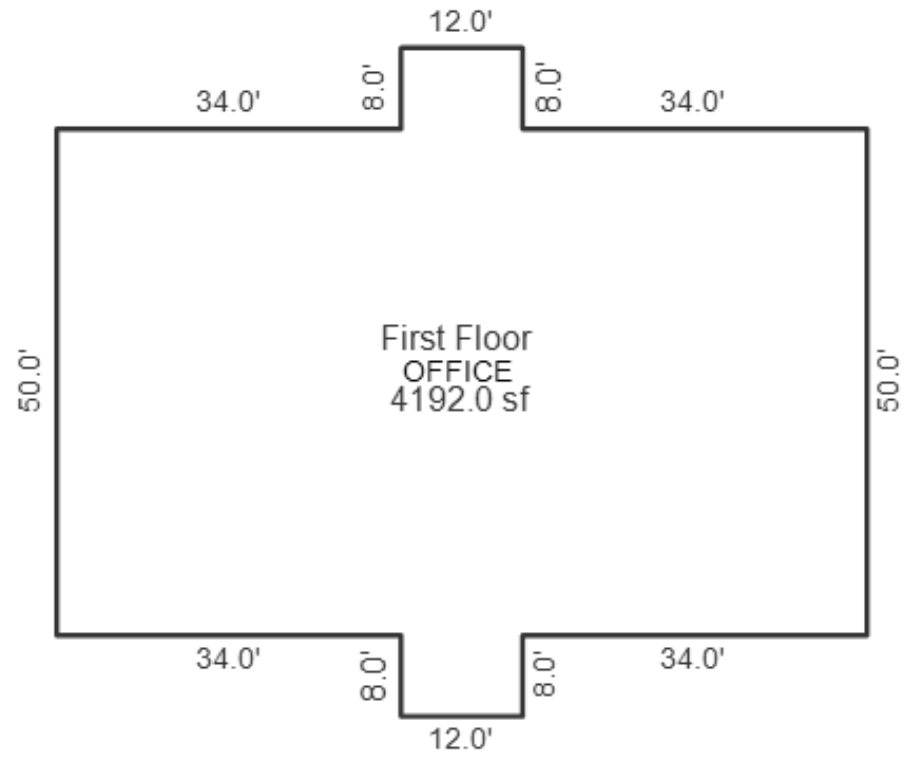
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SUMMIT INVESTMENTS LLC	MISSAUKEE ENTERPRISES LLC	450,000	04/27/2023	MLC	03-ARM'S LENGTH	2023-01203	PROPERTY TRANSFER	100.0				
RENDON BRUCE R LIVING TRU	SUMMIT INVESTMENTS LLC	370,000	10/21/2012	WD	03-ARM'S LENGTH	2012-03413	PROPERTY TRANSFER	100.0				
RENDON BRUCE R & DAIRE (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0				
		17,000	09/01/2002	WD	03-ARM'S LENGTH	02-0:4385	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status				
9475 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MISSAUKEE ENTERPRISES LLC 1460 S LAKESHORE DR LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 496,522 TCV/TFA: 124.13										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
SEC 33 T22N R8W (0*2002) W 270 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W. 2.75A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
07-06 TT Bruced..He felt assessment a little high.. Unable to lease any of the available office space due to slumping economy and real estate.		Gravel Road		INFO FOR SIZE	0	270.00	444.00	1.0000	0.0000	0	100*	0
		Paved Road		COMMERCIAL 2-4A	9000	2.75	Acres	9000	100			24,768
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		270 Actual Front Feet, 2.75 Total Acres Total Est. Land Value = 24,768								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		D/W/P: Asphalt Paving	3.12	7500	100	23,400				
		Gas		Total Estimated Land Improvements True Cash Value = 23,400								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	12,400	235,900	248,300			231,562C		
		Low		2024	10,100	214,500	224,600			224,600S		
		High		2023	10,100	237,500	247,600			194,339C		
		Landscaped		2022	10,100	187,600	197,700			185,085C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/12/2023	INSPECTED								
		TPC	04/30/2021	INSPECTED								
		TPC	12/27/2017	INSPECTED								



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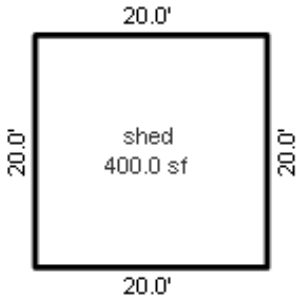
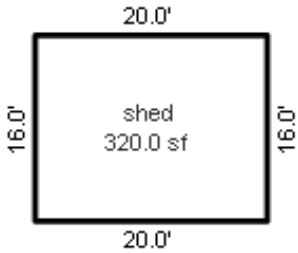
*** Information herein deemed reliable but not guaranteed***



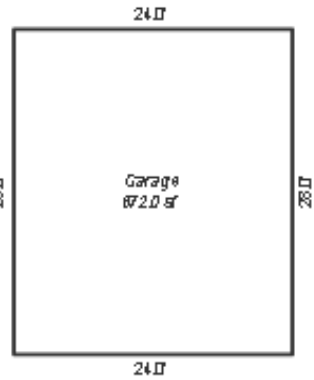
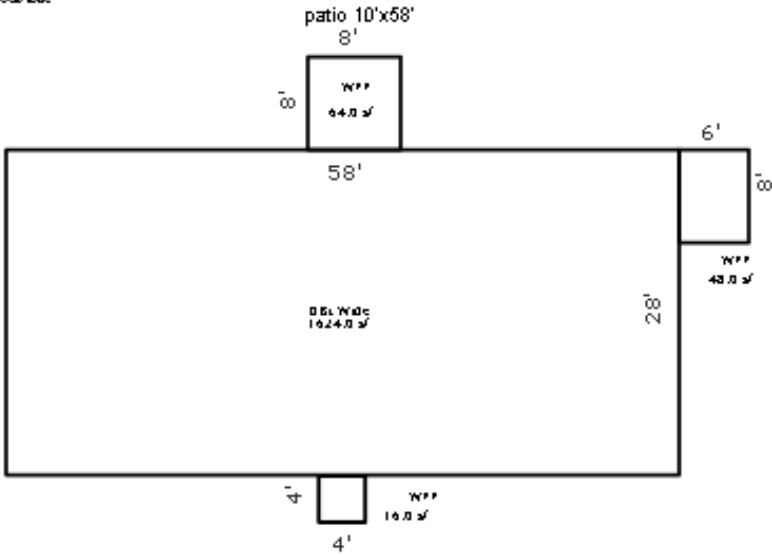
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G						89	WPP				
Building Style: BOCA/STATE		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 10 Floor Area: 1,624 Total Base New : 291,336 Total Depr Cost: 262,458 Estimated T.C.V: 288,704			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1624 SF Floor Area = 1624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls CD		Blt 2009				
2009	2017	Ex	X	Ord		Min	No./Qual. of Fixtures			Total: 205,033		184,528				
Condition: Average		Lg	X	Ord		Small	Ex. X Ord. Min			205,033		184,528				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			205,033		184,528				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few			205,033		184,528				
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			(13) Plumbing			205,033		184,528				
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			205,033		184,528				
(2) Windows		Other:		Ex. X Ord. Min			1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			205,033		184,528				
X	Many Avg. X Few	Large Avg. X Small		Basement: 1624 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 No Plumbing Extra Toilet Extra Sink			205,033		184,528				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			205,033		184,528				
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			205,033		184,528				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			205,033		184,528				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Treated Wood Treated Wood Treated Wood			205,033		184,528				
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Garages			205,033		184,528				
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,454 22,009 Door Opener 2 956 860 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			205,033		184,528				

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



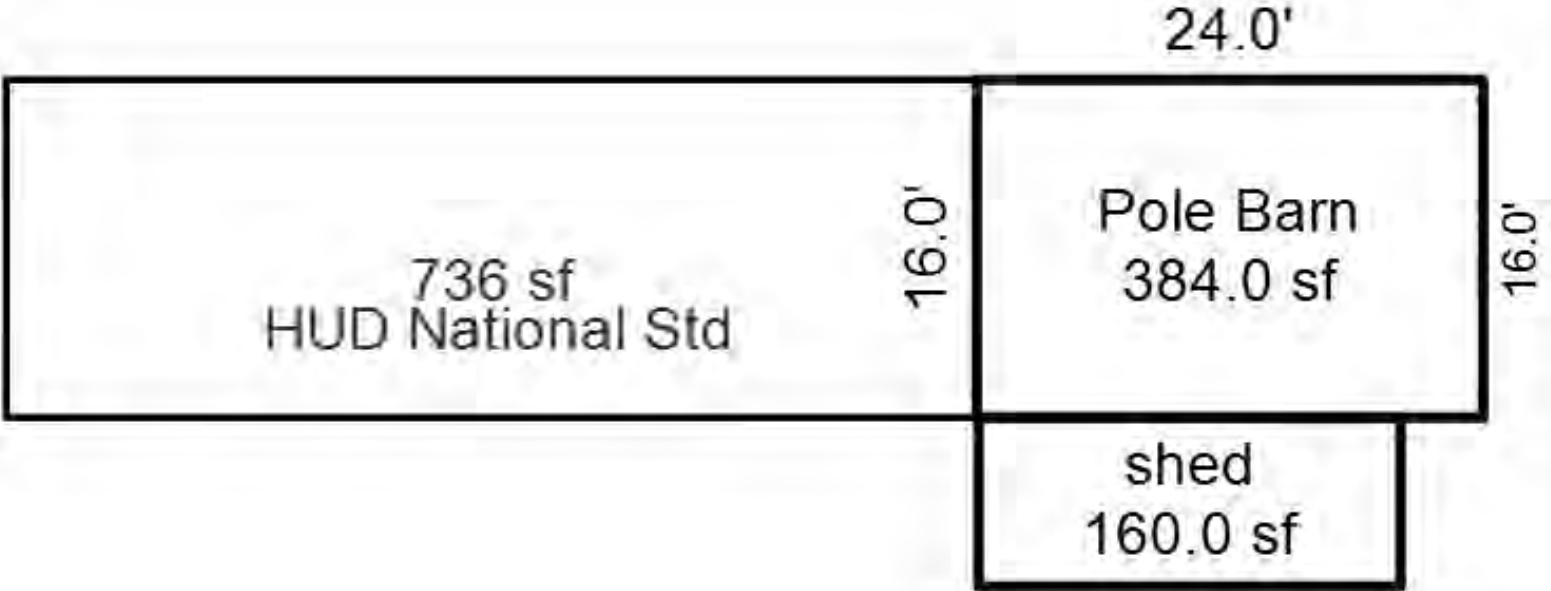
woodstove



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D -10 Effec. Age: 45 Floor Area: 736 Total Base New : 95,374 Total Depr Cost: 52,465 Estimated T.C.V: 41,972
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D-10		Blt 1940			
Duplex		Drywall Paneled		(12) Electric			Plumbing			Size		Cost New		Depr. Cost	
A-Frame		Plaster Wood T&G		0 Amps Service			No./Qual. of Fixtures			Total:		73,602		40,491	
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Building Areas			736		9,516		5,234	
HUD		Ex Ord Min		Many Ave. Few			Stories Exterior Foundation			1		1,010		555	
Yr Built		Size of Closets		(13) Plumbing			Water/Sewer			1		4,203		2,312	
Remodeled		Lg Ord Small		Average Fixture(s)			Solar Water Heat			1		5,428		2,985	
0		Doors Solid H.C.		1 3 Fixture Bath			No Plumbing			1		9,516		5,234	
Condition: Average		(5) Floors		1 2 Fixture Bath			Extra Toilet			1		1,615		888	
Room List		Kitchen:		1 2 Fixture Bath			Extra Sink			1		95,374		52,465	
Basement		Other:		1 3 Fixture Bath			Separate Shower			1		41,972			
1st Floor		Other:		2 2 Fixture Bath			Ceramic Tile Floor			1					
2nd Floor		No. of Elec. Outlets		2 2 Fixture Bath			Ceramic Tile Wains			1					
Bedrooms		Many Ave. Few		2 2 Fixture Bath			Ceramic Tub Alcove			1					
(1) Exterior		(6) Ceilings		2 2 Fixture Bath			Vent Fan			1					
Wood/Shingle		No. of Elec. Outlets		2 2 Fixture Bath			Lump Sum Items:			1					
Aluminum/Vinyl		Many Ave. Few		2 2 Fixture Bath						1					
Brick		(7) Excavation		2 2 Fixture Bath						1					
Insulation		Basement: 0 S.F.		2 2 Fixture Bath						1					
(2) Windows		Crawl: 736 S.F.		2 2 Fixture Bath						1					
Many Avg. Few		Slab: 0 S.F.		2 2 Fixture Bath						1					
Large Avg. Small		Height to Joists: 0.0		2 2 Fixture Bath						1					
Wood Sash		(8) Basement		2 2 Fixture Bath						1					
Metal Sash		Conc. Block		2 2 Fixture Bath						1					
Vinyl Sash		Poured Conc.		2 2 Fixture Bath						1					
Double Hung		Stone		2 2 Fixture Bath						1					
Horiz. Slide		Treated Wood		2 2 Fixture Bath						1					
Casement		Concrete Floor		2 2 Fixture Bath						1					
Double Glass		(9) Basement Finish		2 2 Fixture Bath						1					
Patio Doors		Recreation SF		2 2 Fixture Bath						1					
Storms & Screens		Living SF		2 2 Fixture Bath						1					
(3) Roof		Walkout Doors (B)		2 2 Fixture Bath						1					
Gable		No Floor SF		2 2 Fixture Bath						1					
Hip		Walkout Doors (A)		2 2 Fixture Bath						1					
Flat		(10) Floor Support		2 2 Fixture Bath						1					
Asphalt Shingle		Joists:		2 2 Fixture Bath						1					
Chimney:		Unsupported Len:		2 2 Fixture Bath						1					
		Cntr.Sup:		2 2 Fixture Bath						1					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	2022-03367	DEED	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0
THIEBAUT PETER J & LORI A	EISENGA BRYAN & DIANE	138,000	01/25/2018	WD	32-SPLIT VACANT	2018-00244	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
5221 S LACHANCE RD						
	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					

Owner's Name/Address	MAP #:
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657	2025 Est TCV 170,528

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			AGRICULTRU 18 - 29 Acres	21.66	Acres	3200	100				69,328
			AGRICULTRU SURPLUS 2300/	44.00	Acres	2300	100				101,200
			AGRICULTRU ROW	0.12	Acres	0	100				0
			65.78 Total Acres			Total Est. Land Value =					170,528

Tax Description
 LEGAL DESCRIPTION: REMAINDER PARCEL SEC 33 T22N R.8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR., THE E 1456 FT, S 208FT, W 1040 FT. S 208FT. W 416 FT. N 368 FT TO POB.
 AND EXCEPT
 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER. OF SAID SECTION; THENCE S89DEG 05'22"E ALONG THE NORTH SECTION LINE, 416.02

7"W PARALLEL WITH 14.64 FEET; 00 FEET TO SAID E N00DEG 19'57'E FEET TO THE

N ON FILE***

7 completed


3-007-10; -007-20;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	85,300	0	85,300			85,300S
2024	103,800	0	103,800			83,430C
2023	79,700	0	79,700			79,458C
2022	76,400	0	76,400			75,675C

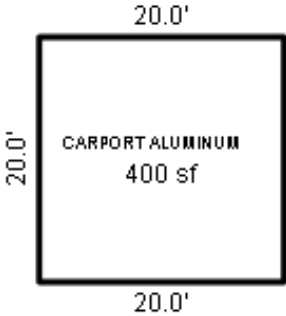
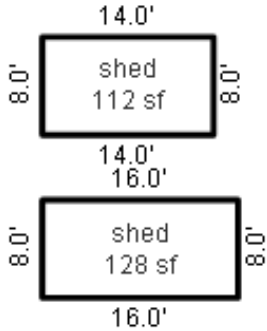
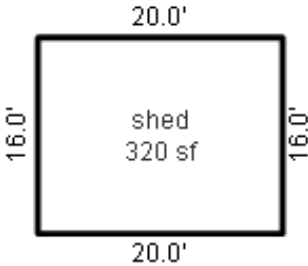
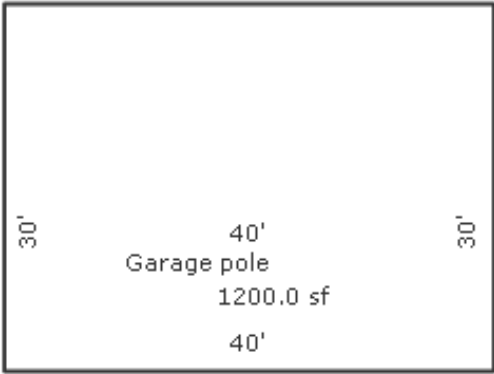
*** Information herein deemed reliable but not guaranteed***

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		
5079 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 05/01/1997						
Owner's Name/Address		MAP #:		2025 Est TCV 135,548 TCV/TFA: 100.85						
WONSEY RONALD D 5079 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 33 T22N R8W BEG S 00 DEG 19'57"E 318.84 FT FROM NW COR OF NW 1/4, TH S 89 DEG 40'03"E 416 FT, S 00 DEG 19'57"W 208 FT, N 89 DEG 40'03"W 416 FT, N 00 DEG 19'57"E 208 FT TO POB. 1.99A. SPLIT ON 05/16/2024 FROM 009-033-007-80;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		X	Electric	A 200' @ 90/FF 208.00 383.00 0.9902 0.9892 90 100				18,337		
Split/Comb. on 05/16/2024 completed 05/16/2024 TIM ; Parent Parcel(s): 009-033-007-80; Child Parcel(s): 009-033-007-81, 009-033-007-90;		X	Gas	208 Actual Front Feet, 1.83 Total Acres				Total Est. Land Value =	18,337	
		X	Curb	Land Improvement Cost Estimates						
		X	Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value		
		X	Topography of Site	Wood Frame	18.30	320	50	2,928		
		X	Level	Sewer	18.94	240	50	2,273		
			Rolling	Total Estimated Land Improvements True Cash Value =				5,201		
			Low	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			High	2025	9,200	58,600	67,800			37,445C
			Landscaped	TPC 05/30/2022 INSPECTED	0	0	0			0
			Swamp	TPC 04/30/2021 INSPECTED	0	0	0			0
			Wooded		0	0	0			0
			Pond		0	0	0			0
			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: 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		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 1,344 Total Base New : 186,685 Total Depr Cost: 140,012 Estimated T.C.V: 112,010			E.C.F. X 0.800		Bsmnt Garage:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							Carport Area: 400 Roof: Aluminum	
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD Blt 1995		
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation Size			Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			1 Story Siding Piers 1,344			Total: 138,877 104,156		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			(13) Plumbing			Other Additions/Adjustments					
(2) Windows		(8) Basement		Many X Ave. Few			Average Fixture(s)			Plumbing					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			1 1,212 909			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1 3,805 2,854		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic Water Well 1000 Gal Septic Water Well, 100 Feet			Built-Ins			1 1,906 1,429		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1 25,548 19,161			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: CD Exterior: Pole (Unfinished)			1200 5,292 3,969		
Chimney: Metal							Carports			Base Cost			400 25,548 19,161		
							Aluminum			Totals:			400 5,292 3,969		
							Notes: 1995 SCHULTS			Totals:			186,685 140,012		
							ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:						112,010		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WONSEY RONALD D	EISENGA BRYAN R & DIANE K	32,305	09/06/2024	WD	32-SPLIT VACANT	2024-02230	PROPERTY TRANSFER	100.0

Property Address: S LACHANCE RD
 Class: AGRICULTURAL-VACA Zoning: P.R.E. 100% 09/10/2024 Qual. Ag.
 Building Permit(s): MAP #: 2025 Est TCV 11,422
 Date: Number: Status:

Owner's Name/Address: EISENGA BRYAN R & DIANE K
 8101 S LUCAS RD
 MC BAIN MI 49657

Tax Description: SEC 33 T22N R8W BEG S 00 DEG 19'57"W
 318.84 FT & S 89 DEG 40'03"E 416 FT FROM
 NW COR OF NW 1/4, TH S 89 DEG 40'03"E
 1040 FT, S 00 DEG 19'57"W 208 FT, N 89
 DEG 40'03"W 1040 FT, N 00 DEG 19'57"E 208
 FT TO POB. 4.97A.
 SPLIT ON 05/14/2024 FROM 009-033-007-80;
 Comments/Influences: Split/Comb. on 05/16/2024 completed
 05/16/2024 TIM ;
 Parent Parcel(s): 009-033-007-80;
 Child Parcel(s): 009-033-007-81,
 009-033-007-82;

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			AGRICULTRU 3 -7 Acres	2.48 Acres	3200	100			7,946
			AGRICULTRU INFERIOR	2.48 Acres	1400	100			3,476
			4.97 Total Acres		Total Est. Land Value =				11,422

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

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



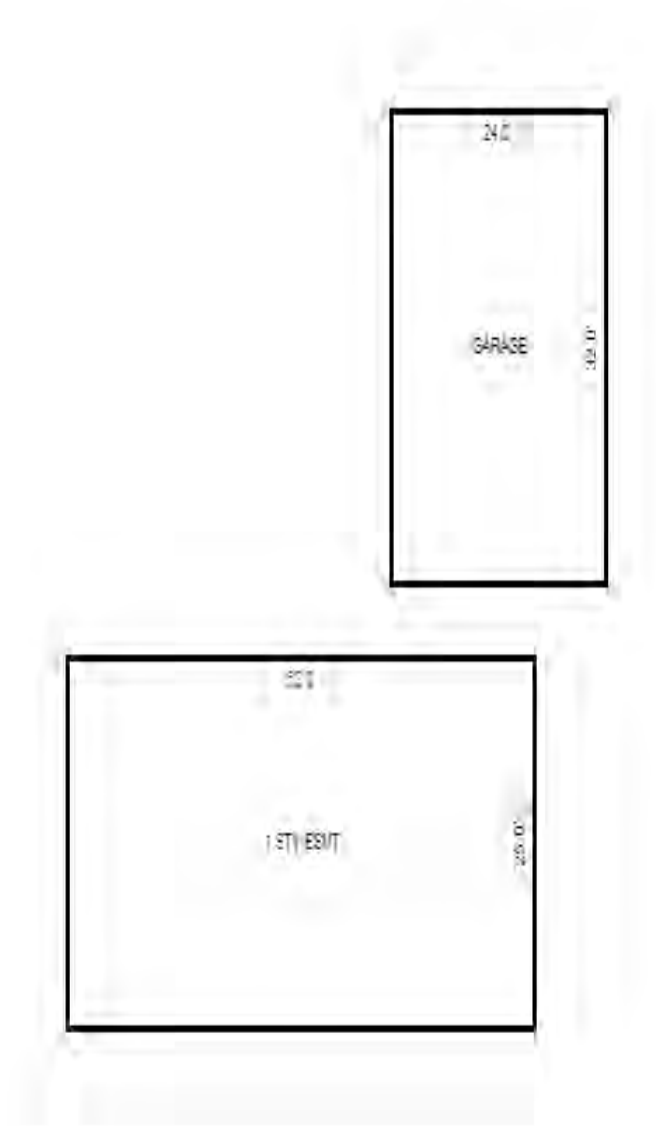
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 Licensed To: Township of Lake, County of Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,700	0	5,700			5,700S
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 40 Floor Area: 1,300 Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Room List		Doors	Solid	X	H.C.	200 Amps Service			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex. X Ord. Min			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		X Drywall			Many X Ave. Few			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. Small	Basement: 1300 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Notes:			Total Base New : 182,447 Total Depr Cost: 109,467 Estimated T.C.V: 120,414			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		

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



Sketch by Peter Viti

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERRITT LOWELL F & PHYLLI	MERRITT JAMES M TRUST	215,001	06/01/2021	WD	03-ARM'S LENGTH	2021-01951	PROPERTY TRANSFER	0.0
MERRITT LOWELL F	MERRITT LOWELL F & PHYLLI	0	11/09/2010	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 06/05/1996 Qual. Ag.					

Owner's Name/Address	MAP #:
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MERRITT JAMES M TRUST 11361 34 RD CADILLAC MI 49601	2025 Est TCV 134,609
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X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
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Public Improvements		* Factors *					Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AGRICULTRU IRRIGATED	4000/	28.81	Acres	4000	100		115,240
28.81 Total Acres						Total Est. Land Value =	115,240

Tax Description	X
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. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.	X
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Comments/Influences	X
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STEEL FRAME BLDG COMP FOR 96	X
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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	57,600	9,700	67,300			39,563C
2024	67,700	9,100	76,800			38,374C
2023	53,300	12,300	65,600			36,547C
2022	47,500	11,500	59,000			34,807C

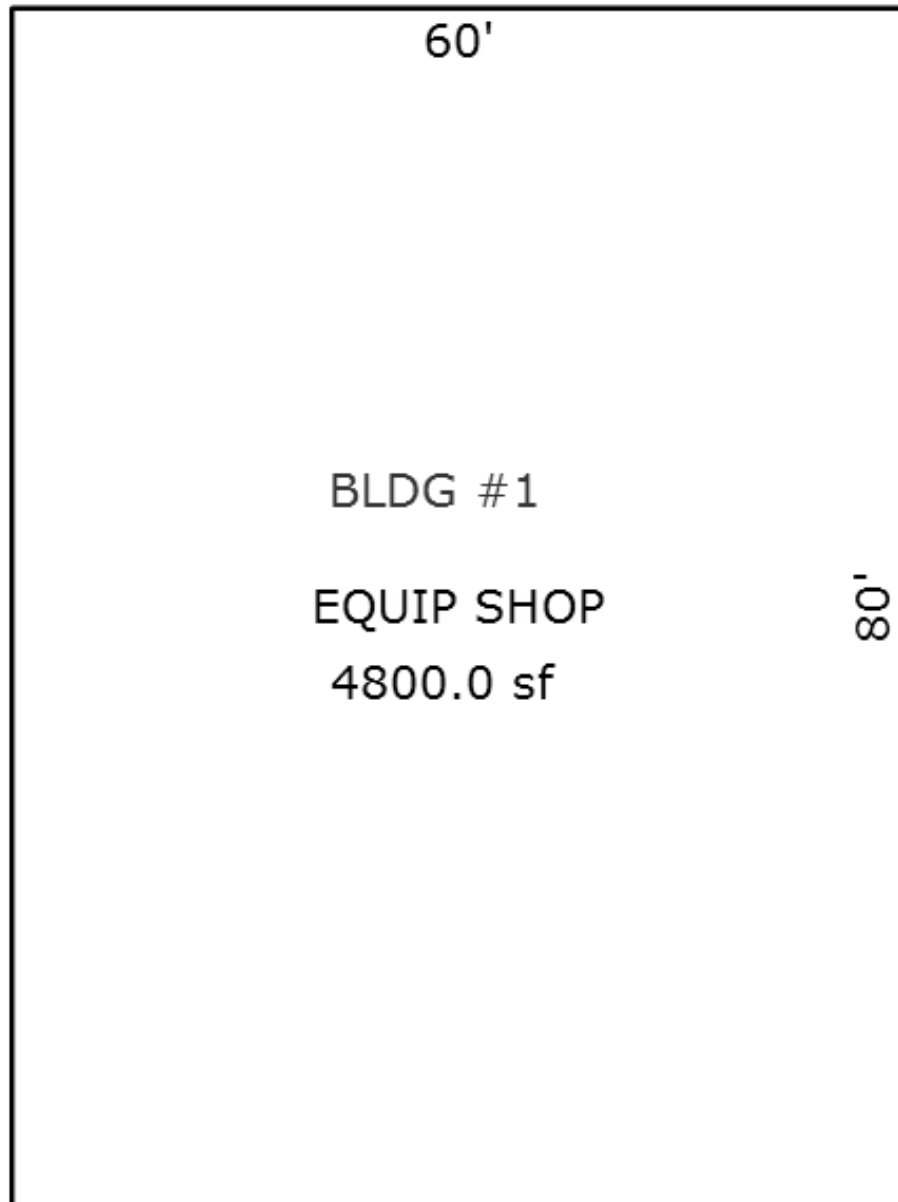
Who When What 2025 57,600 9,700 67,300 39,563C
 TPC 04/30/2021 INSPECTED 2024 67,700 9,100 76,800 38,374C
 TPC 12/27/2017 INSPECTED 2023 53,300 12,300 65,600 36,547C
 TPC 12/07/2015 INSPECTED 2022 47,500 11,500 59,000 34,807C

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



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Building Type	Farm Implement/Equipment			
Year Built	1995			
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 280			
Height	10			
Heating System	Space Heaters, Fan			
Length/Width/Area	80 x 60 = 4800			
Cost New	\$ 61,488			
Phy./Func./Econ. %Good	60/75/100 45.0			
Depreciated Cost	\$ 27,670			
+ 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	\$ 19,369			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 19369 / All Cards: 19369				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL NATIONAL MORTGAGE	LEROY PAUL & GRACE (HW)	129,500	09/19/2008	WD	21-NOT USED/OTHER	2008/3574	DEED	100.0
DORE KEVIN P & BETH ANNE	FEDERAL NATIONAL MORTGAGE	172,952	05/27/2008	WD	21-NOT USED/OTHER	2008/1986	DEED	0.0
MEYERING DALE H & ELIZABE	DORE KEVIN P & BETH ANNE	173,000	11/03/2004	WD	03-ARM'S LENGTH	04-0/4554	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9525 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 09/19/2008					

Owner's Name/Address	MAP #:
LEROY PAUL & GRACE 9525 W WATERGATE RD MC BAIN MI 49657	2025 Est TCV 277,230 TCV/TFA: 164.82

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		A 200' @ 90/FF	410.00	481.71	0.8357	1.0476	90	100		32,305
X Gravel Road		410 Actual Front Feet, 4.53 Total Acres							Total Est. Land Value =	32,305

Tax Description	Land Improvement Cost Estimates
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. SEC 33 T22N R8W E 410 FT OF S 1/2 OF NW 1/4 LYING S'LY OF RELOCATED HWY M55 R/W. 4.5340A.	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	D/W/P: 3.5 Concrete	6.49	576	50	1,869
20809490 \$134,900 2008	Total Estimated Land Improvements True Cash Value =				1,869

X Electric	Topography of Site
X Gas	
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2025	16,200	122,400	138,600		85,729C
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X Rolling	TPC 12/27/2017 INSPECTED	2024	10,300	105,100	115,400	83,152C
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Low	2023	10,300	101,800	112,100		79,193C
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High	2022	10,300	93,600	103,900		75,422C
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Landscaped	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan					
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X Swamp						
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Wooded						
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Pond						
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Waterfront						
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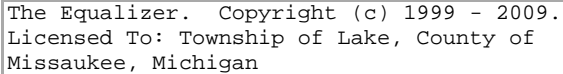
Ravine						
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Wetland						
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Flood Plain						
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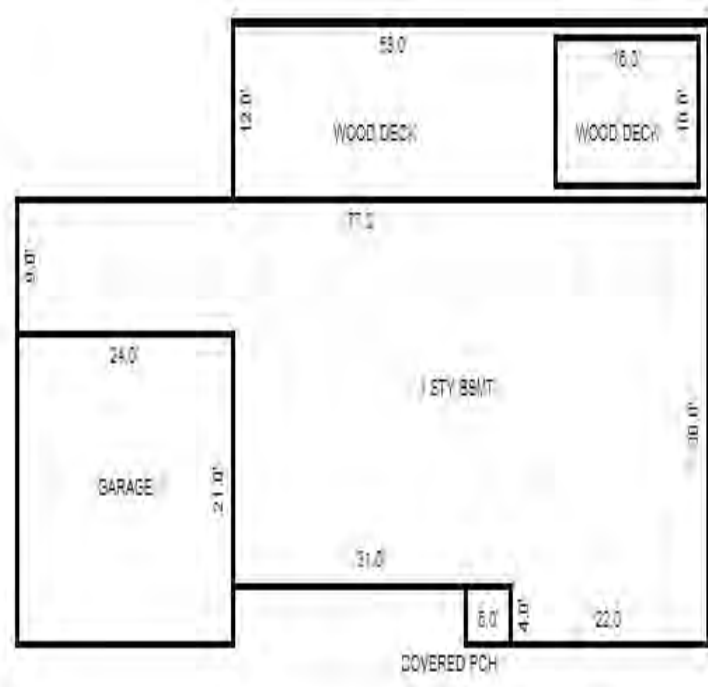
Who	When	What	2025	16,200	122,400	138,600		85,729C
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Who	When	What	2024	10,300	105,100	115,400		83,152C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 30 Floor Area: 1,682 Total Base New : 315,661 Total Depr Cost: 220,960 Estimated T.C.V: 243,056			20 636 160	CCP (1 Story) Treated Wood Treated Wood	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1682 SF Floor Area = 1682 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C		Blt 1989					
Yr Built 1989	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			1 Story			Exterior	Siding	Foundation	Basement	1,682			
Room List		X	Lg	Ord	Small	(13) Plumbing			Plumbing Areas			1		Exterior	Foundation	Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			2			2		Exterior	Foundation	Size	Cost New	Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall	(7) Excavation			2 Fixture Bath			2			2		Exterior	Foundation	Size	Cost New	Depr. Cost	
(2) Windows		(8) Basement		Basement: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3			3		Exterior	Foundation	Size	Cost New	Depr. Cost	
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		700			1000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
(3) Roof		Gables		1			Lump Sum Items:			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
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Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
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Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
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Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
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Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1		Exterior	Foundation	Size	Cost New	Depr. Cost	
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Lump Sum Items:			Public Water Public Sewer Water Well 10													



Sketch by Apex IV™

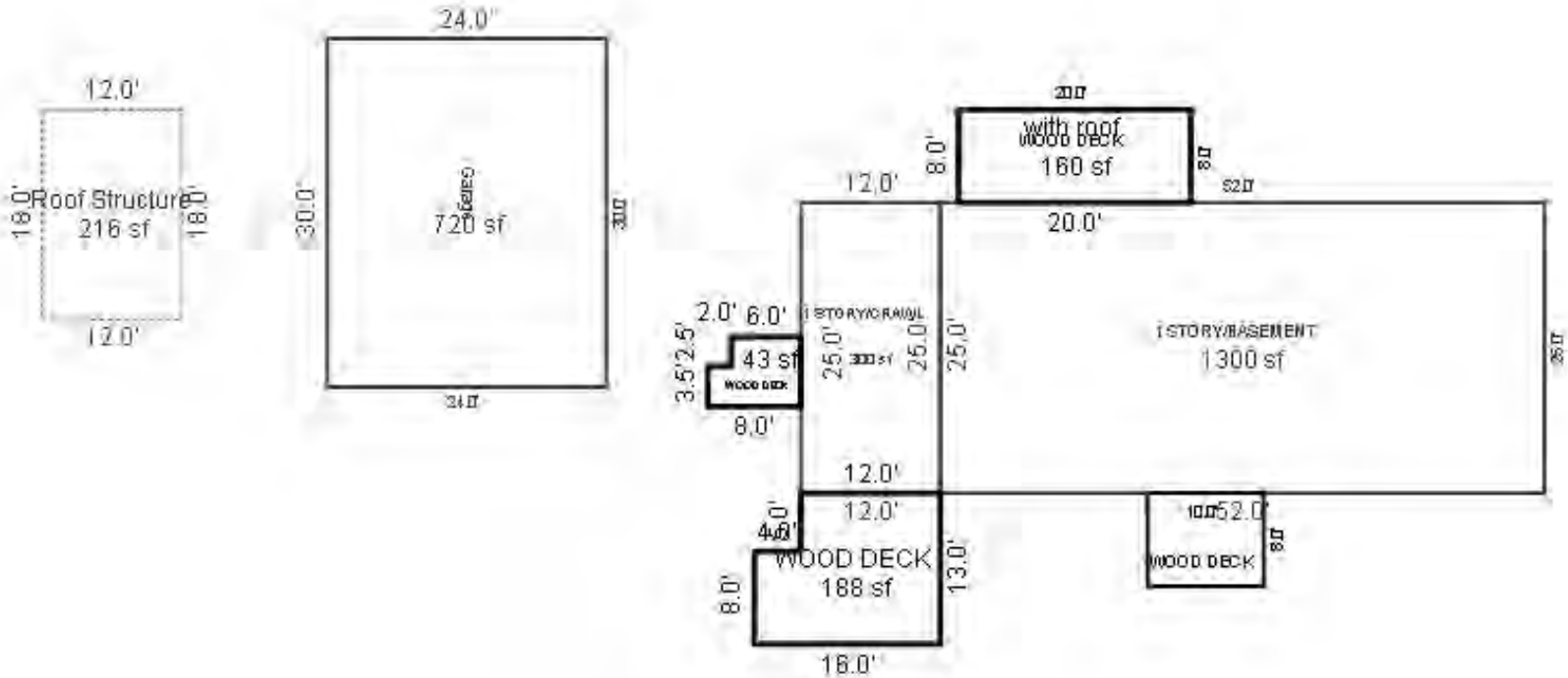
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
9629 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch		06/15/2004		20040192	Complete			
Owner's Name/Address		P.R.E. 100% 07/22/1994		MAP #:		2025 Est TCV 235,073 TCV/TFA: 146.92						
STRZYNSKI STANLEY JR 9629 W WATERGATE MC BAIN MI 49657		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Taxpayer's Name/Address		Public Improvements		* Factors *								
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A 200' @ 90/FF 430.00 346.45 0.8258 0.9647 90 100							30,832	
. SEC 33 T22N R8W W 430 FT OF E 840 FT OF S 1/2 OF NW 1/4 LYING S'LY OF THE RELOCATED HWY M55 R/W. 3.4205A.		X	Paved Road	430 Actual Front Feet, 3.42 Total Acres							Total Est. Land Value =	30,832
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 4in Concrete	6.39	200	0	0				
		X	Sewer	Wood Frame	21.47	216	50	2,319				
		X	Electric	Total Estimated Land Improvements True Cash Value =							2,319	
			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	15,400	102,100	117,500			63,069C		
			Rolling	2024	10,800	87,700	98,500			61,173C		
			Low	2023	10,800	84,900	95,700			58,260C		
			High	2022	10,800	78,100	88,900			55,486C		
			Landscaped									
			Swamp									
		X	Wooded									
		X	Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
			Who	When	What							
			TPC 05/06/2018	INSPECTED								
			TPC 12/27/2017	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 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: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,600 Total Base New : 244,754 Total Depr Cost: 183,565 Estimated T.C.V: 201,922			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD Blt 1992			
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Basement 1,300						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 300						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many			X Ave.			Plumbing						
(2) Windows		(8) Basement		Few			1 Average Fixture(s)			Plumbing						
X	Many Avg. X Few	Basement: 1300 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3 Fixture Bath			Average Fixture(s)		1 1,212 909				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2			2 Fixture Bath			3 Fixture Bath		1 3,805 2,854				
(3) Roof		(10) Floor Support		2			Softener, Auto			Water/Sewer		1 4,485 3,364				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2			Softener, Manual			Deck		1 2,548 1,911				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		2			Solar Water Heat			Treated Wood		80 2,182 1,636				
Chimney: Metal		Lump Sum Items:		2			No Plumbing			Treated Wood w/Roof (Deck Portion)		160 3,448 2,586				
				2			Extra Toilet			Treated Wood w/Roof (Roof portion)		160 2,499 1,874				
				2			Extra Sink			Treated Wood		188 3,828 2,871				
				2			Separate Shower			Treated Wood		43 1,595 1,196				
				2			Ceramic Tile Floor			Garages						
				2			Ceramic Tile Wains			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
				2			Ceramic Tub Alcove			Base Cost		720 22,939 17,204				
				2			Vent Fan			Built-Ins						
				2			1000 Gal Septic			Appliance Allow.		1 1,906 1,429				
				2			2000 Gal Septic			Totals:		244,754 183,565				
				2			Notes: MODULAR			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		201,922				

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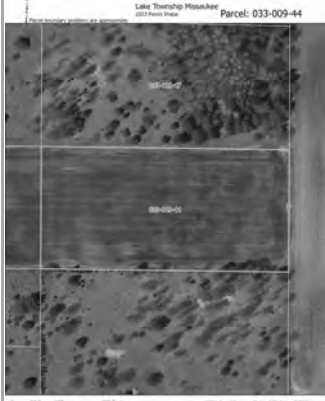
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0				
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0				
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0				
TRIM RALPH A TRUST	EISENGA BRYAN R & DIANE K	0	04/16/2019	WD	16-LC PAYOFF	2019-01301	DEED	0.0				
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status		
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 10/24/2022 Qual. Ag.								
Owner's Name/Address		MAP #:		2025 Est TCV 15,904								
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description		Public Improvements		* Factors *								
PA 116 2014 SEC 33 T22N,R8W (0*2008) PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P 68 DESC AS: BEG N0°28'27"W 657.12 FT FROM SW COR OF SEC 33, TH N0°28'27"W 328.56 FT, S89°57'46"E 658.81 FT, S0°28'00"E 328.26 FT, N89°59'22"W 658.77 FT TO POB 4.97 AC. M/L SPLIT ON 12/08/2008 FROM 009-033-009-30;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		AGRICULTRU 3	-7 Acres		4.97 Acres	3200	100		15,904	
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Paved Road		4.97 Total Acres				Total Est. Land Value =		15,904		
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Storm Sewer										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Sidewalk										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Water										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Sewer										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Electric										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Gas										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Curb										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Street Lights										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Standard Utilities										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Underground Utils.										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Topography of Site										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Level										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Rolling										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Low										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		High										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Landscaped										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Swamp										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Wooded										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Pond										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Waterfront										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Ravine										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Wetland										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Flood Plain										
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		Who	When	What	2025	8,000	0	8,000			7,048C	
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		TPC 04/30/2021 INSPECTED		2024	9,700	0	9,700			6,837C		
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		TPC 05/08/2018 INSPECTED		2023	8,700	0	8,700			6,512C		
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY		TPC 12/27/2017 INSPECTED		2022	8,200	0	8,200			6,202C		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0				
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0				
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0				
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	33-TO BE DETERMINED	2015-00362	DEED	0.0				
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status		
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 10/24/2022 Qual. Ag.								
Owner's Name/Address		MAP #:		2025 Est TCV 15,872								
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description		Public Improvements		* Factors *								
PA 116 2014 SEC 33 T22N, R8W (0*2008) PCL G OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P68 DESC AS: BEG N0°28'27"W 657.12 FT & N89°59'22"E 658.77 FT FROM SW COR SEC 33 TH N0°28'00"W 328.26 FT, S89°57'46"E 658.81 FT, S0°27'33"E 327.95 FT, N89°59'22"W 658.77 FT TO POB. 4.96 AC. M/L SPLIT ON 12/08/2008 FROM 009-033-009-30;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		AGRICULTRU 3	-7 Acres		4.96 Acres	3200	100		15,872	
PCL G Split/Comb. on 12/08/2008 completed		Paved Road		4.96 Total Acres				Total Est. Land Value =		15,872		
PCL G Split/Comb. on 12/08/2008 completed		Storm Sewer										
PCL G Split/Comb. on 12/08/2008 completed		Sidewalk										
PCL G Split/Comb. on 12/08/2008 completed		Water										
PCL G Split/Comb. on 12/08/2008 completed		Sewer										
PCL G Split/Comb. on 12/08/2008 completed		Electric										
PCL G Split/Comb. on 12/08/2008 completed		Gas										
PCL G Split/Comb. on 12/08/2008 completed		Curb										
PCL G Split/Comb. on 12/08/2008 completed		Street Lights										
PCL G Split/Comb. on 12/08/2008 completed		Standard Utilities										
PCL G Split/Comb. on 12/08/2008 completed		Underground Utils.										
PCL G Split/Comb. on 12/08/2008 completed		Topography of Site										
PCL G Split/Comb. on 12/08/2008 completed		Level										
PCL G Split/Comb. on 12/08/2008 completed		Rolling										
PCL G Split/Comb. on 12/08/2008 completed		Low										
PCL G Split/Comb. on 12/08/2008 completed		High										
PCL G Split/Comb. on 12/08/2008 completed		Landscaped										
PCL G Split/Comb. on 12/08/2008 completed		Swamp										
PCL G Split/Comb. on 12/08/2008 completed		Wooded										
PCL G Split/Comb. on 12/08/2008 completed		Pond										
PCL G Split/Comb. on 12/08/2008 completed		Waterfront										
PCL G Split/Comb. on 12/08/2008 completed		Ravine										
PCL G Split/Comb. on 12/08/2008 completed		Wetland										
PCL G Split/Comb. on 12/08/2008 completed		Flood Plain										
PCL G Split/Comb. on 12/08/2008 completed		EASEMENT ACCESS		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
PCL G Split/Comb. on 12/08/2008 completed		Who	When	What	2025	7,900	0	7,900		7,048C		
PCL G Split/Comb. on 12/08/2008 completed		TPC 04/30/2021 INSPECTED		2024	9,700	0	9,700			6,837C		
PCL G Split/Comb. on 12/08/2008 completed		TPC 05/06/2018 INSPECTED		2023	8,700	0	8,700			6,512C		
PCL G Split/Comb. on 12/08/2008 completed		TPC 12/27/2017 INSPECTED		2022	8,200	0	8,200			6,202C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0
TRIM RALPH A TRUST	GOODRICH JOHN & ANNA C	0	12/01/2015	WD	16-LC PAYOFF	2015-03947	PROPERTY TRANSFER	0.0
GOODRICH JOHN & ANNA C	EISENGA BRYAN R & DIAN K	17,000	11/30/2015	WD	03-ARM'S LENGTH	2015-03948	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
X S LACHANCE RD						
	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					

Owner's Name/Address	MAP #:	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657	2025 Est TCV 11,408				
					* Factors *
					Description Frontage Depth Front Depth Rate %Adj. Reason Value
					AGRICULTRU SURPLUS 2300/ 4.96 Acres 2300 100 11,408
					4.96 Total Acres Total Est. Land Value = 11,408

Tax Description	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 33 T22N R8W (0*2008) PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P68 DESC AS: BEG N 0 DEG 28'27"W 985.68 FT & S 89 DEG 57'46"E 658.81FT FROM SW COR SEC 33, TH N 0 DEG 28'00"W 328.26 FT, S 89 DEG 56'10"E 658.86 FT, S 0 DEG 27'33"E 327.95 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 4.96A. 2007 PARCEL 009-033-009-30 SPLIT ON 05/18/2007 2008 PARCEL 009-033-009-30 SPLIT ON 04/23/2008 2008 SPLIT OF 009-033-009-30 ON 12/08/2008	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.							

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
8 completed ; 3-009-30; -009-41, 009-47; -----	X Level X Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine X Wetland X Flood Plain EASEMENT ACCESS							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,700	0	5,700			5,087C
		TPC 04/30/2021 INSPECTED	2024	6,900	0	6,900			4,935C
		TPC 05/08/2018 INSPECTED	2023	4,700	0	4,700			4,700S
		TPC 12/27/2017 INSPECTED	2022	5,100	0	5,100			5,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN WILLIAM B & SUSAN	THOM MICHAEL W & TAMI L (	33,000	02/27/2008	WD	32-SPLIT VACANT	2008/568	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9820 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	02/24/2009	20090041	Complete

Owner's Name/Address	MAP #:
THOM MICHAEL W & TAMI L 9820 W CADILLAC RD MC BAIN MI 49657	2025 Est TCV 450,287 TCV/TFA: 197.49

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																									
SEC 33 T22N R8W; SE/4 OF SW/4 OF SW/4 10.00 Ac. M/L Split on 07/01/2008 from 009-033-009-30; Comments/Influences	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 %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>658.77</td> <td>656.50</td> <td>0.7423</td> <td>1.1319</td> <td>90</td> <td>100</td> <td>49,813</td> </tr> <tr> <td colspan="7">659 Actual Front Feet, 9.93 Total Acres</td> <td>Total Est. Land Value =</td> <td>49,813</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	A 200' @ 90/FF	658.77	656.50	0.7423	1.1319	90	100	49,813	659 Actual Front Feet, 9.93 Total Acres							Total Est. Land Value =	49,813
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																						
A 200' @ 90/FF	658.77	656.50	0.7423	1.1319	90	100	49,813																						
659 Actual Front Feet, 9.93 Total Acres							Total Est. Land Value =	49,813																					

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																																			
DEED RESTRICTION..NO MH OR MHD Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-033-009-30; Child Parcel(s): 009-033-009-50;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>1500</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>140</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>2</td> <td>95</td> <td>1,900</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,900</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.06	1500	0	0	D/W/P: 3.5 Concrete	6.49	140	0	0	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	2	95	1,900	Total Estimated Land Improvements True Cash Value =				1,900
Description	Rate	Size	% Good	Cash Value																																		
D/W/P: 4in Ren. Conc.	8.06	1500	0	0																																		
D/W/P: 3.5 Concrete	6.49	140	0	0																																		
Residential Local Cost Land Improvements																																						
Description	Rate	Size	% Good	Cash Value																																		
LAND IMPROVE 1000	1,000.00	2	95	1,900																																		
Total Estimated Land Improvements True Cash Value =				1,900																																		

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2025	24,900	200,200	225,100			131,447C
High		Landscaped	2024	24,900	171,900	196,800			127,495C
Swamp		Wooded	2023	19,400	166,600	186,000			121,424C
Pond		Pond	2022	16,500	153,200	169,700			115,642C
Waterfront		Ravine							
Wetland		Flood Plain							

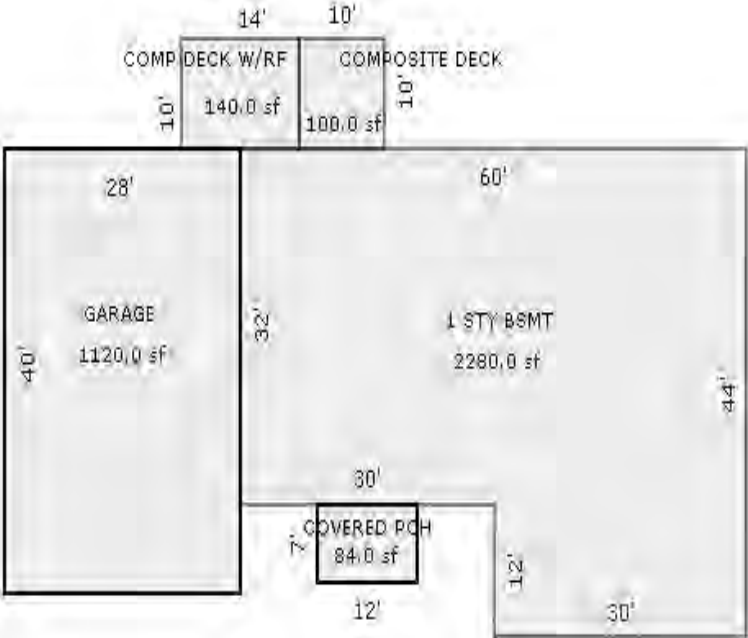


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*** Information herein deemed reliable but not guaranteed***

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 1 Direct-Vented Ga	Area 84 140 100	Type CCP (1 Story) Composite Composite	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
X	X	Drywall														
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 2280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
X	X	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		1	Average Fixture(s)													
		2	3 Fixture Bath													
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer														
		Public Water														
		Public Sewer														
		Water Well														
		1 1000 Gal Septic														
		1 2000 Gal Septic														
		Lump Sum Items:														
		Class: C +5														
		Effec. Age: 10														
		Floor Area: 2,280														
		Total Base New : 402,633														
		Total Depr Cost: 362,340														
		Estimated T.C.V: 398,574														
		Cost Est. for Res. Bldg: 1 Single Family 1S														
		(11) Heating System: Forced Heat & Cool														
		Ground Area = 2280 SF Floor Area = 2280 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90														
		Building Areas														
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
		1 Story	Siding	Basement	2,280											
		Total:				328,527	295,645									
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		3 Fixture Bath														
		2 Fixture Bath														
		Water/Sewer														
		1000 Gal Septic														
		Water Well, 100 Feet														
		Porches														
		CCP (1 Story)														
		Garages														
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Common Wall: 1 Wall														
		Door Opener														
		Base Cost														
		Built-Ins														
		Appliance Allow.														
		Fireplaces														
		Direct-Vented Gas														
		Deck														
		Composite w/Roof (Deck Portion)														
		Composite w/Roof (Roof portion)														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEELER SAMANTHA & MICHAEL	REPINE JUSTIN A & RACHEL	390,000	03/28/2024	WD	03-ARM'S LENGTH	2024-00601	PROPERTY TRANSFER	100.0
GRABENDIKE MARY ELLEN & H	KEELER SAMANTHA & MICHAEL	340,000	10/11/2022	WD	03-ARM'S LENGTH	2022-03282	PROPERTY TRANSFER	100.0
GRABENDIKE MARY ELLEN	GRABENDIKE MARY ELLEN &	1	01/22/2022	QC	09-FAMILY	2022-00162	DEED	0.0
GRAMES (HW) & GRABENDIKE	GRABENDIKE MARY ELLEN	0	08/01/2008	QC	21-NOT USED/OTHER	2008/2863	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5721 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	08/26/2008	20080488	100%
	P.R.E. 100% 07/29/2024					

Owner's Name/Address	MAP #:
REPINE JUSTIN A & RACHEL M 5721 S LACHANCE RD CADILLAC MI 49601	2025 Est TCV 377,909 TCV/TFA: 179.79

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road	Residentia 8 - 17 @\$5000	9.39 Acres	5000	100		46,965
		Gravel Road	9.39 Total Acres Total Est. Land Value =					46,965

SEC 33 T22N R8W (0*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on 05/18/2007	X	Paved Road	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
. SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0 DEG 28'27" W 657.12 FT, TH S 89 DEG 54' 35" E 658.9 FT, TH S 0 DEG 28' 00" E 656.51 FT, TH N 89 DEG 57' 46" W 658.81 FT TO POB. 9.93 AC. M/L. SPLIT ON 05/23/2007 FROM 009-033-009-30;	X	Water Sewer	Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
		Electric	LAND IMPROVE 2500	2,500.00	1	97	2,425
		Gas	Total Estimated Land Improvements True Cash Value =				2,425

Topography of Site
X Level

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

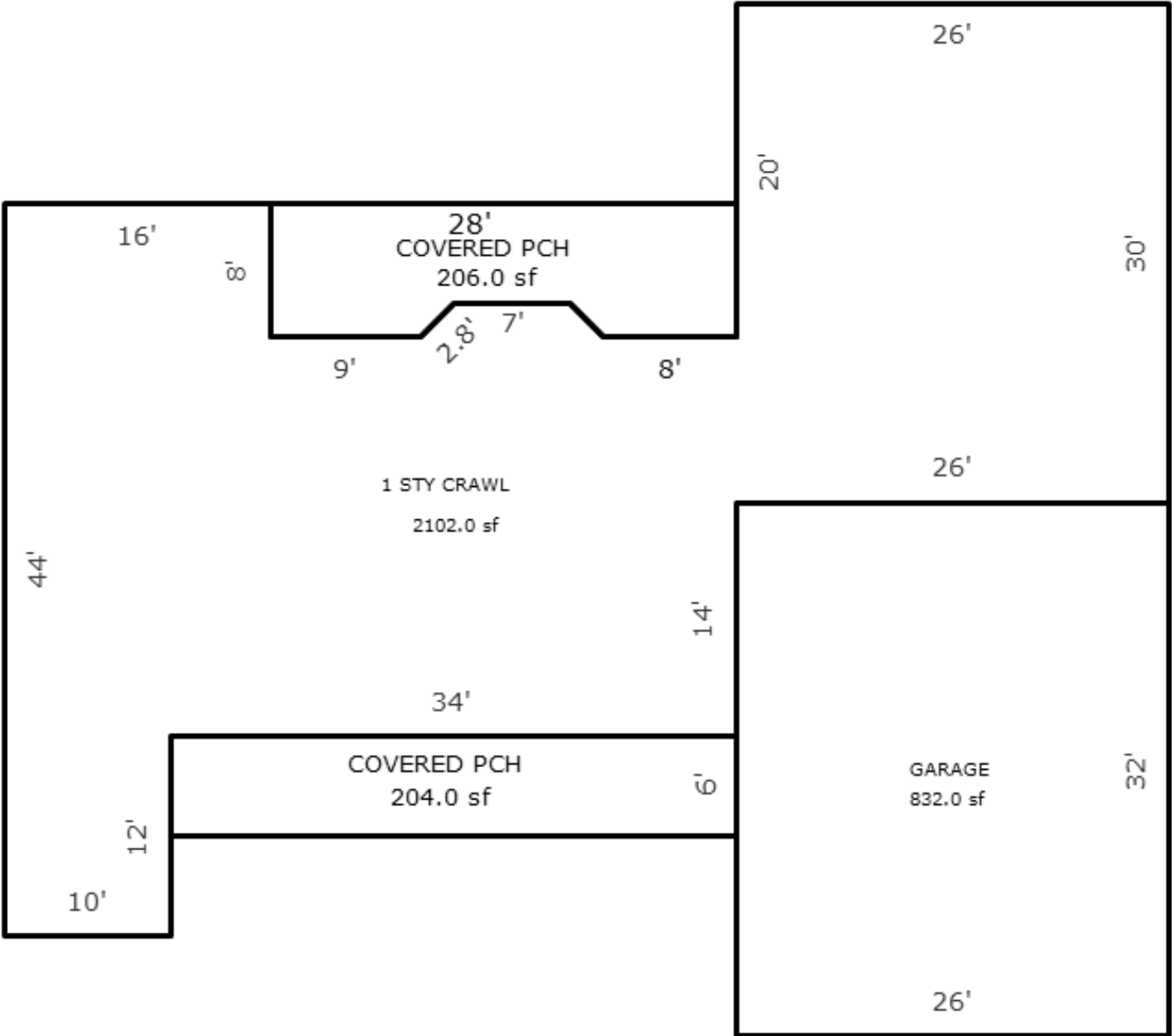
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	23,500	165,500	189,000			189,000S
2024	14,100	142,100	156,200			156,200S
2023	13,200	145,700	158,900			158,900S
2022	9,400	123,700	133,100			92,593C

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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: 2008 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							204	CCP (1 Story)						
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 2,102 Total Base New : 351,365 Total Depr Cost: 298,654 Estimated T.C.V: 328,519			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:			
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 2008			
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service			Ground Area = 2102 SF Floor Area = 2102 SF.							
Room List		Doors		Solid		H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		X			Many X Ave. Few			1 Story Siding Crawl Space			Total: 273,436 232,416						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 2102 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			Other Additions/Adjustments			Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893 2 Fixture Bath 1 3,064 2,604						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Water/Sewer			2000 Gal Septic 1 9,530 8,100 Water Well, 100 Feet 1 5,725 4,866						
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Porches			Ceramic Tile Floor 204 5,277 4,485 CCP (1 Story) 206 5,321 4,523					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 832 39,711 33,754 Door Opener 1 539 458						
(3) Roof		(11) Heating/Cooling		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,727 2,318			Totals: 351,365 298,654						
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Garage		Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			328,519								
X	Asphalt Shingle	(13) 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.
LACHONCE STEVEN & LACHONC	LACHONCE TODD ROBERT	0	01/23/2023	QC	09-FAMILY	2023-00185	DEED	0.0
LACHONCE ROBERT	LACHONCE TODD & LACHONCE	0	08/18/2021	OTH	07-DEATH CERTIFICATE	2022-01018	DEED	0.0
LACHONCE ROBERT	LACHONCE ROBERT	1	03/29/2018	WD	09-FAMILY	2018-00918	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9944 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch	07/25/2024	PB24-0112	100%
	P.R.E. 100% 04/04/2023		Alteration	06/17/2024	PB24-0085	100%
Owner's Name/Address	MAP #:		Enlargement	06/05/2024	PE24-0088	100%
LACHONCE TODD ROBERT 9944 W CADILLAC RD CADILLAC MI 49601	2025 Est TCV 203,463 TCV/TFA: 125.59					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 33 T22N R8W (4*1998) SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 208.71 FT THOF & EXC W 208.71 FT THOF. 4.6754A	X		Dirt Road	448.00	448.00	0.8174	1.0287	90 100	33,905
			Gravel Road	448 Actual Front Feet,	4.61 Total Acres	Total Est. Land Value =			33,905

Comments/Influences	X	Land Improvement Cost Estimates							
		Description	Rate	Size	% Good	Cash Value			
PART SPLIT TO 009-65 IN 93		Water	23.90	240	50	2,868			
SPLIT 2.16 AC TO 009-63 FOR 98	X	Electric	Total Estimated Land Improvements True Cash Value =					2,868	

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2025	17,000	84,700	101,700			28,304C
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



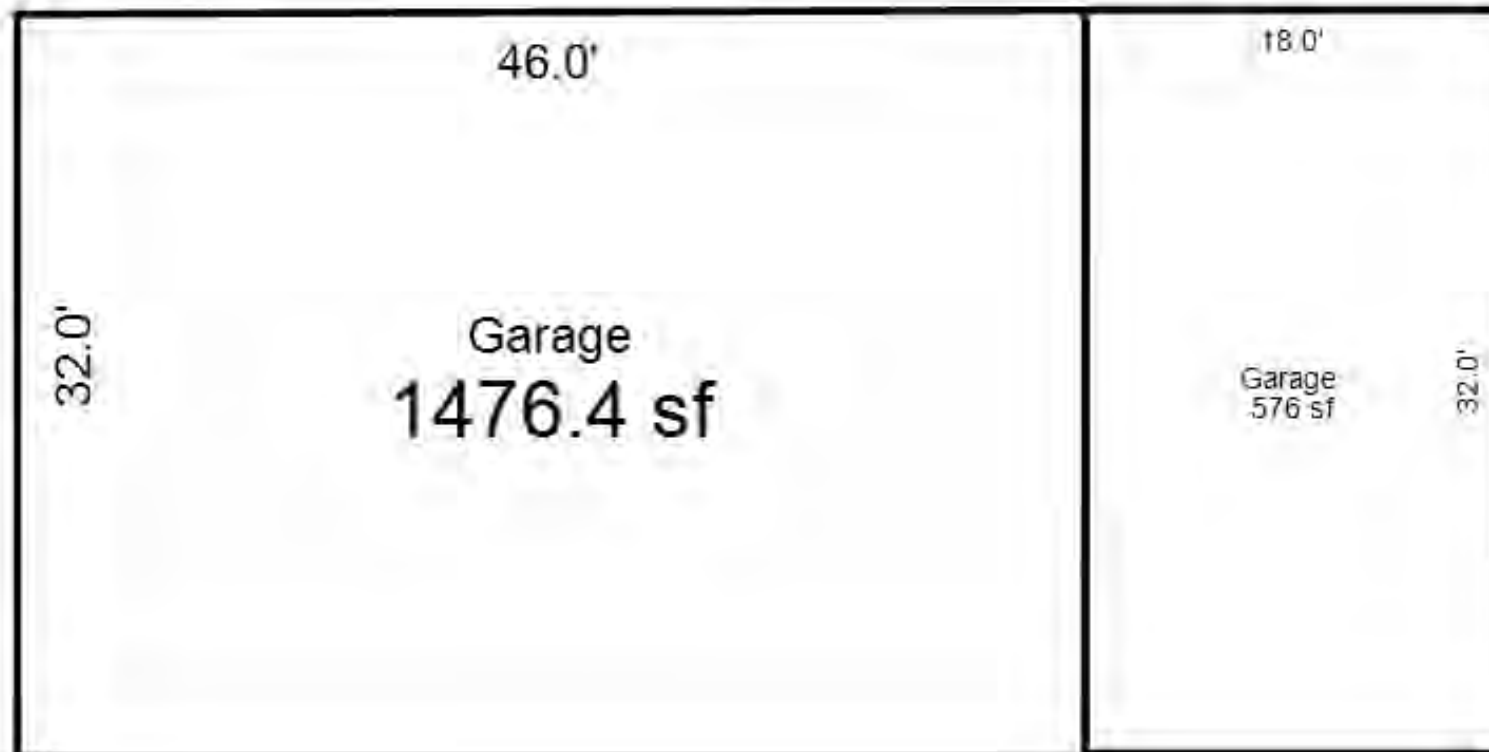
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	17,000	84,700	101,700			28,304C
TPC 10/14/2024	INSPECTED		2024	17,000	49,900	66,900			23,865C
TPC 04/30/2021	INSPECTED		2023	13,200	48,300	61,500			22,729C
TPC 12/27/2017	INSPECTED		2022	11,200	44,500	55,700		55,700A	21,647C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1472 % 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: 20 Floor Area: 0 Total Base New : 90,459 Total Depr Cost: 72,366 Estimated T.C.V: 79,603								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100			Bsmnt Garage:		Carport Area:		Roof:	
Yr Built 2003	Remodeled 0	Ex	Ord	X	Min	Size of Closets			Bsmnt Garage:		Carport Area:		Roof:		
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Bsmnt Garage:		Carport Area:		Roof:		
Room List		Doors	Solid	X	H.C.	(12) Electric			Bsmnt Garage:		Carport Area:		Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Bsmnt Garage:		Carport Area:		Roof:	
(1) Exterior		No./Qual. of Fixtures		Ex. Ord. X Min			No. of Elec. Outlets			Bsmnt Garage:		Carport Area:		Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Bsmnt Garage:		Carport Area:		Roof:	
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 100 Feet 1 5,725 4,580 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 2 1,078 862 Base Cost 1472 51,535 41,228 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 23,547 Door Opener 1 539 431 Totals: 90,459 72,366			Bsmnt Garage:		Carport Area:		Roof:	
X	Many Avg. Large X Few X 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			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY: 79,603			Bsmnt Garage:		Carport Area:		Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Bsmnt Garage:		Carport Area:		Roof:	
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Bsmnt Garage:		Carport Area:		Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Bsmnt Garage:		Carport Area:		Roof:	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Bsmnt Garage:		Carport Area:		Roof:	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,900	05/01/2003	WD	33-TO BE DETERMINED	03-0:2320	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9970 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 11/30/2003					
DYKHOUSE KEVIN & AMY 9970 W CADILLAC ROAD CADILLAC MI 49601	MAP #: 2025 Est TCV 274,969 TCV/TFA: 189.90					

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 33 T22N R8W (0*2003) BEG AT SW COR OF SW 1/4, TH N 0 DEG 28' 27"W 208.71 FT, N 89 DEG 57'42"E 208.71 FT, S 0 DEG 28'27"E 208.71 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1A.	X	Dirt Road		A 200' @ 90/FF	208.70	208.70	0.9894	0.8499	90 100	15,795
Comments/Influences	X	Gravel Road		209 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	15,795
NEW HOME FOR 04 03 SPLIT FROM 009-63 FOR 04	X	Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description			Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: 4in Ren. Conc.			8.06	2260 0	0	
		Water		Residential Local Cost Land Improvements						
		Sewer		Description			Rate	Size % Good	Cash Value	
		Electric		LAND IMPROVE 2500			2,500.00	1 94	2,350	
		Gas		Total Estimated Land Improvements True Cash Value =					2,350	



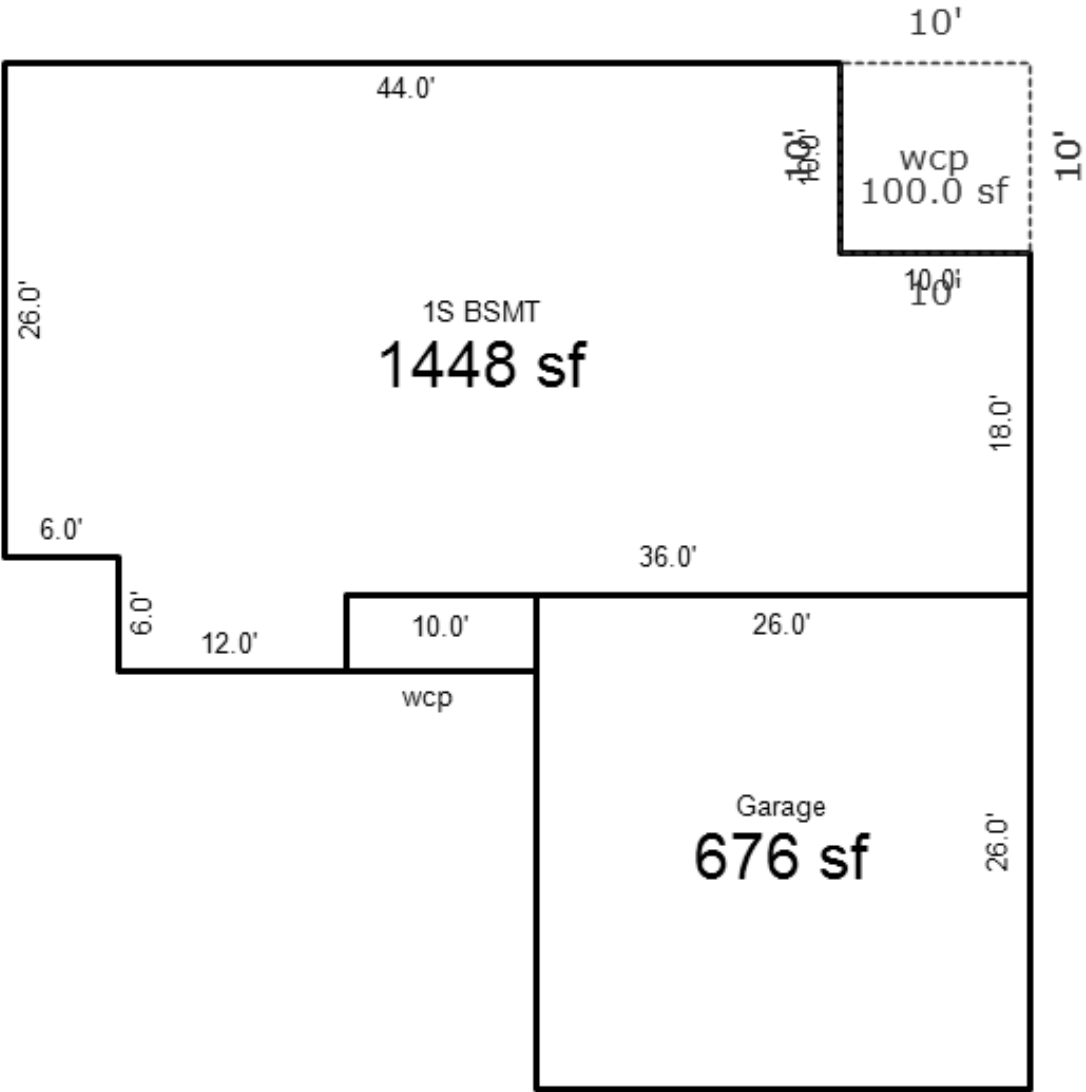
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	7,900	129,600	137,500			79,897C
Rolling	2024	7,900	111,300	119,200			77,495C
Low	2023	6,100	107,900	114,000			73,805C
High	2022	5,200	99,300	104,500			70,291C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 40 WCP (1 Story) 100 WCP (1 Story)	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 1,448 Total Base New : 274,701 Total Depr Cost: 233,476 Estimated T.C.V: 256,824			E.C.F. X 1.100			
Building Style: 1S		Trim & Decoration		Ex X Ord Min			Size of Closets Lg X Ord Small			Condition: Average			Bsmnt Garage:					
Yr Built 2003	Remodeled 0	Size of Closets		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1448 SF Floor Area = 1448 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 2003					
Room List		Doors Solid X H.C.		(5) Floors			(12) Electric 150 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			1 Story Siding Basement 1,448			Total: 216,556 184,053					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(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			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		
(2) Windows		(7) Excavation		Basement: 1448 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Porches			Garages					
X	Many Avg. X Avg. Few Small	(7) Excavation		Basement: 1448 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			WCP (1 Story) WCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			WCP (1 Story) WCP (1 Story)			Base Cost Common Wall: 1 Wall Door Opener					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages			Built-Ins					
X	Gable Hip Flat	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Appliance Allow.					
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Common Wall: 1 Wall Door Opener			Notes:					
Chimney:		(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 274,701 233,476			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 256,824					
Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 274,701 233,476			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv: 256,824					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EURICH BRADLEY J & BETH A	DEZEEUW BROOKE & TINA-MAR	127,500	12/04/2014	WD	03-ARM'S LENGTH	2014-04008	PROPERTY TRANSFER	100.0
	EURICH	128,500	08/01/2002	WD	33-TO BE DETERMINED	02-0:3627	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5895 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST	SOLAR		06/17/2022	2022-0383	100%

Owner's Name/Address	MAP #:
DEZEEUW BROOKE & TINA-MARIE J 5895 S LACHANCE RD CADILLAC MI 49601	2025 Est TCV 221,976 TCV/TFA: 213.44

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
	Public Improvements		* Factors *

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 33 T22N R8W (4*1998) N 208.71 FT OF SW 1/4 OF SW 1/4 OF SW 1/4. 3.1623A.	X	Dirt Road	208.70	658.70	0.9894	1.1328	90	100		21,052

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
NEW HOME FOR 97 96HS @ 7-97 BOR	X	Paved Road	6.49	137	50	444

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Storm Sewer	25.13	180	50	2,261
	X	Sidewalk	23.45	284	50	3,330
		Total Estimated Land Improvements True Cash Value =				15,546

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Water	8.06	2360	50	9,511
	X	Sewer	6.49	137	50	444
	X	Electric	25.13	180	50	2,261
	X	Gas	23.45	284	50	3,330
		Total Estimated Land Improvements True Cash Value =				15,546

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Curb	23.45	284	50	3,330
		Total Estimated Land Improvements True Cash Value =				15,546

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Street Lights	8.06	2360	50	9,511
	X	Standard Utilities	6.49	137	50	444
	X	Underground Utils.	25.13	180	50	2,261
	X	Wood Frame	23.45	284	50	3,330
		Total Estimated Land Improvements True Cash Value =				15,546

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Topography of Site	8.06	2360	50	9,511

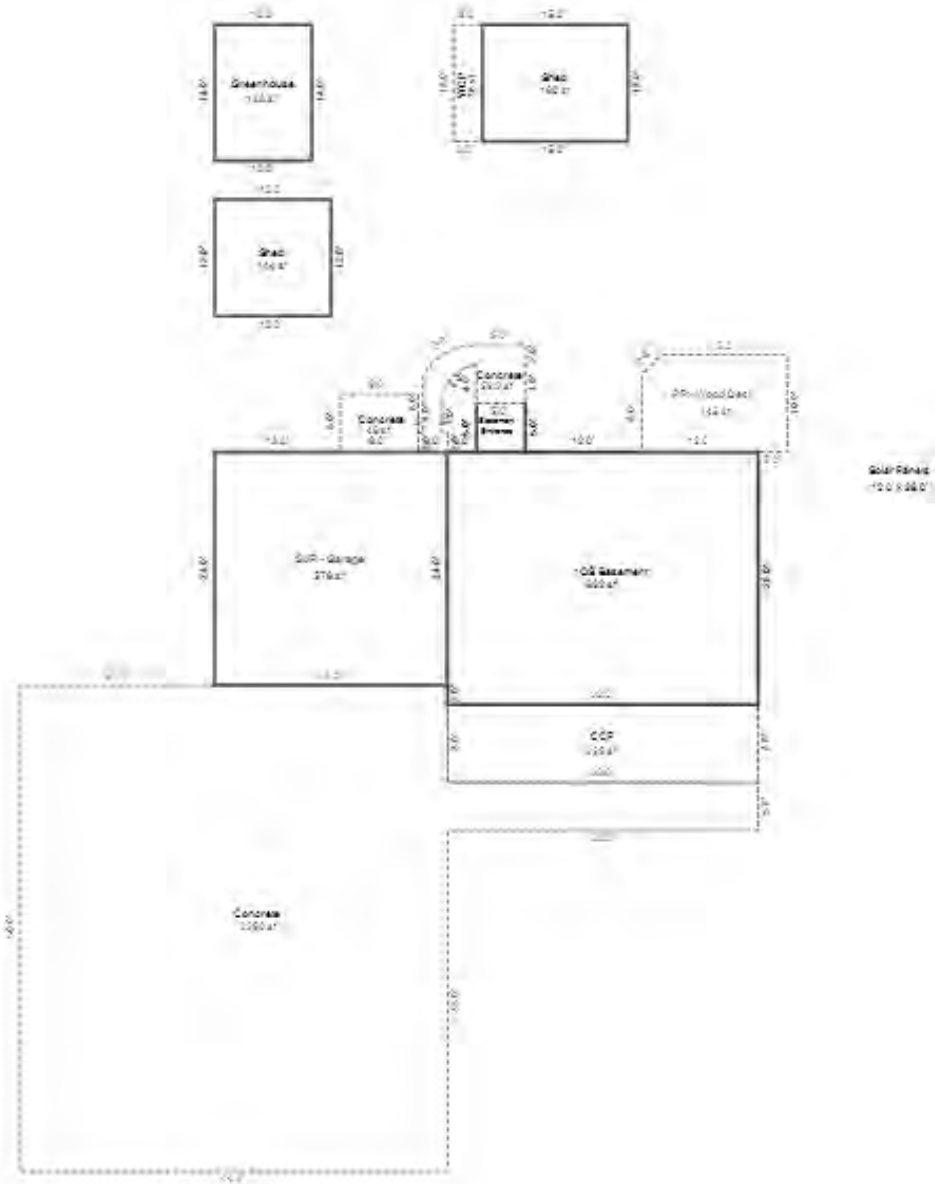
Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Level	6.49	137	50	444
	X	Rolling	25.13	180	50	2,261
	X	Low	23.45	284	50	3,330
	X	High	8.06	2360	50	9,511
	X	Landscaped	6.49	137	50	444
	X	Swamp	25.13	180	50	2,261
	X	Wooded	23.45	284	50	3,330
	X	Pond	8.06	2360	50	9,511
	X	Waterfront	6.49	137	50	444
	X	Ravine	25.13	180	50	2,261
	X	Wetland	23.45	284	50	3,330
	X	Flood Plain	8.06	2360	50	9,511

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	10,500	100,500	111,000			73,680C
2024	10,500	87,400	97,900			71,465C
2023	8,200	84,300	92,500			68,062C
2022	8,900	72,100	81,000			64,821C

Who When What 2025 10,500 100,500 111,000 73,680C
 JWV 09/06/2022 INSPECTED 2024 10,500 87,400 97,900 71,465C
 TPC 04/30/2021 INSPECTED 2023 8,200 84,300 92,500 68,062C
 TPC 12/27/2017 INSPECTED 2022 8,900 72,100 81,000 64,821C

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



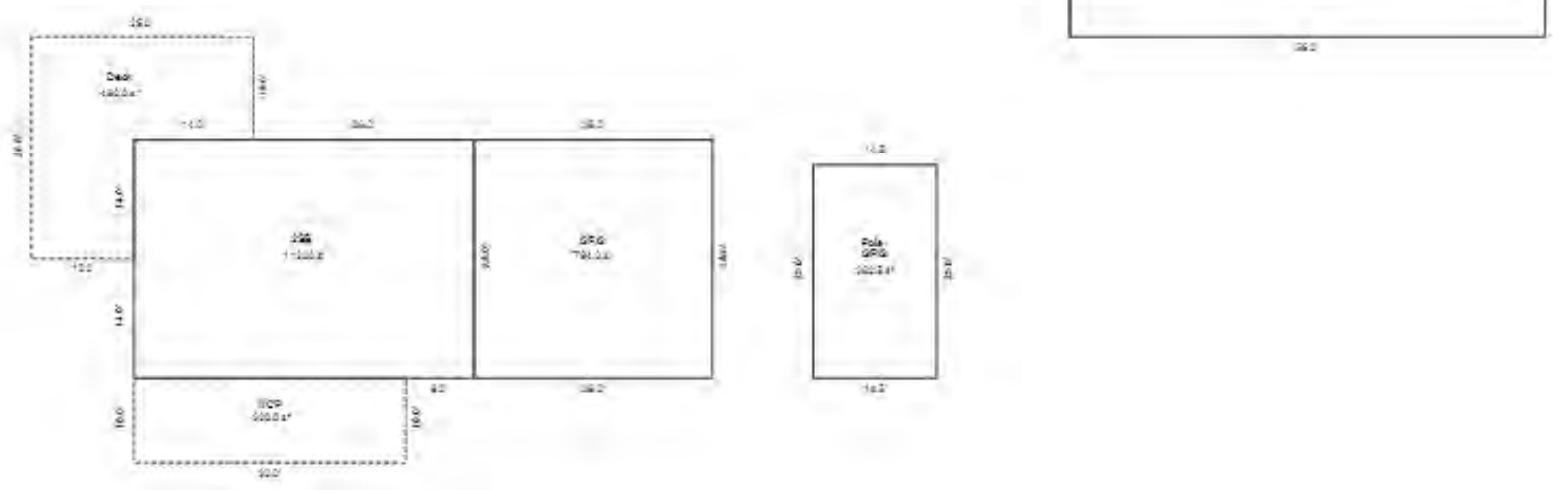
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status			
9676 W WATERGATE M-55		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994									
Owner's Name/Address		MAP #:		2025 Est TCV 373,748 TCV/TFA: 166.85									
CARLSON CARL A 9676 W WATERGATE M-55 LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Taxpayer's Name/Address		Public Improvements		* Factors *									
CARLSON CARL A 9676 W WATERGATE M-55 LAKE CITY MI 49651		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road		AGRICULTRU 8 - 17 Acres	20.00	Acres	3200	100				64,000
PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST ALONG THE WEST LINE OF		X	Paved Road		AGRICULTRU SURPLUS 2300/	25.48	Acres	2300	100				58,604
		X	Storm Sewer		AGRICULTRU ROW	0.38	Acres	0	100				0
		X	Sidewalk		45.86 Total Acres		Total Est. Land Value =						122,604
		X	Water Sewer		Land Improvement Cost Estimates								
		X	Electric		Description	Rate	Size	% Good	Cash Value				
		X	Gas		D/W/P: Asphalt Paving	3.30	13300	0	0				
		X	Curb		Residential Local Cost Land Improvements								
		X	Street Lights		Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities		LAND IMPROVE 5000	5,000.00	1	100	5,000				
		X	Underground Utils.		Total Estimated Land Improvements True Cash Value =								5,000
		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level		2025	61,300	125,600	186,900			88,846C		
		X	Rolling		2024	74,700	108,300	183,000			86,175C		
		X	Low		2023	59,200	106,000	165,200			82,072C		
		X	High		2022	56,600	97,500	154,100			78,164C		
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X	Who	When	What	2025	61,300	125,600	186,900			88,846C	
		X	TPC 04/30/2021	INSPECTED		2024	74,700	108,300	183,000			86,175C	
		X	TPC 05/13/2019	INSPECTED		2023	59,200	106,000	165,200			82,072C	
		X	TPC 12/27/2017	INSPECTED		2022	56,600	97,500	154,100			78,164C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 320 480	Type WCP (1 Story) WPP			Year Built: 1988 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G												
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 2,240 Total Base New : 336,267 Total Depr Cost: 218,572 Estimated T.C.V: 240,429			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1989	Remodeled 0	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 Air w/ Ducts Ground Area = 1120 SF Floor Area = 2240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1989					
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors		Solid	X	H.C.	(13) Plumbing			2 Story Siding Basement 1,120			Total: 258,826 168,236					
4	Basement	(5) Floors		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments								
3	1st Floor	Kitchen: Other: Other:		Many X Ave. Few			3 Fixture Bath			Basement, Outside Entrance, Below Grade			1 2,523 1,640					
3	2nd Floor	Other:		(14) Water/Sewer			2 Fixture Bath			Plumbing								
	Bedrooms	Other:		Public Water			Softener, Auto			Average Fixture(s)			1 1,455 946					
(1) Exterior		Other:		Public Sewer			Softener, Manual			3 Fixture Bath			1 4,580 2,977					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Water Well			No Plumbing			Water/Sewer								
	Insulation	X	Drywall	1000 Gal Septic			Extra Toilet			1000 Gal Septic			1 4,795 3,117					
(2) Windows		(7) Excavation		2000 Gal Septic			Extra Sink			Water Well, 100 Feet			1 5,725 3,721					
X	Many Avg. X Few	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Separate Shower			Porches								
X	Large Avg. X Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water			Extra Shower			Ceramic Tile Floor								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Public Sewer			Ceramic Tile Floor			WCP (1 Story)								
X	Double Hung Horiz. Slide Casement	Conc. Block 8 Poured Conc. Stone		Water Well			Ceramic Tile Wains			WPP								
X	Double Hung Patio Doors Storms & Screens	Treated Wood X Concrete Floor		1000 Gal Septic			Ceramic Tub Alcove			Garages								
(3) Roof		(9) Basement Finish		2000 Gal Septic			Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Gable Hip Flat	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Vent Fan			Base Cost								
X	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Vent Fan			Common Wall: 1 Wall								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Vent Fan			Door Opener								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			Class: D Exterior: Pole (Unfinished)								
				Lump Sum Items:			Vent Fan			Base Cost								
				Lump Sum Items:			Vent Fan			Built-Ins								
				Lump Sum Items:			Vent Fan			Appliance Allow.								
				Lump Sum Items:			Vent Fan			Totals:			336,267 218,572					
				Lump Sum Items:			Vent Fan			Notes:			ECF (101 AGRICULTURE) 1.100 => TCV: 240,429					

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



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

Building Type	Farm Utility Buildings			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 184			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	56 x 36 = 2016			
Cost New	\$ 18,144			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 8,165			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.700			
% Good	45			
Est. True Cash Value	\$ 5,715			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5715 / All Cards: 5715				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERS TELECOM PROPERTIES LL	K2 TOWERS II LLC	45,000	01/22/2019	WD	03-ARM'S LENGTH	2019-00229	PROPERTY TRANSFER	100.0
CARLSON CARL A & CAROLINE	ERS TELECOM PROPERTIES LL	40,000	04/19/2016	WD	32-SPLIT VACANT	2016-01514	PROPERTY TRANSFER	100.0
ERS TELECOM PROPERTIES LL	NEW PAR DBA VERIZON WIREL	0	02/23/2016	OTH	33-TO BE DETERMINED	2106-01613	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
5415 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	04/14/2016	2016-0101	100%
	P.R.E. 0%		Commercial	09/08/2015	2015-0417	100%

Owner's Name/Address	MAP #:
K2 TOWERS II LLC 57 E WASHINGTON ST CHAGRIN FALLS OH 44022	2025 Est TCV 409,124 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
			Description	Frontage	Depth	Value
2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A	X		Dirt Road			
	X		Gravel Road			

2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A



Public Improvements	Topography of Site
<ul style="list-style-type: none"> Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. 	<ul style="list-style-type: none"> 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	13,500	191,100	204,600			168,234C
2024	33,800	185,300	219,100			163,176C
2023	15,800	155,900	171,700			155,406C
2022	15,800	143,100	158,900			148,006C

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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Segregated Cost Computations >>>>>					
Class: D Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght		Construction Cost				Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
		High	Above Ave.	Ave.	X	Low	Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost
Depr. Table : 2% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:				Architectural Multiplier: 0.00 Total Cost New = 0 Reproduction/Replacement Cost = 0 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 0	
2016	Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Unit in Place Items COM TOWER STEEL 180' 1.35 180000 1.00 100 243,000 /CI16/YARI/CHALF/06'/211 18.93 281 1.00 100 5,319 /CI16/YARI/CHALF/06'/GATW15 1196.86 1 1.00 100 1,197 /CI16/YARI/CHALF/06'/GATW5 209.62 1 1.00 100 210 /CI16/YARI/CHALF/06'/3 3.79 300 1.00 100 1,137 /CI16/YARI/CHALF/06'/211 18.93 165 1.00 100 3,123 /CI4/ROOC/ALUSCCOTPBA 11.13 64 1.00 100 712 /CI11/WELSP/01000 10616.19 1 1.00 100 10,616	
	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				ECF (201A GENERAL COMMERCIAL) 1.440 => TCV of Bldg: 1 = 382,052	
Comments: CELL TOWER, FENCIG AROUND, ROOF STRUCTURE OVER GRADE ONLY. CRUSHED ROCK/GRAVEL		* 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	Few Average	Many Unfinished Typical	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:			(40) Exterior Wall:		
						Slope=0			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.

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
5415 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Commercial		07/17/2014	2014-0252	100%
Owner's Name/Address	P.R.E. 0%					
CARLSON CARL A 9676 W WATERGATE ROAD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 125,353 TCV/TFA: 57.40					

	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Tax Description			* Factors *					
SEC 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55. 89A M/L	X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences			INFO FOR SIZE 0 126.39 306.74 1.0000 0.0000				0 100*	0
CARL'S GUN SHOP	X		COMMERCIAL <2A M/L	0.89 Acres	18000	100		16,020
			* denotes lines that do not contribute to the total acreage calculation.					
			126 Actual Front Feet, 0.89 Total Acres				Total Est. Land Value =	16,020

	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size % Good	Cash Value	
		Gravel Road	D/W/P: 4in Ren. Conc.	7.55	288 94	2,044	
		Paved Road	Total Estimated Land Improvements True Cash Value =				2,044
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2025	8,000	54,700	62,700			35,130C
		Rolling	2024	3,200	53,000	56,200			34,074C
		Low	2023	3,200	44,500	47,700			32,452C
		High	2022	3,200	41,200	44,400			30,907C
		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	3,200	53,000	56,200			34,074C
TPC	05/06/2018	INSPECTED	2023	3,200	44,500	47,700			32,452C
TPC	12/27/2017	INSPECTED	2022	3,200	41,200	44,400			30,907C

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

Desc. of Bldg/Section: CAL 196 GUN SHOP Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 220 Overall Building Height: 8						
Class: C Floor Area: 2,184 Gross Bldg Area: 2,184 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> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Complete H.V.A.C. 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2184 Ave. Perimeter: 220 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 57.95 (10) Heating system: Complete H.V.A.C. Cost/SqFt: 39.52 100% Adjusted Square Foot Cost for Upper Floors = 97.47 Total Floor Area: 2,184 Base Cost New of Upper Floors = 212,875 Reproduction/Replacement Cost = 212,875 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 74,506						
1980 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
8 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments: 2014 NEW METAL ROOF		* 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	
(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-Metallic		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***



Electron by Area 1/1/1

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	21-NOT USED/OTHER	2015-00362	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					

Owner's Name/Address	MAP #:
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EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657	2025 Est TCV 108,306
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA 116 2014 SEC 33 T22N R8W (6*2023) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-168 39.11A. SPLIT ON 8/14/2023 TO 009-033-010-25 FORMERLY . SEC 33 T22N R8W S 300 FT OF E 1/2 OF SW 1/4 & S 300 FT OF SE 1/4 & BEG 300 FT N OF SE COR OF SE 1/4, TH N 650 FT W 950 FT, S 650 FT, E 950 FT TO POB. 41.4485 A.	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	39.11 Total Acres Total Est. Land Value =								108,306

Comments/Influences	Topography of Site
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Split/Comb. on 08/15/2023 completed
00-115-00000-0000 ;



3-010-00;
-010-25;

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Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	54,200	0	54,200			38,028C
			2024	66,000	0	66,000			36,885C
			2023	55,400	55,700	111,100			74,052C
			2022	53,300	49,200	102,500			70,526C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0
EISENGA BRYAN R & DIANE K	EISENGA JORDAN M	154,800	10/19/2022	LC	09-FAMILY	2023-02246	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5880 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/01/2024					
EISENGA JORDAN M 5880 S BLODGEET RD MC BAIN MI 49657	MAP #: 2025 Est TCV 156,319 TCV/TFA: 121.37					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
PA 116 2014 SEC 33 T22N R8W (0*2023) NEW PCL A-1 OF THE SURVEY RECORDED IN BOOK OS SURVEYS S-6 P-168 2A.A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N00°16'36"E, ALONG THE EAST LINE OF SAID SECTION, 454.94 FEET TO THE POINT OF BEGINNING; THENCE N89°04'15"W, 295.16 FEET; THENCE N00°16'36"E, 295.16 FEET; THENCE S89°04'15"E. 295.16 FEET TO THE	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
	Topography of Site			A 200' @ 90/FF	295.16	295.16	0.9073	0.9268	90	100			22,338

THENCE N00°16'36"E, ALONG THE EAST LINE OF SAID SECTION, 454.94 FEET TO THE POINT OF BEGINNING; THENCE N89°04'15"W, 295.16 FEET; THENCE N00°16'36"E, 295.16 FEET; THENCE S89°04'15"E. 295.16 FEET TO THE



LINE, 295.16 FEET
G. CONTAINING
WAY FOR BLODGETT
33' THEREOF, AS
ATE OF SURVEY.
S, COVENANTS,
N ON FILE***

3 completed
;
3-010-00;
-010-25;

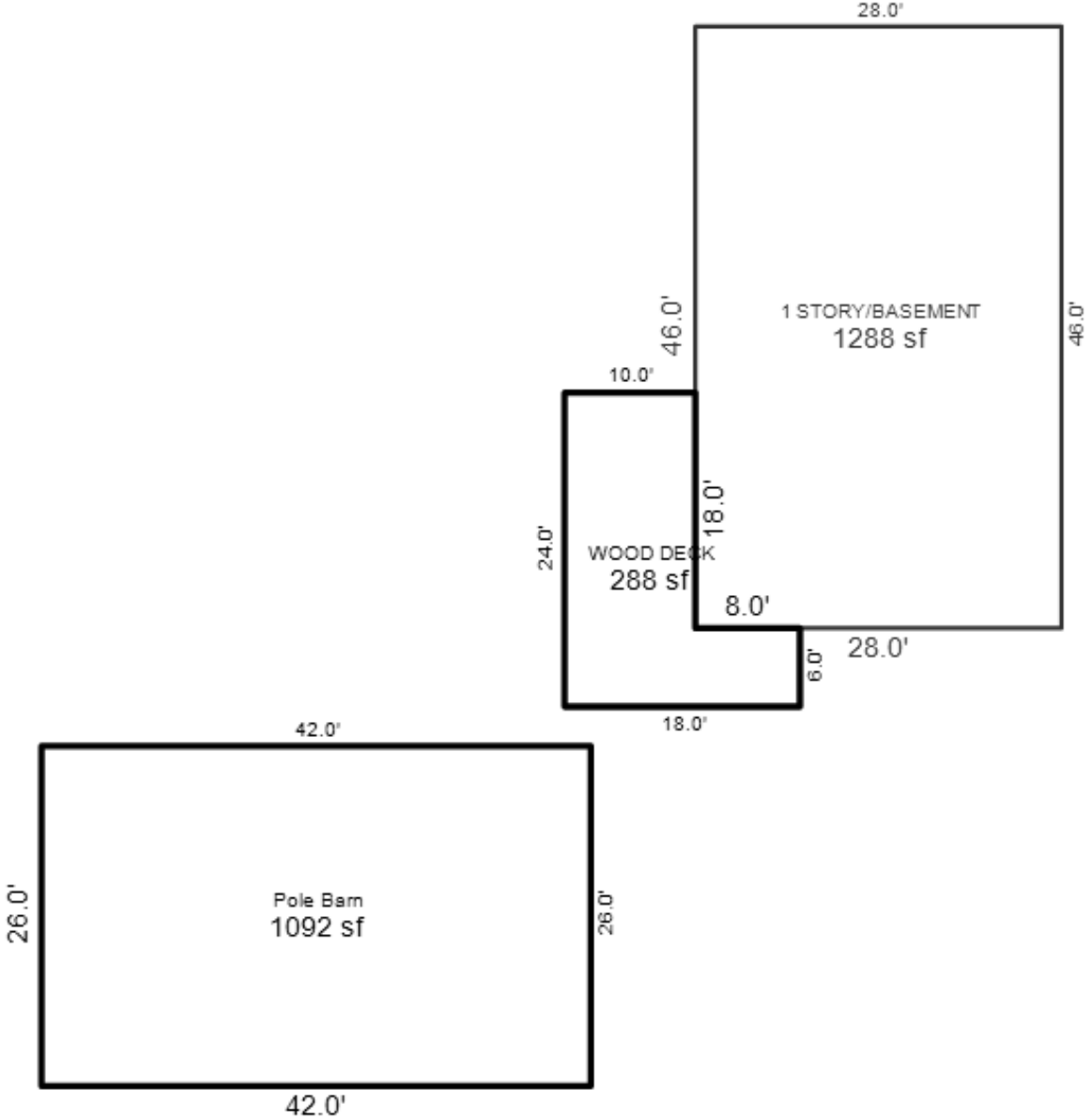
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	11,200	67,000	78,200			42,135C
			2024	11,200	57,400	68,600			40,869C
			2023	0	0	0			0
			2022	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Treated Wood	Year Built: 1977 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: 1092 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,288 Total Base New : 203,001 Total Depr Cost: 121,801 Estimated T.C.V: 133,981		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100		Bsmnt Garage:					
Yr Built 1977	Remodeled 0	Ex	X Ord	Min	Size of Closets			150 Amps Service			X 1.100		Roof:				
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1977				
Room List		Doors	Solid	X H.C.	Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Total Area = 1288 SF		Floor Area = 1288 SF.				
Basement	1st Floor	(5) Floors			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
2nd Floor	3 Bedrooms	Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Basement 1,288			Total:		164,529 98,718				
(1) Exterior		(6) Ceilings			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			
Wood/Shingle	Aluminum/Vinyl	X Drywall			1 Average Fixture(s)			Average Fixture(s)			1		1,212		727		
Brick	Insulation	(7) Excavation			1 3 Fixture Bath			Water/Sewer			1000 Gal Septic		1		4,485 2,691		
(2) Windows		Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 2 Fixture Bath			Solar Water Heat			Water Well, 50 Feet		1		2,548 1,529		
Many	X Avg.	X Large	Avg. Small			(8) Basement			Deck			Treated Wood		288		5,072 3,043	
Wood Sash	Metal Sash	(8) Basement			Conc. Block			Built-Ins			Appliance Allow.		1		1,906 1,144		
Vinyl Sash	Double Hung	Conc. Block			8 Poured Conc.			Garages			Class: CD Exterior: Pole (Unfinished)		1092		23,249 13,949		
Horiz. Slide	Casement	Stone			Treated Wood			Notes:			Base Cost		1092		23,249 13,949		
Double Glass	Patio Doors	X Concrete Floor			(9) Basement Finish			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:			Totals:		203,001 121,801				
Storms & Screens	Chimney: Block		(10) Floor Support			1000 Gal Septic			Lump Sum Items:			203,001		121,801			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic												
X	Gable	Gambrel	1 Public Water			1 Public Sewer											
Hip	Flat	Mansard	1 Water Well			1 2000 Gal Septic											
Asphalt Shingle	Chimney: Block		1 2000 Gal Septic														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	EISENGA BRUCE L & FREDA T	0	02/23/2022	QC	09-FAMILY	2022-03367	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
5640 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					
Owner's Name/Address	MAP #:					
EISENGA BRUCE L & FREDA TRUSTS 8101 S LUCAS RD MC BAIN MI 49657	2025 Est TCV 226,474 TCV/TFA: 267.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
PA 116 1983 SEC 33 T22N R8W (0*1999) BEG AT E 1/4 COR TH S 0 DEG 26'55"E 1670.35 FT, N 89 DEG 47'38"W 950 FT, N 0 DEG 01'30"E 1669.66 FT, S 89 DEG 49'48"E 936.19 FT TO POB. 36.16A.	X			AGRICULTRU 30 - 65 ACRES	36.16 Acres		3200	100		115,712
				36.16 Total Acres			Total Est. Land Value =			115,712

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
N/V SILO 3 POLE BARNs LISTED IN UNIT IN PLACE ARE ALL IN POOR CONDITION EXTENSIVE REMODEL OF HOUSE FOR 00 23500 LOSS PER TRIB FOR 99 (OUT BLDGS)	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Agricultural Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			8' DIAMETER WELL	15,750.00	1 88	13,860	
			Total Estimated Land Improvements True Cash Value =			13,860	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	57,900	55,300	113,200			69,193C
Rolling	2024	70,500	49,100	119,600			67,113C
Low	2023	63,300	50,800	114,100			63,918C
High	2022	60,600	44,500	105,100		105,100W	60,875C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

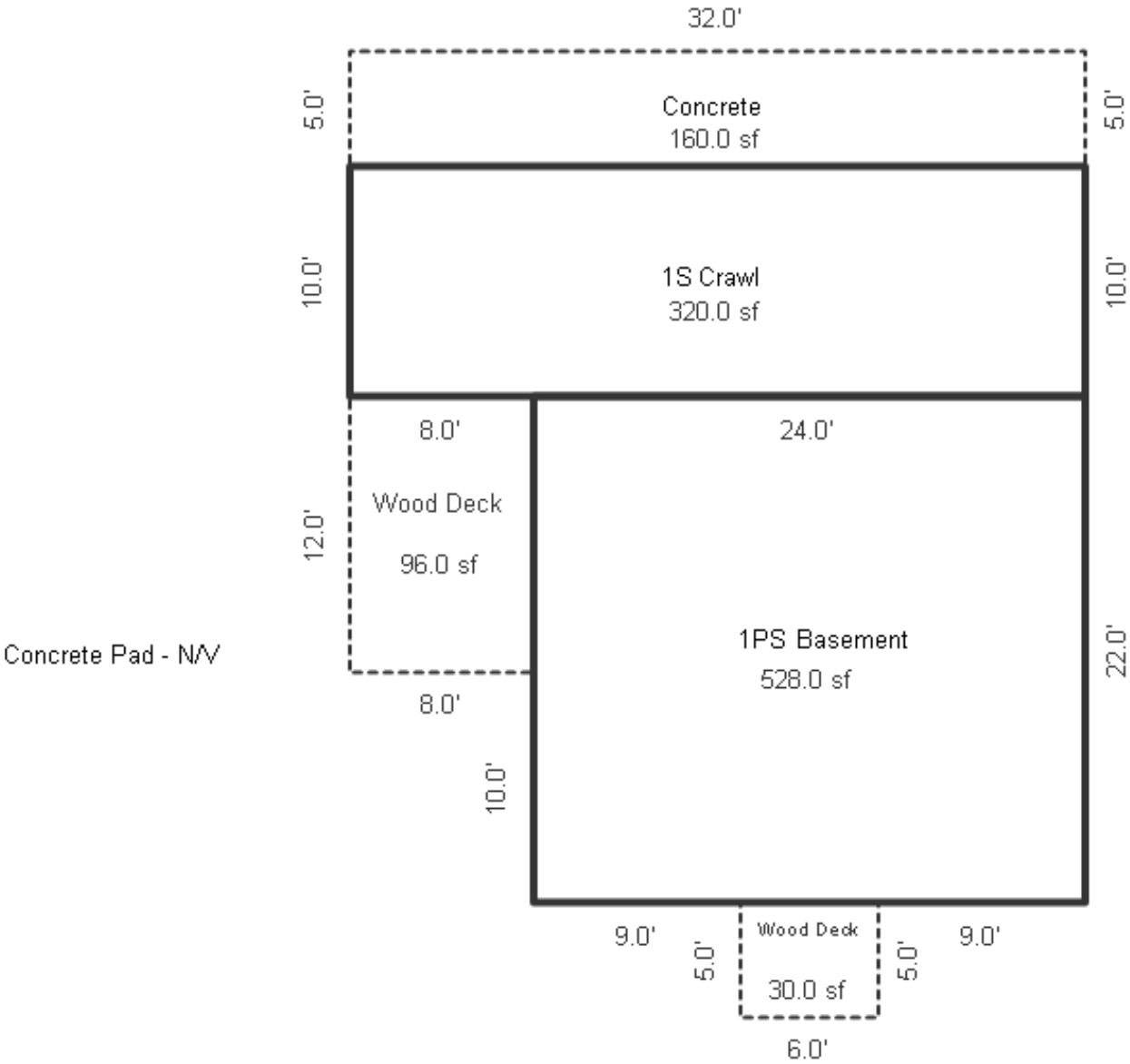


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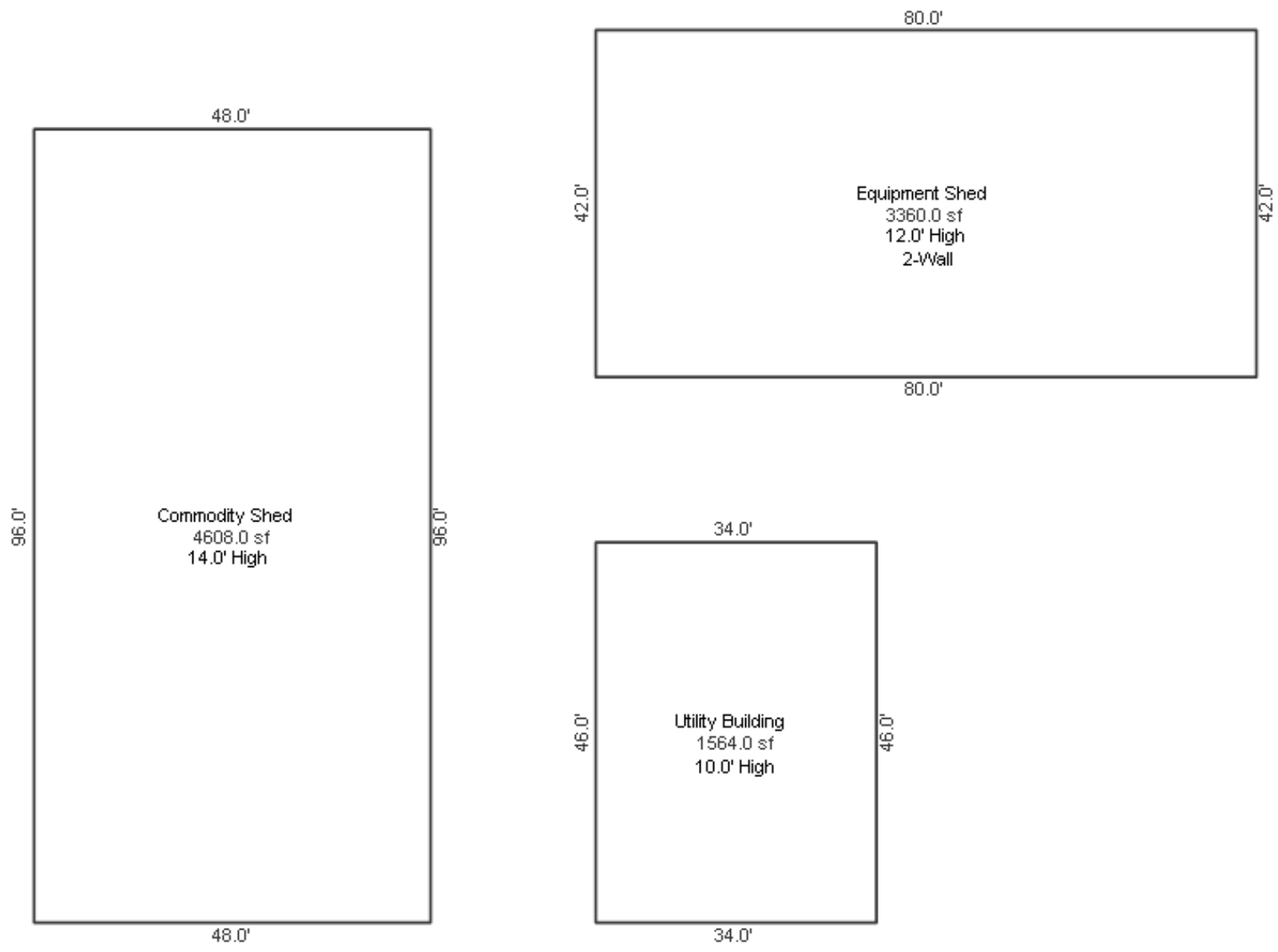
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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							96 30	Treated Wood Treated Wood			
Building Style: 1S		Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1900	Remodeled 1999	Ex	Ord	X	Min											
Condition: Average		Size of Closets			Lg	Ord	X	Small								
Room List		Doors	Solid	X	H.C.											
1	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:	60	Amps Service											
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X	Insulation	X	Plaster		Ex.	Ord.	X	Min								
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 528 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing												
			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s)											
(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	3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1900				
(11) Heating System: Space Heater																
Ground Area = 848 SF Floor Area = 848 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Mich Bsmnt. 528																
1 Story Siding Crawl Space 320																
Total: 104,930 65,958																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,212 727																
Water/Sewer																
1000 Gal Septic 1 4,485 2,691																
Water Well, 100 Feet 1 5,560 3,336																
Deck																
Treated Wood 96 2,409 1,445																
Treated Wood 30 1,299 779																
Built-Ins																
Appliance Allow. 1 1,906 1,144																
Totals: 121,801 73,080																
Notes:																
														ECF (101 AGRICULTURE) 1.100 => TCV: 80,388		

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



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

Building Type	Commodity Barns (Storage	Farm Implement (Equipmen	Farm Utility Storage She		
Year Built					
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Average	Average	Low Cost		
# of Walls, Perimeter	4 Wall, 288	4 Wall, 244	4 Wall, 160		
Height	14	12	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	96 x 48 = 4608	80 x 42 = 3360	46 x 34 = 1564		
Cost New	\$ 72,161	\$ 65,117	\$ 12,622		
Phy./Func./Econ. %Good	35/40/100 14.0	45/40/100 18.0	35/40/100 14.0		
Depreciated Cost	\$ 10,103	\$ 11,721	\$ 1,767		
+ 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	35	45	35		
Est. True Cash Value	\$ 7,072	\$ 8,205	\$ 1,237		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16514 / All Cards: 16514					



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDES BENJAMIN	TWOMBLY SAIGE MICAH	185,000	01/06/2021	WD	03-ARM'S LENGTH	2021-00090	PROPERTY TRANSFER	100.0
GOFF MICHAEL D & CARRIE M	REDES BENJAMIN	129,900	07/05/2018	WD	03-ARM'S LENGTH	2018-02207	PROPERTY TRANSFER	100.0
BALL SAMUEL & RACHEL	GOFF MICHAEL D & CARRIE M	105,500	05/07/2004	WD	03-ARM'S LENGTH	04-0/2133	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8371 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/26/2005	20050138	Complete
	P.R.E. 100% 01/06/2021					

Owner's Name/Address	MAP #:
TWOMBLY SAIGE MICAH 8371 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 214,413 TCV/TFA: 182.63

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			I 200' @ 200/	175.00	186.69	1.0339	0.8265	200	100	29,911	
			175 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	29,911

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG 23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD TO POB. .75 A.	X	Dirt Road		D/W/P: 4in Ren. Conc.	8.06	1070 0	0	
	X	Gravel Road		Wood Frame	23.90	240 50	2,868	
	X	Paved Road		Wood Frame	28.43	100 50	1,421	
	X	Storm Sewer		Residential Local Cost Land Improvements				
	X	Sidewalk		Description	Rate	Size % Good	Cash Value	
	X	Water		LAND IMPROVE 1000	1,000.00	1 95	950	
	X	Sewer		Total Estimated Land Improvements True Cash Value =				5,239
	X	Electric						
	X	Gas						
	X	Curb						

Comments/Influences

RIVER FRONTAGE

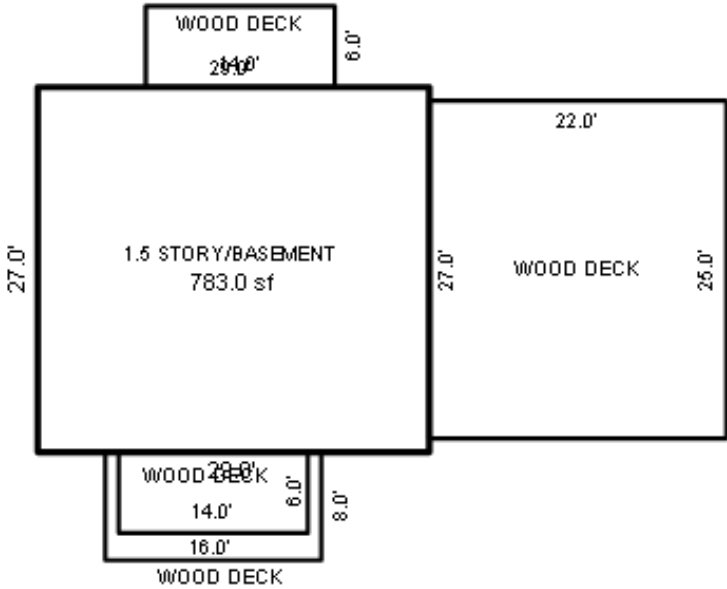
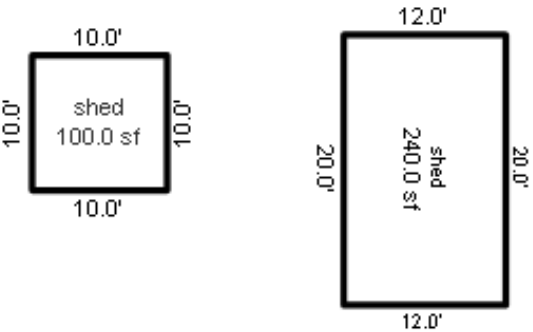
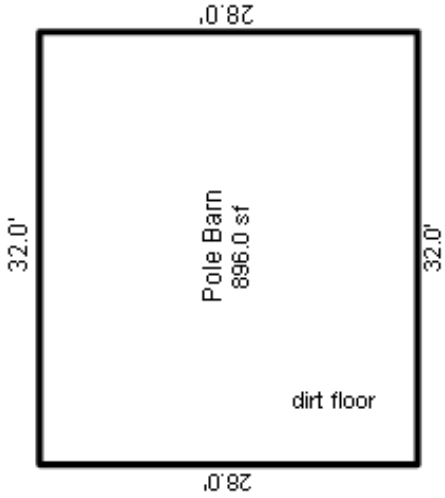
ADD 100 FT RIVER FRONTAGE FOR 05



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	15,000	92,200	107,200			86,387C
X Rolling	2024	15,000	79,500	94,500			83,790C
X Low	2023	15,000	76,900	91,900			79,800C
X High	2022	5,300	70,700	76,000			76,000S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN JOSEPH A TRUST	EDGEComb DALE E III & LIN	327,000	11/30/2022	WD	03-ARM'S LENGTH	2022-03769	PROPERTY TRANSFER	100.0
KLEIN KOSEPH & TINA	KLEIN JOSEPH A TRUST	1	05/07/2021	WD	09-FAMILY	2021-01713	PROPERTY TRANSFER	0.0
PICCARD PERRY & JANE TRUS	KLEIN KOSEPH & TINA	193,000	01/11/2017	WD	03-ARM'S LENGTH	2017-00119	PROPERTY TRANSFER	100.0
PICCARD PERRY & JANE E	PICCARD PERRY & JANE TRUS	0	05/15/2014	WD	03-ARM'S LENGTH	2014-01867	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8257 W BLUE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
EDGEComb DALE E III & LINDSEY K 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651	2025 Est TCV 305,919 TCV/TFA: 221.20

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
			* Factors * IRR SHAPE
	Public Improvements		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 1 - 2.99 @\$9000 2.98 Acres 9000 100 26,856
			200 Actual Front Feet, 4.82 Total Acres Total Est. Land Value = 66,856

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. SEC 34 T22N R8W COMM AT NE COR SEC 34 S 89 DEG 56'20" W 473.4 FT, N 53 DEG 0'28" W 353.63 FT, N 77 DEG 45'28" W 319.8 FT, S 60 DEG 42' 32" W 173.88 FT AS POB, TH S 35 DEG 17'28" E TO C/L OF CLAM RIVER, TH FOLLOWC/L OF RIVER UPSTREAM TO C/L OF BLUE ROAD, TH FOLLOW C/L OF BLUE RD NE'LY TO POB, EXC BEG AT NE'LY COR THOF, TH S 35 DEG 17'28" E 97 FT TO THREAD OF CLAM RIVER AS POB, TH N 35 DEG 17'28" W 97 FT, S 60 DEG 42'32" W 121.45 FT TH ALG THE ARC OF A CURVE TO THE RIGHT RAD 882.16 FT A DISTANCE OF 28.57 FT (LONG CHORD S 61 DEG 38'12" W 28.57 FT) S 31 DEG 17'28" E 139.96 FT N 80 DEG 38'52"E 95 FT TO THREAD OF RIVER, N'LY ALG THREAD TO POB, & EXC COMM AT NE COR SEC 34 S 89 DEG	X			Description Rate Size % Good Cash Value

				Wood Frame 29.11 96 71 1,984
				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 = 4,359

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	X	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	33,400	119,600	153,000			137,432C
2024	30,400	102,900	133,300			133,300S
2023	30,400	99,700	130,100			130,100S
2022	27,500	90,500	118,000			99,568C

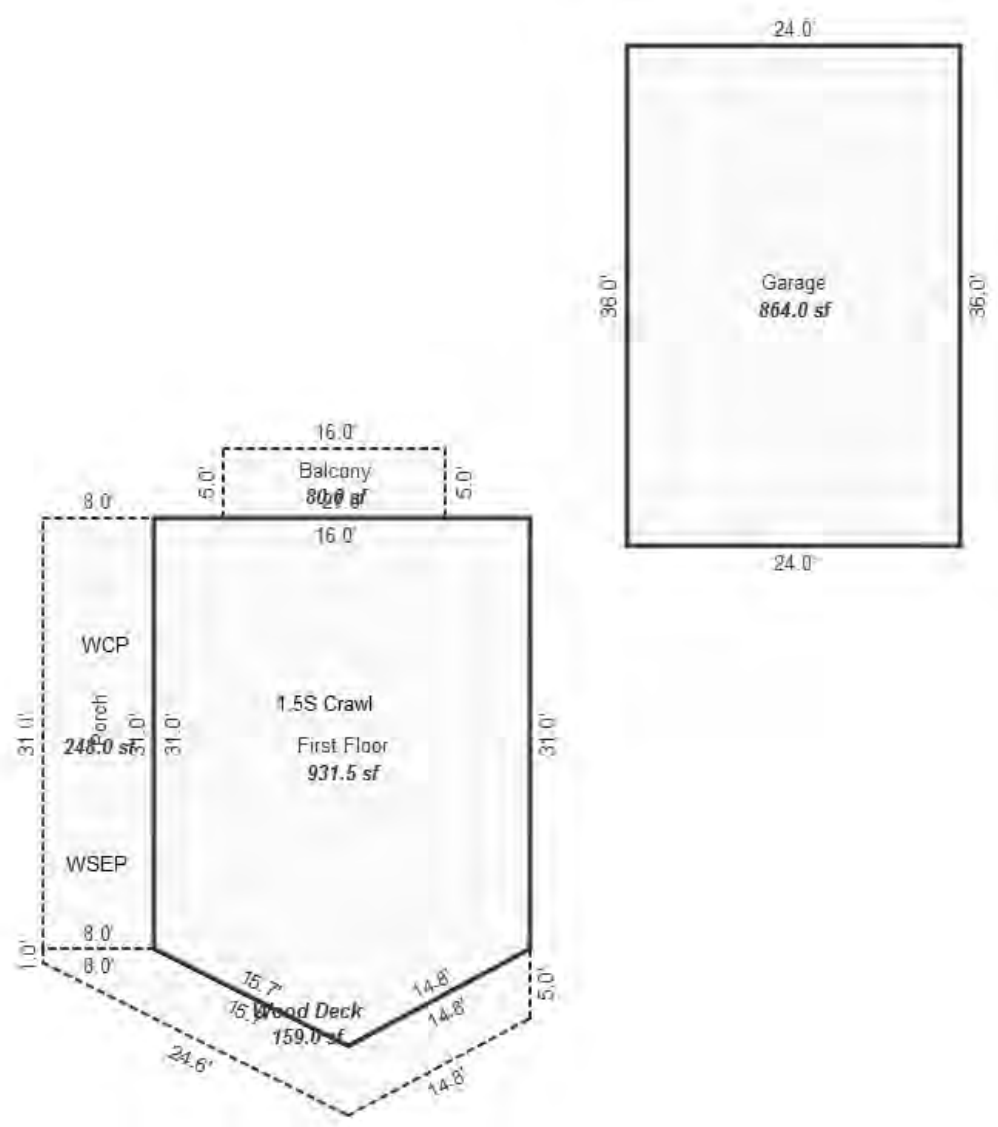
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/21/2013	INSPECTED



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 120 WSEP (1 Story) 128 WCP (1 Story) 159 Treated Wood 80 Wood Balcony	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: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 1,383 Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.5S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1991	Remodeled 2016	Ex	X	Ord	Min	Size of Closets		No./Qual. of Fixtures		Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Lg	X	Ord	Small	Doors		200 Amps Service		Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		200 Amps Service			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Few	Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 922 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle Metal	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
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Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
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Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost: 213,367 Estimated T.C.V: 234,704		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 251,017 Total Depr Cost								



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.
WENZLICK SUSAN	EDGECOMB DALE III & LINDS	285,000	09/11/2019	WD	03-ARM'S LENGTH	2019-02866	PROPERTY TRANSFER	100.0
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	21-NOT USED/OTHER	2009/300	DEED	0.0
		166,500	12/01/1998	WD	33-TO BE DETERMINED	314:17	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8261 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	05/31/2016	2016-0204	100%

Owner's Name/Address	MAP #:
EDGECOMB DALE III & LINDSEY 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651	2025 Est TCV 251,600 TCV/TFA: 167.96

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 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG12' 32"W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT	I 200' @ 200/	264.00	148.50	0.9329	0.7806	200	100		38,451
		264 Actual Front Feet, 0.90 Total Acres			Total Est. Land Value =		38,451		

X	Improved	Vacant	Land Improvement Cost Estimates
			Description

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
			D/W/P: 3.5 Concrete	6.49	46	0	0
			D/W/P: 4in Concrete	6.87	114	0	0
			D/W/P: 4in Concrete	6.87	138	0	0

X	Improved	Vacant	Residential Local Cost Land Improvements
			Description

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =		950		

X	Improved	Vacant	Topography of Site
			Level

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

X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	19,200	106,600	125,800			104,058C
			2024	19,200	91,400	110,600			100,930C
			2023	19,200	89,200	108,400			96,124C
			2022	17,500	82,800	100,300			91,547C

X	Improved	Vacant	Who	When	What
			TPC	04/30/2021	INSPECTED
			TPC	12/27/2017	INSPECTED
			JWV	10/22/2016	INSPECTED

X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	19,200	106,600	125,800			104,058C
			2024	19,200	91,400	110,600			100,930C
			2023	19,200	89,200	108,400			96,124C
			2022	17,500	82,800	100,300			91,547C

X	Improved	Vacant	Who	When	What
			TPC	04/30/2021	INSPECTED
			TPC	12/27/2017	INSPECTED
			JWV	10/22/2016	INSPECTED

X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	19,200	106,600	125,800			104,058C
			2024	19,200	91,400	110,600			100,930C
			2023	19,200	89,200	108,400			96,124C
			2022	17,500	82,800	100,300			91,547C

X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	19,200	106,600	125,800			104,058C
			2024	19,200	91,400	110,600			100,930C
			2023	19,200	89,200	108,400			96,124C
			2022	17,500	82,800	100,300			91,547C

X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	19,200	106,600	125,800			104,058C
			2024	19,200	91,400	110,600			100,930C
			2023	19,200	89,200	108,400			96,124C
			2022	17,500	82,800	100,300			91,547C

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			2024	19,200	91,400	110,600			100,930C
			2023	19,200	89,200	108,400			96,124C
			2022	17,500	82,800	100,300			91,547C

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			2024	19,200	91,400	110,600			100,930C
			2023	19,200	89,200	108,400			96,124C
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			2023	19,200	89,200	108,400			96,124C
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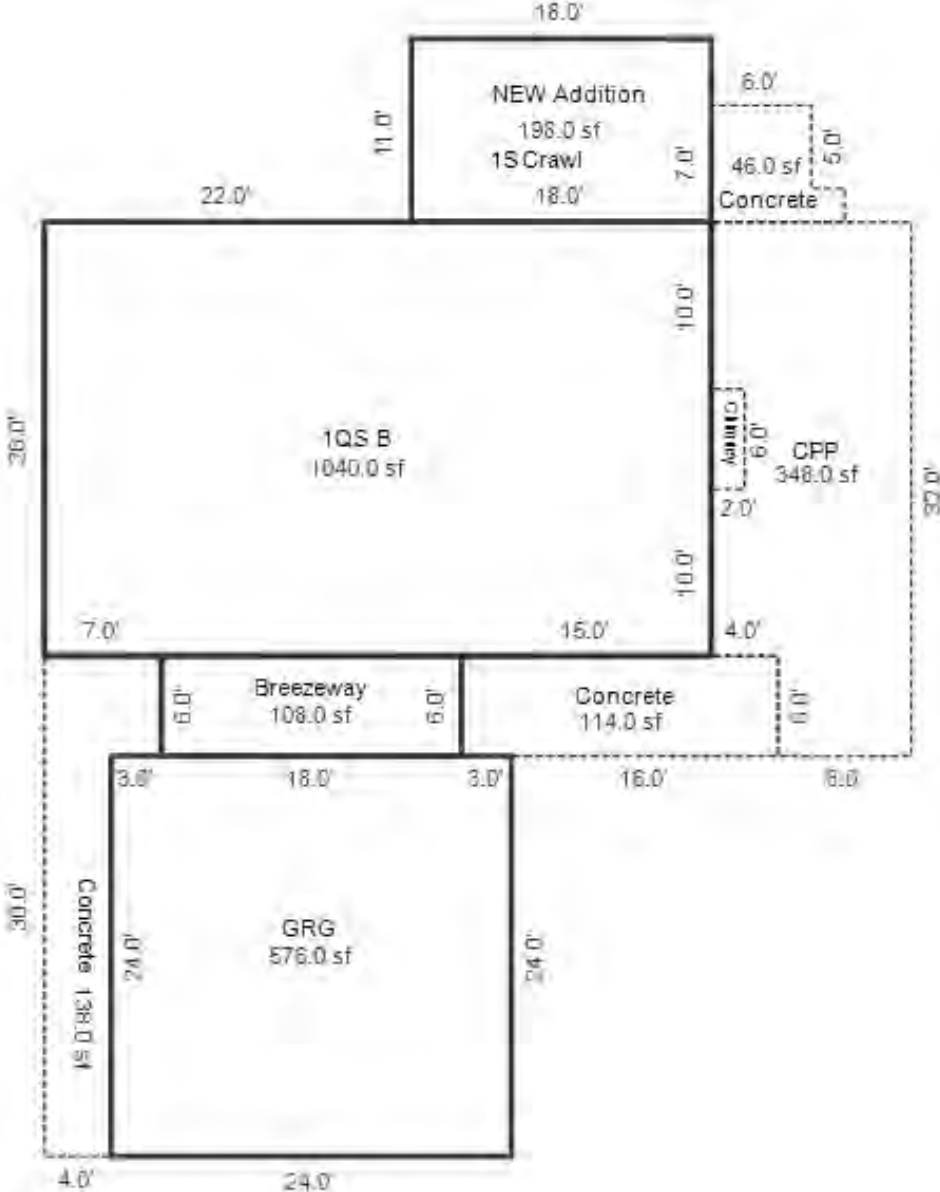
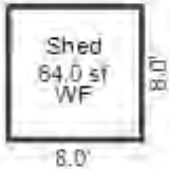
X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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			2023	19,200	89,200	108,400			96,124C
			2022	17,500	82,800	100,300			91,547C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 348 260 108	Type CPP Treated Wood Brzwy, FW	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																										
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		(4) Interior Trim & Decoration		Central Air Wood Furnace																																																																																																															
Building Style: 1.25S		Yr Built 1972		Remodeled 2016		Condition: Average		Size of Closets		E.C.F. X 1.100		Bsmnt Garage:																																																																																																												
Room List		Doors		Solid		X		H.C.		Total Base New : 289,087		Total Depr Cost: 192,908																																																																																																												
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen:		Other:		Other:		Total T.C.V: 212,199		Carport Area: Roof:																																																																																																												
(1) Exterior		No./Qual. of Fixtures		Ex.		X		Ord.		Min		Cost Est. for Res. Bldg: 1 Single Family 1.25S																																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Cls C 5 Blt 1972																																																																																																												
Insulation		X		Drywall								No. of Elec. Outlets																																																																																																												
(2) Windows		(7) Excavation		1		Average Fixture(s)		1		3 Fixture Bath		1.25 Story Siding																																																																																																												
X	Many Avg.	X	Large Avg.	Basement: 1040 S.F. Crawl: 198 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		1000 Gal Septic																																																																																																												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X		(9) Basement Finish		1																																																																																																												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1		Public Water		1		Public Sewer		1																																																																																																												
(3) Roof		Recreation SF		Living SF		Walkout Doors (B)		1		No Floor SF		1																																																																																																												
X	Gable Hip Flat	Gambrel Mansard Shed		Walkout Doors (A)		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:																																																																																																												
X	Asphalt Shingle	(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Frame Wall		108																																																																																																												
Chimney: Brick										Solar Room		180																																																																																																												
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S</p> <p>(11) Heating System: Electric Baseboard</p> <p>Ground Area = 1238 SF Floor Area = 1498 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>198</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>206,549</td> <td>134,274</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,064</td> <td>1,992</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td>3,117</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>3,721</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>348</td> <td>5,415</td> <td>3,520</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>260</td> <td>4,852</td> <td>3,154</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>21,969</td> <td>14,280</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,078</td> <td>701</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,773</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>6,420</td> <td>4,173</td> </tr> <tr> <td>Breezeways</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Frame Wall</td> <td>108</td> <td>7,328</td> <td>4,763</td> </tr> <tr> <td>Solar Room</td> <td>180</td> <td>19,165</td> <td>17,440</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,040			1 Story	Siding	Crawl Space	198			Total:				206,549	134,274	Item	Quantity	Unit Cost	Total Cost	Plumbing				2 Fixture Bath	1	3,064	1,992	Water/Sewer				1000 Gal Septic	1	4,795	3,117	Water Well, 100 Feet	1	5,725	3,721	Porches				CPP	348	5,415	3,520	Deck				Treated Wood	260	4,852	3,154	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	576	21,969	14,280	Door Opener	2	1,078	701	Built-Ins				Appliance Allow.	1	2,727	1,773	Fireplaces				Exterior 1 Story	1	6,420	4,173	Breezeways				Frame Wall	108	7,328	4,763	Solar Room	180	19,165	17,440
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BALL TAMARA & BALL MARIE	BALL SAMUEL & RACHEL	1	08/11/2015	QC	09-FAMILY	2015-03071	PROPERTY TRANSFER	0.0			
BERENS EUGENE J LE	BALL TAMA, BALL M, BALL S	24,000	10/18/2013	WD	03-ARM'S LENGTH	2013-03588 & 0	PROPERTY TRANSFER	100.0			
BERENS EUGENE J & NELLIE	BERENS EUGENE J LE	0	11/25/2008	WD	21-NOT USED/OTHER	2007/4333	DEED	0.0			
PRICE JAY & KATHIE	BERENS EUGENE JOHN & NILL	0	01/08/2003	WD	06-COURT JUDGEMENT	2003-00987	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
8015 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/11/2018		2018-0550	100%		
Owner's Name/Address		P.R.E. 0% Cond. 2nd		RELOCATE HOME		04/04/2017		2017-0084	100%		
BALL SAMUEL & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 117,129 TCV/TFA: 0.00							
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/	178.08	521.02	1.0294	1.0683	200	100	39,169
				178 Actual Front Feet, 2.13 Total Acres Total Est. Land Value = 39,169							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Wood Frame	24.31	200	50	2,431			
				Total Estimated Land Improvements True Cash Value = 2,431							
		Topography of Site									
		Level									
		X	Rolling								
			Low								
		X	High								
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	19,600	39,000	58,600		53,957C	
		TPC 04/30/2021 INSPECTED		2024	19,600	33,600	53,200			52,335C	
		TPC 08/27/2019 INSPECTED		2023	19,600	33,500	53,100			49,843C	
		JWV 12/09/2017 INSPECTED		2022	17,500	32,300	49,800			47,470C	

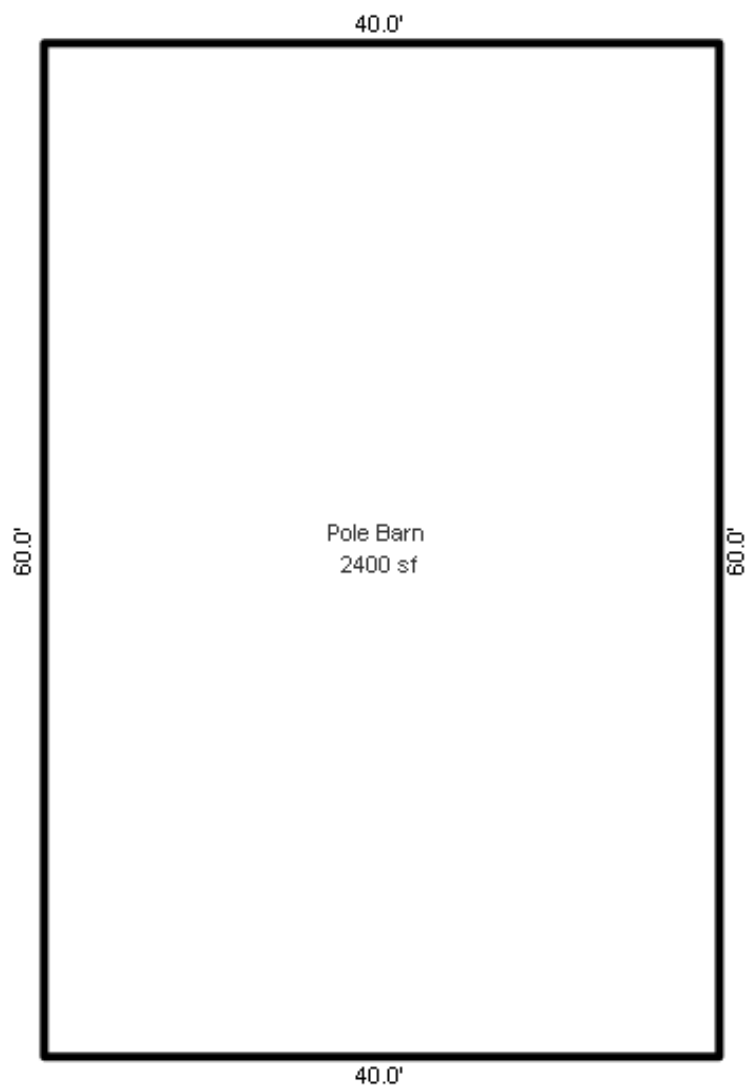


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 71,524 Total Depr Cost: 68,663 Estimated T.C.V: 75,529
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2020		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built Remodeled 2020 0		Doors Solid H.C.		(5) Floors			3 Fixture Bath		2 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Lg Ord Small		Kitchen: Other: Other:			Softener, Auto		Softener, Manual		Other Additions/Adjustments				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Solar Water Heat		No Plumbing		Plumbing				
Basement		(5) Floors		No. of Elec. Outlets			Extra Toilet		Extra Sink		Plumbing				
1st Floor		Kitchen: Other: Other:		Many Ave. Few			Separate Shower		Ceramic Tile Floor		Garages				
2nd Floor		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ceramic Tile Wains		Ceramic Tub Alcove		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Bedrooms		Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Vent Fan		Vent Fan		Base Cost		2400 76,104 73,060	
(1) Exterior		(8) Basement			(9) Basement Finish			(14) Water/Sewer		Notes:		Totals:		71,524 68,663	
Wood/Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:				75,529	
Aluminum/Vinyl		(9) Basement Finish			Lump Sum Items:										
Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Insulation		(10) Floor Support													
(2) Windows		Joists: Unsupported Len: Cntr.Sup:													
Many Avg. Few		Chimney:													
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0% Cond. 2nd

Owner's Name/Address: BALL SAMUEL & RACHEL
 1947 S DICKERSON RD
 LAKE CITY MI 49651

MAP #: 2025 Est TCV 11,875

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved X Vacant * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

A 200' @ 90/FF 143.06 207.05 1.0874 0.8482 90 100 11,875

143 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 11,875

Tax Description: 4/27/2017 SPLIT FROM 009-034-003-00 TO 003-10, 003-20. PARCEL #2 BOOK OF SURVEYS S-5 P219 2017-01412

FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L

FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST

OWN 22 NORTH, WITH 00 DEGREES 05 70 FEET ALONG THE N 34 TO THE PLACE WITH 00 DEGREES 05 138.85 FEAT ALONG CTION 34; THENCE N ON FILE***

7 completed ;

4-003-00;

-003-10,

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Who When What

2025 5,900 0 5,900 4,254C

2024 6,000 0 6,000 4,127C

2023 5,500 0 5,500 3,931C

2022 4,500 0 4,500 3,744C

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 05/02/2017 INSPECTED

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



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

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

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAMUEL & RACHEL	CLEMENTS RALPH & GALE	187,000	09/15/2021	WD	03-ARM'S LENGTH	2021-03120	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5018 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/22/2022					
Owner's Name/Address	MAP #:					
CLEMENTS RALPH & GALE 5018 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 203,152 TCV/TFA: 155.79					

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
A 200' @ 90/FF	143.14	206.94	1.0872	0.8481	90	100		11,879
143 Actual Front Feet, 0.68 Total Acres								Total Est. Land Value = 11,879

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value				
SPLIT ON 04/27/2017 FROM 009-034-003-00; PARCEL #3 BOOK OF SURVEYS S-5 P219 2017-01412	X	Dirt Road						
FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						
	X	D/W/P: 4in Ren. Conc.			10.12	1900	50	9,614
	X	Total Estimated Land Improvements						9,614

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	5,900	95,700	101,600			80,135C
Rolling	2024	6,000	91,300	97,300			77,726C
Low	2023	5,500	79,400	84,900			74,025C
High	2022	4,500	66,000	70,500		70,500A	70,500C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/27/2021	INSPECTED	2024	6,000	91,300	97,300			77,726C
JWV	12/09/2017	INSPECTED	2023	5,500	79,400	84,900			74,025C
TPC	05/02/2017	INSPECTED	2022	4,500	66,000	70,500		70,500A	70,500C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136	Type Treated Wood	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 680 % 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: BC Effec. Age: 15 Floor Area: 1,304 Total Base New : 267,147 Total Depr Cost: 227,074 Estimated T.C.V: 181,659		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 BC		Blt 1987									
Yr Built 1987	Remodeled 2017	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1304 SF		Floor Area = 1304 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Siding		Crawl Space		1,304		Total:		206,321		175,372	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,142		1,821			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1		5,556		4,723					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1304 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			Deck		Treated Wood		136		3,359		2,855					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins		Appliance Allow.		1		3,918		3,330					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		680		35,564		30,229			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Door Opener		1		673		572							
(3) Roof		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:		267,147		227,074									
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084 L263P13 1987 FRIENDSHIP 28'X44' DOUBLE-WIDE MOBILE HOME ID MY 714091ABW ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 181,659																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTLETT JUSTIN & KRISTA	STEFANKO DONALD & KAYLA	460,000	09/09/2020	WD	03-ARM'S LENGTH	2020-02611	PROPERTY TRANSFER	100.0
FRA REAL ESTATE ASSISTANC	BARTLETT JUSTIN & KRISTA	450,000	07/17/2019	WD	03-ARM'S LENGTH	2019-02726	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5086 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/13/2013	2013-0223	100%
	P.R.E. 100% 09/09/2020		Addition	03/01/2005	20050038	Complete
Owner's Name/Address	MAP #:					
STEFANKO DONALD & KAYLA 5086 S DICKERSON ROAD LAKE CITY MI 49651	2025 Est TCV 534,617 TCV/TFA: 171.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
				* Factors *		399.45' X 487.636'				
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 34 T22N R8W (2*1998) BEG S 0 DEG 05'53"E 208.85 FT FROM NE COR TH S 0 DEG 05'53"E 339.45 FT, S 83 DEG 31'22"W 447.25 FT, N 40 DEG 19'28"E 145.93 FT, N 23 DEG 13'59"W 128.12 FT, N56 DEG 19'07"W 254.17 FT, N 79 DEG 18' 08"E 283.08 FT, N 89 DEG 56'54"E 283.98 FT TO POB. 3.8A.	X	Dirt Road		I 200' @ 200/	339.45	487.64	0.8761	1.0508	200 100	62,500
		Gravel Road		339 Actual Front Feet, 3.80 Total Acres Total Est. Land Value = 62,500						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: Asphalt Paving	3.06	2400	0	0		
		Water		D/W/P: 4in Ren. Conc.	8.06	410	0	0		
	X	Sewer		Wood Frame	27.27	128	94	3,282		
		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 = 8,032						
		Standard Utilities								
		Underground Utils.								

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
RIVER FRONTAGE 98 SPLIT FROM 003-00 FOR 99	Level	2025	31,300	236,000	267,300			213,582C
	X Rolling	2024	31,300	203,000	234,300			207,161C
	X High	2023	31,300	196,700	228,000			197,297C
	Landscaped	2022	17,500	179,800	197,300			187,902C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	X Flood Plain							

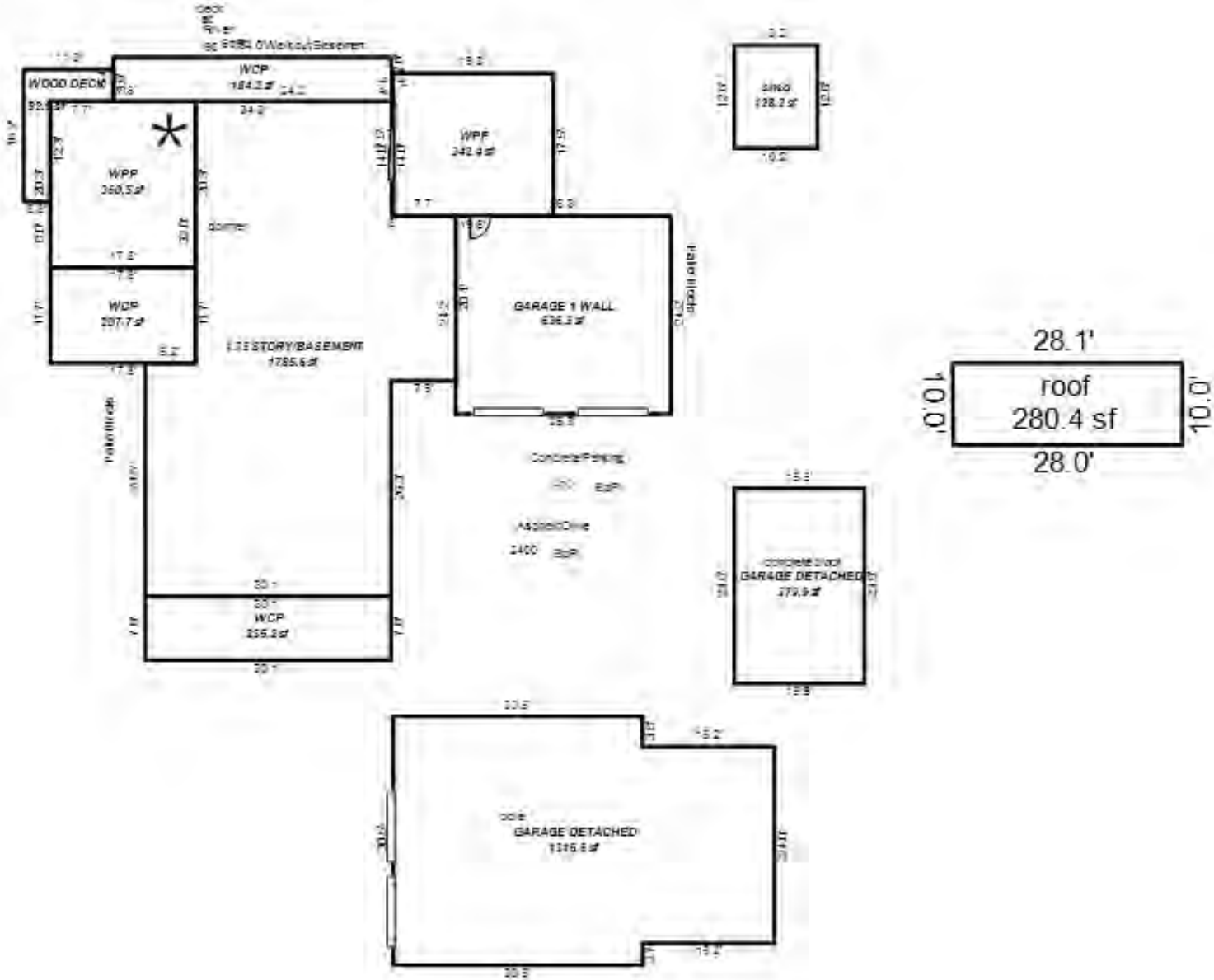


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*** Information herein deemed reliable but not guaranteed***

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 235 WCP (1 Story) 207 WCP (1 Story) 360 WPP 184 WCP (1 Story) 342 WPP 60 Treated Wood 82 Treated Wood 280 Roof Cover Onl 80 Brzwy, FW			Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 636 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 3,124 Total Base New : 602,711 Total Depr Cost: 421,895 Estimated T.C.V: 464,085			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1972 199	Remodeled 2013	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			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 10 Blt 1972					
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 1785 SF Floor Area = 3124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.	X	Ord.		Min	Stories Exterior Foundation Size Cost New Depr. Cost			1.75 Story Siding Basement 1,785 Total: 395,053 276,536						
(2) Windows		(7) Excavation		Basement: 1785 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 1786 34,041 23,829 Exterior Stone Veneer 144 5,388 3,772 Basement, Outside Entrance, Above Grade 1 1,844 1,291 Plumbing Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206 2 Fixture Bath 1 3,064 2,145 Separate Shower 1 1,340 938 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 100 Feet 1 5,725 4,007			Porches WCP (1 Story) 235 8,702 6,091 WCP (1 Story) 207 8,085 5,659 WPP 360 5,972 4,180 WCP (1 Story) 184 7,494 5,246 WPP 342 5,677 3,974 Deck Treated Wood 60 1,930 1,351 Treated Wood 82 2,265 1,585					
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Basement: 1786 SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1786 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Chimney: Brick					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Chimney: Brick			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

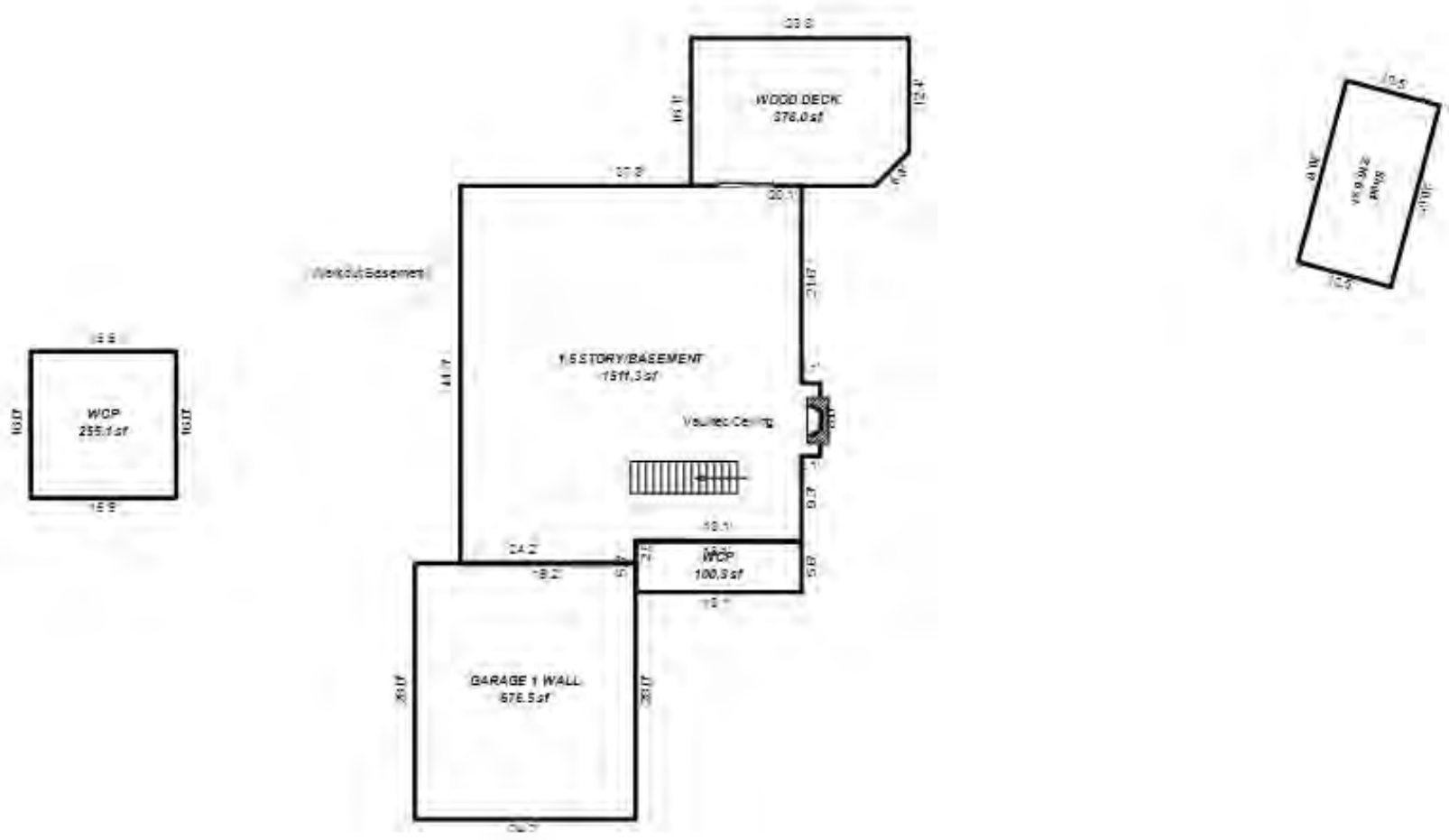
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ARENDS MATTHEW & LINDA	ARENDS MATTHEW & LINDA LI	0	05/13/2014	WD	03-ARM'S LENGTH	2014-01945	PROPERTY TRANSFER	0.0				
JONES JERROLD T & MARILYN	ARENDS MATTHEW & LINDA	250,000	01/31/2014	WD	03-ARM'S LENGTH	2014-00398	PROPERTY TRANSFER	100.0				
		47,000	04/01/1999	WD	33-TO BE DETERMINED	327:733	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
5122 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 02/07/2014										
Owner's Name/Address		MAP #:										
ARENDS MATTHEW & LINDA 5122 S DICKERSON RD LAKE CITY MI 49651		2025 Est TCV 451,323 TC/TFA: 199.17										
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *		247' X 675.445						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				I 200' @ 200/	247.00	675.45	0.9486	1.1399	200	100		53,419
				247 Actual Front Feet, 3.83 Total Acres		Total Est. Land Value =						53,419
Tax Description		Dirt Road		Land Improvement Cost Estimates								
SEC 34 T22N R8W (0*1998) BEG S 0 DEG		Gravel Road		Description		Rate	Size	% Good	Cash Value			
05'53"E 548.3 FT FROM NE CORTH S 0 DEG		Paved Road		Wood Frame	24.15	216	94	4,903				
05'53"E 81.14 FT, S 45 DEG 50'24"W 199.95 FT, S 74 DEG 28'32"W 483.94 FT, N 0 DEG		Sidewalk		Residential Local Cost Land Improvements								
28'45"W 247.3 FT, S 86 DEG 40'45"E 122.89 FT, N 40 DEG 19' 28"E 119.78 FT, N 83 DEG		Water		Description		Rate	Size	% Good	Cash Value			
31'22"E 447.25 FT TO POB. 3.83A.		Sewer		LAND IMPROVE 1000	1,000.00	2	95	1,900				
Comments/Influences		Curb		Total Estimated Land Improvements True Cash Value =						6,803		
RIVER FRONTAGE		Street Lights										
HOUSE ETC @50% FOR 01 COMP FOR 02		Standard Utilities										
REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTOR TO MARKIET VALUE		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Level		2025	26,700	199,000	225,700			152,759C		
		X Rolling		2024	26,700	171,200	197,900			148,166C		
		X Low		2023	26,700	165,800	192,500			141,111C		
		X High		2022	17,500	152,400	169,900			134,392C		
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain										
		Who	When	What	2025	26,700	199,000	225,700			152,759C	
		TPC 04/30/2021	INSPECTED		2024	26,700	171,200	197,900			148,166C	
		TPC 12/27/2017	INSPECTED		2023	26,700	165,800	192,500			141,111C	
		TPC 01/10/2014	INSPECTED		2022	17,500	152,400	169,900			134,392C	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GENTRY JEFFREY P	GENTRY JEFFREY P & LORA E	0	12/04/2024	QC	09-FAMILY	2024-03217	DEED	0.0
HUNT THOMAS & ANN	GENTRY JEFFREY P	129,900	09/19/2013	WD	03-ARM'S LENGTH	2013-03277 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8251 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/11/2006	20060263	Complete

P.R.E. 100% 09/24/2013

Owner's Name/Address
GENTRY JEFFREY P & LORA EILEEN
8251 W BLUE RD
LAKE CITY MI 49651

MAP #:
2025 Est TCV 257,523 TCV/TFA: 114.66

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

Public Improvements	* Factors *				Rate %Adj.	Reason	Value	
Dirt Road	Description	Frontage	Depth	Front	Depth			
Gravel Road	I 200' @ 200/	100.00	204.73	1.1892	0.8458	200	100	
Paved Road	100 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	20,117

Tax Description	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
. SEC 34 T22N R8W BEG W'LY ON BLUE RD	Description	Rate	Size	% Good			
1293.62 FT FROM NE COR TH W'LY ON BLUE RD	D/W/P: 3.5 Concrete	6.49	48	0		0	
150.02 FT S 31 DEG 17' 28" E 139.96 FT N	D/W/P: Asphalt Paving	3.06	900	0		0	
80 DEG 38' 52" E TO CLAM RIVER NE'LY	Residential Local Cost Land Improvements						
ALONG RIVER TO A PT LYING S 35 DEG 17'	Description	Rate	Size	% Good		Cash Value	
28" E OF POB N 35 DEG 17' 28" W TO POB.	LAND IMPROVE 1000	1,000.00	1	95		950	
APP .47 A.	Total Estimated Land Improvements True Cash Value =						950

Comments/Influences	Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
21105849\$129,900 3/2013	Level				2025	10,100	118,700	128,800			73,422C
ADD 100 FT RIVER FRONTAGE FOR 05	Rolling				2024	10,100	101,800	111,900			71,215C
	Low				2023	10,100	98,700	108,800			67,824C
	High				2022	4,000	90,800	94,800			64,595C
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/30/2022	INSPECTED		2024	10,100	101,800	111,900			71,215C
TPC 04/30/2021	INSPECTED		2023	10,100	98,700	108,800			67,824C
TPC 12/27/2017	INSPECTED		2022	4,000	90,800	94,800			64,595C

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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.
WENZLICK SUSAN	EDGEComb DALE III & LINDS	285,000	09/11/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02866	DEED	100.0
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	21-NOT USED/OTHER	2009/301	DEED	0.0

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

W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
-----------	------------------------------------	--	--	--	--	--

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

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

EDGEComb DALE III & LINDSEY 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651	2025 Est TCV 26,470					
--	---------------------	--	--	--	--	--

	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/	175.00	114.50	1.0339	0.7315	200	100		26,470
--	--	--	--	---------------	--------	--------	--------	--------	-----	-----	--	--------

				175 Actual Front Feet, 0.46 Total Acres			Total Est. Land Value =	26,470
--	--	--	--	---	--	--	-------------------------	--------

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

. SEC 34 T22N R8W BEG W'LY ON BLUE RD
1492.38 FT & S 27 DEG 47' 28" E 133.37 FT
FROM NE COR TH S 27 DEG 47' 28" E 150 FT
S 46 DEG 12' 32" W TO CLAM RIVER N'LY
ALONG RIVERTO A PT LYING S 46 DEG 12' 32"
W OF POB N 46 DEG 12' 32" E TO POB. APP
.46 A.

Comments/Influences	
---------------------	--

RIVER FRONTAGE CHG ACRES FROM .14 TO .45..ADD 175 FT RIVER FRONTAGE FOR 05	
--	--

	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	13,200	0	13,200			10,331C
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				2024	13,200	0	13,200			10,021C
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				2023	13,200	0	13,200			9,544C
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				2022	9,600	0	9,600			9,090C
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	TPC 04/30/2021 INSPECTED									
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	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.
GREGG DAVID W & LINDA J	DEZEEUW KENNETH WELLER &	131,000	04/22/2015	LC	16-LC PAYOFF	2015-01718 & 0	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
DEZEEUW KENNETH WELLER & BRENDA KAY 7742 S LUCAS RD MC BAIN MI 49657	2025 Est TCV 147,772					

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 34 T22N R8W (6*2001) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 & W'LY OF DICKERSON ROAD EXC W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 & EXC BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W707.99 FT FROM E COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RDSE'LY ALONG DICKERSON RD TO A POINT N 89 89 DEG 58'05"E OF POB, TH S 89 DEG 58' 05"W 966.05 FT TO POB. 44.66A.	X			Dirt Road						
	X			Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
				Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						

Comments/Influences	Topography of Site
01 SPLIT 15.2 AC TO 006-70, 006-60, & 006-50 006-00	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	67,000	6,900	73,900			10,292C
2024	81,600	6,900	88,500			9,983C
2023	70,200	6,900	77,100			9,508C
2022	67,300	6,900	74,200			9,056C

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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.
GREGG DAVID & LINDA	RICHARDSON KEITH & NICOLE	0	10/12/2022	WD	16-LC PAYOFF	2022-03311	DEED	0.0
GREGG DAVID W & LINDA J	RICHARDSON KEITH & NICOLE	42,000	09/16/2020	LC	03-ARM'S LENGTH	2020-02697	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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5331 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Carpport	08/16/2024	PB24-0145	100%
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	P.R.E. 0%		Construction (new)	08/07/2024	PM24-0116	100%
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Owner's Name/Address	MAP #:		Construction (new)	05/24/2024	PM24-0071	100%
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RICHARDSON KEITH & NICOLE 2740 S MOREY RD LAKE CITY MI 49651	2025 Est TCV 393,039 TC/TFA: 265.21		Construction (new)	05/20/2024	PE24-0074	100%
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X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

I 200' @ 200/	262.21	412.00	0.9345	1.0074	200 100	49,372
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262 Actual Front Feet, 2.48 Total Acres						Total Est. Land Value =	49,372
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Land Improvement Cost Estimates				
Description	Rate	Size % Good	Cash Value	

D/W/P: 4in Ren. Conc.	8.06	923 50	3,719	
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D/W/P: Crushed Rock	2.24	250 50	280	
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Metal Prefab	14.23	1200 50	8,538	
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Total Estimated Land Improvements True Cash Value =			12,537	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	24,700	171,800	196,500			191,691C
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2024	24,700	0	24,700			19,293C
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2023	24,700	0	24,700			18,375C
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2022	17,500	0	17,500			17,500S
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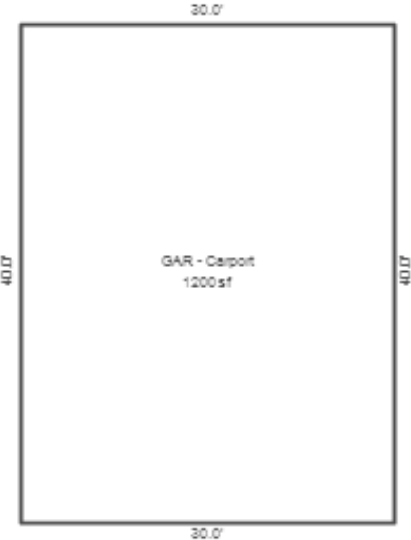
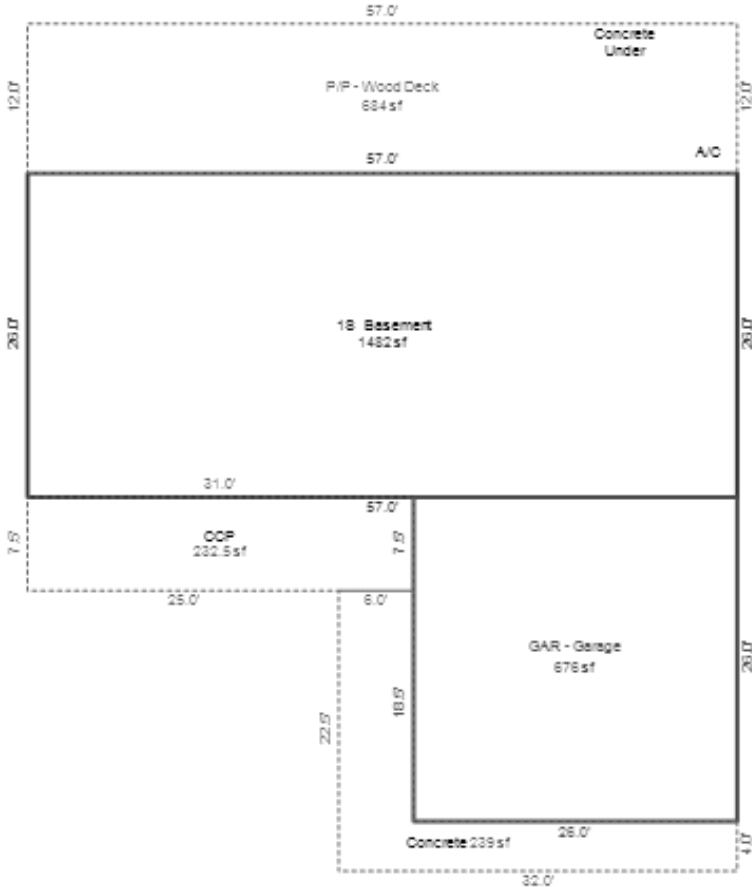
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Who	When	What
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X	Level	
X	Rolling	
	Low	
	High	
	Landscaped	
	Swamp	
X	Wooded	
	Pond	
X	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	

TPC 09/17/2024	INSPECTED	
TPC 04/30/2021	INSPECTED	
TPC 06/07/2020	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.
BALDWIN CARL & HELEN	DEZEEUW KENNETH	75,000	06/28/2017	WD	08-ESTATE	2017-0254	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5272 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/05/2017 Qual. Ag.					
DEZEEUW KENNETH 7742 S LUCAS RD MC BAIN MI 49657	MAP #:					
	2025 Est TCV 182,616 TCV/TFA: 146.33					

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 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.	X			AGRICULTRU 30 - 65 ACRES	5.50 Acres	3200	100		17,600
	X			AGRICULTRU SURPLUS 2300/	2.00 Acres	2300	100		4,600
				7.50 Total Acres Total Est. Land Value =					22,200

SEC 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.



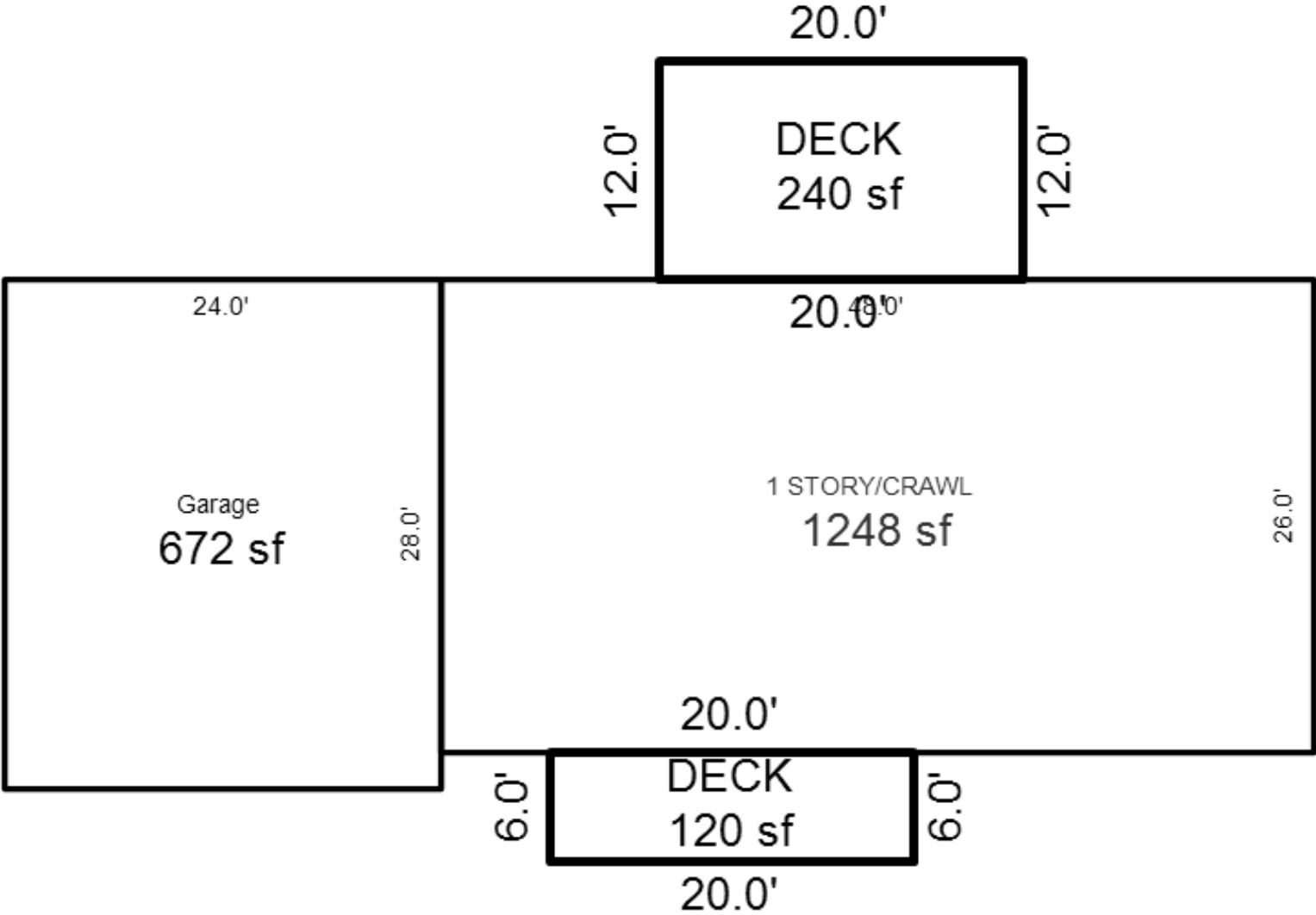
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	11,100	80,200	91,300			74,538C
X Rolling	2024	13,500	68,800	82,300			72,297C
Low	2023	11,500	66,700	78,200			68,855C
High	2022	13,300	61,700	75,000			65,577C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 120 240	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets													
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
(2) Windows		X	Drywall												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1248 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												
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Metal		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
				(12) Electric											
				200 Amps Service											
				No./Qual. of Fixtures											
				Ex.	X	Ord.		Min							
				No. of Elec. Outlets											
				Many	X	Ave.		Few							
				(13) Plumbing											
				1	Average Fixture(s)										
				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:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75										Cls CD		Blt 1993			
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										Siding	Crawl Space	1,248			
Other Additions/Adjustments										Total:		140,807	105,605		
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, 100 Feet	1	5,560	4,170		
Deck										Treated Wood	120	2,839	2,129		
										Treated Wood	240	4,500	3,375		
Garages										Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
										Base Cost	672	29,689	22,267		
										Common Wall: 1 Wall	1	-2,476	-1,857		
Built-Ins										Appliance Allow.	1	1,906	1,429		
Fireplaces										Wood Stove	1	2,118	1,588		
										Totals:		194,445	145,833		
Notes:										ECF (101 AGRICULTURE) 1.100 => TCV:		160,416			

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




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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRADLEY RICHARD & CAROL	BRADLEY RICHARD A & CAROL	0	02/22/2021	QC	09-FAMILY	2021-00877	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5360 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/15/2002					
BRADLEY RICHARD A & CAROL A TRUST 5360 S DICKERSON ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 276,369 TCV/TFA: 139.30					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *		343' ~ CLAM RIVER						
SEC 34 T22N R8W (0*2001) BEG 660.83 FT N OF E COR TH S 51 DEG 11'58"W 168.29 FT, N 49 DEG 26'53"W 300.79 FT, N 60 DEG 05'46"W 138.51 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, E'LY ALONG RIVER TO E SEC LINE EXC THAT PART OF E 120 FT OF N 1580.9 FT LYING S OF CLAM RIVER. 4.97A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		I 200' @ 200/		343.00	631.18	0.8738	1.1208	200	100		67,186
		Topography of Site		343 Actual Front Feet, 4.97 Total Acres							Total Est. Land Value =	67,186	
		Level		Land Improvement Cost Estimates									
		Rolling		Description					Rate	Size % Good		Cash Value	
		Low		Residential Local Cost Land Improvements									
		High		Description					Rate	Size % Good		Cash Value	
		Landscaped		LAND IMPROVE 1000					1,000.00	1	94	940	
		Swamp		Total Estimated Land Improvements True Cash Value = 940									
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016 LAKE TOWNSHIP TRUSTEES: CAROL BRADLEY 5360 S. DICKERSON RD., LAKE CITY, MI	2025	33,600	104,600	138,200			72,771C
	2024	33,600	89,800	123,400			70,583C
	2023	33,600	87,000	120,600			67,222C
	2022	6,200	79,200	85,400			64,021C
	2025	33,600	104,600	138,200			72,771C

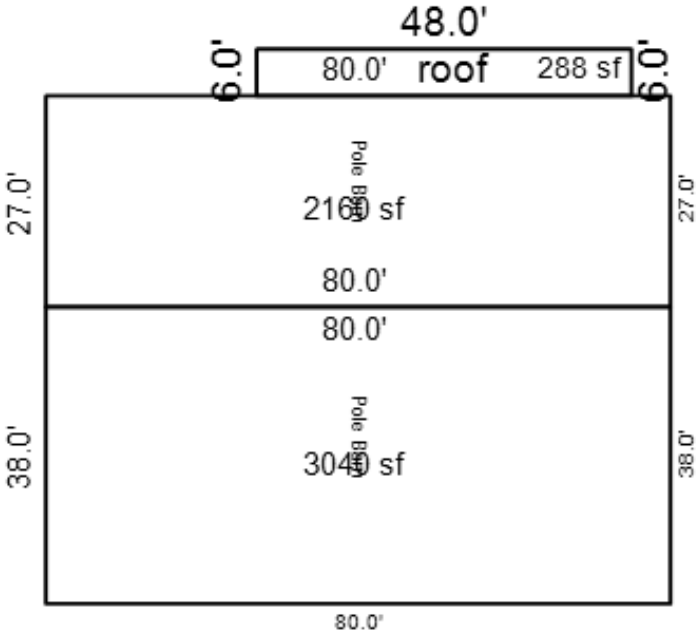


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 288	Type CCP (1 Story) 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: 896 % 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: 1,984 Total Base New : 344,205 Total Depr Cost: 189,312 Estimated T.C.V: 208,243			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	X 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 = 1984 SF Floor Area = 1984 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D Blt 1934			
Yr Built 1934	Remodeled 1970	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas						
Condition: Average		Size of Closets		Lg			X	Ord		Plumbing						
Room List		Doors		Solid	X	H.C.	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 Brick Mich Bsmnt.						
	Basement 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Plaster	No. of Elec. Outlets			Plumbing			Average Fixture(s)						
(2) Windows		(7) Excavation		Many			X	Ave.		Average Fixture(s)						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1024 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1+ Story Brick Mich Bsmnt.						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Average Fixture(s)						
X	Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
X	Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)					
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
Chimney:		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
		(15) Built-ins		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						
		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)						

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



28.0'	30.0'	32.0'	6.0'
POLE BARN 32.0'	1 STY SLAB 32.0'	1+STY BSMT 32.0'	COVERED PCH

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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	C			
Quality/Exterior	Excellent			
# of Walls, Perimeter	4 Wall, 0			
Height	0			
Heating System	No Heating/Cooling			
Length/Width/Area	0 x 0 = 0			
Cost New	\$ 0			
Phy./Func./Econ. %Good	100/0/0 0.0			
Depreciated Cost	\$ 0			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	100			
Est. True Cash Value	\$ 0			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 0 / All Cards: 0				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON JEFFERY T & DAWN D	WOODSON HAYLEY A	32,000	02/22/2023	WD	03-ARM'S LENGTH	2023-00519	DEED	100.0
BRADLEY ROSS G & HELEN E	WILSON JEFFERY T & DAWN D	15,000	10/04/2005	WD	03-ARM'S LENGTH	05-0/3907	DEED	100.0
BRADLEY ERIC M	BRADLEY ROSS G & HELEN E	2,000	03/14/2005	WD	21-NOT USED/OTHER	05-0/1188	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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5484 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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WOODSON HAYLEY A 1319 CENTER ST HILLSBORO IL 62049	2025 Est TCV 36,976
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

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

Tax Description	Value
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SEC 34 T22N R8W S 200 FT OF E 200 FT OF S 1/2 OF NE 1/4 LYING W'LY OF HWY R/W. .7461A	31,976
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Comments/Influences	Rate	Size % Good	Cash Value
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	14.69	330 0	0
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Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value

	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			5,000

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level	2025	16,000	2,500	18,500			14,434C
X	Rolling	2024	9,000	5,000	14,000			14,000S
X	Low	2023	5,600	11,300	16,900			9,523C
X	High	2022	5,000	9,300	14,300			9,070C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

	Who	When	What	2025	16,000	2,500	18,500			14,434C
			TPC 02/22/2023 INSPECTED	2024	9,000	5,000	14,000			14,000S
			TPC 12/27/2017 INSPECTED	2023	5,600	11,300	16,900			9,523C
			TPC 07/07/2011 INSPECTED	2022	5,000	9,300	14,300			9,070C



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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.		
JACKSON JEFFERY	BIGGER DAVID & CARMEN	350,000	03/22/2022	WD	03-ARM'S LENGTH	2022-00911	PROPERTY TRANSFER	100.0		
GOHN DARYL & COLLEEN	JACKSON JEFFERY	260,000	01/10/2020	WD	03-ARM'S LENGTH	2020-00123	PROPERTY TRANSFER	100.0		
HARNICK JOSHUA L & JILL L	GOHN DARYL & COLLEEN	190,000	11/17/2014	WD	03-ARM'S LENGTH	2014-03853	DEED	100.0		
PIPPIN DONNA A	BRESTER & HARNICK (W/H)	220,000	08/10/2007	WD	03-ARM'S LENGTH	2007/2923	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
8481 W WATERGATE RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		09/04/2014		2014-0361	100%	
Owner's Name/Address		P.R.E. 100% 03/22/2022		MAP #:		2025 Est TCV 418,114 TCV/TFA: 165.13				
BIGGER DAVID & CARMEN 8481 W WATERGATE 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 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 RELOCATED. APP 9A		X		Dirt Road		A 200' @ 90/FF 330.001185.27 0.8823 1.3120 90 100 34,382				
Comments/Influences		X		Gravel Road		330 Actual Front Feet, 8.98 Total Acres Total Est. Land Value = 34,382				
SPLIT FROM 006-00		X		Paved Road		Land Improvement Cost Estimates				
		X		Storm Sewer		Description Rate Size % Good Cash Value				
		X		Sidewalk		D/W/P: 4in Ren. Conc. 8.06 728 0 0				
		X		Water		Metal Prefab 14.23 576 50 4,098				
		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 = 5,048				
		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		17,200 191,900 209,100 187,389C				
		X		TPC 01/11/2022 INSPECTED		2024 17,200 165,000 182,200 182,200A 181,755C				
		X		TPC 04/30/2021 INSPECTED		2023 13,400 159,700 173,100 173,100S				
		X		TPC 12/27/2017 INSPECTED		2022 8,300 146,800 155,100 0M 155,100C 150,921C				



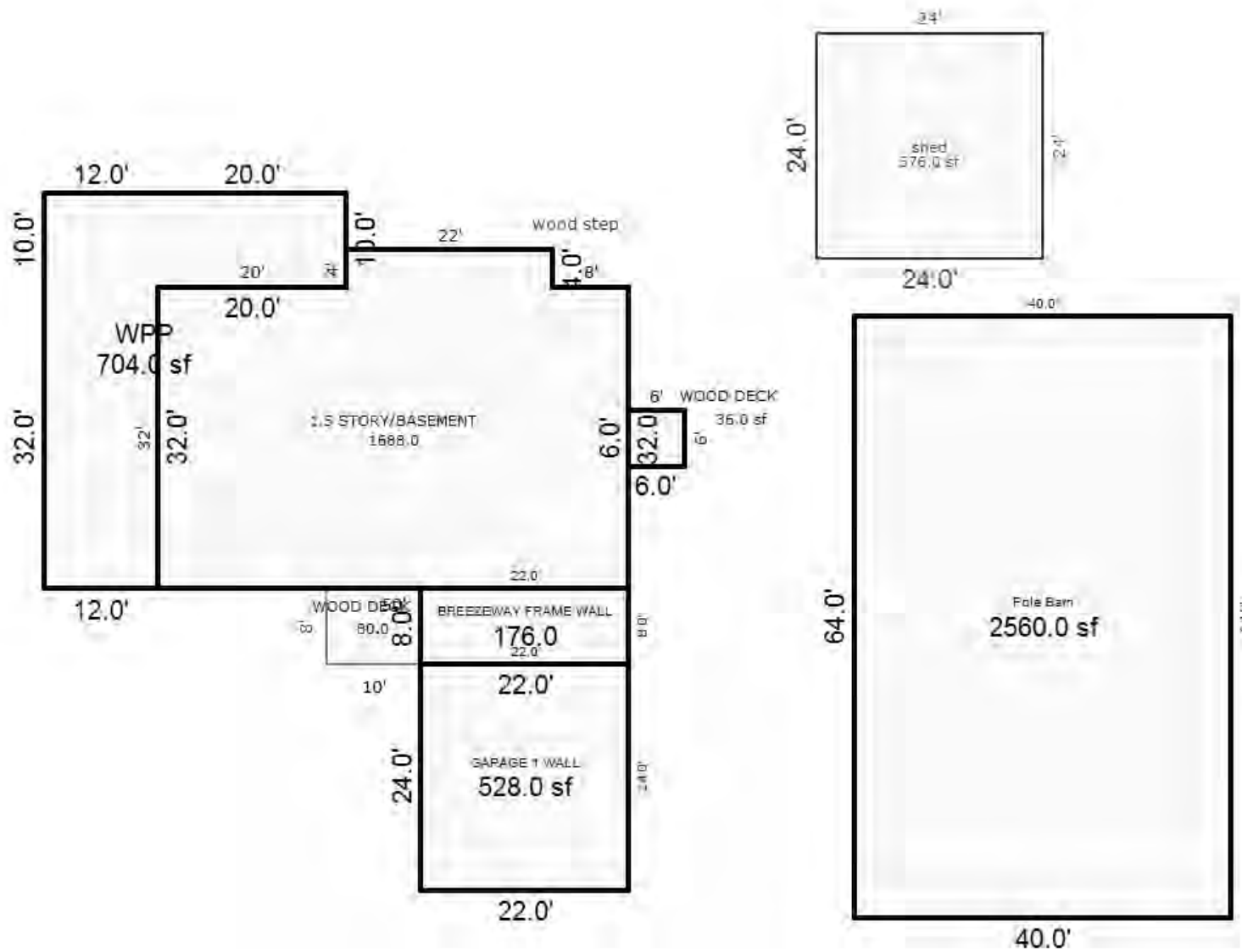
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*** Information herein deemed reliable but not guaranteed***

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 704 20 80 32 176	Type WPP WPP Treated Wood Treated Wood Brzwy, FW	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 2,532 Total Base New : 459,016 Total Depr Cost: 344,258 Estimated T.C.V: 378,684			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool, Wood Furnace Add-On Ground Area = 1688 SF Floor Area = 2532 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 5 Blt 1993			
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.	(12) Electric			1.5 Story Siding Basement 1,688			Total: 322,833 242,122			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		X			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1688 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 1			Exterior Stone Veneer			200		7,484 5,613	
(2) Windows		(8) Basement		8			Water/Sewer			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1000 Gal Septic Water Well, 50 Feet		1 4,795 3,596 1 2,648 1,986	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		X			(14) Water/Sewer			Deck			Treated Wood Treated Wood		80 2,232 1,674 32 1,384 1,038	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Gable Hip Flat	Gambrel Mansard Shed		1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Common Wall: 1 Wall Door Opener			528 23,063 17,297 1 -2,647 -1,985 1 539 404			
X	Asphalt Shingle									Class: C Exterior: Pole (Unfinished)			Base Cost		2560 60,877 45,658	
Chimney: Metal										Built-Ins			Appliance Allow.		1 2,727 2,045	

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

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



Sketch by Apex Sketch

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

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

Property Address	Class: RESIDENTIAL-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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MICH STATE HWY COMM		2025 Est TCV 0				
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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	11.10	Acres	5000	100			55,500
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		11.10 Total Acres Total Est. Land Value =							55,500
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Taxpayer's Name/Address	X	Dirt Road	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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MICH STATE HWY COMM		Gravel Road							
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		Paved Road							
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		Storm Sewer							
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		Sidewalk							
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		Water							
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		Sewer							
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Tax Description		Topography of Site							
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SEC 34 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NE 1/4.11.1A.		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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	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
--	------	--------	--------	--------	--	--	--------

	2023	0	0	0			0
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	2022	0	0	0			0
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The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT				EXEMPT
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	TPC 12/27/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT				EXEMPT
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*** 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: M-55
 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: LAKE TOWNSHIP
 8150 W KELLY RD
 LAKE CITY MI 49651
 2025 Est TCV 0

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

Public Improvements * Factors * 1500 X 220.704

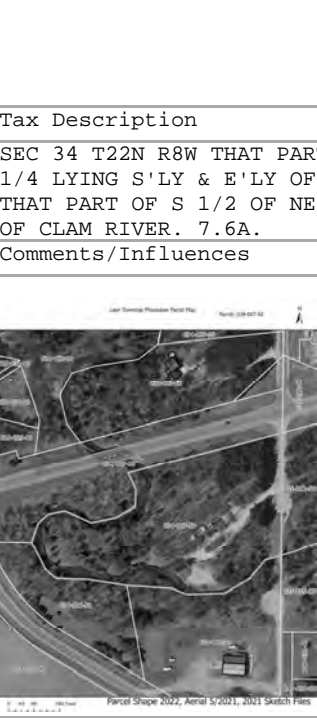
Taxpayer's Name/Address: LAKE TOWNSHIP
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Residentia 9000/A 7.60 Acres 9000 100 68,400
 7.60 Total Acres Total Est. Land Value = 68,400

Tax Description: SEC 34 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING S'LY & E'LY OF HWY M-55 R/W & THAT PART OF S 1/2 OF NE 1/4 LYING N'LY OF CLAM RIVER. 7.6A.

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

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



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

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

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

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
5560 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	10/02/2020	2020-9997	100%
	P.R.E. 100% 07/22/1994		New House	08/26/2011	2011-0613	100%

Owner's Name/Address	MAP #:
BILLETT WILLIAM N 5560 DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 239,982 TCV/TFA: 219.76

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
		Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 34 T22N R8W N 1/2 OF N 1/2 OF SE 1/4. 40 A.	X	Dirt Road		AGRICULTRU 30 - 65 ACRES	40.00 Acres	3200	100	128,000
		Gravel Road		40.00 Total Acres Total Est. Land Value =				128,000
		Paved Road		* Factors *				
		Storm Sewer		Description	Rate	Size	% Good	Cash Value
		Sidewalk		D/W/P: 4in Concrete	6.45	760	0	0
		Water		Wood Frame	29.58	64	50	946
		Sewer		Residential Local Cost Land Improvements				
		Electric		Description	Rate	Size	% Good	Cash Value
		Gas		LAND IMPROVE 1000	1,000.00	1	100	1,000
		Curb		Total Estimated Land Improvements True Cash Value =				1,946
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
14X70 MH FOR 99 NO PERMIT	X	Level	2025	64,000	56,000	120,000			56,982C
28X30 PB FOR 04	X	Rolling	2024	78,000	52,900	130,900			55,269C
REMOVE VALUES FOR FV BARN & 1440 SQ FT PB FOR 2010 (SEE PICS). ALSO HAS OLD MH & SEVERAL OUT BLDGS OF NO VALUE (SEE PICS). UIP MISC IS 16X30 PLASTIC GREENHOUSE ATTACHED TO SIDE OF PC GARAGE.	X	Low	2023	70,000	43,400	113,400			52,638C
		High	2022	67,000	41,600	108,600			50,132C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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

Building Type	Farm Utility Buildings	Greenhouses Straight-Wal	Farm Utility Storage She		
Year Built					
Class/Construction	D,Pole	D,Frame	D,Pole		
Quality/Exterior	Low Cost	Cheap	Low Cost		
# of Walls, Perimeter	4 Wall, 192	4 Wall, 88	4 Wall, 100		
Height	12	10	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	70 x 26 = 1820	28 x 16 = 448	30 x 20 = 600		
Cost New	\$ 17,636	\$ 4,175	\$ 5,844		
Phy./Func./Econ. %Good	35/25/100 8.8	35/100/100 35.0	35/100/100 35.0		
Depreciated Cost	\$ 1,543	\$ 1,461	\$ 2,045		
+ Unit-In-Place Items	\$ 500	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost	/A22/UOCL, 270 X 2.59 X 50 = 500				
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 0.700	X 0.700	X 0.700		
% Good	35	35	35		
Est. True Cash Value	\$ 1,430	\$ 1,023	\$ 1,432		
Comments:	SALVAGE VALUE		RED BARN		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3885 / All Cards: 3885					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW LOIS TRUST	DEZEEUW KENNETH W & BREND	0	04/19/2016	QC	09-FAMILY	2016-01512	PROPERTY TRANSFER	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW LOIS G TRUST	0	03/13/2012	QC	21-NOT USED/OTHER	2015-00528	DEED	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	21-NOT USED/OTHER	2008/1394	DEED	0.0

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

Owner's Name/Address	MAP #:
DEZEEUW KENNETH W & BRENDA K 7742 S LUCAS RD MC BAIN MI 49657	2025 Est TCV 514,960

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
PA 116 1991 SEC 34 T22N R8W NW 1/4 EXC	X			AGRICULTRU IRRIGATED	4000/	115.00	Acres	4000	100			460,000
BEG ON W LINE 554.54 FT N OF 1/4 POST TH				AGRICULTRU SURPLUS	2300/	2.65	Acres	2300	100			6,100
N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG				AGRICULTRU INFERIOR		25.00	Acres	1400	100			35,000
48' 8" E 25.25 FT TH N 84 DEG 34' 49" E				AGRICULTRU ROW		7.35	Acres	0	100			0
178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N				150.00 Total Acres				Total Est. Land Value =				501,100

Tax Description	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
1" W 50 FT TH ON A 22993.31 FT RADIUS LH	X		8' DIAMETER WELL	15,750.00	1	88	13,860
CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT			Total Estimated Land Improvements True Cash Value = 13,860				

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
EG 35'14"W 49.79			2025	250,600	6,900	257,500			66,146C
FT TH ON A	X	Rolling	2024	292,700	6,900	299,600			64,158C
RVE 697.71 FT THN		Low	2023	262,500	6,900	269,400			61,103C
84 DEG		High	2022	251,300	6,900	258,200			58,194C
EG 38'31"E 80 FT		Landscaped							
08 FT TH S 84 DEG		Swamp							
DEG 5'37"W TO W		Wooded							
XC W 50 FT OF N		Pond							
N ON FILE***		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: MCBAIN RURAL AGR SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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MICH STATE HWY COMM	MAP #:					
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	2025 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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Taxpayer's Name/Address	Public Improvements	* Factors *				Value
MICH STATE HWY COMM		Description	Frontage	Depth	Rate %Adj.	Reason

		Residentia 8 - 17 @\$5000	9.99 Acres	5000	100	49,950
			9.99 Total Acres	Total Est. Land Value =		49,950

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

Tax Description	Topography of Site					
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. SEC 34 T22N R8W BEG ON W SEC LINE	X	Level				
554.54 FT N OF 1/4 POST TH N 52 DEG 35'		Rolling				
56" E 233.23 FT TH N 84 DEG 48' 8" E		Low				
25.25 FT TH N 84 DEG 34' 49" E 178.25 FT		High				
TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG		Landscaped				
17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50		Swamp				
FT TH ON A 22993.31 FT RADIUS LH CURVE		Wooded				
702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N		Pond				
82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38'		Waterfront				
31" W 40 FT TH ON A 22993.31 FT RADIUS LH		Ravine				
CURVE 1473.36 FT TH N ON 1/4 LINE 152.89		Wetland				
FT TH ON A 22843.31 FT RADIUS RH CURVE		Flood Plain				
1493.32 FT TH N 7 DEG 38' 31" W 20 FT TH S			Year	Land Value	Building Value	Assessed Value
82 DEG 35' 14" W 49.79 FT TH S 7 DEG 31' 1" E			2025	EXEMPT	EXEMPT	EXEMPT
20 FT TH ON A 22843.31 FT RADIUS RH CURVE			2024	EXEMPT	EXEMPT	EXEMPT
697.71 FT THN 5 DEG 46' 1" W 80 FT TH S 84			2023	0	0	0
DEG 17' 44" W 49.66 FT TH S 5 DEG 38' 31" E 80			2022	0	0	0
FT TH S 84 DEG 34' 49" W 177.08 FT TH S 84						
DEG 48' 8" W 12.28 FT TH N 60 DEG 5' 37" W TO						
W LINE OF SEC TH S TO POB, ALSO W 50 FT						
OFN 50 FT OF S 1129.54 FT OF NW1/4.						
BALANCE OF DESCRIPTION ON FILE						

Comments/Influences	Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 12/27/2017 INSPECTED			2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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				2023	0	0	0	0
--	--	--	--	------	---	---	---	---

				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.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	21-NOT USED/OTHER	2008/1394	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
DEZEEUW KENNETH W & BRENDA K MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	2025 Est TCV 677,053					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
PA 116 1982 SEC 34 T22N R8W SW 1/4 EXC BEG 1800 FT E OF SW COR TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. 159.3027A. FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.	X		Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
	X		Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					
			* Factors *					
			AGRICULTRU IRRIGATED	4000/	119.91	Acres	4000 100	479,640
			AGRICULTRU UNTILLABLE		35.50	Acres	3000 100	106,500
			155.41 Total Acres				Total Est. Land Value =	586,140
			Land Improvement Cost Estimates					
			Description	Rate	Size % Good		Cash Value	
			Agricultural Local Cost Land Improvements					
			Description	Rate	Size % Good		Cash Value	
			8' DIAMETER WELL	15,750.00	1 88		13,860	
			Total Estimated Land Improvements True Cash Value =				13,860	

Comments/Influences

Added Free-Stall Barn for 09



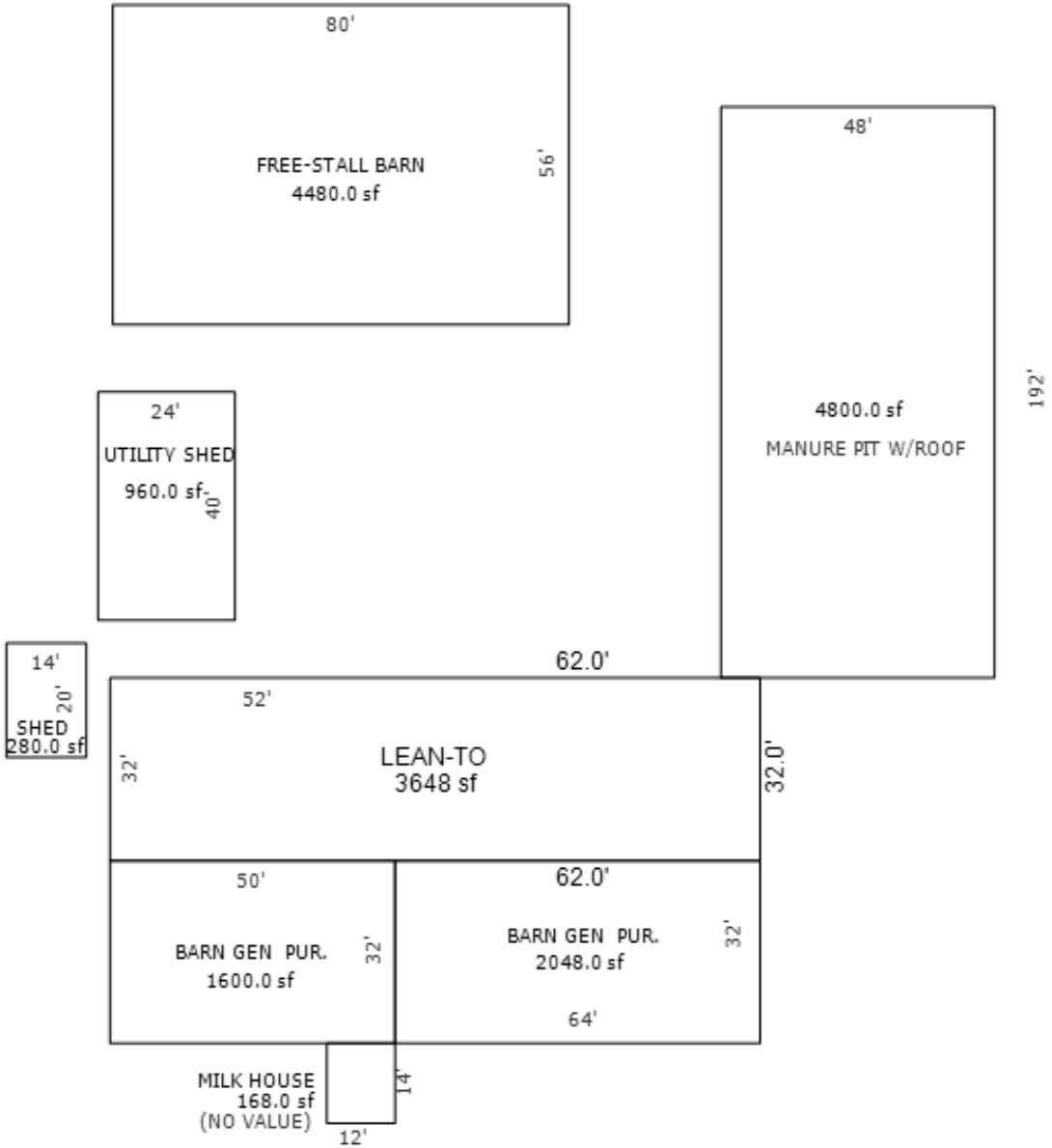
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							
Who When What	2025	293,100	45,400	338,500			138,356C
TPC 04/30/2021 INSPECTED	2024	335,000	43,100	378,100			134,196C
TPC 05/06/2018 INSPECTED	2023	255,600	55,700	311,300			127,806C
TPC 12/27/2017 INSPECTED	2022	241,200	48,400	289,600			121,720C

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

Building Type	Barn - General Purpose	Barn - General Purpose	Utility Lean-Tos	Farm Utility Buildings	Barn - Free-Stall
Year Built	1941	1961	1965	1956	1965
Class/Construction	D,Frame	D,Frame	D,Pole	D,Frame	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 164	4 Wall, 200	Lean-To, 292	4 Wall, 128	4 Wall, 272
Height	30	30	10	8	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	50 x 32 = 1600	64 x 36 = 2304	114 x 32 = 3648	40 x 24 = 960	80 x 56 = 4480
Cost New	\$ 57,616	\$ 79,097	\$ 20,502	\$ 13,181	\$ 58,419
Phy./Func./Econ. %Good	35/50/100 17.5	35/90/100 31.5	35/90/100 31.5	35/75/100 26.3	35/75/100 26.3
Depreciated Cost	\$ 10,083	\$ 24,916	\$ 6,458	\$ 3,460	\$ 15,335
+ 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	35	35	35	35	35
Est. True Cash Value	\$ 7,058	\$ 17,441	\$ 4,521	\$ 2,422	\$ 10,734
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 42176 / All Cards: 77053					

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



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

Building Type	Toolshed	Barn - Free-Stall		
Year Built	1944			
Class/Construction	D,Frame	D,Pole		
Quality/Exterior	Low Cost	Cheap		
# of Walls, Perimeter	4 Wall, 68	4 Wall, 476		
Height	8	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	20 x 14 = 280	190 x 48 = 9120		
Cost New	\$ 4,276	\$ 81,259		
Phy./Func./Econ. %Good	25/100/100 25.0	60/100/100 60.0		
Depreciated Cost	\$ 1,069	\$ 48,755		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.700	X 0.700		
% Good	25	60		
Est. True Cash Value	\$ 748	\$ 34,129		
Comments:		STATE MANDATED MANURE PI		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 34877 / All Cards: 77053				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	02/11/2015	WD	16-LC PAYOFF	2015-00529	PROPERTY TRANSFER	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	03/13/2012	WD	16-LC PAYOFF	2012-00756	PROPERTY TRANSFER	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	50,000	01/01/2002	LC	09-FAMILY		PROPERTY TRANSFER	100.0

Property Address: 8670 W CADILLAC 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: DEZEEUW KENNETH W & BRENDA K
 MANY BLESSINGS DAIRY FARM
 7742 S LUCAS RD
 MC BAIN MI 49657
 2025 Est TCV 152,894 TCV/TFA: 104.44

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

Public Improvements		* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/FF	135.00	225.00	1.1033	0.8660	90	100		11,609	
135 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								11,609	

Tax Description: SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT S 225 FT TO POB. .6973A.

Comments/Influences		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
X Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
Electric	LAND IMPROVE 1000	1,000.00	1 97	970	
Total Estimated Land Improvements True Cash Value =				970	



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	Rolling	2025	5,800	70,600	76,400			41,337C
	Low	2024	6,000	60,700	66,700			40,095C
	High	2023	5,500	58,800	64,300			38,186C
	Landscaped	2022	4,500	54,100	58,600			36,368C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	5,800	70,600	76,400			41,337C
			2024	6,000	60,700	66,700			40,095C
			2023	5,500	58,800	64,300			38,186C
			2022	4,500	54,100	58,600			36,368C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 80	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 75 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: 30 Floor Area: 1,464 Total Base New : 181,993 Total Depr Cost: 127,559 Estimated T.C.V: 140,315			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls D		Blt 1920	
Yr Built 1920	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 996 SF Floor Area = 1464 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Building Areas						
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 Cost New Depr. Cost 1.75 Story Siding Crawl Space 624 1 Story Siding Basement 372 Total: 149,276 104,492						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 707 Water/Sewer 1000 Gal Septic 1 4,203 2,942 Water Well, 50 Feet 1 2,462 1,723 Porches CCP (1 Story) 120 2,746 1,263 * Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 560 16,503 12,377 * Built-Ins Appliance Allow. 1 1,615 1,130 Breezeways Frame Wall 80 4,178 2,925 Totals: 181,993 127,559						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Notes:						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many Ave. X Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC: 140,315						
(2) Windows		(8) Basement		Lump Sum Items:												
X	Many Avg. X Few	Large Avg. Small	Basement: 372 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0	Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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



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.
HENDRICKS ALBERT & MYRNA	DEZEEUW KENNETH & BRENDA	0	02/28/2014	WD	16-LC PAYOFF	2014-01030	DEED	0.0
HENDRICKS ALBERT	DEZEEUW KENNETH & BRENDA	120,000	02/18/2004	LC	16-LC PAYOFF	04-0/1095	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW KENNETH & BRENDA MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	MAP #: 2025 Est TCV 333,860					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU IRRIGATED	4000/	80.00	Acres	4000	100	320,000
80.00 Total Acres Total Est. Land Value =						320,000

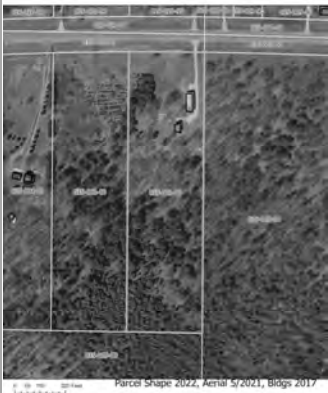
Tax Description	X	Description	Rate	Size % Good	Cash Value
. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A. FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			
2023-03368 PA116 AGR 1/1/1985-12/31/2041 2023-03368 PA116 FARMLAND DEVELOPMENT RIGHTS AGREEMENT DEPT AG & RURAL DEVELOPMENT 2018-00496 FARMLAND DEVELOPEMENT RIGHTS	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	15,750.00	1 88	13,860



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	160,000	6,900	166,900			92,263C
Who When What	2024	188,000	6,900	194,900			89,489C
TPC 12/27/2017 INSPECTED	2023	148,000	6,900	154,900			85,228C
TPC 08/03/2011 INSPECTED	2022	134,000	6,900	140,900			81,170C

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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			
7021 W BLUE RD		School: MCBAIN RURAL AGR	SCHOOL DIST	New House		04/29/2014	2014-0093	100%			
Owner's Name/Address		P.R.E. 100% 07/22/1994		MAP #:		2025 Est TCV 177,660 TCV/TFA: 59.68					
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Taxpayer's Name/Address		Public Improvements		* Factors *							
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		X	Electric	Land Improvement Cost Estimates							
. SEC 35 T22N R8W E 1/4 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.		X	Gas	Description							
Comments/Influences		X	Curb	Rate							
		X	Street Lights Standard Utilities Underground Utils.	Description							
		X	Topography of Site	Rate							
		X	Level	Size % Good							
		X	Rolling	Cash Value							
		X	Low	D/W/P: 4in Ren. Conc.							
		X	High	7.24							
		X	Landscaped	72 0							
		X	Swamp	Residential Local Cost Land Improvements							
		X	Wooded	Description							
		X	Pond	Rate							
		X	Waterfront	Size % Good							
		X	Ravine	Cash Value							
		X	Wetland	LAND IMPROVE 1000							
		X	Flood Plain	0.00							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Who	When	What	2025	17,400	71,400	88,800		66,620C
			TPC 12/27/2017	INSPECTED	2024	17,400	62,200	79,600			64,617C
			TPC 08/05/2014	INSPECTED	2023	13,500	60,500	74,000			61,540C
			TPC 03/26/2012	INSPECTED	2022	14,000	56,300	70,300			58,610C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																				
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	55 WCP (1 Story) 28 WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:																																																					
	Mobile Home															Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 849 Total Base New : 131,222 Total Depr Cost: 118,098 Estimated T.C.V: 129,908																																																
Town Home		(4) Interior		X			Central Air Wood Furnace																																																													
Duplex		Trim & Decoration		No./Qual. of Fixtures			(12) Electric																																																													
A-Frame		Ex Ord Min		0 Amps Service			No. of Elec. Outlets																																																													
Building Style: 1S		Size of Closets		Many Ave. Few			(13) Plumbing																																																													
Yr Built 2014		Lg Ord Small		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																																																													
Remodeled 0		Doors Solid H.C.		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well																																																													
Condition: Average				Lump Sum Items:																																																																
Room List		(5) Floors																																																																		
Basement 1 1st Floor 3 2nd Floor 1 Bedrooms		Kitchen: Other: Other:																																																																		
(1) Exterior		(6) Ceilings																																																																		
Wood/Shingle Aluminum/Vinyl Brick																																																																				
Insulation		(7) Excavation																																																																		
(2) Windows		Basement: 849 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																		
Many Avg. Large X Few X Small		(8) Basement																																																																		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																		
(3) Roof		(9) Basement Finish																																																																		
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																		
Gambrel Mansard Shed		(10) Floor Support																																																																		
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																																																																		
Chimney:																																																																				
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2014 (11) Heating System: Forced Air w/ Ducts Ground Area = 849 SF Floor Area = 849 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>849</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>116,181</td> <td>104,562</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,212</td> <td>1,091</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,485</td> <td>4,036</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>2,548</td> <td>2,293</td> </tr> <tr> <td colspan="3">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>2,937</td> <td>2,643</td> </tr> <tr> <td>WCP (1 Story)</td> <td>1,953</td> <td>1,758</td> </tr> <tr> <td colspan="3">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1,906</td> <td>1,715</td> </tr> <tr> <td colspan="4">Totals:</td> <td>131,222</td> <td>118,098</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 129,908															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	849			Total:				116,181	104,562	Average Fixture(s)	Cost	Depr. Cost	1	1,212	1,091	Water/Sewer			1000 Gal Septic	4,485	4,036	Water Well, 50 Feet	2,548	2,293	Porches			WCP (1 Story)	2,937	2,643	WCP (1 Story)	1,953	1,758	Built-Ins			Appliance Allow.	1,906	1,715	Totals:				131,222	118,098
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status											
W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST																			
Owner's Name/Address		P.R.E. 100% 07/22/1994																			
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 34,673																	
Taxpayer's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS															
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		Public Improvements				* Factors *															
Tax Description		Dirt Road		X		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
. SEC 35 T22N R8W W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & S 89 DEG 7' 4" E 225.18 FT OF NE COR OF SEC TH ON A LH 17188.734 FT RADIUS CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W		Gravel Road		X		A 200' @ 90/FF		330.00		1226.00		0.8823		1.3231		90		100		34,673	
		Paved Road				330 Actual Front Feet, 9.29 Total Acres														Total Est. Land Value = 34,673	
		Storm Sewer																			
		Sidewalk																			
		Water																			
		Sewer																			
		Electric		X																	
		Gas		X																	
		Curb																			
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		Level		X																	
		Rolling																			
		Low		X																	
		High		X																	
		Landscaped																			
		Swamp		X																	
		Wooded		X																	
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Year				Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2025		17,300		0		17,300		7,375C					
		TPC 04/30/2021		INSPECTED				2024		17,300		0		17,300		7,154C					
		TPC 12/27/2017		INSPECTED				2023		13,500		0		13,500		6,814C					
								2022		14,000		0		14,000		6,490C					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOWLER DON & D & FOWLER M	FOUTS JAMES B & TRIBLEY S	68,000	02/04/2014	WD	03-ARM'S LENGTH	2014-00489 WD	PROPERTY TRANSFER	100.0
GREEN TREE FINANCIAL SERV	FOWLER DON & FOWLER MATTH	49,000	02/07/2007	WD	21-NOT USED/OTHER	07-0/565	DEED	100.0
BUDD LEON & DAVIDSON GENE	GREEN TREE FINANCIAL SERV	85,762	11/04/2006	SD	21-NOT USED/OTHER	05-0/4500	DEED	0.0

Property Address: 7249 W BLUE RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: FOUTS JAMES B & TRIBLEY SHANNON M
 5179 N 600 E
 ROCHESTER IN 46975
 2025 Est TCV 160,172 TCV/TFA: 102.67

2025 Est TCV 160,172 TCV/TFA: 102.67

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 330.001244.76 0.8823 1.3282 90 100 34,805
 330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 34,805

Tax Description
 . SEC 35 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TO END. 9.4318 A.

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

Comments/Influences
 2010MLS20903410EXP\$89,900:77DOM
 Removed grg for 09. (no value)



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

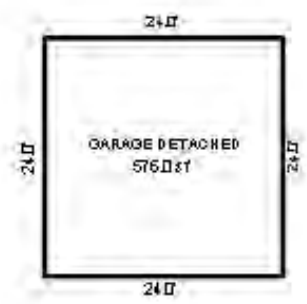
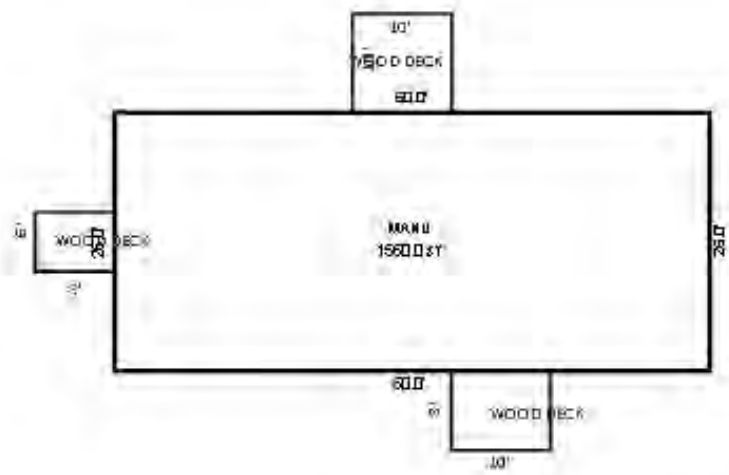
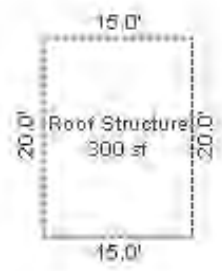
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,400	62,700	80,100			45,174C
2024	17,400	59,600	77,000			43,816C
2023	13,500	51,700	65,200			41,730C
2022	14,000	45,300	59,300			39,743C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G					1		100	Treated Wood	48	Treated Wood	Class:	
	Building Style: HUD		Trim & Decoration									80	Treated Wood	80	Treated Wood	Exterior:	
	Yr Built 1998		Ex	X	Ord		Min					300	Roof Cover Onl			Brick Ven.:	
	Remodeled 0															Stone Ven.:	
	Condition: Average		Size of Closets													Common Wall:	
	Room List		Lg	X	Ord		Small									Foundation:	
	Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.									Finished ?	
	(1) Exterior		(5) Floors													Auto. Doors:	
	Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:													Mech. Doors:	
	(2) Windows		(6) Ceilings													Area:	
	Many Avg. Few	X	X	Ord			Min									% Good:	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													Storage Area:	
	X		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0													No Conc. Floor:	
	X		(8) Basement													Bsmnt Garage:	
	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													Carport Area:	
	(3) Roof		(9) Basement Finish													Roof:	
	X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
	X		(10) Floor Support														
	X		Joists: Unsupported Len: Cntr.Sup:														
	X		(11) Heating/Cooling														
	X		(12) Electric														
	X		150 Amps Service														
	X		No./Qual. of Fixtures														
	X		Ex.	X	Ord.		Min										
	X		(13) Plumbing														
	X		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		(14) Water/Sewer														
	X		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
	X		Lump Sum Items:														
	X		(15) Fireplaces														
	X		Class: CD Effec. Age: 20 Floor Area: 1,560 Total Base New : 195,885 Total Depr Cost: 156,709 Estimated T.C.V: 125,367														
	X		(16) Porches/Decks														
	X		E.C.F. X 0.800														
	X		(17) Garage														
	X		Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,560 Total: 170,586 136,470 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 970 2 Fixture Bath 1 2,559 2,047 Water/Sewer 1000 Gal Septic 1 4,485 3,588 Water Well, 50 Feet 1 2,548 2,038 Deck Treated Wood 100 2,455 1,964 Ceramic Tile Floor 48 1,666 1,333 Treated Wood 80 2,182 1,746 w/Roof (Roof portion) 300 4,128 3,302 Built-Ins Appliance Allow. 1 1,906 1,525 Fireplaces Prefab 1 Story 1 2,158 1,726 Totals: 195,885 156,709 Notes: 1998 CENTURY #MX9948281ABF ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv: 125,367														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIBLEY DOROTHY J	TRIBLEY DOROTHY J	0	08/04/2017	QC	09-FAMILY	2017-02470	PROPERTY TRANSFER	0.0
TRIBLEY JOHN III & DOROTH	TRIBLEY DOROTHY J	0	09/29/2016	QC	09-FAMILY	2016-03351	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7139 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		SOLAR	03/09/2021	2021-0102	100%
Owner's Name/Address	P.R.E. 100% 07/22/1994		Garage	07/23/1980	1980-1994	100%
TRIBLEY DOROTHY J 7139 W BLUE ROAD LAKE CITY MI 49651	MAP #:		Addition	07/30/1979	1979-1604	100%
	2025 Est TCV 240,689 TCV/TFA: 143.27					

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 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.	X	Dirt Road		A 200' @ 90/FF	330.00	1244.76	0.8823	1.3282	90	100	34,805
Comments/Influences		Gravel Road		330 Actual Front Feet, 9.43 Total Acres				Total Est. Land Value =			34,805
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good			Cash Value	
		Sidewalk		D/W/P: 4in Concrete	6.87	768	0			0	
		Water		Wood Frame	37.32	48	50			895	
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description	Rate	Size	% Good			Cash Value	
	X	Gas		LAND IMPROVE 1000	1,000.00	1	95			950	
		Curb		Total Estimated Land Improvements True Cash Value =						1,845	
		Street Lights									
		Standard Utilities									
		Underground Utils.									



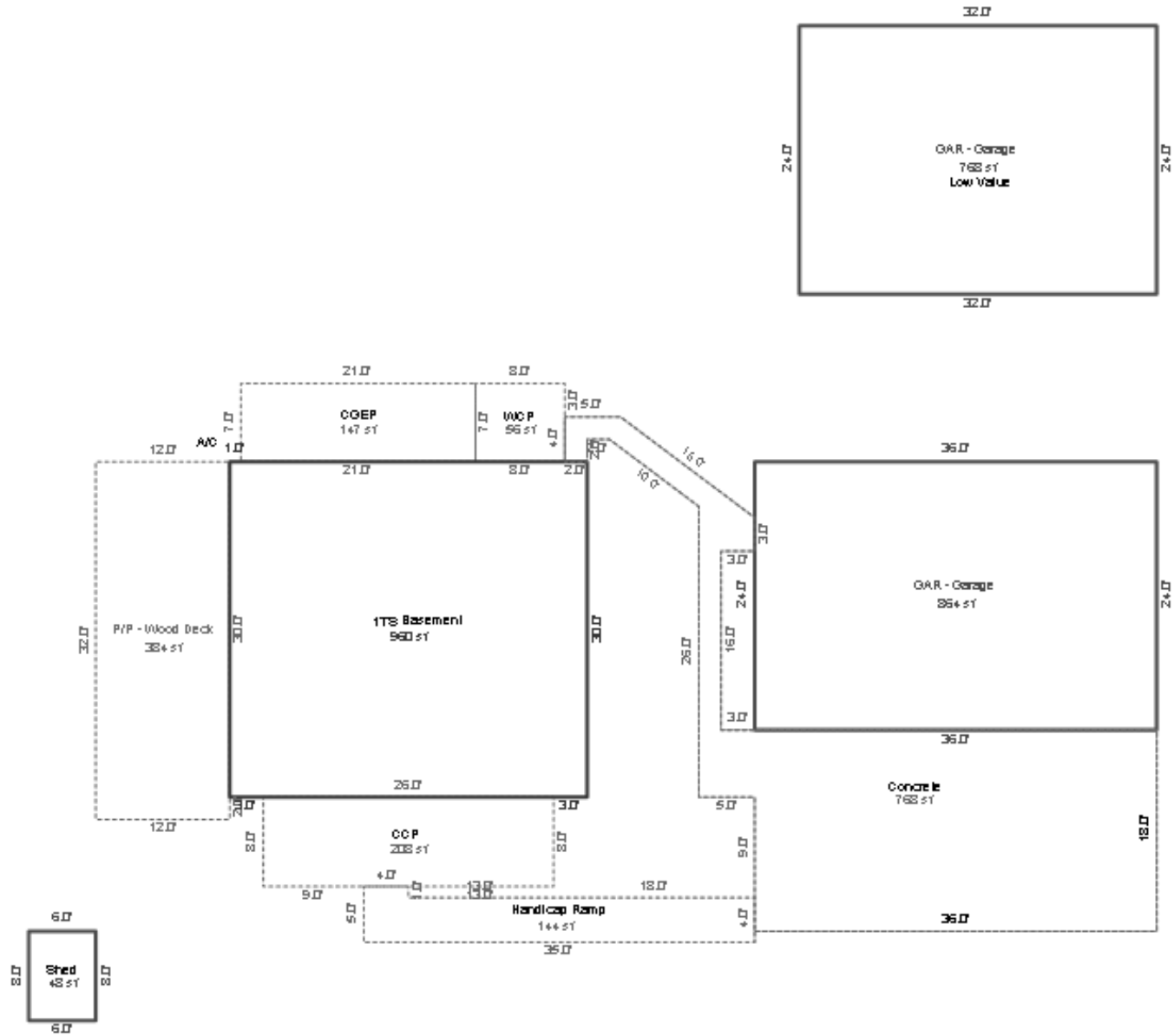
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	17,400	102,900	120,300			55,636C
	Low	High	JWV 05/25/2021	17,400	88,400	105,800			53,964C
	Landscaped	Swamp	TPC 05/06/2018	13,500	85,700	99,200			51,395C
	Wooded	Pond	TPC 12/27/2017	14,000	78,800	92,800			48,948C
	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 208 147 56 384	Type CCP (1 Story) CGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.75S		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration											
Yr Built 1940	Remodeled 1980	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		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation															
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Plumbing												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(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 Metal	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.75S										Cls C -5		Blt 1940				
(11) Heating System: Forced Heat & Cool																
Ground Area = 960 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		
1.75 Story Siding Basement										960						
Other Additions/Adjustments										Total:		199,365		129,574		
Plumbing																
Average Fixture(s)										1		1,455		946		
Water/Sewer																
1000 Gal Septic										1		4,795		3,117		
Water Well, 50 Feet										1		2,648		1,721		
Porches																
CCP (1 Story)										208		5,366		3,488		
CGEP (1 Story)										147		9,853		6,404		
WCP (1 Story)										56		3,301		2,146		
Deck																
Treated Wood										384		6,263		4,071		
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										864		29,393		19,105		
Class: C Exterior: Pole (Unfinished)																
Base Cost										768		20,221		13,144		
Built-Ins																
Appliance Allow.										1		2,727		1,773		
Local Cost Items																
SOLAR POWER SYSTEM										1		1		1 *		
Totals:										285,388		185,490				
<<<<< 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.
		250,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4762	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7421 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/18/2007	20070458	Complete

Owner's Name/Address	P.R.E. 100% 12/12/2001	MAP #:				
----------------------	------------------------	--------	--	--	--	--

GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	2025 Est TCV 685,011 TCV/TFA: 204.73					
---	--------------------------------------	--	--	--	--	--

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 35 T22N R8W (2*2001) N 660 FT OF W 990 FT OF SW 1/4 OF NE 1/4. 15A.	X	Dirt Road		Residentialia 8 - 17 @ \$5000	15.00 Acres	5000	100	75,000
Comments/Influences		Gravel Road		15.00 Total Acres Total Est. Land Value =				75,000
		Paved Road		Land Improvement Cost Estimates				
		Storm Sewer		Description	Rate	Size	% Good	Cash Value
		Sidewalk		D/W/P: 3.5 Concrete	6.49	384	50	1,246
		Water		Wood Frame	23.20	308	50	3,573
		Sewer		Residential Local Cost Land Improvements				
		Electric		Description	Rate	Size	% Good	Cash Value
		Gas		LAND IMPROVE 5000	5,000.00	1	95	4,750
		Curb		Total Estimated Land Improvements True Cash Value =				9,569
		Street Lights						
		Standard Utilities						
		Underground Utils.						

2080051 \$259,900 2002 PRICED WORKSHOP AS FIN GRG 2ND STY ADD'N, GRG,BWY ETC FOR 04 01 SPLIT 25 AC TO 005-40 FOR 02 0 DIV RTS REMAINING	X	Topography of Site						
---	---	--------------------	--	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,500	305,000	342,500			188,292C
2024	22,500	262,300	284,800			182,631C
2023	21,000	254,200	275,200			173,935C
2022	15,000	233,800	248,800			165,653C

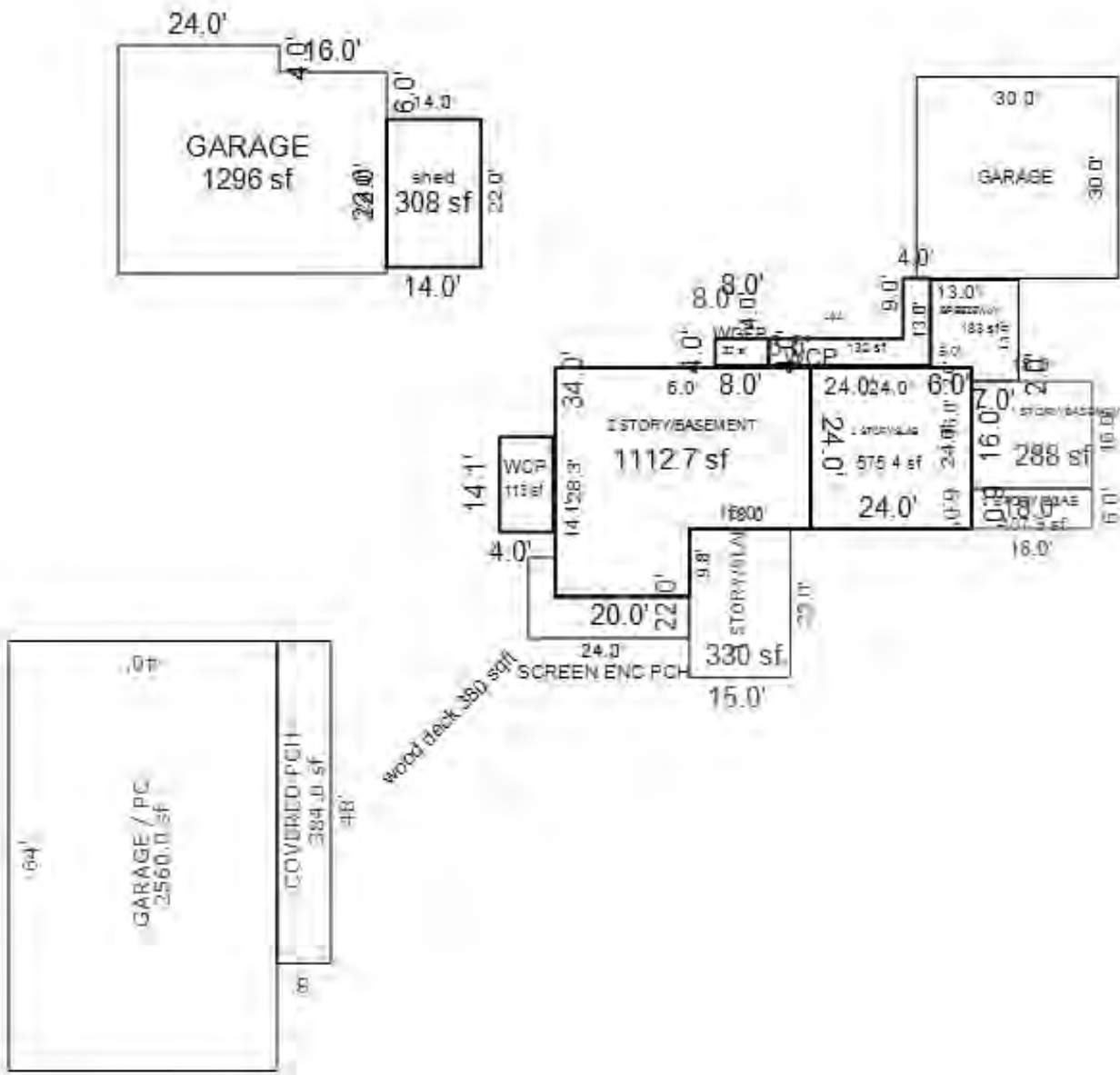


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Missaukee, Michigan

*** 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	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: 2007 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2560 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C +10 Effec. Age: 20 Floor Area: 3,346 Total Base New : 656,292 Total Depr Cost: 525,035 Estimated T.C.V: 577,539			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1.5S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 10 Blt 1977							
Yr Built 1977	Remodeled 2003	Ex	X	Ord	Min	200 Amps Service			(11) Heating System: Forced Air w/ Ducts								
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 2305 SF Floor Area = 3346 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
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. of Elec. Outlets			Plumbing			1.25 Story Siding Basement 1,112							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many	X	Ave.	Few	Average Fixture(s)			2 Story Siding Slab 575						
(2) Windows		(7) Excavation		Basement: 1400 S.F. Crawl: 0 S.F. Slab: 905 S.F. Height to Joists: 0.0			3 Fixture Bath			1 Story Siding Slab 330							
X	Many Avg. X Few	Large Avg. Small			2 Fixture Bath			Softener, Auto			1 Story Siding Basement 288						
X	Wood Sash			Solar Water Heat			Softener, Manual			1 Story Siding Overhang 188							
X	Metal Sash	(8) Basement		No Plumbing			Other Additions/Adjustments			Recreation Room 1112 21,195 16,956							
X	Vinyl Sash			Extra Toilet			Basement, Outside Entrance, Above Grade			2 3,687 2,950							
X	Double Hung			Extra Sink			Plumbing			Average Fixture(s) 1 1,455 1,164							
X	Horiz. Slide			Separate Shower			Water/Sewer			3 Fixture Bath 1 4,580 3,664							
X	Casement			Ceramic Tile Floor			1000 Gal Septic			1 4,795 3,836							
X	Double Glass			Ceramic Tile Wains			Water Well, 100 Feet			1 5,725 4,580							
X	Patio Doors			Ceramic Tub Alcove			Porches			WGEP (1 Story) 32 4,799 3,839							
X	Storms & Screens			Vent Fan			WCP (1 Story) 132 5,873 4,698										
(3) Roof		(9) Basement Finish		(14) Water/Sewer			WGEP (1 Story) 113 10,382 8,306										
X	Gable	Gambrel	1112 Recreation SF		Public Water			WSEP (1 Story) 168 8,802 7,042									
X	Hip	Mansard	Living SF		Public Sewer			Deck			Treated Wood 380 6,221 4,977						
X	Flat	Shed	Walkout Doors (B)		Water Well			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
X	Asphalt Shingle			No Floor SF		1000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
Chimney: Brick		(10) Floor Support		2 Walkout Doors (A)		2000 Gal Septic											
				Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

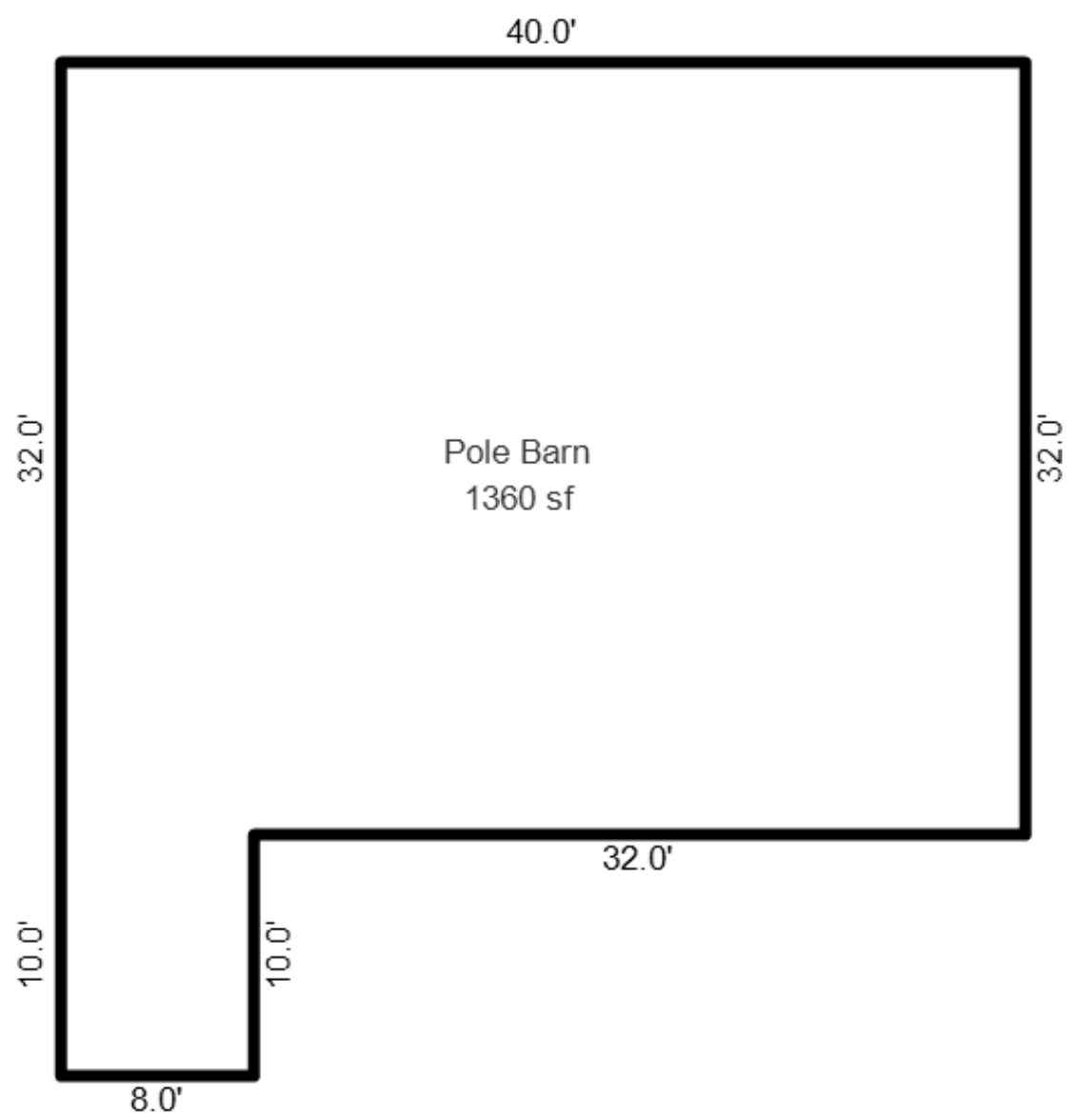
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1360 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 27,761 Total Depr Cost: 20,821 Estimated T.C.V: 22,903
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 C Blt 0		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 0		Lg Ord Small		3 Fixture Bath			3 Fixture Bath		Public Water		Stories Exterior Foundation				
Remodeled 0		Lump Sum Items:		2 Fixture Bath			2 Fixture Bath		Public Sewer		Size Cost New Depr. Cost				
Condition: Average		Doors Solid H.C.		Softener, Auto			Softener, Manual		Water Well		Plumbing				
Room List		(5) Floors		Solar Water Heat			Solar Water Heat		1000 Gal Septic		Other Additions/Adjustments				
Basement		Kitchens:		No Plumbing			No Plumbing		2000 Gal Septic		Plumbing				
1st Floor		Other:		Extra Toilet			Extra Toilet		Lump Sum Items:		3 Fixture Bath		1 -4,580 -3,435		
2nd Floor		Other:		Extra Sink			Extra Sink				Garages				
Bedrooms		(6) Ceilings		Separate Shower			Separate Shower				Class: C Exterior: Pole (Unfinished)				
(1) Exterior		No. of Elec. Outlets		Ceramic Tile Floor			Ceramic Tile Floor				Base Cost		1360 32,341 24,256		
Wood/Shingle		Many Ave. Few		Ceramic Tile Wains			Ceramic Tile Wains				Totals:		27,761 20,821		
Aluminum/Vinyl		(7) Excavation		Ceramic Tub Alcove			Ceramic Tub Alcove				Notes:				
Brick		Basement: 0 S.F.		Vent Fan			Vent Fan				ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		22,903		
Insulation		Crawl: 0 S.F.		(9) Basement Finish			(9) Basement Finish								
(2) Windows		Slab: 0 S.F.		Public Water			Public Water								
Many Avg. Few		Height to Joists: 0.0		Public Sewer			Public Sewer								
Large Avg. Small		(8) Basement		Water Well			Water Well								
Wood Sash		Conc. Block		1000 Gal Septic			1000 Gal Septic								
Metal Sash		Poured Conc.		2000 Gal Septic			2000 Gal Septic								
Vinyl Sash		Stone		Lump Sum Items:			Lump Sum Items:								
Double Hung		Treated Wood													
Horiz. Slide		Concrete Floor													
Casement		(10) Floor Support													
Double Glass		Joists:													
Patio Doors		Unsupported Len:													
Storms & Screens		Cntr.Sup:													
(3) Roof		Recreation SF													
Gable		Living SF													
Hip		Walkout Doors (B)													
Flat		No Floor SF													
Asphalt Shingle		Walkout Doors (A)													
Chimney:		Chimney:													

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



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

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

Property Address: W BLUE RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 07/01/2003
 Building Permit(s): MAP #: 2025 Est TCV 92,500
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 Residential PARTOF>80@\$3700 25.00 Acres 3700 100 92,500
 25.00 Total Acres Total Est. Land Value = 92,500

Improved X Vacant
 Public Improvements

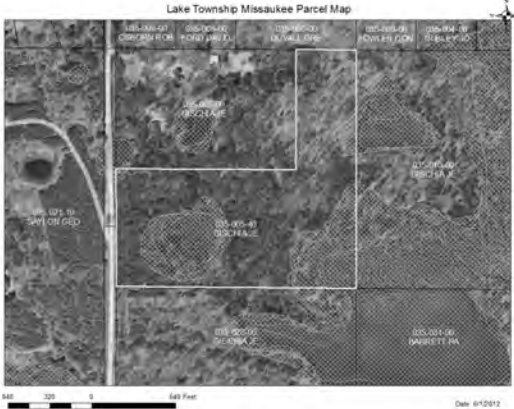
Tax Description: SEC 35 T22N R8W (11*TRACT*2001) SW 1/4 OF NE 1/4 EXC N 660 FT OF W 990 FT THOF. 25A.

Comments/Influences: 01 SPLIT FROM 005-00 FOR 02 11 DIV RTS (TRACT)

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
 X Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	46,300	0	46,300			26,494C
			2024	35,000	0	35,000			25,698C
			2023	30,000	0	30,000			24,475C
			2022	25,000	0	25,000			23,310C

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

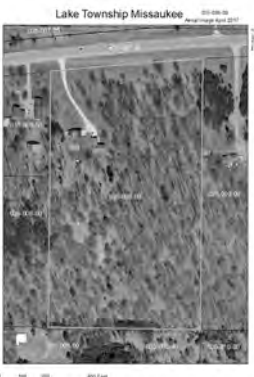
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,900	05/01/1997	WD	33-TO BE DETERMINED	311:72	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7341 W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
DUVALL GREGORY A & SHERYL F 7341 W BLUE RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 346,134 TCV/TFA: 227.72					

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	
CHEMICAL BANK WEST P O BOX 749 127 S MAIN STREET LAKE CITY MI 49651	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
. SEC 35 T22N R8W E 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PT LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FR NE COR SEC 35 SD POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS	X	Residential Local Cost Land Improvements					
	X	LAND IMPROVE 1000	1,000.00	1	95	950	
		Total Estimated Land Improvements True Cash Value =				2,866	

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



ORD BEARING S 85 FT TH ALG ARC NG. 17.50 A.

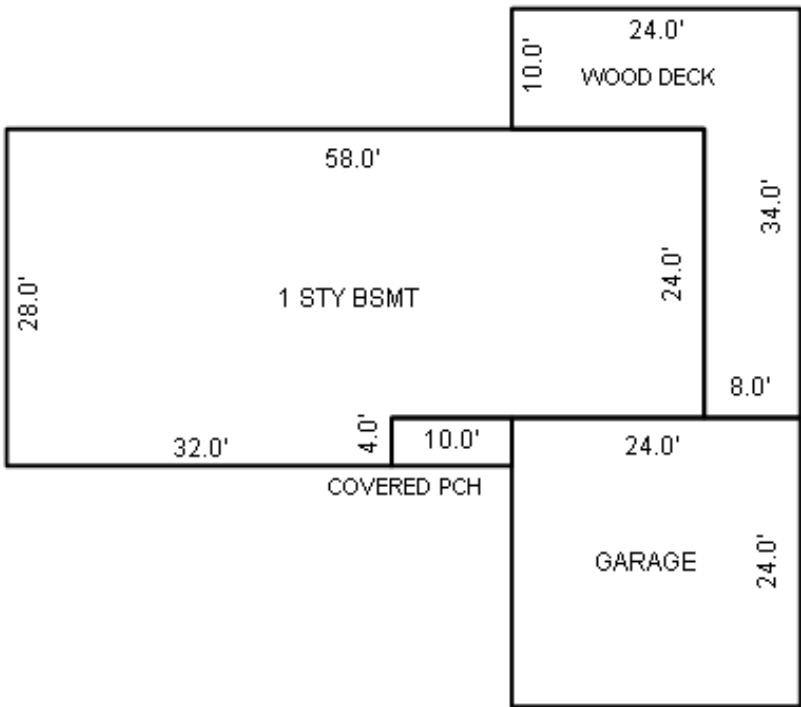
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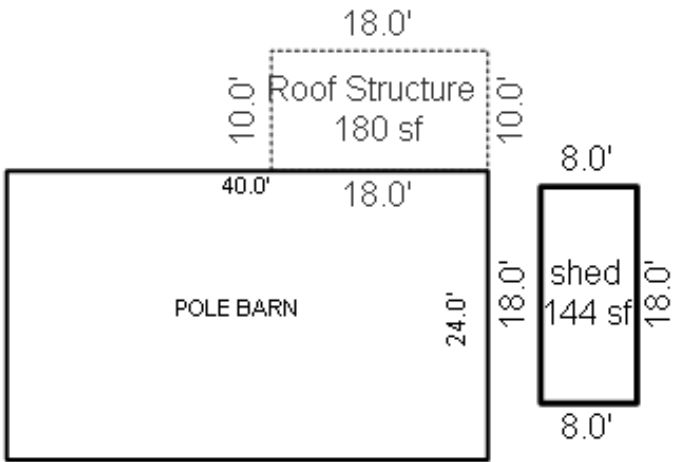
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 432 180	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 20 Floor Area: 1,520 Total Base New : 290,646 Total Depr Cost: 232,516 Estimated T.C.V: 255,768		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Yr Built 1998		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		Size of Closets Ex X Ord Min Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(12) Electric 200 Amps Service	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1520 SF Floor Area = 1520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C Blt 1998		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,520 Total: 214,916 171,932			
(2) Windows		(7) Excavation		Basement: 1520 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		(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 1,164 3 Fixture Bath 1 4,580 3,664 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 50 Feet 1 2,648 2,118 Porches WCP (1 Story) 40 2,681 2,145 Deck Treated Wood 432 6,765 5,412 w/Roof (Roof portion) 180 3,038 2,430 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 23,547 Common Wall: 1/2 Wall 1 -1,324 -1,059 Class: D Exterior: Pole (Unfinished) Base Cost 960 18,931 15,145 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 290,646 232,516							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 255,768							
X	Gable Hip Flat	X	Gambrel Mansard Shed														
X	Asphalt Shingle																

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



concrete

concrete



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: MCBAIN RURAL AGR SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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MICH STATE HWY COMM	MAP #:					
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	2025 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

		Residentia PARTOF>40@	\$3700	7.71 Acres	3700	100	28,527
--	--	-----------------------	--------	------------	------	-----	--------

		7.71 Total Acres				Total Est. Land Value =	28,527
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Taxpayer's Name/Address	Dirt Road					
MICH STATE HWY COMM	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					

Tax Description	Electric					
-----------------	----------	--	--	--	--	--

SEC 35 T22N R8W 7.71 A M/L	Gas					
THAT PT OF NE 1/4 LYING NW'LY OF LINE 75	Curb					
FT SE'LY OF & PAR TO LINE DESC AS BEG AT	Street Lights					
PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG	Standard Utilities					
07' 04" E 225.18 FT FR NE COR OF SEC SAID	Underground Utils.					

POB ALSO BEING PT OF CURVE OF 17188.734	Topography of Site					
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FT RADIUS CURVE SW'LY & TO LEFT CHORD	Level					
BEARING S 85 DEG 47' 11.5" W 3053.39 FT	Rolling					
TH ALG ARC 3057.41 FT TO PT OF ENDING	Low					
EXC THAT PART OF W/2 OF NW/4 OF NE/4	High					
LYING N OF A LINE 75 FT NW'LY OF C/L OF	Landscaped					
HWY M55.	Swamp					

Comments/Influences	Wooded					
	Pond					
	Waterfront					
	Ravine					
	Wetland					
	Flood Plain					

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

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 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.
MICH STATE HWY COMM	VAN DRIE BUILDING CO INC	3,500	06/07/2004	QC	21-NOT USED/OTHER	04-0/2755	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
VANDRIE BUILDING CO INC 7591 S US-131 CADILLAC MI 49601	2025 Est TCV 10,539					

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	92.33	734.00	1.0000	L0.0000	90	100*	0
X			Gravel Road							
X			Paved Road							
X			Storm Sewer							
X			Sidewalk							
X			Water							
X			Sewer							
X			Electric							
X			Gas							
X			Curb							
X			Street Lights							
X			Standard Utilities							
X			Underground Utils.							
			* denotes lines that do not contribute to the total acreage calculation.							
			1.17 Total Acres Total Est. Land Value = 10,539							

Tax Description									
SEC 35 T22N R8W (0*2004) 1.17 A M/L	X								
THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.	X								
Comments/Influences	X								
04 SPLIT FROM MDOT FOR 05	X								



Lake Township Planning Board File
Parcel 009-035-007-95

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,300	0	5,300			3,337C
X Rolling	2024	5,000	0	5,000			3,237C
Low	2023	4,000	0	4,000			3,083C
High	2022	3,500	0	3,500			2,937C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 08/23/2017 INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE KATHIE I LIVING TRU	FORD DAVID & DAWN (H/W)	20,000	06/29/2007	WD	03-ARM'S LENGTH	2007/2375	DEED	100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0
		80,000	08/01/2000	WD	33-TO BE DETERMINED	339:79	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 06/29/2007					

Owner's Name/Address	MAP #:
FORD DAVID & DAWN 7367 W BLUE ROAD LAKE CITY MI 49651	2025 Est TCV 30,235

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Value
Description Frontage Depth Front Depth Rate %Adj. Reason A 200' @ 90/FF 330.00 708.84 0.8823 1.1538 90 100 330 Actual Front Feet, 5.37 Total Acres Total Est. Land Value =		30,235
		30,235

Tax Description
 . SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,100	0	15,100			7,746C
2024	15,100	0	15,100			7,514C
2023	11,800	0	11,800			7,157C
2022	8,300	0	8,300			6,817C

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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			
7397 W BLUE RD		School: MCBAIN RURAL AGR	SCHOOL DIST	Garage		07/12/2011	2011-0340	100%			
Owner's Name/Address		P.R.E. 73% 04/15/2002		MAP #:							
FORD DAVID 7397 W BLUE ROAD LAKE CITY MI 49651		2025 Est TCV 346,901 TCV/TFA: 73.46									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	296.00	441.49	0.9066	1.0250	90	100	24,756
		Paved Road		296 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 24,756							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	3.06	5900	0	0			
		Sewer		Residential Local Cost Land Improvements							
		Electric		Description	Rate	Size	% Good	Cash Value			
		Gas		LAND IMPROVE 5000	5,000.00	2	95	9,500			
		Curb		Total Estimated Land Improvements True Cash Value = 9,500							
		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	12,400	161,100	173,500		95,022C	
		TPC 12/27/2017	INSPECTED		2024	18,500	137,500	156,000		92,165C	
		TPC 07/22/2014	INSPECTED		2023	18,500	133,800	152,300		87,777C	
		TPC 08/26/2011	INSPECTED		2022	18,500	121,100	139,600		83,598C	



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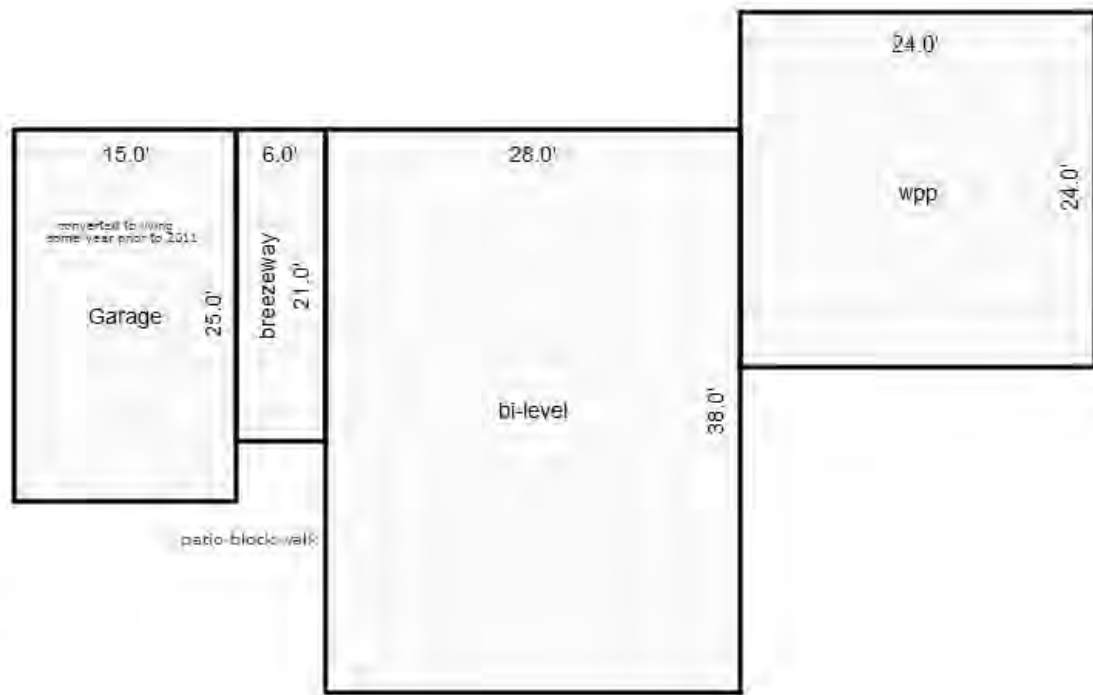
*** Information herein deemed reliable but not guaranteed***

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 576 274 126	Type WPP WPP Brzwy, FW	Year Built: 2011 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1295 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C +5 Effec. Age: 25 Floor Area: 2,290 Total Base New : 319,471 Total Depr Cost: 239,587 Estimated T.C.V: 263,546		E.C.F. X 1.100	Bsmnt Garage: Carport Area: 379 Roof: Aluminum			
Building Style: BI		Condition: Average		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BI			Cls C 5 Blt 1986			
Yr Built 1986	Remodeled 2014	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1439 SF Floor Area = 2290 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Room List		Lg	X	Ord	Small	No. of Elec. Outlets			Building Areas							
Basement	1st Floor			Solid	X	H.C.	Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
2nd Floor	Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			Bi-Level Siding Bi-Lev. 80% 1,064						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Fixture Bath			Total: 248,594 186,431						
Wood/Shingle	Aluminum/Vinyl	X	Drywall	Other:			2 Fixture Bath			Plumbing						
Brick	Insulation	(7) Excavation		Height to Joists: 0.0			Softener, Auto			Average Fixture(s)						
(2) Windows		Many	X	Avg.	X	Avg.	Softener, Manual			Water/Sewer						
Few	Large	Few	Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 375 S.F.			Solar Water Heat			1000 Gal Septic						
Wood Sash	Metal Sash	(8) Basement		Height to Joists: 0.0			No Plumbing			Water Well, 50 Feet						
Vinyl Sash	Double Hung	8	Conc. Block	Poured Conc.			Extra Toilet			Porches						
Horiz. Slide	Casement	X	Stone	Treated Wood			Extra Sink			WPP 576 9,498 7,123						
Patio Doors	Storms & Screens	X	Concrete Floor	(9) Basement Finish			Separate Shower			WPP 274 4,968 3,726						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Floor			Built-Ins						
X	Gable	Gambrel	Living SF	1			Ceramic Tile Wains			Appliance Allow.						
Hip	Flat	Mansard	Walkout Doors (B)	1			Ceramic Tub Alcove			Breezeways						
Asphalt Shingle	Chimney: Metal	Shed	No Floor SF	1			Vent Fan			Frame Wall						
		Walkout Doors (A)		Lump Sum Items:			Ceramic Tub Alcove			Garages						
							2000 Gal Septic			Class: C Exterior: Pole (Unfinished)						
										Base Cost						
										Carports						
										Aluminum						
										Totals:						
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:						

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

WPP around Pool

2011 pole garage



Section

asphalt drive

Sketch by Apex Sketch

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

Desc. of Bldg/Section: FORD'S ELECTRONICS
 Calculator Occupancy: Warehouses - Storage

Class: D	Construction Cost					
Floor Area: 2,432	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 2,432	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: Wall or Floor Furnace 100					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%					
Depr. Table : 3%	Ave. SqFt/Story: 2432					
Effective Age : 20	Ave. Perimeter: 216					
Physical %Good: 54	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1983 Year Built	Perimeter:					
1996 Remodeled	Type:					
8 Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
Type #2:						
* Sprinkler Info *						
Area:						
Type: Low						

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

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 216
 Overall Building Height: 8

Base Rate for Upper Floors = 36.12

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.08 100%
 Adjusted Square Foot Cost for Upper Floors = 40.20

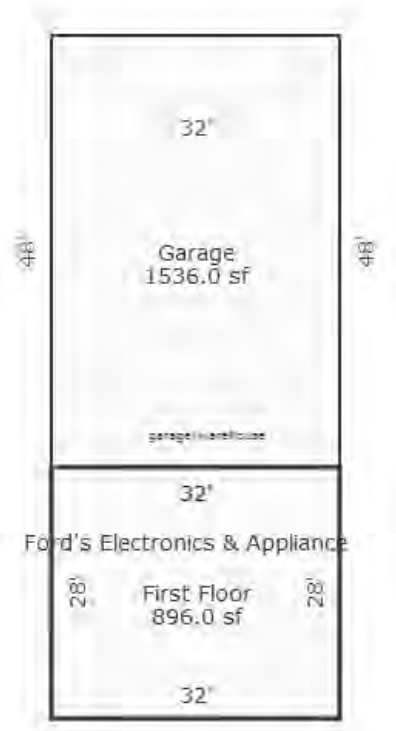
Total Floor Area: 2,432 Base Cost New of Upper Floors = 97,767

Reproduction/Replacement Cost = 97,767
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 52,794

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 49,099
 Replacement Cost/Floor Area= 40.20 Est. TCV/Floor Area= 20.19

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:	
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:	
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical		Bsmnt Insul.
Block	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	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0		
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:		
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler			

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



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.
PRICE KATHIE I LIVING TRU	OSBORN ROBERT & MOLLIE	500,000	03/16/2011	LC	16-LC PAYOFF	2011-00740	PROPERTY TRANSFER	100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7451 W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	09/25/2020	2020-0549	100%
	P.R.E. 86% 04/11/2011		ALTERATION	11/13/2014	2014-0524	100%
Owner's Name/Address	MAP #:		New House	05/27/2005	20050031	100%
OSBORN ROBERT & MOLLIE 7451 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 998,870 TCV/TFA: 132.16					

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 35 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" E & 225.18 FT S 89 DEG 7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3053.39 FT CHORD BEARING S 85 DEG 47' 11.5" W 3057.41 FT TO END. 8.04 A.	X	Dirt Road		A 200' @ 90/FF	330.00	1108.80	0.8823 1.2903	90 100	33,813
	X	Gravel Road		330 Actual Front Feet, 8.40 Total Acres				Total Est. Land Value =	33,813
	X	Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value	
	X	Sidewalk		Fencing: Wd, Solid, 6 ft.	34.98	12	0	0	
	X	Water		D/W/P: 4in Ren. Conc.	10.12	763	0	0	
	X	Sewer		D/W/P: 4in Concrete	8.03	502	0	0	
	X	Electric		Wood Frame	31.37	195	50	3,058	
	X	Gas		Residential Local Cost Land Improvements					
	X	Curb		Description	Rate	Size	% Good	Cash Value	
	X	Street Lights		LAND IMPROVE 5000	5,000.00	1	100	5,000	
	X	Standard Utilities		Commercial Local Cost Land Improvements					
	X	Underground Utils.		Description	Rate	Size	% Good Arch Mult	Cash Value	
	X			PAVING	0.40	6500	88 100	2,288	
	X			CONCRETE	0.40	2354	88 100	829	
	X			Total Estimated Land Improvements True Cash Value =				11,175	

Comments/Influences

839-5309
NEW HOUSE & PB @45% FOR 02 COMP FOR 04



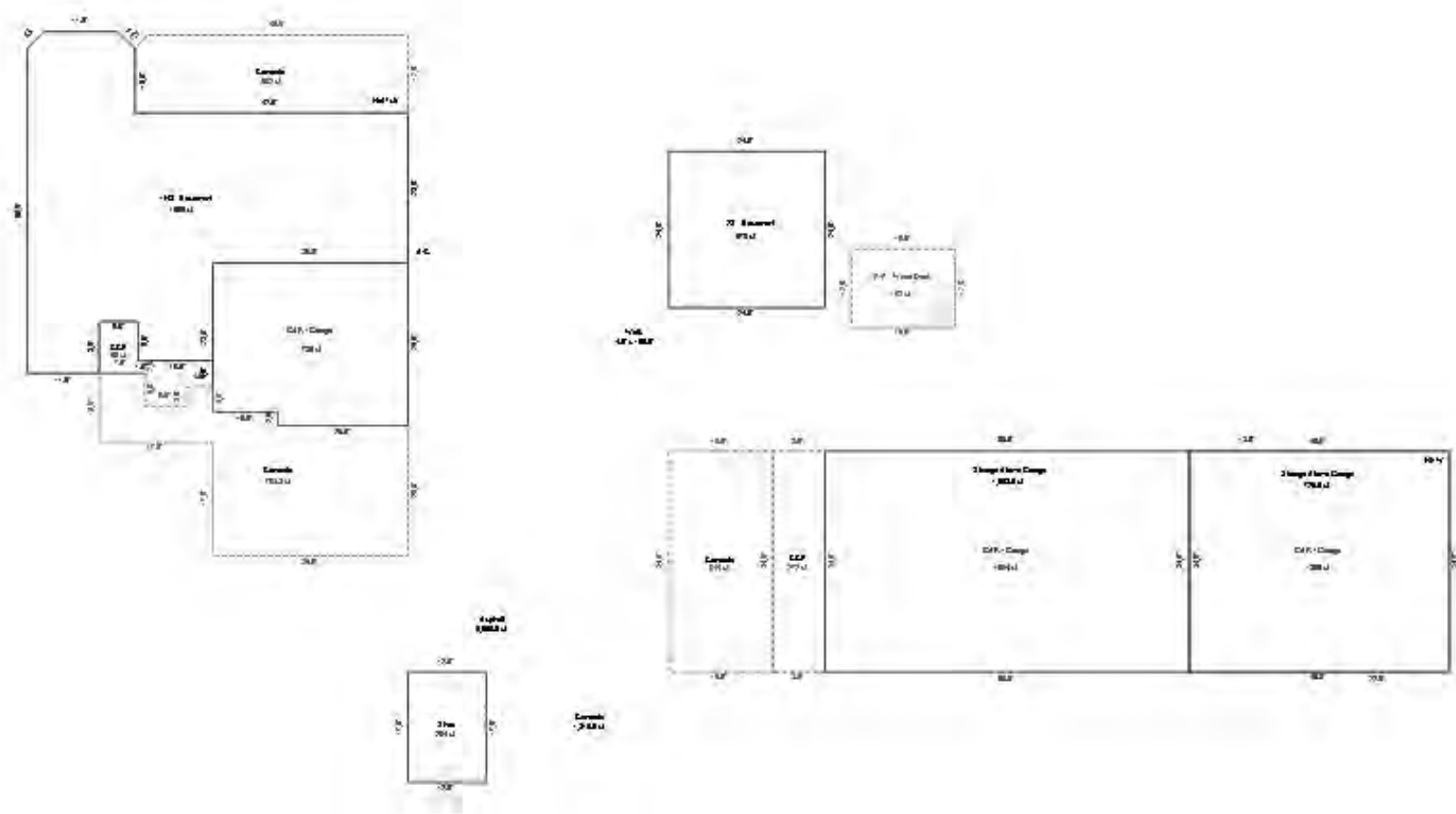
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	16,900	482,500	499,400			305,978C
X Rolling	2024	16,900	429,700	446,600			296,778C
X High	2023	13,100	418,900	432,000			282,646C
X Landscaped	2022	14,000	377,400	391,400			269,187C
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC	04/30/2021	INSPECTED					
JWV	11/02/2020	INSPECTED					
TPC	12/27/2017	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 730 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G						50	CCP (1 Story)						
Building Style: 1.5S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: B -10 Effec. Age: 20 Floor Area: 3,046 Total Base New : 634,117 Total Depr Cost: 507,264 Estimated T.C.V: 557,990			E.C.F. X 1.100			Bsmnt Garage:					
Yr Built 2001	Remodeled 0	X	Ex	Ord	Min	Central Air Wood Furnace			No./Qual. of Fixtures			Cls B-10 Blt 2001						
Condition: Average		Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Floor Area = 1959 SF			Floor Area = 3046 SF.					
Room List		X	Lg	Ord	Small	200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 484,697 387,728					
(1) Exterior		(6) Ceilings		Average Fixture(s)			1.5 Story Siding Basement 1,175			Recreation Room 1924 57,451 45,961			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		3 Fixture Bath			1 Story Siding Basement 500			Plumbing			Average Fixture(s)					
(2) Windows		Basement: 1959 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			1.5 Story Siding Overhang 500			Plumbing			3 Fixture Bath					
X	Many Avg. X Few	Large Avg. X Small		Softener, Auto			Other Additions/Adjustments			Recreation Room 1924 57,451 45,961			Softener, Manual					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Solar Water Heat			Plumbing			Average Fixture(s)			No Plumbing					
X		Conc. Block		Extra Toilet			Plumbing			3 Fixture Bath			Extra Sink					
X		8 Poured Conc. Stone		Separate Shower			Water/Sewer			1000 Gal Septic			1 6,028 4,822					
X		Treated Wood		Ceramic Tile Floor			Porches			Water Well, 100 Feet			1 6,454 5,163					
X		X Concrete Floor		Ceramic Tile Wains			Garages			CCP (1 Story)			50 2,076 1,661					
(3) Roof		(9) Basement Finish		Ceramic Tub Alcove			Class: B Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			730 52,465 41,972					
X	Gable Hip Flat	1924 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Vent Fan			Base Cost			Common Wall: 2 Wall			1 -7,188 -5,750					
X	Asphalt Shingle	(10) Floor Support		Public Water			Door Opener			2 1,509 1,207			Built-Ins					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic			Appliance Allow.			1 6,751 5,401			Totals: 634,117 507,264					
				2000 Gal Septic			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			557,990					
				Lump Sum Items:														

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	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: 2S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 1,248 Total Base New : 207,456 Total Depr Cost: 176,338 Estimated T.C.V: 193,972		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:											
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 576 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls BC		Blt 2005											
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many			2 Story		Siding		Crawl Space		576		96		Total:		185,454		157,636	
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			X			1 Story		Siding		Overhang		96		Total:		185,454		157,636			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		2,142		1,821					
X	Pine/Cedar Insulation	X	Drywall	No. of Elec. Outlets			3 Fixture Bath			Plumbing		Average Fixture(s)		1		2,142		1,821							
(2) Windows		(7) Excavation		No. of Elec. Outlets			2 Fixture Bath			Water/Sewer		Average Fixture(s)		1		2,142		1,821							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 576 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		Average Fixture(s)		1		2,142		1,821							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1		2,142		1,821							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			Water/Sewer		Average Fixture(s)		1		2,142		1,821							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			Water/Sewer		Average Fixture(s)		1		2,142		1,821							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			Water/Sewer		Average Fixture(s)		1		2,142		1,821							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			Water/Sewer		Average Fixture(s)		1		2,142		1,821							
Notes: CARDINAL CREATIONS RENTAL HOUSE ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Lump Sum Items:		1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			Water/Sewer		Average Fixture(s)		1		2,142		1,821							
Totals:		Lump Sum Items:		1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			Water/Sewer		Average Fixture(s)		1		2,142		1,821							
Totals:		Lump Sum Items:		1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			Water/Sewer		Average Fixture(s)		1		2,142		1,821							

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

see Sketch on Resi Building 1 - all bldgs on 1 sketch file

Desc. of Bldg/Section: P#20140524 & 20200549
 Calculator Occupancy: Stores - Warehouse Discount

Class: D,Pole
 Floor Area: 3,264
 Gross Bldg Area: 3,264
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 5
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

2002 Year Built
 2021 Remodeled

24 Overall Bldg Height

Comments:
 P#20200549 BUSINESS ADDITION
 ORIGINAL BUILD 2002.
 2014 PERMIT FOR COMMERCIAL USE
 YARN & CRAFTS: CARDINAL CREATIONS INC .COM

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: Package Heating & Cooling 100					
Heat#2: Electric, Cable or Baseboard 0%					
Ave. SqFt/Story: 3264					
Ave. Perimeter: 260					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat:					
* Mezzanine Info *					
Area #1: 1728					
Type #1: Good Storage (No Rates)					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 260
 Overall Building Height: 24

Base Rate for Upper Floors = 46.01
 Mezzanine 1 Storage Base Rate = 29.29

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.15 100%
 Adjusted Square Foot Cost for Upper Floors = 65.16

Total Floor Area: 3,264 Base Cost New of Upper Floors = 212,683
 Mezzanine 1 Area: 1,728 Base Cost New of Mezzanine = 50,613

Reproduction/Replacement Cost = 263,296
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 215,903

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

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

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

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

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

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

see Sketch on Resi Bldg 1. All sketches on one file

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% 07/01/2003
 Building Permit(s): 2025 Est TCV 56,000
 Date: MAP #: 2025 Est TCV 56,000
 Number: 2025 Est TCV 56,000
 Status: 2025 Est TCV 56,000

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651

Tax Description: SEC 35 T22N R8W (11*TRACT*2001) SE 1/4 OF NE 1/4. 40A.

Comments/Influences: Improved X Vacant Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	Residentia INFERIOR	\$1400	40.00	Acres	1400	100			56,000
Gravel Road	40.00 Total Acres Total Est. Land Value =								56,000

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	28,000	0	28,000			25,592C
			2024	28,000	0	28,000			24,823C
			2023	28,000	0	28,000			23,641C
			2022	24,000	0	24,000			22,516C

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: MCBAIN RURAL AGR SCHOOL DIST					
--	--------------------------------------	--	--	--	--	--

	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MICH STATE HWY COMM	2025 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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	Public Improvements	* Factors *					
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
--	--	-------------	----------	-------	-------	-------	------	-------	--------	-------

		Residentia PARTOF	>40@	\$3700	10.47	Acres	3700	100		38,739
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					10.47	Total Acres		Total Est. Land Value =		38,739
--	--	--	--	--	-------	-------------	--	-------------------------	--	--------

Taxpayer's Name/Address	Dirt Road									
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MICH STATE HWY COMM	Gravel Road									
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	Paved Road									
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	Storm Sewer									
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	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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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	EXEMPT	EXEMPT	EXEMPT
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				2024	EXEMPT	EXEMPT	EXEMPT
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				2023	0	0	0
--	--	--	--	------	---	---	---

				2022	0	0	0
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status					
M-55		School: MCBAIN RURAL AGR SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651		2025 Est TCV 0											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.		Public Improvements		* Factors * 700' X 429.377'									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PARK ON CLAM RIVER		Gravel Road		I 200' @ 200/		429.38	700.00	0.8261	1.1502	200	100		81,597
		Paved Road		429 Actual Front Feet, 6.90 Total Acres		Total Est. Land Value =						81,597	
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT					
TPC 04/30/2021 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
TPC 12/27/2017 INSPECTED		2023	0	0	0			0					
		2022	0	0	0			0					



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*** 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 9,911
 Date: Number: Status:

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651

Tax Description: . SEC 35 T22N R8W E 4 RDS OF NE 1/4 OF NW
 1/4 LYING S'LY OF HWY M-55. 1.55 A.
 Comments/Influences: ACCESS TO BACK 40



Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
X		Description: A 200' @ 90/FF Frontage: 66.00 Depth: 1023.00 * Factors * Front: 1.3194 Depth: 1.2646 Rate %Adj: 90 100 Reason: 66 X 1023 Total Est. Land Value = 9,911

- 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
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			2,371C
2024	2,300	0	2,300			2,300S
2023	2,300	0	2,300			2,300S
2022	2,800	0	2,800			2,582C

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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
COVENANT CAPITAL INC	VANDERLAAN MATTHEW	145,000	01/28/2011	WD	09-FAMILY	2011-333WD	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
HINDS MARY K	FANNIE MAE	0	01/11/2010	QC	23-PART OF REF	2010/53	DEED	0.0

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% 08/19/2014					

Owner's Name/Address	MAP #:
SAWMILLER JEREMY & HILARY 7600 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 8,370

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Residentia 1 -	2.99	@\$9000	0.93	Acres	9000	100		8,370
	0.93 Total Acres						Total Est. Land Value =		8,370

Tax Description	X	ADJACENT BLUE RD ESTATES
. SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.	X	
Comments/Influences		
IRREGULAR SHAPE. EASEMENTS (N OF M55 E OF BLUE RD ESTATES)	X	
	X	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,200	0	4,200			2,934C
2024	5,000	0	5,000			2,846C
2023	3,500	0	3,500			2,711C
2022	3,000	0	3,000			2,582C

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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.
WEIMEISTER LYNN A J/T	GILMER D H & WEIMEISTER L	0	09/19/2013	QC	21-NOT USED/OTHER	2013-03531	PROPERTY TRANSFER	0.0
WEIMEISTER LYNN A ETAL	WEIMEISTER J R & WEIMEIST	0	07/23/2013	QC	21-NOT USED/OTHER	2013-02509	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5271 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	01/23/2018	2018-0015	100%
	P.R.E. 0%		Addition	07/13/2017	2017-0310	100%

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
WEIMEISTER J R & WEIMEISTER L A J/T 6902 HOBBLEBUSH LN KALAMAZOO MI 49009	2025 Est TCV 201,611 TCV/TFA: 188.07	

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT; TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.	X	Improved	Dirt Road	365.00	374.74	0.8604	0.9838	200	100		61,791
			Gravel Road	365 Actual Front Feet, 3.14 Total Acres Total Est. Land Value = 61,791							
RIVER FRONTAGE	X	Vacant	Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Wood Frame	37.32	48	50	895		Total Estimated Land Improvements True Cash Value = 895		

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
RIVER FRONTAGE	Level	2025	30,900	69,900	100,800			45,593C

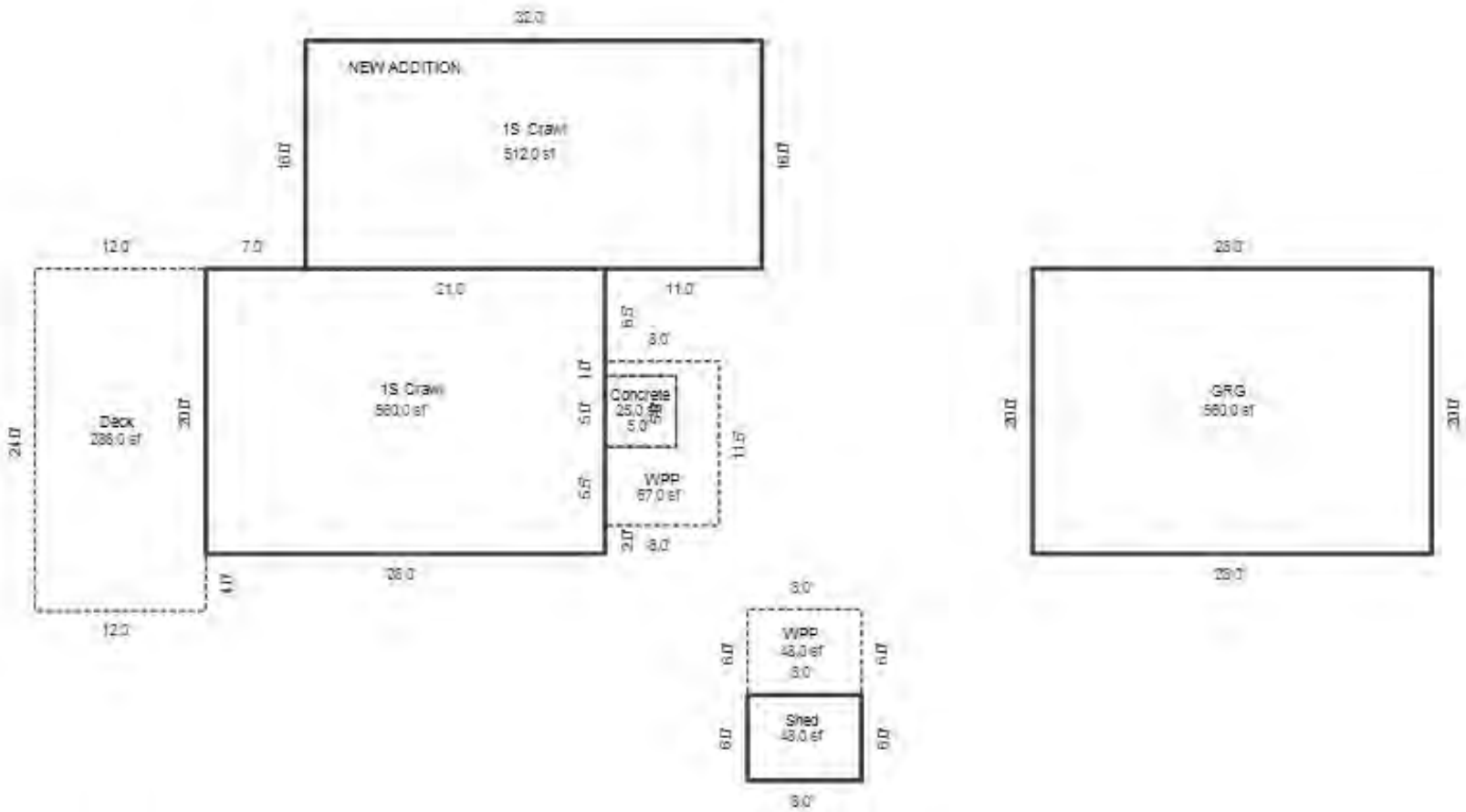


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	30,900	60,000	90,900			44,223C
JWV	12/09/2017	INSPECTED	2023	30,900	58,100	89,000			42,118C
TPC	06/20/2011	INSPECTED	2022	20,000	53,500	73,500			40,113C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 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 67 48 288	Type WPP WPP Treated Wood	Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,072 Total Base New : 180,423 Total Depr Cost: 126,295 Estimated T.C.V: 138,925		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 C		Blt 1938		
Yr Built 1938	Remodeled 2017	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1072 SF		Floor Area = 1072 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
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	560			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story	Siding	Crawl Space	512			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Total:		140,031	98,022	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)	1	1,455	1,018	
(2) Windows		Many Avg.		Large Avg.		Small	(8) Basement			Water/Sewer		1000 Gal Septic	1	4,795	3,356	
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			(14) Water/Sewer			Porches		Water Well, 50 Feet	1	2,648	1,854	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Decks		WPP	67	2,439	1,707	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages		WPP	48	2,000	1,400		
X	Asphalt Shingle	Chimney: Metal		Notes:			Class: C Exterior: Pole (Unfinished) Base Cost			Built-Ins		Appliance Allow.	1	2,727	1,909	
				ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			Fireplaces			Deck		Direct-Vented Gas	1	2,979	2,085	
				Totals:			Totals:			Treated Wood			288	5,187	3,631	
				Totals:			Totals:			Garages			560	16,162	11,313	
				Totals:			Totals:			Class: C Exterior: Pole (Unfinished) Base Cost			560	16,162	11,313	
				Totals:			Totals:			Built-Ins			1	2,727	1,909	
				Totals:			Totals:			Fireplaces			1	2,979	2,085	
				Totals:			Totals:			Direct-Vented Gas			1	2,979	2,085	
				Totals:			Totals:			Totals:			180,423	126,295		
				Totals:			Totals:			Notes:						
				Totals:			Totals:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:						138,925

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



*** 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				
5511 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 03/31/1998										
MERRITT GARY A STOREY LINDA 8415 KNAPP RD HOUGHTON LAKE MI 48629		MAP #:		2025 Est TCV 226,468 TCV/TFA: 149.78								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 35 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 & S 170 FT OF SW 1/4 OF SW 1/4 OF NW 1/4 S OF CLAM RIVER. 7.2758 A.		Public Improvements		* Factors * 500' X 633.868' IRR								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVER FRONTAGE		X	Gravel Road	I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
		X	Paved Road	Residentia 8 - 17 @\$5000	5.44	Acres	5000	100				27,195
		X	Storm Sewer	200 Actual Front Feet, 7.28 Total Acres							Total Est. Land Value =	67,195
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: 3.5 Concrete	6.49	168	71	774				
		X	Electric	Total Estimated Land Improvements True Cash Value = 774								
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2025	33,600	79,600	113,200			60,490C		
		X	Low	2024	28,200	68,300	96,500			58,672C		
		X	High	2023	27,600	66,200	93,800			55,879C		
		X	Landscaped	2022	27,500	59,900	87,400			53,219C		
		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										

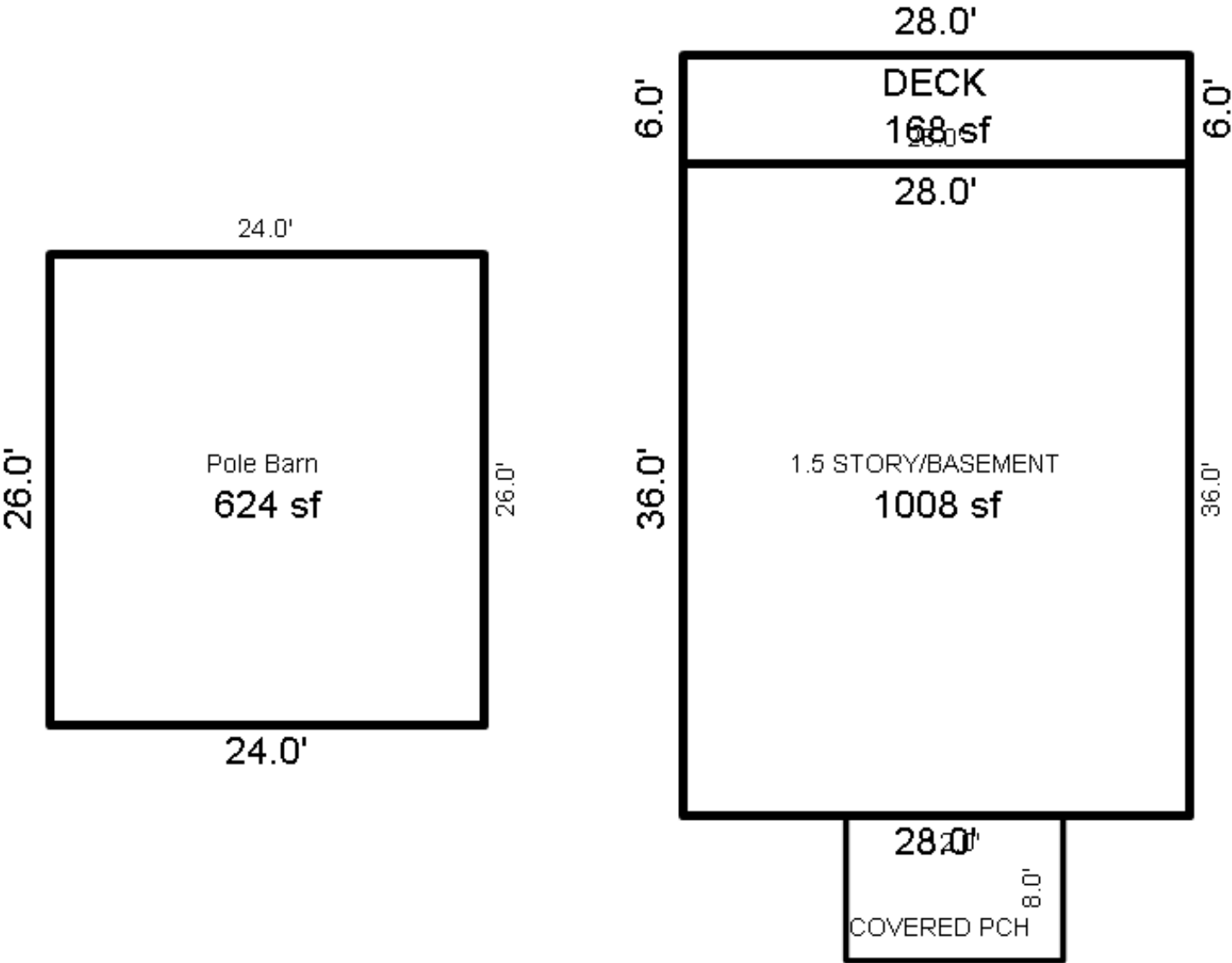


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*** Information herein deemed reliable but not guaranteed***

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 96 168	Type WCP (1 Story) Treated Wood	Year Built: 1975 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,512 Total Base New : 221,674 Total Depr Cost: 144,090 Estimated T.C.V: 158,499			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Wall/Floor Furnace 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: 179,803 116,874					Cls C -5 Blt 1975		
Condition: Average		Size of Closets		No./Qual. of Fixtures			150			Amps Service							
Room List		Doors		Solid	X	H.C.	(12) Electric			No. of Elec. Outlets							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Many X Ave. Few							
(1) Exterior		(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							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.						
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 1			Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:							
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals: 221,674 144,090							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																
Chimney: Block																	

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



*** 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
5521 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
RODGERS MICHAEL L 5521 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 208,769 TCV/TFA: 181.22					

	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
	Public Improvements		* Factors * 430' X 633.14' IRR				
	X	Dirt Road	Description	Frontage	Depth	Rate %Adj. Reason	Value
		Gravel Road	I 200' @ 200/	200.00	400.00	1.0000 1.0000 200 100	40,000
		Paved Road	Residentia 3 - 7 @\$6000	4.41 Acres	6000	100	26,478
		Storm Sewer	200 Actual Front Feet, 6.25 Total Acres Total Est. Land Value =				66,478
		Sidewalk					
		Water					
		Sewer					

Tax Description
 . SEC 35 T22N R8W THAT PART OF E 3/4 OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & OF E 3/4 OF S 1/2 OF NW 1/4 LYING W'LY & S'LY OF CLAM RIVER. 6.25 A.

Comments/Influences
 RIVER FRONTAGE
 CHG DEP..CHG CLASS FROM CD GAVE LOC ALLOWANCE
 STIP TRIB PETITIION FOR 94
 REMOVE LOC ALLOWANCE FOR 05



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

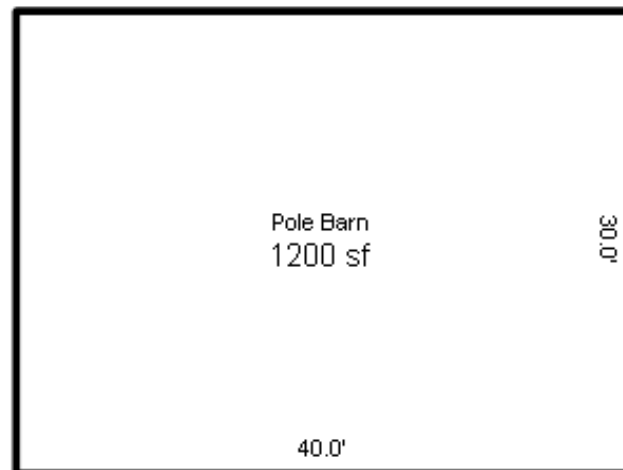
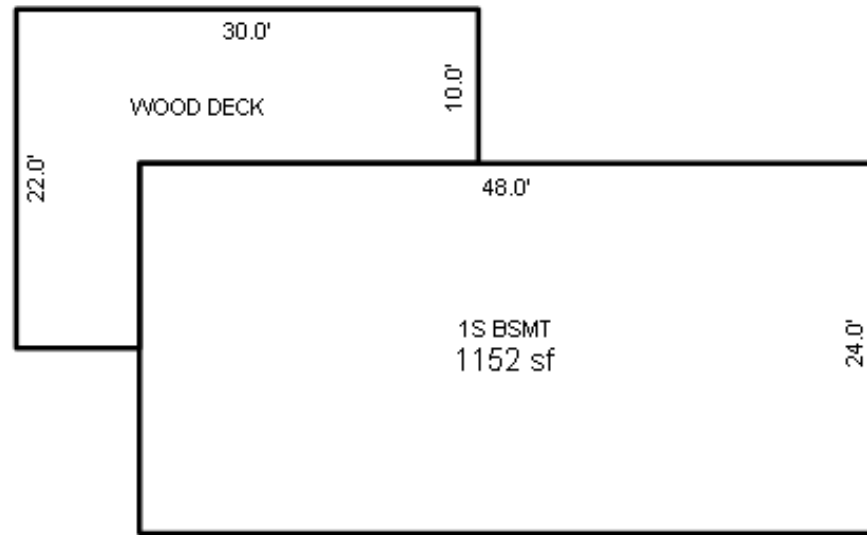
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	33,200	71,200	104,400			56,270C
2024	26,600	61,000	87,600			54,579C
2023	26,600	59,100	85,700			51,980C
2022	23,700	50,300	74,000			49,505C

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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 372	Type Pine	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 67 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
(2) Windows		X	Drywall													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		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												
				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
				(14) Water/Sewer												
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1976				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,152 Total: 149,818 97,381																
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade 1 2,130 1,384																
Plumbing																
Average Fixture(s) 1 1,212 788																
2 Fixture Bath 1 2,559 1,663																
Water/Sewer																
1000 Gal Septic 1 4,485 2,915																
Water Well, 50 Feet 1 2,548 1,656																
Deck																
Pine 372 4,784 2,201 *																
Built-Ins																
Appliance Allow. 1 1,906 1,239																
Fireplaces																
Interior 1 Story 1 4,633 3,011																
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost 1200 25,548 17,117 *																
Totals: 199,623 129,355																
Notes:																
ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:												142,291				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	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. 100% 04/21/2009					
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Owner's Name/Address	MAP #:
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VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651	2025 Est TCV 18,500
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia PARTOF>10@	\$3700	5.00 Acres	3700	100				18,500
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5.00 Total Acres Total Est. Land Value =								18,500
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Tax Description	X	Value
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. SEC 35 T22N R8W W 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 5A.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	0.0

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% 04/21/2009

Owner's Name/Address: VANHOUTEN CLIFFORD J & SALLY TRUST
 5659 S DICKERSON LAKE CITY MI 49651
 MAP #: 2025 Est TCV 18,500

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 Residentia PARTOF>10@\$3700 5.00 Acres 3700 100 18,500
 5.00 Total Acres Total Est. Land Value = 18,500

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

Tax Description
 . SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WzLY OF CLAM RIVER. 5A.

Comments/Influences
 SAME OWNER OWNS FRONT 5 ACRES



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	0	9,300			5,323C
2024	7,500	0	7,500			5,163C
2023	7,000	0	7,000			4,918C
2022	5,000	0	5,000			4,684C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	SCHOLTEN ARLENE M	0	06/21/2024	QC	09-FAMILY	2024-01535	PROPERTY TRANSFER	0.0
SCHOLTEN ARLENE & MELVIN	SCHOLTEN ARLENE M	0	06/21/2024	QC	09-FAMILY	2024-01536	PROPERTY TRANSFER	0.0
SCHOLTEN ARLENE M	SCHOLTEN ARLENE M	0	06/21/2024	PTA	15-LADY BIRD	2024-01612	PROPERTY TRANSFER	0.0
SCHOLTEN MELVIN B	SCHOLTEN ARLENE M	0	09/23/2016	AFF	07-DEATH CERTIFICATE	2106-03414	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5675 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Modular	04/28/2005	20050089	Complete
	P.R.E. 100% 09/29/1997					

Owner's Name/Address	MAP #:
SCHOLTEN ARLENE M 5675 S DICKERSON RD Lake City MI 49651	2025 Est TCV 252,892 TCV/TFA: 184.86

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	134.00	225.00	1.1053	0.8660	90	100	11,544	
			134 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	11,544

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
SEC 35 T22N R8W S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4. .6921 A M/L				Description						
								Rate	Size % Good	Cash Value

Comments/Influences				D/W/P: Asphalt Paving				3.06	3100	0	0
825-2050				D/W/P: 4in Concrete				6.87	600	0	0

SPLIT .5657 AC TO 019-75 FOR 97	X			Residential Local Cost Land Improvements							
05 SPLIT .70 AC. TO 019-10 FOR 06				Description							
								Rate	Size % Good	Cash Value	
				LAND IMPROVE 5000				5,000.00	1	100	5,000
				Total Estimated Land Improvements True Cash Value =							5,000

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



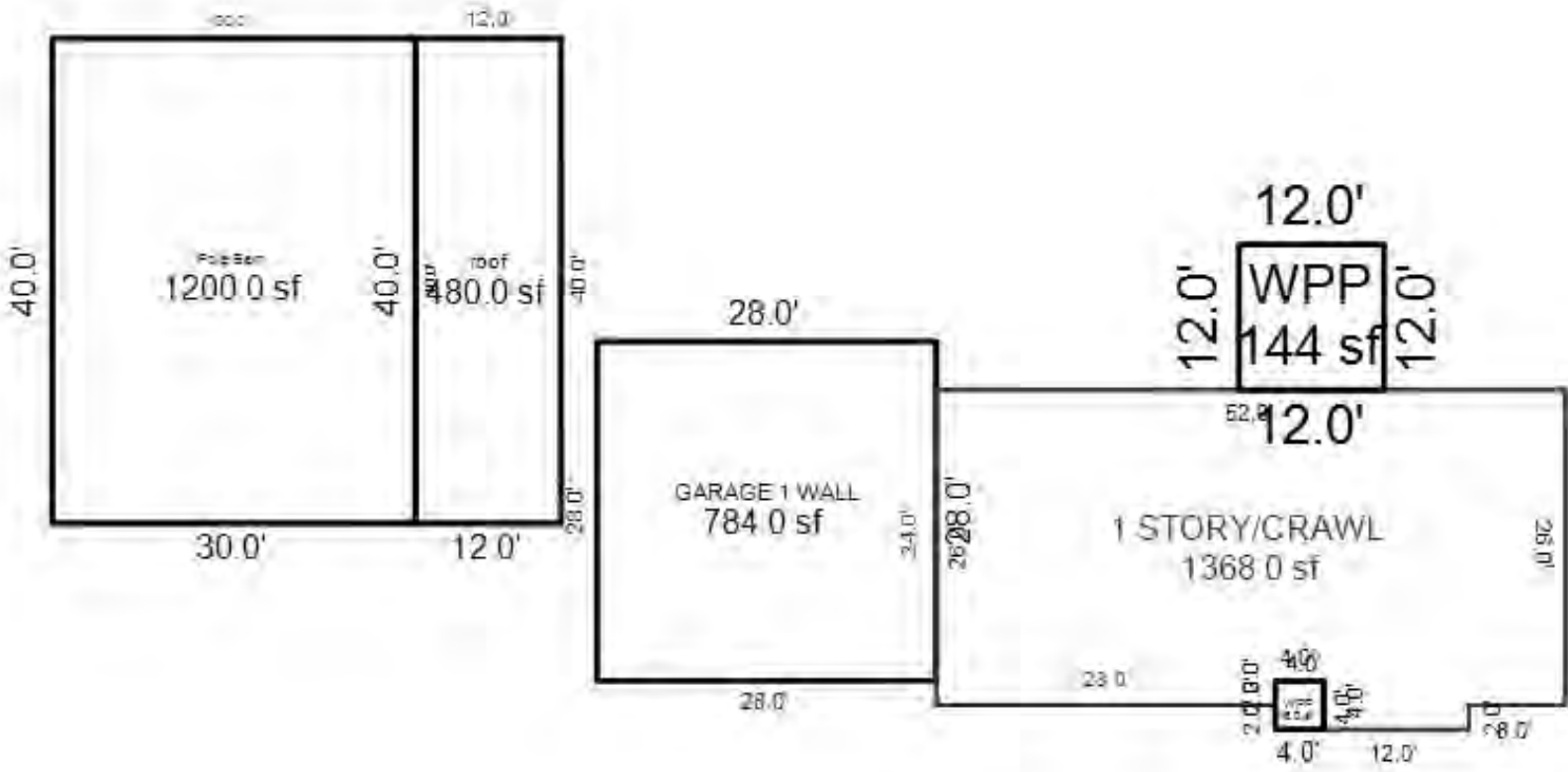
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,800	120,600	126,400			51,573C
		TPC 05/20/2022 INSPECTED	2024	5,800	102,400	108,200			50,023C
		TPC 04/30/2021 INSPECTED	2023	4,500	92,300	96,800			47,641C
		TPC 05/08/2018 INSPECTED	2022	3,400	79,700	83,100			45,373C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 144 480	Type WPP WPP Roof Cover Onl	Year Built: 2005 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C -5 Effec. Age: 15 Floor Area: 1,368 Total Base New : 252,783 Total Depr Cost: 214,862 Estimated T.C.V: 236,348		E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C -5 Blt 2005						
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1368 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space 1,368						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total: 165,013 140,257						
(1) Exterior		(6) Ceilings		No. of Fixtures			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	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			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener			1,455 1,237 4,580 3,893 4,795 4,076 5,725 4,866 3,698 3,143 836 711		
(2) Windows		(7) Excavation		Plumbing			Water/Sewer			Class: C Exterior: Pole (Unfinished) Base Cost Door Opener			25,736 -2,250 458			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1368 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Built-Ins Appliance Allow. Deck w/Roof (Roof portion)			28,536 24,256 2,727 2,318 480 7,248			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 252,783 214,862			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(3) Roof		(9) Basement Finish		Plumbing			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener			25,736 -2,250 458			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Built-Ins Appliance Allow. Deck w/Roof (Roof portion)			2,727 2,318 480 7,248			
X	Asphalt Shingle	(10) Floor Support		Plumbing			Water/Sewer			Class: C Exterior: Pole (Unfinished) Base Cost Door Opener			28,536 24,256			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Built-Ins Appliance Allow. Deck w/Roof (Roof portion)			2,727 2,318 480 7,248			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO,	0	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/15/2005					
Owner's Name/Address	MAP #:					
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	2025 Est TCV 52,737					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
Public Improvements			Description	Frontage	Depth	Value
			AGRICULTRU 8 - 17 Acres	12.10 Acres	3200 100	38,720
			12.10 Total Acres		Total Est. Land Value =	38,720

Tax Description		* Factors *			
Description	Rate	Size	% Good	Cash Value	
SEC 35 T22N R8W (2*2005) S 1/2 OF NW 1/4 OF SW 1/4 EXC S/2 OF SW/4 OF NW/4 OF SW/4 & EXC S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4 & EXC BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG 59'12" W 94.04 FT TO POB & EXC W 554 FT OF N 160 FT THOF. 12.106 A M/L					

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

05 Split from 035-019-00 for 06



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	19,400	7,000	26,400			17,225C
	Rolling	2024	23,600	7,000	30,600			16,708C
	Low	2023	21,200	7,000	28,200			15,913C
	High	2022	20,000	7,000	27,000			15,156C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	19,400	7,000	26,400			17,225C
			2024	23,600	7,000	30,600			16,708C
			2023	21,200	7,000	28,200			15,913C
			2022	20,000	7,000	27,000			15,156C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THOMAS ROGER L & CHARLENE	MOON BRADLEY D & INGRAHAM	165,000	04/05/2024	WD	19-MULTI PARCEL ARM'S LE	2024-00692	PROPERTY TRANSFER	100.0			
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	11-FROM LENDING INSTITUT	2012-00761	PROPERTY TRANSFER	100.0			
US BANK	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	21-NOT USED/OTHER	2011-03294 CD	PROPERTY TRANSFER	0.0			
STURTEVANT SCOTT L	US BANK	103,895	08/20/2010	SD	10-FORECLOSURE	2010-4046SD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
5663 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST			Pole Barn	12/02/2004	20040460	Complete			
Owner's Name/Address		P.R.E. 100% 04/20/2024									
MOON BRADLEY D & INGRAHAM AUTUMN D 5663 S DICKERSON RD LAKE CITY MI 49651		MAP #:									
		2025 Est TCV 117,688 TCV/TFA: 80.83									
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *							
2012-00761 WD the East 154 feet of the West 554 feet of the North 160 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan and also the North 33 feet of the West 400 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 35 T22N R8W S 154 FT OF W 554 FT OF N 160 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & ALSO N 33 FT OF W 400 FT OF N 1/2		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	A 200' @ 90/FF	127.00	298.40	1.1202	0.9294	90	100	11,900
		X	Level	127 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 11,900							
		X	Rolling	Land Improvement Cost Estimates							
		X	Low	Description	Rate	Size	% Good	Cash Value			
		X	High	Fencing: Wd, Solid, 6 ft.	28.40	48	0	0			
		X	Landscaped	Wood Frame	19.79	576	50	5,699			
		X	Swamp	Wood Frame	25.88	96	50	1,242			
		X	Wooded	Residential Local Cost Land Improvements							
		X	Pond	Description	Rate	Size	% Good	Cash Value			
		X	Waterfront	LAND IMPROVE 1000	1,000.00	1	95	950			
		X	Ravine	Total Estimated Land Improvements True Cash Value = 7,891							
		X	Wetland	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Flood Plain	2025	6,000	52,800	58,800			58,800S	
		X		2024	6,000	50,500	56,500			27,571C	
		X		2023	4,600	44,100	48,700			26,259C	
		X		2022	3,200	41,200	44,400			25,009C	

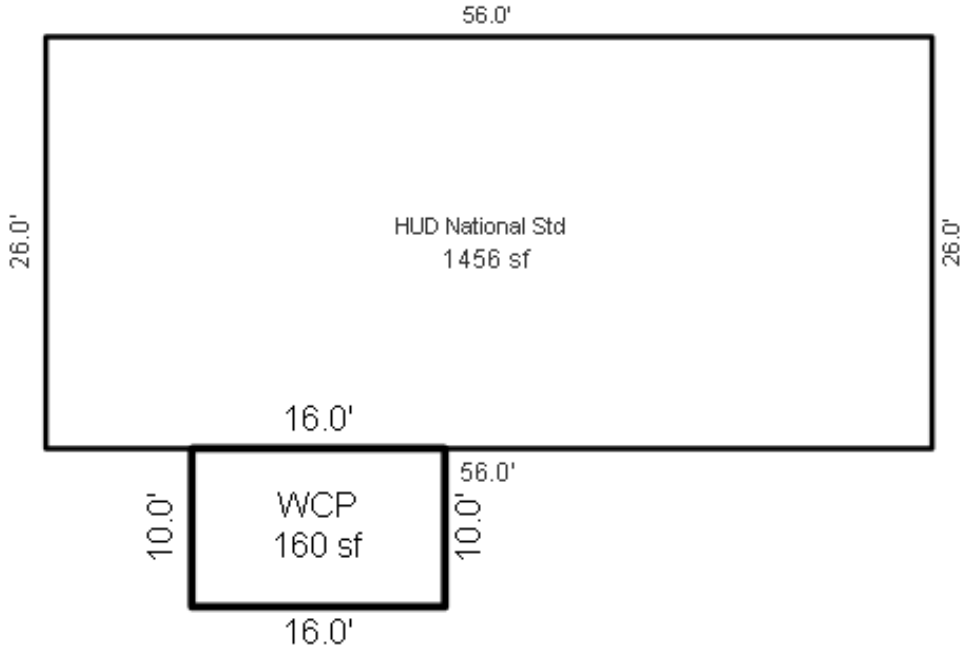


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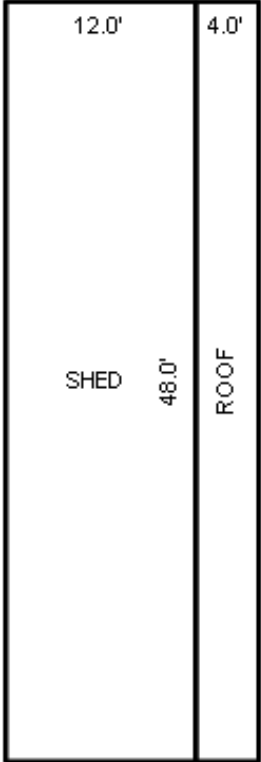
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family 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 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	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																										
Building Style: HUD		Trim & Decoration		Size of Closets																													
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min																											
Condition: Average		Size of Closets		Lg	X	Ord		Small																									
Room List		Doors		Solid	X	H.C.																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:																													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																													
	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall																														
(2) Windows		(7) Excavation		No. of Elec. Outlets																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex.	X	Ord.		Min																						
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			Many	X	Ave.		Few																						
(3) Roof		(9) Basement Finish		(13) Plumbing			Average Fixture(s)																										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1			1																				
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1																				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: 1995 REDMAN ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			1			1																				
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=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>Piers</td> <td>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>148,985</td> <td>104,290</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,456			Total:				148,985	104,290	E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Piers	1,456																														
Total:				148,985	104,290																												

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



shed



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOOK ROBIN RAY	BRUNINK TARIN & BRIAN	190,000	12/16/2020	WD	03-ARM'S LENGTH	2020-03817	PROPERTY TRANSFER	100.0
MISSAUKEE COUNTY TREASURE	SCHOOK ROBIN RAY	26,250	09/06/2019	QC	13-GOVERNMENT	2019-02798	PROPERTY TRANSFER	100.0
BARTHOLOMEW JEREMY A	MISSAUKEE COUNTY TREASURE	0	04/01/2019	OTH	10-FORECLOSURE	2019-00903	DEED	100.0
JPMORGAN CHASE BANK	BARTHOLOMEW JEREMY A	49,900	05/29/2014	CD	11-FROM LENDING INSTITUT	2014-01918	PROPERTY TRANSFER	100.0

Property Address: 5661 S DICKERSON RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 12/16/2020

Owner's Name/Address: BRUNINK TARIN & BRIAN
 5661 S DICKERSON RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 231,887 TCV/TFA: 161.26

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	127.00	300.00	1.1202	0.9306	90	100		11,916
127 Actual Front Feet, 0.88 Total Acres						Total Est. Land Value =		11,916

Tax Description
 SEC 35 T22N R8W (3*2004)
 N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF
 NW 1/4 OF SW 1/4 EXC N 33 FT THOF.
 .8747 A

Comments/Influences

Split for 94
 96 Split .30 Ac to 019-75 for 97
 04 Split .29 Ac to 019-94 for 05
 Exempt..(Adjacent Land Owner)

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.06	1200 0	0
Fencing: Wire Mesh, #9	3.74	100 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950



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

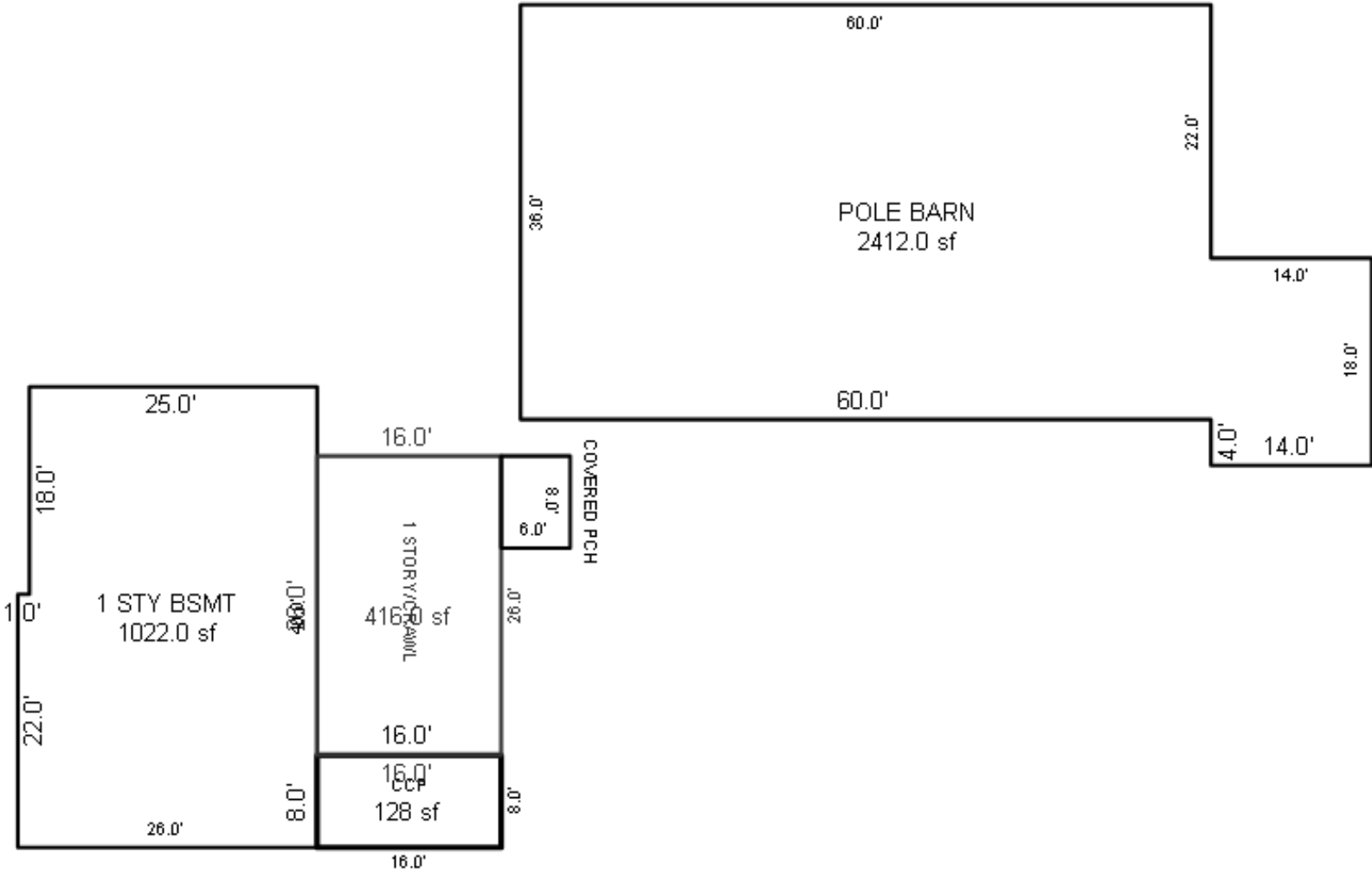
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	6,000	109,900	115,900			93,230C
2024	6,000	94,400	100,400			90,427C
2023	4,600	91,500	96,100			86,121C
2022	3,200	84,100	87,300			82,020C

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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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	Class: C
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: 30 Floor Area: 1,438 Total Base New : 284,445 Total Depr Cost: 199,110 Estimated T.C.V: 219,021			128	CCP (1 Story)	48	WCP (1 Story)	Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2412 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
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 = 1438 SF Floor Area = 1438 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			E.C.F. X 1.100			Cls C Blt 1973					
Yr Built 1973	Remodeled 2020	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		150 Amps Service			1 Story Siding Basement 1,022			1 Story Siding Crawl Space 416			Total: 200,204 140,141					
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few			Plumbing								
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Average Fixture(s)			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			3 Fixture Bath			Plumbing								
(2) Windows		X	Drywall	No. of Elec. Outlets			2 Fixture Bath			Water/Sewer								
X	Many Avg. X Few	Large Avg. X Small		Basement: 1022 S.F. Crawl: 416 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			Porches								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement			Average Fixture(s)			Plumbing								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			3 Fixture Bath			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Plumbing								
X	Asphalt Shingle	(9) Basement Finish		(9) Basement Finish			Average Fixture(s)			Plumbing								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Average Fixture(s)			Plumbing								
				Lump Sum Items:			Average Fixture(s)			Plumbing								
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Plumbing								
				Notes:			Average Fixture(s)			Plumbing								
				ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			Average Fixture(s)			Plumbing								
				Totals:			Average Fixture(s)			Plumbing								
				284,445			Average Fixture(s)			Plumbing								
				199,110			Average Fixture(s)			Plumbing								
				219,021			Average Fixture(s)			Plumbing								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROGER L & CHARLENE	MOON BRADLEY D & INGRAHAM	165,000	04/05/2024	WD	19-MULTI PARCEL ARM'S LE	2024-00692	PROPERTY TRANSFER	100.0
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	11-FROM LENDING INSTITUT	2012-00761	DEED	100.0
US BANK NA	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	21-NOT USED/OTHER	2011-03294 CD	DEED	0.0
STURTEVANT SCOTT L	US BANK	103,893	08/20/2010	SD	10-FORECLOSURE	2010-4046SD	PROPERTY TRANSFER	0.0

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% 04/05/2024					

Owner's Name/Address	MAP #:
MOON BRADLEY D & INGRAHAM AUTUMN D 5663 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 8,034

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Value
2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 comer of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 45	X	8,034

100.00 feet;
00 minutes 39
thence North 89
onds West,
00 minutes 39
to the point of
ON FILE***
for 05 exempt



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,000	0	4,000			4,000S
2024	4,000	0	4,000			992C
2023	3,100	0	3,100			945C
2022	1,500	0	1,500			900C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/21/2009					
	MAP #:					
	2025 Est TCV 629					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@	\$3700	0.17 Acres	3700	100				629
0.17 Total Acres							Total Est. Land Value =	629

Tax Description
 . SEC 35 T22N R8W BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG59'12" W 94.04 FT TO POB. .17A.

Comments/Influences
 DRIVEWAY ACCESS PARCEL SCH DST DIFF FROM IRREGULAR SHAPE..SAME OWNER OWNS ADJOINING PCLS.
 REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE LOT.




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

- Topography of Site
- 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	300	0	300			216C
2024	300	0	300			210C
2023	200	0	200			200S
2022	200	0	200			200S

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

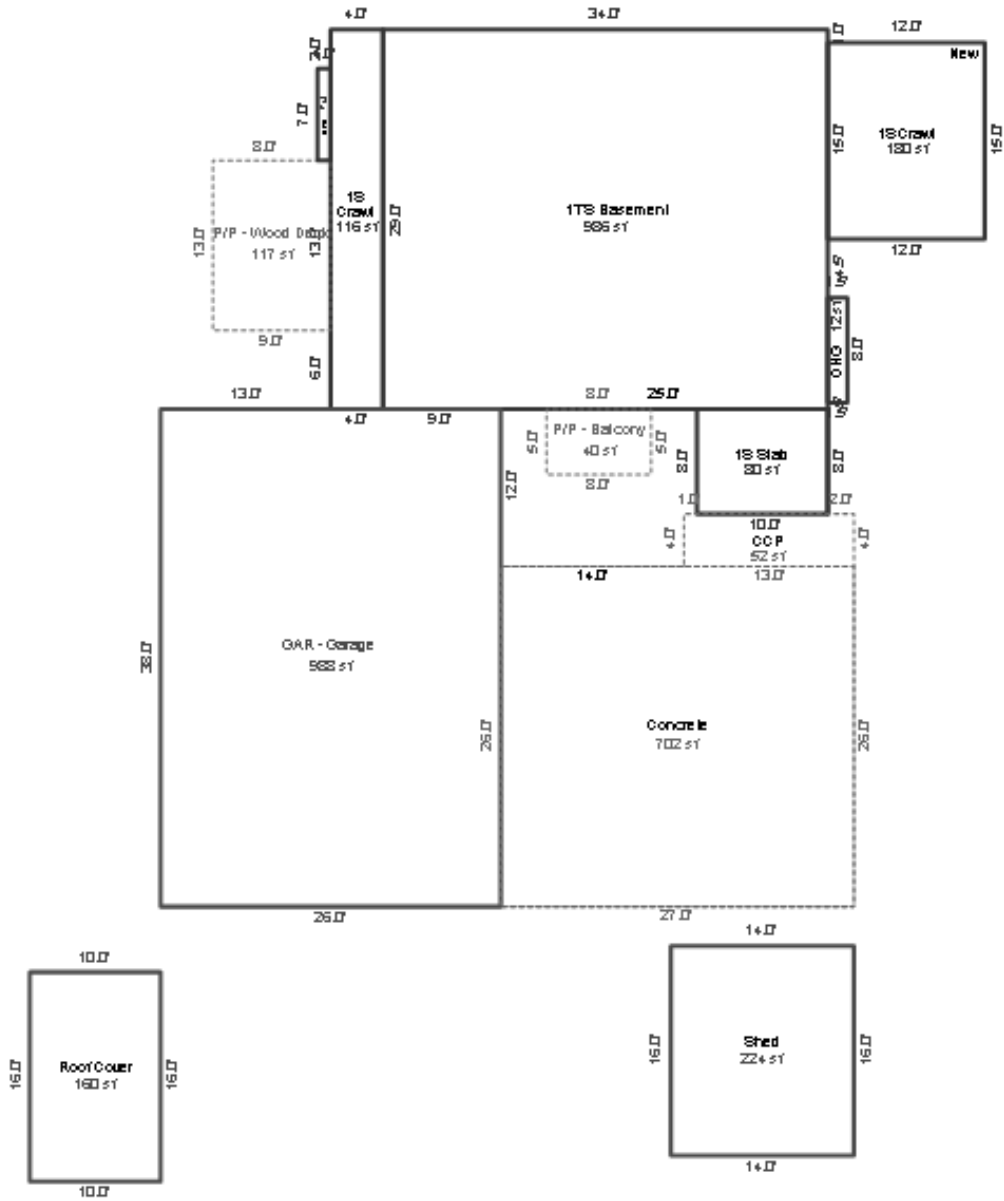
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
5759 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/15/2021	2021-0180	100%		
Owner's Name/Address		P.R.E. 100% 07/22/1994		Addition		05/25/2006	20060124	Complete		
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651		MAP #: 2025 Est TCV 305,026 TCV/TFA: 162.77								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651		X		* Factors *						
Tax Description		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 5 A.		Dirt Road		Residentia 3 - 7 @\$6000	5.00 Acres		6000 100		30,000	
Comments/Influences		Gravel Road		5.00 Total Acres Total Est. Land Value = 30,000						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: 4in Ren. Conc.	8.06	702	50	2,829		
		Water		Wood Frame	24.06	224	50	2,694		
		Sewer		Total Estimated Land Improvements True Cash Value = 5,523						
		Electric		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Gas		2025	15,000	137,500	152,500			87,089C
		Curb		2024	7,500	118,400	125,900			84,471C
		Street Lights		2023	7,500	114,600	122,100			80,449C
		Standard Utilities		2022	6,300	104,000	110,300			75,285C
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		JWV	06/05/2023	INSPECTED						
		JWV	09/01/2021	INSPECTED						
		TPC	12/27/2017	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2018 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 988 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							52	CCP (1 Story)				
Building Style: 1.25S		Trim & Decoration											117	Treated Wood			
Yr Built	Remodeled	Ex	X	Ord	Min							160	Roof Cover Onl				
1900	200	2021	Size of Closets											40	Wood Balcony		
Condition: Average		Lg	X	Ord	Small												
Room List		Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings															
(2) Windows		(7) Excavation															
X	Many Avg.	X	Large Avg.	Basement: 986 S.F. Crawl: 296 S.F. Slab: 80 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		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
		(12) Electric															
		100 Amps Service															
		No./Qual. of Fixtures															
		Ex.	Ord.	X	Min												
		No. of Elec. Outlets															
		Many	Ave.	X	Few												
		(13) Plumbing															
		1	Average Fixture(s)														
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		Cost Est. for Res. Bldg: 1 Single Family 1.25S															
		(11) Heating System: Forced Air w/ Ducts															
		Ground Area = 1362 SF Floor Area = 1874 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84															
		Building Areas															
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost										
		1.5 Story	Siding	Mich Bsmnt.	986												
		1 Story	Siding	Crawl Space	116												
		1 Story	Siding	Crawl Space	180												
		1 Story	Siding	Slab	80												
		1 Story	Siding	Overhang	7												
		1 Story	Siding	Overhang	12												
		Total:				232,752	202,287										
		Other Additions/Adjustments															
		Plumbing															
		Average Fixture(s)															
		3 Fixture Bath															
		Water/Sewer															
		2000 Gal Septic															
		Water Well, 50 Feet															
		Porches															
		CCP (1 Story)															
		Deck															
		Treated Wood															
		w/Roof (Roof portion)															
		Balcony															
		Wood Balcony															
		Garages															
		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
		Base Cost															
		988															
		29,265															
		24,583															
		<<<<< 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.
SAYLON GEROGGE A JR ETAL	SAYLON FAMILY LEGACY PROP	0	08/18/2021	QC	09-FAMILY	2021-03613	PROPERTY TRANSFER	0.0
SAYLON GEORGE ASSET TRUST	SAYLON GEROGGE A JR ET AL	1	07/09/2021	QC	09-FAMILY	2021-02614	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5601 S RIVERVIEW DR	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SAYLON FAMILY LEGACY PROPERTY TRUST 8141 24TH ST WESTMINSTER CA 92683	MAP #:					
	2025 Est TCV 521,371 TCV/TFA: 420.46					

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors * SW'LY LINE IS RIVER						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

X	Dirt Road		I 200' @ 200/	400.00	400.00	0.8409	1.0000	200	100	67,272
	Gravel Road		Residentia 30 - 65	\$3700	52.23	Acres	3700	100		193,240
	Paved Road		400 Actual Front Feet, 55.90 Total Acres Total Est. Land Value =							260,512

Tax Description		Land Improvement Cost Estimates		Description		Rate	Size % Good	Cash Value
X	. SEC 35 T22N R8W ALL THAT PART OF SE 1/4 OF NW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66 FT THOF ALSO N 22 AC OF NE 1/4 OF SW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66FT THOF ALSO N 66 FT OF E 200 FT OF SW 1/4 OF NW 1/4 . 55.903A.	D/W/P: 4in Ren. Conc.	8.06	530	50			2,136
		Fencing: Wire Mesh, #9	3.74	236	0			0

Comments/Influences		Residential Local Cost Land Improvements		Description		Rate	Size % Good	Cash Value
X	RIVER FRONTAGE VERY NICE PROPERTY..HOUSE COMPLETELY REDONE NEW GRG FOR 97	LAND IMPROVE 2500	2,500.00	1	95			2,375
		Total Estimated Land Improvements True Cash Value = 4,511						



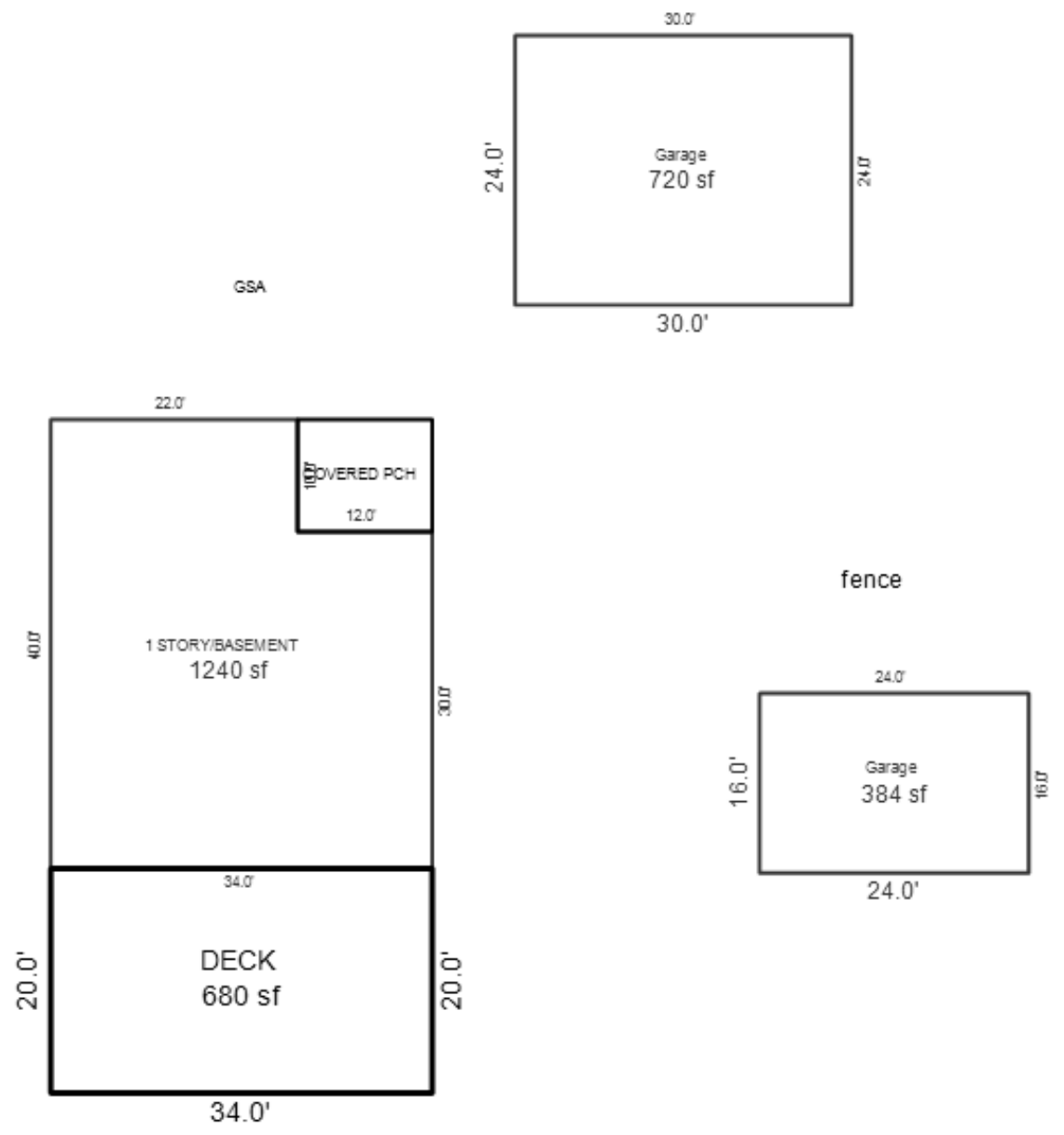
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	130,300	130,400	260,700			116,674C
X	Rolling	2024	112,000	112,200	224,200			113,166C
X	Low	2023	96,300	108,700	205,000			107,778C
X	High	2022	50,300	97,400	147,700			102,646C
X	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	2024	112,000	112,200	224,200			113,166C
TPC	05/06/2018	INSPECTED	2023	96,300	108,700	205,000			107,778C
TPC	12/27/2017	INSPECTED	2022	50,300	97,400	147,700			102,646C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 680	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Class: C +5 Effec. Age: 20 Floor Area: 1,240 Total Base New : 291,299 Total Depr Cost: 233,044 Estimated T.C.V: 256,348		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1240 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 5 Blt 1964						
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Lg	X	Ord		Small	(13) Plumbing			1 Story Siding Basement 1,240						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 189,586 151,674						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many X Ave. Few			(14) Water/Sewer			Recreation Room 800 15,248 12,198 Basement, Outside Entrance, Below Grade 1 2,523 2,018 Plumbing Average Fixture(s) 1 1,455 1,164 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 50 Feet 1 2,648 2,118 Porches WCP (1 Story) 120 5,443 4,354 Deck Treated Wood 680 9,112 7,290 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 13,293 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 25,790 20,632 Storage Over Garage 660 8,936 7,149 Built-Ins Appliance Allow. 1 2,727 2,182 Fireplaces Exterior 1 Story 1 6,420 5,136						
(2) Windows		(7) Excavation		Basement: 1240 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			Lump Sum Items:						
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Lump Sum Items:											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Chimney: Block Unsuported Len: Cntr.Sup:												
(3) Roof		800	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													

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



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

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

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 07/22/1994

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651

MAP #: 2025 Est TCV 9,830

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

Public Improvements * Factors * 66' X 990 '
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

X Dirt Road A 200' @ 90/FF 66.00 990.00 1.3194 1.2543 90 100 9,830
 Gravel Road 66 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 9,830
 Paved Road
 Storm Sewer
 Sidewalk

Tax Description: . SEC 35 T22N R8W E 66 FT OF SE 1/4 OF NW 1/4 EXC S 330 FTTHOF. 1.5A.

Comments/Influences: SERVES AS EASEMENT ACCESS TO 005 & 028

X Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Topography of Site

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

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

Who When What 2025 4,900 0 4,900 2,371C

TPC 04/30/2021 INSPECTED 2024 2,300 0 2,300 2,300S

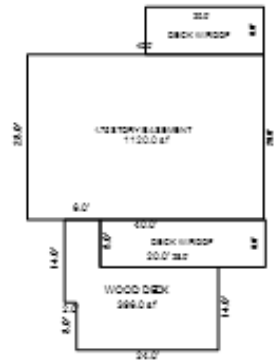
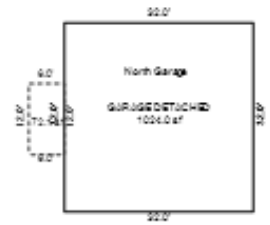
TPC 12/27/2017 INSPECTED 2023 2,300 0 2,300 2,300S

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAWMILLER PATRICIA	MORRIS SHERYL	0	09/19/2022	QC	09-FAMILY	2022-03338	DEED	0.0
MORRIS SHERYL	MORRIS SHERYL & JERMEY	0	09/19/2022	QC	09-FAMILY	2022-03340	PROPERTY TRANSFER	0.0
SAWMILLER JOHN & PATRICIA	SAWMILLER PATRICIA	0	09/19/2021	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
SAWMILLER JOHN & PAT & MO	SAWMILLER JOHN & PATRICIA	0	08/03/2021	QC	09-FAMILY	2021-02789	DEED	0.0

Property Address: 5285 S RIVERVIEW DR
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 09/19/2022

Owner's Name/Address: MORRIS SHERYL & JERMEY
 5285 S RIVERVIEW DR
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 146,755 TCV/TFA: 100.79

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
A 200' @ 90/FF	200.00	216.00	1.0000	0.8572	90	100		15,430
200 Actual Front Feet, 0.99 Total Acres						Total Est. Land Value =		15,430

Tax Description
 . SEC 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF. .9918A.
 Comments/Influences

20900189 \$69,000, 727 DOM

Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
Description						
D/W/P: Asphalt Paving		2.85	900	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

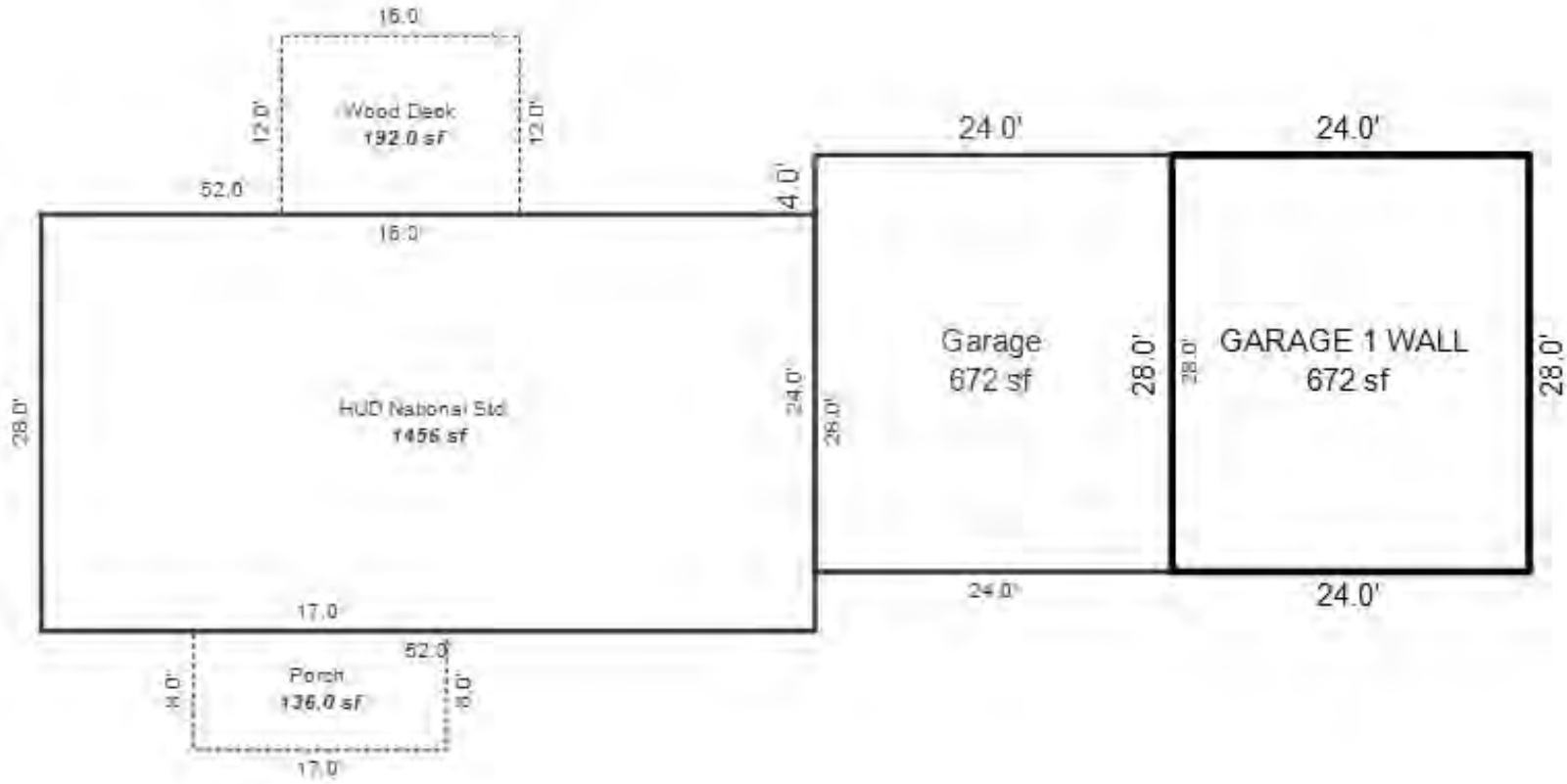


Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	7,700	65,700	73,400			36,088C
Rolling		2024	6,000	62,500	68,500			35,003C
Low		2023	5,500	54,200	59,700			33,337C
High		2022	4,500	47,500	52,000		52,000W	31,750C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 136	Type Treated Wood Pine	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
X	Wood Frame	(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: 1,456 Total Base New : 232,812 Total Depr Cost: 162,969 Estimated T.C.V: 130,375		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 = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD		Blt 1988																																								
Yr Built 1988	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service			1 Story		Siding		Crawl Space		1,456		Total:		160,794		112,557																														
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		Average Fixture(s)		1		2		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan												
(1) Exterior		(6) Ceilings		X	Drywall				1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																		
(2) Windows		Many Avg.	X	Large Avg.		Small	1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																	
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																		
Chimney: Metal		Lump Sum Items:								Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																		
		Built-Ins		Appliance Allow.			1			Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																		
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			672		24,454		Common Wall: 1 Wall		1		-2,476		Door Opener		1		478		335		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			672		24,454		17,118		Common Wall: 1 Wall		1		-2,476		-1,733		Door Opener		1		478		335	
		Garages																																																				



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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		
7580 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/22/1994								
ZUIDERVEEN LARRY A & APRIL E 7580 W CADILLAC ROAD MC BAIN MI 49657		MAP #:								
		2025 Est TCV 284,658 TCV/TFA: 218.97								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 35 T22N R8W BEG 570 FT W & 791 FT N OF SE COR OF SW 1/4, TH E 570 FT, N TO CLAM RIVER, W'LY ALG RIVER TO PT N OF POB S TO POB EXC E'LY 100 FT THOF. 2.753A.		Public Improvements		* Factors *		RIVER FRONTAGE				
Comments/Influences		X Electric		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
RIVER FRONTAGE		Gas		I 200' @ 200/	300.00	402.06	0.9036 1.0013	200 100	54,286	
		Curb		300 Actual Front Feet, 2.77 Total Acres					Total Est. Land Value =	54,286
		Street Lights		Land Improvement Cost Estimates						
		Standard Utilities		Description	Rate	Size	% Good	Cash Value		
		Underground Utils.		D/W/P: 4in Ren. Conc.	8.06	450	0	0		
		Topography of Site		D/W/P: 3.5 Concrete	6.49	200	0	0		
		Level		D/W/P: Asphalt Paving	3.06	1500	0	0		
		X Rolling		Wood Frame	29.11	96	76	2,124		
		X Low		Residential Local Cost Land Improvements						
		X High		Description	Rate	Size	% Good	Cash Value		
		Landscaped		LAND IMPROVE 2500	2,500.00	1	95	2,375		
		X Swamp		Total Estimated Land Improvements True Cash Value =					4,499	
		X Wooded		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Pond		2025	27,100	115,200	142,300			88,778C
		X Waterfront		2024	27,100	99,200	126,300			86,109C
		Ravine		2023	27,100	96,100	123,200			82,009C
		X Wetland		2022	20,000	88,400	108,400			78,104C
		X Flood Plain								
		Who		When		What				
		TPC 04/30/2021		INSPECTED						
		TPC 12/27/2017		INSPECTED						
		TPC 06/05/2017		INSPECTED						

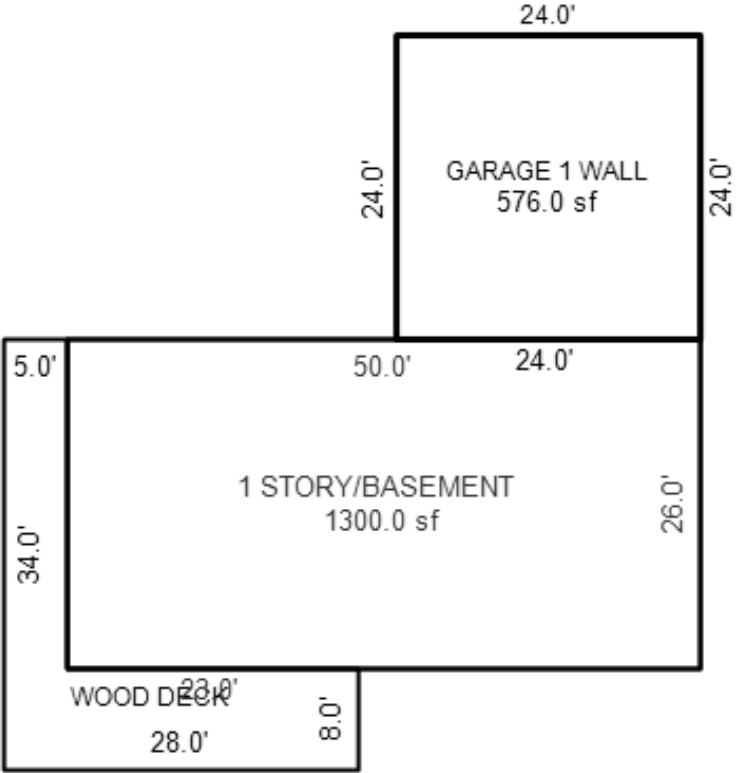
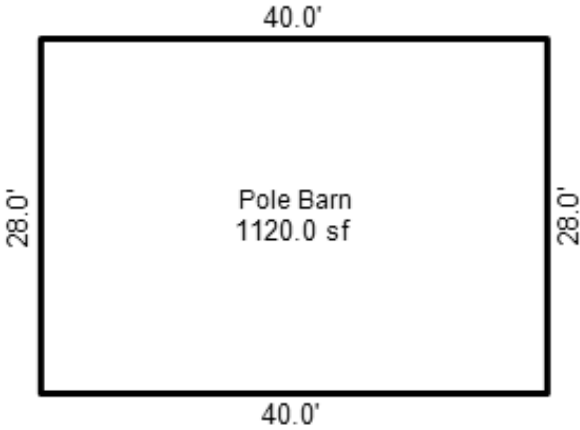
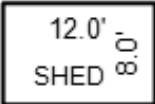


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 354	Type 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: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,300 Total Base New : 293,344 Total Depr Cost: 205,339 Estimated T.C.V: 225,873					E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1986	
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 1300 SF		Floor Area = 1300 SF.			
Room List		Doors		Solid	X	H.C.	(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			200 Amps Service			Stories Exterior Foundation			Size	Cost New	Depr. Cost	
(1) Exterior		(6) Ceilings	Other:			No./Qual. of Fixtures			1 Story Siding Basement			1,300			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex. X Ord. Min			Total: 188,058			131,639		
	Insulation	(7) Excavation	Basement: 1300 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Other Additions/Adjustments						
(2) Windows		(8) Basement	Basement Living Area			(13) Plumbing			Plumbing						
	Many Avg. X Few	X	Large Avg. X Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath			1	1,455	1,018
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1	4,580	3,206	
(3) Roof		(10) Floor Support	Lump Sum Items:			Public Water Public Sewer Water Well			Deck			1	4,795	3,356	
X	Gable Hip Flat						1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood			1	2,648	1,854
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Garages			354	5,937	4,156	
Chimney: Brick		Notes:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			576	24,457	17,120		
		ECF (4012 RURAL METES & BOUNDS) 1.100 => TC			Lump Sum Items:			Base Cost			1	-2,647	-1,853		
		Lump Sum Items:			Lump Sum Items:			Common Wall: 1 Wall			1120	26,634	18,644		
		Lump Sum Items:			Lump Sum Items:			Built-Ins			1	2,727	1,909		
		Lump Sum Items:			Lump Sum Items:			Appliance Allow.			1	6,420	4,494		
		Lump Sum Items:			Lump Sum Items:			Fireplaces			1	6,420	4,494		
		Lump Sum Items:			Lump Sum Items:			Exterior 1 Story			1	6,420	4,494		
		Lump Sum Items:			Lump Sum Items:			Totals:			293,344	205,339			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KORTMAN CODY L	POTTER ROBERT	154,000	09/16/2016	WD	03-ARM'S LENGTH	2016-03186	PROPERTY TRANSFER	100.0
VANDERMEULEN SCOTT	KORTMAN CODY L	135,000	09/12/2013	WD	03-ARM'S LENGTH	2013-03211	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7480 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/01/2016					
Owner's Name/Address	MAP #:					
POTTER ROBERT 7480 W CADILLAC RD MC BAIN MI 49657	2025 Est TCV 266,386 TCV/TFA: 211.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
		Public Improvements		* Factors *			RIVER FRONTAGE							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
	X	Dirt Road		I 200' @ 200/	280.00	482.69	0.9193	1.0481	200	100		53,958		
		Gravel Road		280 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value =	53,958	
		Paved Road		Land Improvement Cost Estimates										
		Storm Sewer		Description								Rate	Size % Good	Cash Value
		Sidewalk		Residential Local Cost Land Improvements										
		Water		Description								Rate	Size % Good	Cash Value
	X	Electric		LAND IMPROVE 1000								1,000.00	1 95	950
		Gas		Total Estimated Land Improvements True Cash Value =										950
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												

Comments/Influences



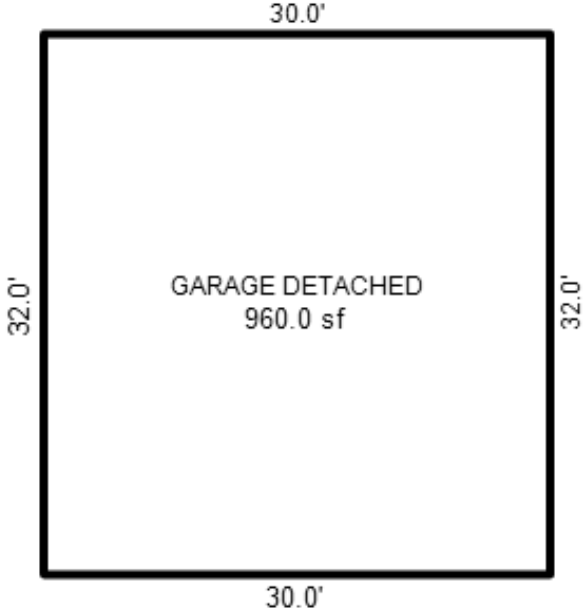
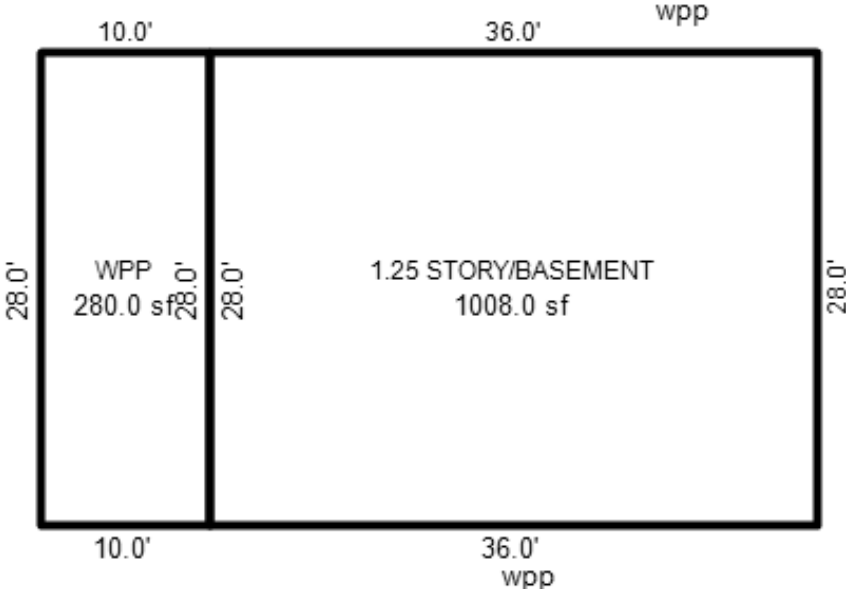
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	27,000	106,200	133,200			93,050C
		Low							
		High							
		Landscaped							
X		Swamp							
		Wooded							
X		Pond							
X		Waterfront							
		Ravine							
X		Wetland							
X		Flood Plain							
X		PRIVATE RD							
	Who	When	What	2025	27,000	106,200	133,200		93,050C
	TPC	04/30/2021	INSPECTED	2024	27,000	91,100	118,100		90,253C
	TPC	12/27/2017	INSPECTED	2023	27,000	88,300	115,300		85,956C
	TPC	06/05/2017	INSPECTED	2022	15,400	81,300	96,700		81,863C

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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 280 72 64	Type WPP WPP WPP	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 24 Floor Area: 1,260 Total Base New : 252,962 Total Depr Cost: 192,253 Estimated T.C.V: 211,478			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1994			
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1008 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	Many X Ave. Few			1.25 Story Siding Basement 1,008			Total: 179,019 136,056			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade		1 2,523 1,917	
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath			Plumbing			Average Fixture(s)		1 1,455 1,106	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Water/Sewer			2 Fixture Bath		1 3,064 2,329	
(2) Windows		(7) Excavation		Many X Ave. Few			Softener, Auto			Porches			1000 Gal Septic		1 4,795 3,644	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual			WPP			Water Well, 50 Feet		1 2,648 2,012	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s)			No Plumbing			WPP			2 Fixture Bath		1 1,455 1,106	
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone		1 3 Fixture Bath			Extra Toilet			WPP			1000 Gal Septic		1 4,795 3,644	
(3) Roof		Treated Wood Concrete Floor		1 2 Fixture Bath			Extra Sink			WPP			Water Well, 50 Feet		1 2,648 2,012	
X	Gable Hip Flat	Gambrel Mansard Shed	1	1 2 Fixture Bath			Separate Shower			WPP			1000 Gal Septic		1 4,795 3,644	
X	Asphalt Shingle			1 2 Fixture Bath			Ceramic Tile Floor			WPP			1000 Gal Septic		1 4,795 3,644	
Chimney:				1 2 Fixture Bath			Ceramic Tile Wains			WPP			1000 Gal Septic		1 4,795 3,644	
(9) Basement Finish				1 2 Fixture Bath			Ceramic Tub Alcove			WPP			1000 Gal Septic		1 4,795 3,644	
(10) Floor Support				1 2 Fixture Bath			Vent Fan			WPP			1000 Gal Septic		1 4,795 3,644	
Joists: Unsupported Len: Cntr.Sup:				1 2 Fixture Bath			Ceramic Tile Alcove			WPP			1000 Gal Septic		1 4,795 3,644	
(14) Water/Sewer				1 2 Fixture Bath			Ceramic Tub Alcove			WPP			1000 Gal Septic		1 4,795 3,644	
Public Water Public Sewer Water Well				1 2 Fixture Bath			Ceramic Tub Alcove			WPP			1000 Gal Septic		1 4,795 3,644	
1000 Gal Septic 2000 Gal Septic				1 2 Fixture Bath			Ceramic Tub Alcove			WPP			1000 Gal Septic		1 4,795 3,644	
Lump Sum Items:				1 2 Fixture Bath			Ceramic Tub Alcove			WPP			1000 Gal Septic		1 4,795 3,644	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>				1 2 Fixture Bath			Ceramic Tub Alcove			WPP			1000 Gal Septic		1 4,795 3,644	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WADE JEREMY L & REBECCA M	PACKARD AMY NICHOLSON &	245,000	12/15/2021	WD	03-ARM'S LENGTH	2021-04276	DEED	100.0
SHAFFER ANNELIESE & GERAL	WADE JEREMY L & REBECCA M	155,000	09/29/2017	WD	03-ARM'S LENGTH	2017-03009	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7380 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PACKARD AMY NICHOLSON & BITZINGER HOWARD 11600 MAPLE ST BIG RAPIDS MI 49307	MAP #:					
	2025 Est TCV 247,321 TCV/TFA: 258.70					

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements		* Factors * N'LY BOUNDARY IS RIVER								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
	Gravel Road		Residentia 1 - 2.99 @\$9000		2.80 Acres			9000	100		25,209
	Paved Road		200 Actual Front Feet, 4.64 Total Acres Total Est. Land Value =								65,209

Tax Description			Land Improvement Cost Estimates								
. SEC 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO EASEMENTS OF RECORD. 4.6376 A. 2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT			X		Description	Rate	Size	% Good	Cash Value		
Comments/Influences			X	Electric	Residential Local Cost Land Improvements						
RIVER FRONTAGE			X	Gas	Description	Rate	Size	% Good	Cash Value		
				Curb	LAND IMPROVE 2500	2,500.00	1	95	2,375		
				Street Lights	Total Estimated Land Improvements True Cash Value =						2,375

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	32,600	91,100	123,700			107,415C
X	Rolling		2024	29,800	78,300	108,100			104,186C
X	Low		2023	29,800	75,900	105,700			99,225C
X	High		2022	24,600	69,900	94,500			94,500S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

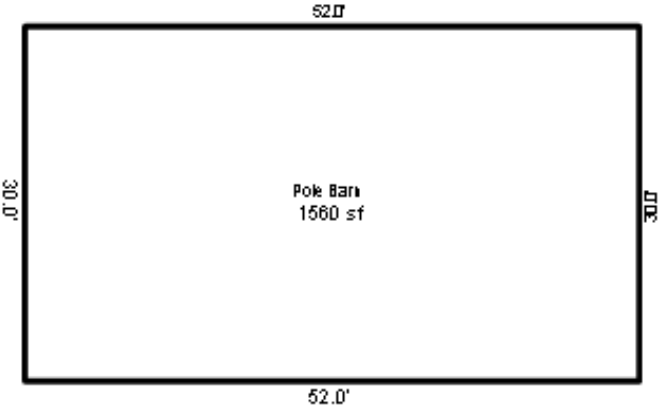
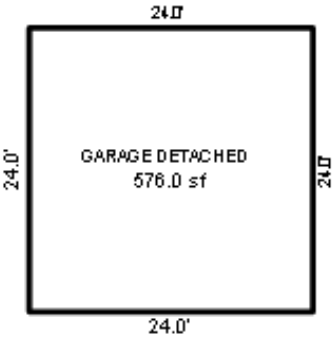
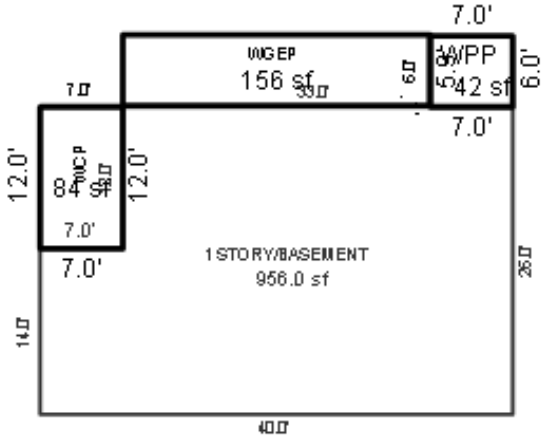


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 1 Direct-Vented Ga	Area 84 156 42	Type WCP (1 Story) WGEP (1 Story) WPP	Year Built: 1969 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 1969		Remodeled 1978		Ex	Ord	Min																								
Condition: Average		Size of Closets		Lg	Ord	Small																								
Room List		Doors	Solid	H.C.																										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:																										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex.	X	Ord.	Min																							
(2) Windows		(7) Excavation		No. of Elec. Outlets																										
X	Many Avg. Few	X	Large Avg. Small	Basement: 956 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																										
(3) Roof		(9) Basement Finish		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Gable Hip Flat	Gambrel Mansard Shed	550	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																										
X	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 956 SF Floor Area = 956 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>956</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>140,672</td> <td>91,449</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 550 10,483 6,814 Basement, Outside Entrance, Below Grade 1 2,523 1,640 Plumbing Average Fixture(s) 3 Fixture Bath 1 4,550 946 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches WCP (1 Story) 84 4,302 2,796 WGEP (1 Story) 156 12,647 8,221 WPP 42 1,883 1,224 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,969 14,280 Class: D Exterior: Pole (Unfinished) Base Cost 1560 29,359 19,083 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	956			Total:				140,672	91,449
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1 Story	Siding	Basement	956																											
Total:				140,672	91,449																									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	0.0

Property Address: 5659 S DICKERSON RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 04/21/2009

Owner's Name/Address: VANHOUTEN CLIFFORD J & SALLY TRUST
 5659 S DICKERSON LAKE CITY MI 49651
 MAP #: 2025 Est TCV 327,073 TCV/TFA: 173.88

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road	200'	200'	400.00	1.0000	1.0000	200	100	40,000
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Tax Description: . SEC 35 T22N R8W BEG 350 FT E & 250 FT N OF SW COR OF NE 1/4 OF SW 1/4 TH N TO THREADLINE OF CLAM R NW'LY ALONG R TO W LINE OF NE 1/4 OF SW 1/4 S TO PT 350 FT N OF SW COR OF NE 1/4 OF SW 1/4 SE'LY TO POB. 5 A.

Comments/Influences: RIVER FRONTAGE
 Add 226 sq WD for 09.(+1100 as adj)

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X	D/W/P: 4in Ren. Conc.	8.06	530	50	2,136
	LAND IMPROVE 5000	5,000.00	1	95	4,750
	Total Estimated Land Improvements True Cash Value =				6,886



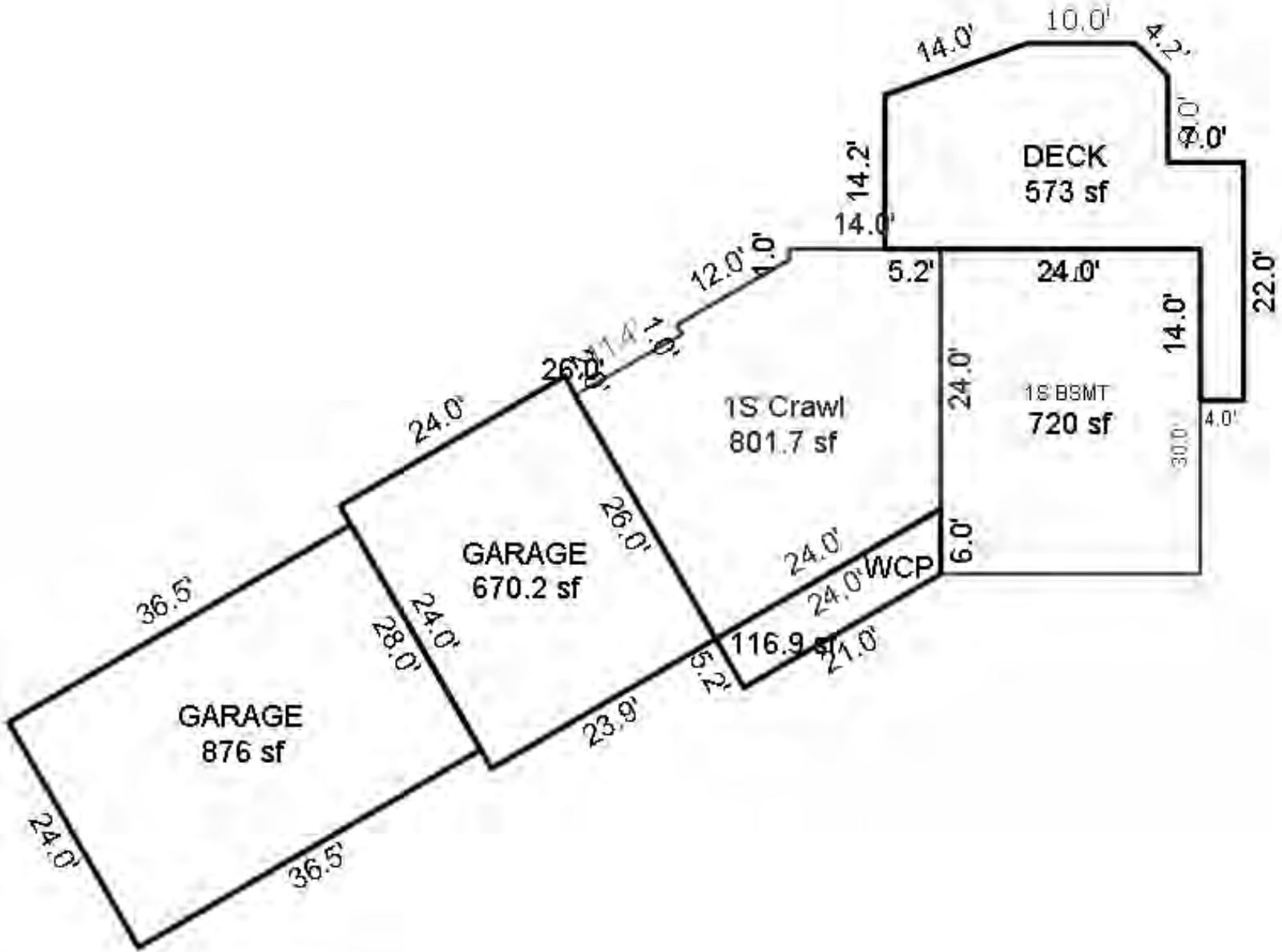
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2025	29,500	134,000	163,500			78,539C
	Low	2024	24,700	115,500	140,200			76,178C
	High	2023	24,700	112,000	136,700			72,551C
	Landscaped	2022	20,000	97,100	117,100			69,097C
	Swamp							
	Wooded							
X	Pond							
X	Waterfront							
	Ravine							
X	Wetland							
X	Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 670 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							120 336 226	CCP (1 Story) Treated Wood Treated Wood			
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 30 Floor Area: 1,881 Total Base New : 337,471 Total Depr Cost: 237,463 Estimated T.C.V: 261,209			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace									
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C 5 Blt 1977				
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		200 Amps Service			Ground Area = 1521 SF Floor Area = 1881 SF.									
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many			X	Ave.		Few	Building Areas					
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 720 1 Story Siding Crawl Space 801			Total: 251,927		176,343				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath Softener, Auto 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									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			1 1,455 1,018 1 4,580 3,206						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches			120 3,277		2,294				
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:					Deck			336 5,739		4,017				
							Garages			226 4,430		4,341 *				
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			670 27,215 19,050						
							Base Cost			1 -2,647 -1,853						
							Common Wall: 1 Wall			2 1,078 755						
							Door Opener									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			876 32,894 23,026						
							Base Cost			1 -2,647 -1,853						
							Common Wall: 1 Wall									
							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.
DURAND ELINOR TRUST	VANHOUTEN CLIFFORD & SALL	102,500	05/17/2017	WD	03-ARM'S LENGTH	2017-01665	PROPERTY TRANSFER	100.0
VANHOUTEN CLIFFORD & SALL	DICK SCOTT	102,500	05/17/2017	LC	03-ARM'S LENGTH	2017-01566	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7650 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/05/2017					
DICK SCOTT 7650 W CADILLAC RD MC BAIN MI 49657	MAP #: 2025 Est TCV 161,027 TCV/TFA: 176.56					

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
2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.	X	Dirt Road		I 200' @ 200/	200.00	784.08	1.0000	1.1832	200 100	47,330
		Gravel Road		200 Actual Front Feet, 3.60 Total Acres		Total Est. Land Value =				47,330

Tax Description	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.	X	Water	15.31	50 94	720	
		Sewer	21.14	252 35	1,864	
		Wood Frame	Total Estimated Land Improvements True Cash Value =			2,584

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



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	23,700	56,800	80,500			61,866C
	X Low	2024	23,700	48,900	72,600			60,006C
	X High	2023	23,700	47,400	71,100			57,149C
	Landscaped	2022	20,000	43,500	63,500			54,428C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	X Wetland							
	Flood Plain							
	X PRIVATE RD							

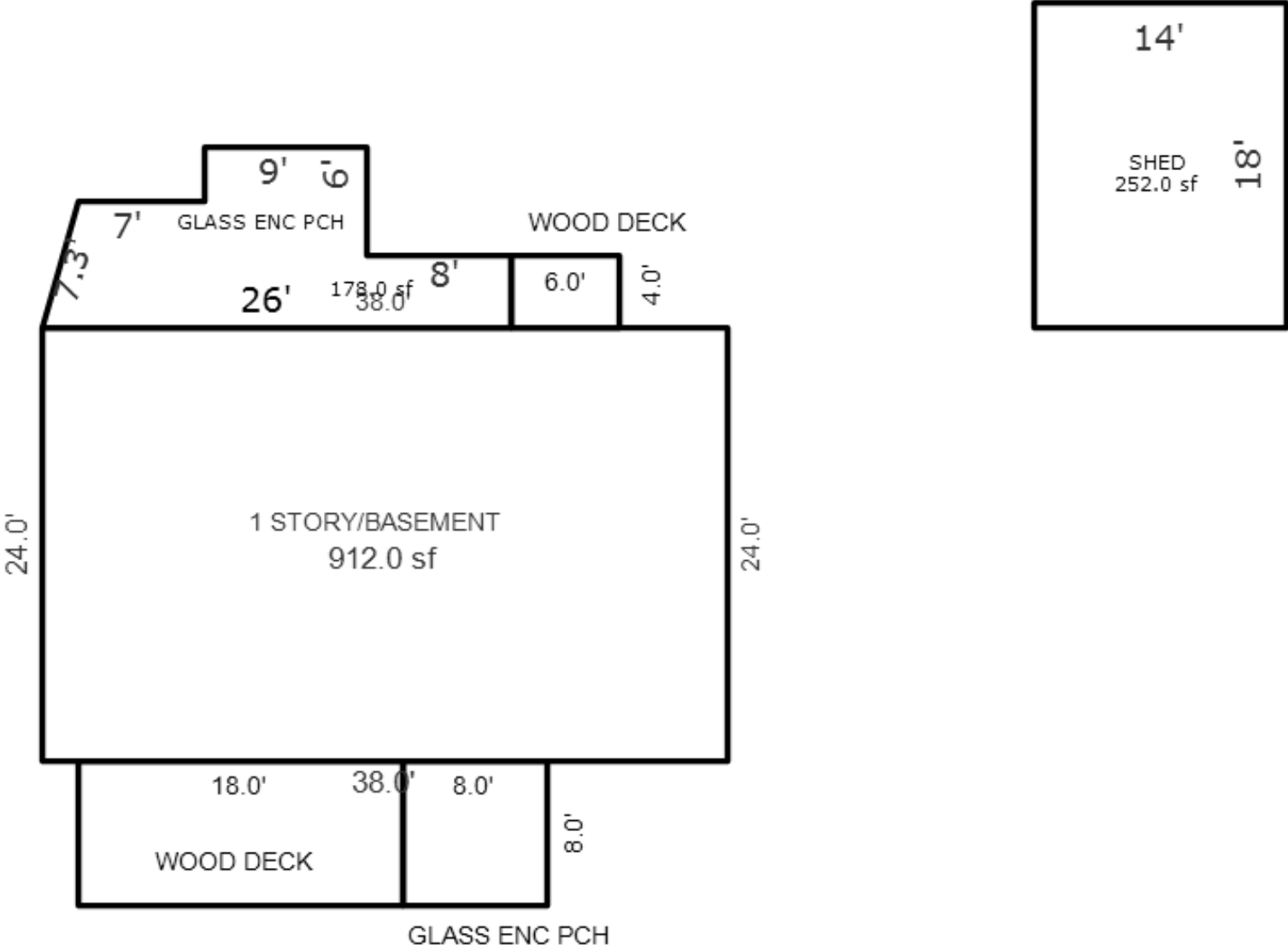
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	23,700	48,900	72,600			60,006C
TPC	12/27/2017	INSPECTED	2023	23,700	47,400	71,100			57,149C
TPC	06/05/2017	INSPECTED	2022	20,000	43,500	63,500			54,428C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 64 178 144 24	Type WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 912 Total Base New : 175,123 Total Depr Cost: 101,012 Estimated T.C.V: 111,113		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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1973				
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	(12) Electric		Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures		200 Amps Service		Stories		912		122,816		73,690		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Exterior		Total:		16,653		4,163		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		200		Foundation		Total:		2,130		1,278		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ex.		Basement		Total:		1,212		727		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many		X		Plumbing		Total:		4,485		2,691		
(2) Windows		(8) Basement		X		Ave.		Average Fixture(s)		Total:		2,548		1,529		
X	Many Avg. Few	X	Large Avg. Small	Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Few		1		Total:		6,479		3,887		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Total:		12,618		9,337		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		(13) Plumbing		Total:		3,218		1,931		
X	Gable Hip Flat	Gambrel Mansard Shed	912	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	1		1		Porches		Total:		1,058		635	
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1		1000 Gal Septic Water Well, 50 Feet		Total:		6,479		3,887		
Chimney: Metal		Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1		Porches		Total:		12,618		9,337		
								Deck		Total:		3,218		1,931		
								Built-Ins		Total:		1,906		1,144		
								Appliance Allow.		Total:		175,123		101,012		
								Notes:		Total:		175,123		101,012		
								ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		Total:		175,123		101,012		
										Total:		175,123		101,012		
										Total:		175,123		101,012		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN B & ARLEN	DICK RONALD L & BETTE JO	325,000	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5721 S DICKERSON RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	05/10/2005	20050112	Complete
	P.R.E. 100% 04/15/2005					

Owner's Name/Address	MAP #:
DICK RONALD L & BETTE J TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	2025 Est TCV 319,530 TCV/TFA: 200.71

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 35 T22N R8W THAT PART OF NE 1/4 OF SW 1/4 LYING W & S OF CLAM RIVER EXC W 350 FT THEREOF. 5.3 A.	X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100	40,000	
Comments/Influences		Gravel Road		Residentia 3 - 7 @\$6000		3.46 Acres	6000	100			20,778	
RIVER FRONTAGE		Paved Road		200 Actual Front Feet, 5.30 Total Acres		Total Est. Land Value =					60,778	
NEW PC GRG ON CHILD FOR 06.		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	27.60	120	94	3,113				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		Curb		Total Estimated Land Improvements True Cash Value =				5,488				
		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	30,400	129,400	159,800			103,029C
	Low	2024	25,200	111,400	136,600			99,932C
	High	2023	25,200	107,900	133,100			95,174C
	Landscaped	2022	20,000	100,800	120,800			90,642C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



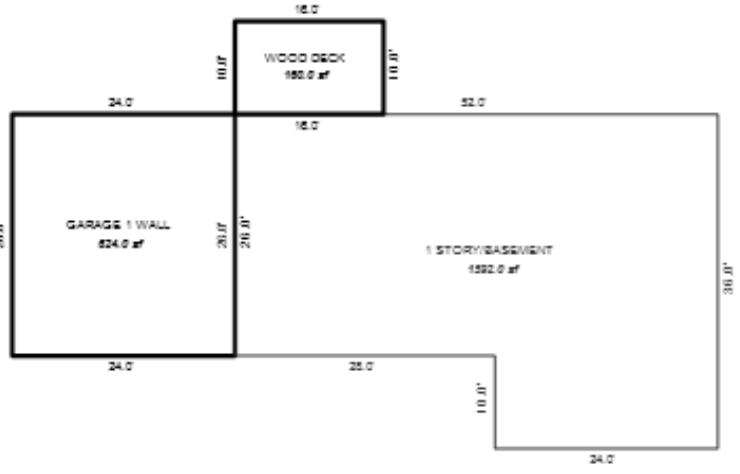
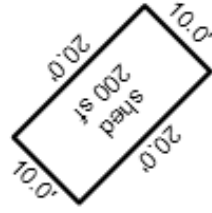
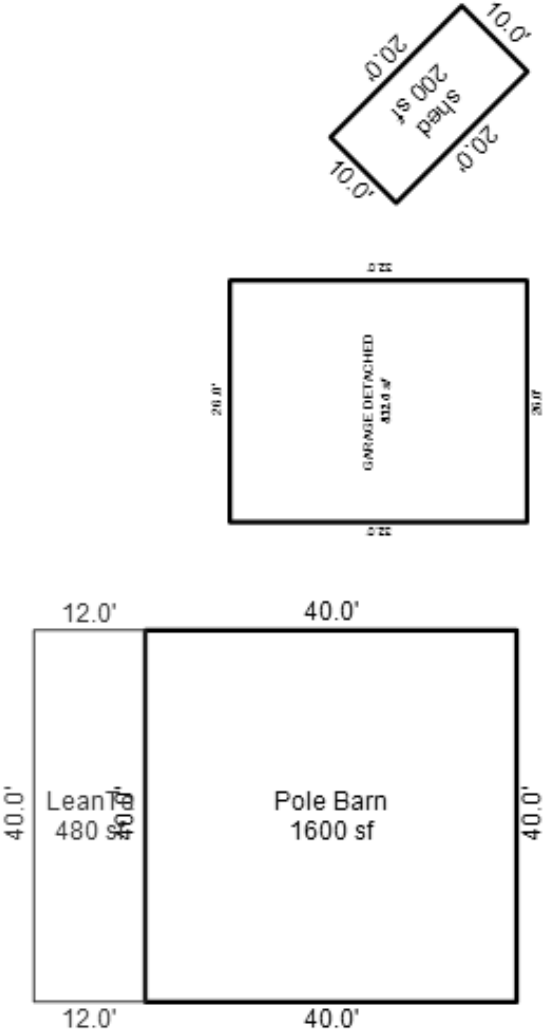
Who	When	What	2025	2024	2023	2022

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 160	Type Treated Wood	Year Built: 1973 Car Capacity: Class: D Exterior: Brick 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	(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 C		Blt 1973																									
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Total Base New : 354,214		Total Depr Cost: 230,240		Estimated T.C.V: 253,264																							
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																	
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story		Brick		Basement		1,592		232,434		151,082																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1		2,523		1,640																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Average Fixture(s)		1		1,455		946																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex. X Ord. Min			200 Amps Service			2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan					
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
X	Many Avg. X Few		Large Avg. Small	Basement: 1592 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			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 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			1 1000 Gal Septic		1 2000 Gal Septic		Lump Sum Items:																							
(3) Roof		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Average Fixture(s)		1 3 Fixture Bath		1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Gable Hip Flat		Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Average Fixture(s)		1 3 Fixture Bath		1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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	
Chimney: Brick																																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		170,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:4092	DEED	0.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 07/01/2003

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651

MAP #: 2025 Est TCV 79,920

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

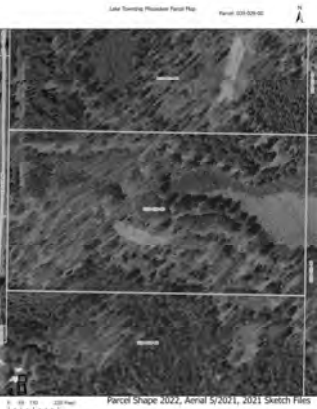
Residentia PARTOF>80@\$3700 21.60 Acres 3700 100 79,920
 21.60 Total Acres Total Est. Land Value = 79,920

Tax Description: SEC 35 T22N R8W (11*TRACT*2001) N 715 FT OF W 1/2 OF SE 1/4. 21.6667A.
 Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	40,000	0	40,000			24,552C
2024	30,200	0	30,200			23,814C
2023	25,900	0	25,900			22,680C
2022	21,600	0	21,600			21,600S

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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.
MUSSELMAN JOHN & MARIA	MUSSELMAN JOHN & MARIA	1	11/18/2020	QC	09-FAMILY	2020-03648	PROPERTY TRANSFER	0.0
ARNOLD ALLAN & DONNA	MUSSELMAN JOHN & MARIA	0	03/01/2005	OTH	21-NOT USED/OTHER	05-0/728	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7575 W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MUSSELMAN JOHN & MARIA 11629 ADDISON CHASE DR RIVERVIEW FL 33579	P.R.E. 100% 09/20/2021					
	MAP #:					
	2025 Est TCV 361,808 TCV/TFA: 210.84					

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors * W'LY BOUNDARY IS RIVER								
			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 3 - 7 @\$6000		4.36 Acres			6000	100		26,178
			200 Actual Front Feet, 6.20 Total Acres Total Est. Land Value =								66,178

Tax Description		Land Improvement Cost Estimates		Residential Local Cost Land Improvements		Total Estimated Land Improvements True Cash Value =			
X	Dirt Road	Description	Rate	Size	% Good	Cash Value			
	Gravel Road	Wood Frame	31.84	80	74	1,885			
	Paved Road	Description					Rate	Size % Good	Cash Value
	Storm Sewer	LAND IMPROVE 2500					2,500.00	1 95	2,375
	Sidewalk	Total Estimated Land Improvements True Cash Value =							4,260
	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
	Level	2025	33,100	147,800	180,900			93,030C
X	Rolling	2024	26,500	127,100	153,600			90,233C
X	Low	2023	26,500	123,200	149,700			85,937C
X	High	2022	24,800	117,400	142,200			81,845C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							

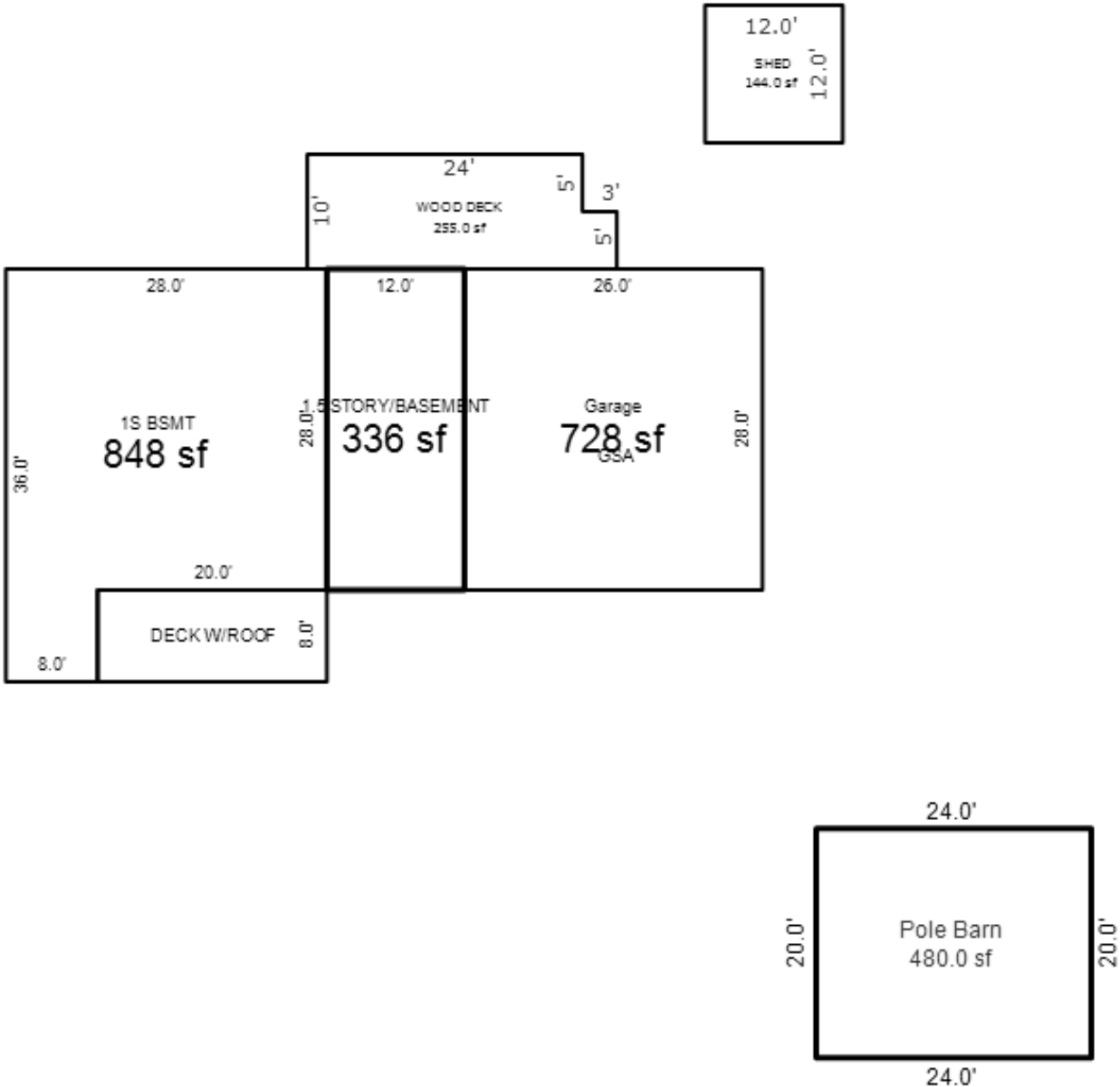


Who		When	What	2025	33,100	147,800	180,900		93,030C
The Equalizer. Copyright (c) 1999 - 2009.		TPC 05/30/2022	INSPECTED	2024	26,500	127,100	153,600		90,233C
Licensed To: Township of Lake, County of		TPC 04/30/2021	INSPECTED	2023	26,500	123,200	149,700		85,937C
Missaukee, Michigan		TPC 05/06/2018	INSPECTED	2022	24,800	117,400	142,200		81,845C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 160 255 80	Type Pine Treated Wood Roof Cover Onl	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,716 Total Base New : 323,033 Total Depr Cost: 264,882 Estimated T.C.V: 291,370									
Yr Built 1993	Remodeled 1994	Ex	X	Ord		Min	No./Qual. of Fixtures			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:		
Condition: Average		Size of Closets		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1993						
Room List		Doors		Solid	X	H.C.	200 Amps Service			Ground Area = 1184 SF		Floor Area = 1716 SF.				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82		Building Areas				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Many Ave. Few			1.5 Story Siding Basement 336 1 Story Siding Basement 848 1 Story Siding Overhang 364		Total: 231,921 190,173				
(2) Windows		(8) Basement		Basement Finish			(13) Plumbing			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 172 3,278 2,688 Basement, Outside Entrance, Above Grade 1 1,844 1,512						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing						
(3) Roof		(10) Floor Support		Lump Sum Items:			1500 Gal Septic			Average Fixture(s) 1 1,455 1,193 3 Fixture Bath 2 9,159 7,510 2 Fixture Bath 1 3,064 2,512						
X	Gable Hip Flat	Gambrel Mansard Shed		1 Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Water/Sewer						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			Garages						
Chimney: Metal							Pine w/Roof (Deck Portion) 160 2,814 2,307 Pine w/Roof (Roof portion) 160 2,750 2,255 Treated Wood 255 4,786 3,925 w/Roof (Roof portion) 80 1,487 1,219			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
							Base Cost 728 34,871 28,594 Common Wall: 1 Wall 1 -2,647 -2,171 Door Opener 2 1,078 884									

<<<< 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.
MUSSELMAN JOHN & MARIA	MUSSELMAN JOHN & MARIA	1	11/18/2020	QC	09-FAMILY	2020-03648	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/20/2021					
Owner's Name/Address	MAP #:					
MUSSELMAN JOHN & MARIA 11629 ADDISON CHASE DR RIVERVIEW FL 33579	2025 Est TCV 45,548					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *		W'LY BOUNDARY IS RIVER				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
X			Dirt Road	200.00	400.00	1.0000	1.0000	200 100	40,000
X			Gravel Road	3.96	Acres	1400	100		5,548
			200 Actual Front Feet, 5.80 Total Acres Total Est. Land Value =						45,548

Tax Description
 SEC 35 T22N R8W (2*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT, S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27"E 125.6 FT S 52D 03' 38" W 265.53 FT, S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05' 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01' 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E BANK OF CLAM RIVER. TH N & W ALONG RIVER TO POB.




009-035-028-60;
 5 completed ;
 5-028-60;
 -028-70;

- Topography of Site
- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- X 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	22,800	0	22,800			17,642C
2024	22,800	0	22,800			17,112C
2023	22,800	0	22,800			16,298C
2022	23,200	0	23,200			15,522C

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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.					
GRUMM ASHLEY	GRUMM ASHLEY	0	10/30/2019	WD	09-FAMILY	2019-03880	PROPERTY TRANSFER	0.0					
SHUPE TIMOTHY & ELLEN TRU	GRUMM ASHLEY	280,000	07/30/2019	WD	03-ARM'S LENGTH	2019-02365	PROPERTY TRANSFER	100.0					
SHUPE TIMOTHY & ELLEN TRU	SHUPE TIMOTHY & ELLEN	0	06/24/2013	QC	21-NOT USED/OTHER	2013-02224 QD	PROPERTY TRANSFER	0.0					
SHUPE TIMOTHY & ELLEN	SHUPE TIMOTHY & ELLEN TRU	0	06/24/2013	QC	21-NOT USED/OTHER	2013-02226	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7477 W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Addition		04/26/2013		2013-0112	100%				
Owner's Name/Address		P.R.E. 100% 07/30/2019		MAP #:		2025 Est TCV 453,626 TCV/TFA: 329.19							
GRUMM ASHLEY 7477 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 *		S'LY BOUNDARY IS RIVER							
. SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. 33.4333A.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
			Paved Road		Residentia 18 -29 @\$3700		24.23	Acres		3700	100		89,640
			Storm Sewer		200 Actual Front Feet, 26.06 Total Acres		Total Est. Land Value =						129,640
			Sidewalk		Land Improvement Cost Estimates								
			Water		Description	Rate	Size	% Good	Cash Value				
			Sewer		D/W/P: 4in Ren. Conc.	8.06	600	0	0				
		X	Electric		Wood Frame	28.43	100	94	2,672				
			Gas		Wood Frame	24.11	220	94	4,986				
			Curb		Residential Local Cost Land Improvements								
			Street Lights		Description	Rate	Size	% Good	Cash Value				
			Standard Utilities		LAND IMPROVE 2500	2,500.00	1	95	2,375				
			Underground Utils.		Total Estimated Land Improvements		True Cash Value =		10,033				
Comments/Influences		Topography of Site											
		Level											
		X	Rolling										
		X	Low										
		X	High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
		X	Waterfront										
			Ravine										
	Wetland												
	Flood Plain												
X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2025	64,800	162,000	226,800		156,684C					
TPC 04/30/2021	INSPECTED		2024	56,300	139,700	196,000		151,973C					
TPC 12/27/2017	INSPECTED		2023	51,500	135,200	186,700		144,737C					
TPC 06/17/2013	INSPECTED		2022	26,100	124,300	150,400		137,845C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 919 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C +10 Effec. Age: 9 Floor Area: 1,378 Total Base New : 313,645 Total Depr Cost: 285,412 Estimated T.C.V: 313,953							
Building Style: 1.25S		Trim & Decoration		Ex X Ord Min			Size of Closets			E.C.F. X 1.100			Bsmnt Garage:			
Yr Built 2001	Remodeled 2013	Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace			Total Base New : 313,645 Total Depr Cost: 285,412 Estimated T.C.V: 313,953			Carport Area: Roof:			
Condition: Average		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 2001			
Room List		Kitchen: Other: Other:		150 Amps Service			Ex. X Ord. Min			Ground Area = 1185 SF Floor Area = 1378 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91						
Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas							
(1) Exterior	X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows	(7) Excavation	Basement: 771 S.F. Crawl: 414 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Basement 771 1 Story Siding Crawl Space 293 1 Story Siding Crawl Space 121			Total: 202,371 184,152					
X	Many Avg. X Few	Large Avg. X Small	(8) Basement			Other Additions/Adjustments			Recreation Room 771 14,695 13,372 Basement, Outside Entrance, Below Grade 1 2,523 2,296							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Plumbing			Average Fixture(s) 1 1,455 1,324 3 Fixture Bath 1 4,580 4,168								
(3) Roof	771	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Water Well, 100 Feet 1 4,795 4,363 Porches WGEP (1 Story) 147 12,169 11,074 WPP 199 4,476 4,073 WCP (1 Story) 138 6,080 5,533 CCP (1 Story) 99 2,742 2,495							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Deck			Treated Wood 384 6,263 5,699 Treated Wood w/Roof (Deck Portion) 9 405 369 Treated Wood w/Roof (Roof portion) 9 200 182							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages								
Chimney:		Class: C Exterior: Siding Foundation: 42 Inch (Finished)			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>											

*** 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.
PARKER LYNNWOOD L & HANDY	DICK RONALD L & BETTE JO	280,000	05/31/2006	WD	03-ARM'S LENGTH	06-0/2015	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/24/2015 Qual. Ag.					
DICK RONALD L & BETTE J TRUSTEES 5721 S DICKERSON ROAD MC BAIN MI 49657	MAP #:					
	2025 Est TCV 224,020					

	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				AGRICULTRU IRRIGATED	4000/	52.54 Acres	4000	100		210,160
				52.54 Total Acres				Total Est. Land Value =		210,160

Tax Description		Dirt Road								
SEC 35 T22N R8W (7*2014) SW 1/4 OF SW 1/4 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW COR, TH N 0 DEG 41'15"E 313.62 FT, S 88 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4, TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON 02/12/2015 INTO 009-035-029-70; FORMERLY: 2012 PER OWNER REQUEST COMBINED	X	Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	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								

Map showing parcel boundaries and features. Includes text: 'Lake Township Public File No. 009-035-029-00', 'SW 1/4. 40A.', 'FT W OF SE COR OF', '1 FT, NW'LY TO A', 'SE 1/4 OF SW 1/4', 'NE, E TO POB.', 'N ON FILE***'.

5 completed OF 2.34A HOUSE, 5-029-00; -029-10;

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	105,100	6,900	112,000			68,836C
2024	123,500	6,900	130,400			66,767C
2023	97,200	6,900	104,100			63,588C
2022	88,000	6,900	94,900			60,560C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO	0	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	11/30/2005	20050396	Complete

Owner's Name/Address	MAP #:
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON MC BAIN MI 49657	2025 Est TCV 58,660 TCV/TFA: 0.00

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

Taxpayer's Name/Address	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DICK RONALD L & BETTE JO TRUSTEES 5721 S DICKERSON MC BAIN MI 49657	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	AGRICULTRU SURPLUS	2300/	2.00 Acres	2300	100	2300	100		4,600
			AGRICULTRU 30 - 65 ACRES		0.41 Acres	3200	100				1,312
					2.41 Total Acres	Total Est. Land Value =					5,912

Tax Description	X	Electric
SEC 35 T22N R8W BEG AT SW COR OF NE 1/4 OF SW 1/4 TH N 350 FT, S 73 DEG 51'13"E 364.3 FT, S 250FT, W 350 FT TO POB. 2.41A.	X	Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences
PROPERTY HAS RIVER ACCESS THRU 027-00..SAME OWNER



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

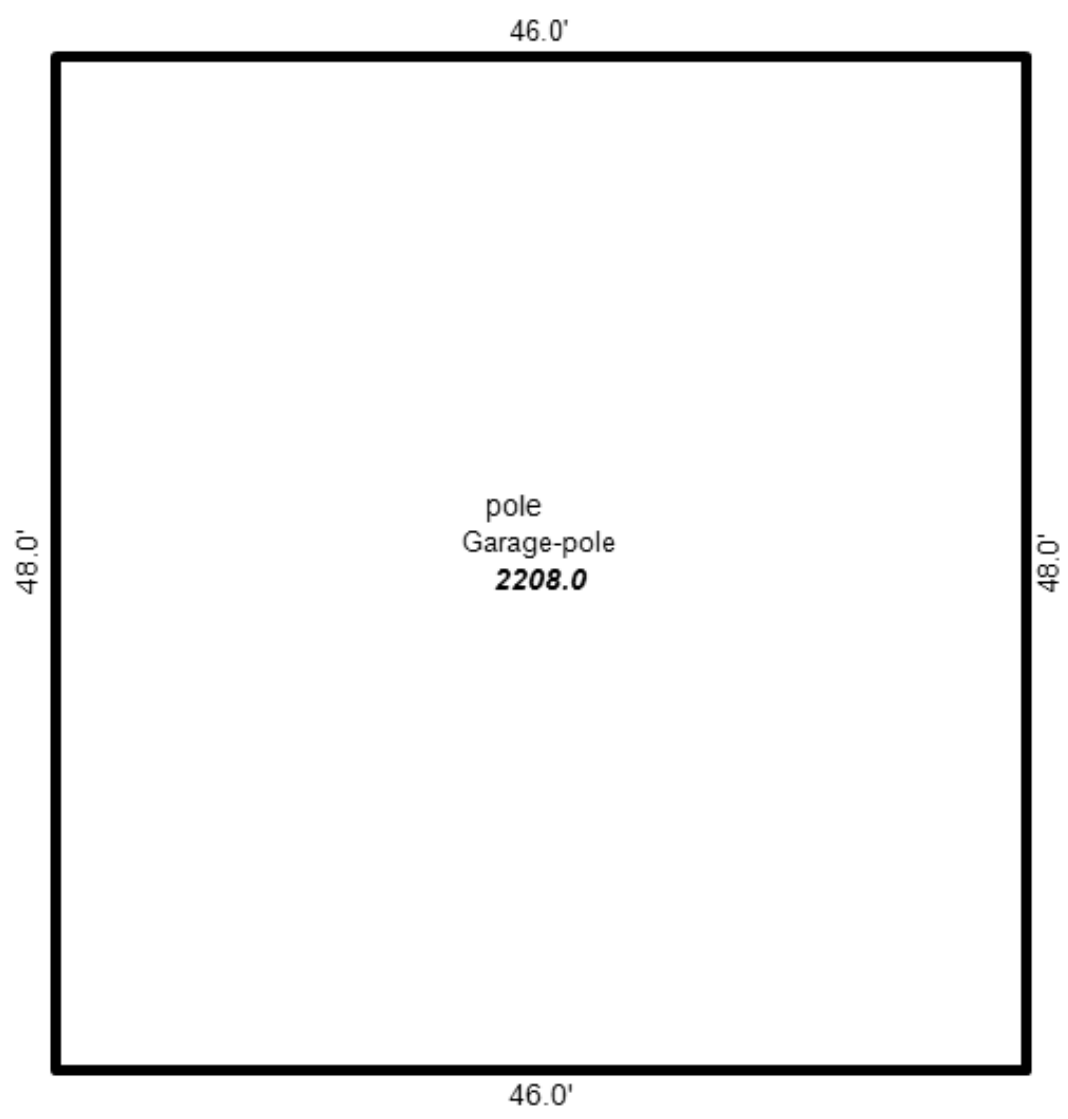
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	26,300	29,300			18,865C
2024	3,600	23,900	27,500			18,298C
2023	2,600	23,200	25,800			17,427C
2022	2,500	20,500	23,000			16,598C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 2006		
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:		
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	Exterior 1 Story		Two Sided		Class: CD		Exterior: Siding		
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Prefab 1 Story		Auto. Doors: 0		Brick Ven.: 0		
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Prefab 2 Story		Heat Circulator		Mech. Doors: 2		Stone Ven.: 0		
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Heat Raised Hearth		Raised Hearth		Common Wall: Detache		Foundation: 42 Inch		
		Plaster		Elec. Ceil. Radiant			Hot Tub	Wood Stove		Wood Stove		Finished?:		42 Inch		
	Building Style:	Paneled		Radiant (in-floor)			Unvented Hood	Direct-Vented Ga		Class: CD		Auto. Doors: 0		Storage Area: 0		
	GRG	Trim & Decoration		Electric Wall Heat			Vented Hood	Estimated T.C.V: 52,748		E.C.F.		No Conc. Floor: 2208		Bsmnt Garage:		
	Yr Built	Ex	Ord	Min	Space Heater			Intercom	Effec. Age: 15		X 1.100		Roof:			
	Remodeled	Size of Closets		Wall/Floor Furnace			Jacuzzi Tub	Floor Area: 0		Total Base New : 56,415		Bsmnt Garage:				
	0	Lg	Ord	Small	Forced Heat & Cool			Jacuzzi repl.Tub	Total Depr Cost: 47,953		Carport Area:					
	Condition: Average	No Heating/Cooling		Heat Pump			Oven	Storage Area: 0		Estimated T.C.V: 52,748		Roof:				
	Room List	Doors	Solid	H.C.	Central Air			Microwave	Total Base New : 56,415		E.C.F.		Bsmnt Garage:			
	Basement	(5) Floors		Wood Furnace			Standard Range	Total Depr Cost: 47,953		X 1.100		Roof:				
	1st Floor	Kitchen:		(12) Electric			Self Clean Range	Estimated T.C.V: 52,748		E.C.F.		Roof:				
	2nd Floor	Other:		0 Amps Service			Sauna	Total Base New : 56,415		X 1.100		Roof:				
	Bedrooms	Other:		No./Qual. of Fixtures			Trash Compactor	Total Depr Cost: 47,953		E.C.F.		Roof:				
	(1) Exterior	(6) Ceilings		Ex. Ord. Min			Central Vacuum	Total Base New : 56,415		X 1.100		Roof:				
	Wood/Shingle	No. of Elec. Outlets		Many Ave. Few			Security System	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Aluminum/Vinyl	No. of Elec. Outlets		Many Ave. Few			Cost Est. for Res. Bldg: 1 Single Family GRG	Total Base New : 56,415		X 1.100		Roof:				
	Brick	No. of Elec. Outlets		Many Ave. Few			(11) Heating System: No Heating/Cooling	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Insulation	No. of Elec. Outlets		Many Ave. Few			Ground Area = 0 SF Floor Area = 0 SF.	Total Base New : 56,415		X 1.100		Roof:				
	(2) Windows	(7) Excavation		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85	Total Base New : 56,415		X 1.100		Roof:				
	Many	Basement: 0 S.F.		Many Ave. Few			Building Areas	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Avg.	Crawl: 0 S.F.		Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost	Total Base New : 56,415		X 1.100		Roof:				
	Few	Slab: 0 S.F.		Many Ave. Few			Other Additions/Adjustments	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Large	Height to Joists: 0.0		Many Ave. Few			Garages	Total Base New : 56,415		X 1.100		Roof:				
	Avg.	(8) Basement		Many Ave. Few			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Small	Conc. Block		Many Ave. Few			Base Cost	Total Base New : 56,415		X 1.100		Roof:				
	Wood Sash	Poured Conc.		Many Ave. Few			No Concrete Floor	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Metal Sash	Stone		Many Ave. Few			Solar Water Heat	Total Base New : 56,415		X 1.100		Roof:				
	Vinyl Sash	Treated Wood		Many Ave. Few			No Plumbing	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Double Hung	Concrete Floor		Many Ave. Few			Extra Toilet	Total Base New : 56,415		X 1.100		Roof:				
	Horiz. Slide	(9) Basement Finish		Many Ave. Few			Extra Sink	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Casement	Recreation SF		Many Ave. Few			Separate Shower	Total Base New : 56,415		X 1.100		Roof:				
	Double Glass	Living SF		Many Ave. Few			Ceramic Tile Floor	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Patio Doors	Walkout Doors (B)		Many Ave. Few			Ceramic Tile Wains	Total Base New : 56,415		X 1.100		Roof:				
	Storms & Screens	No Floor SF		Many Ave. Few			Ceramic Tub Alcove	Total Depr Cost: 47,953		E.C.F.		Roof:				
	(3) Roof	Walkout Doors (A)		Many Ave. Few			Vent Fan	Total Base New : 56,415		X 1.100		Roof:				
	Gable	(10) Floor Support		Many Ave. Few			Notes:	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Hip	Joists:		Many Ave. Few			ECF (101 AGRICULTURE) 1.100 => TCV: 52,748	Total Base New : 56,415		X 1.100		Roof:				
	Flat	Unsupported Len:		Many Ave. Few			Public Water	Total Depr Cost: 47,953		E.C.F.		Roof:				
	Asphalt Shingle	Cntr.Sup:		Many Ave. Few			Public Sewer	Total Base New : 56,415		X 1.100		Roof:				
	Chimney:	Lump Sum Items:		Many Ave. Few			Water Well	Total Depr Cost: 47,953		E.C.F.		Roof:				
		Recreation SF		Many Ave. Few			1000 Gal Septic	Total Base New : 56,415		X 1.100		Roof:				
		Living SF		Many Ave. Few			2000 Gal Septic	Total Depr Cost: 47,953		E.C.F.		Roof:				
		Walkout Doors (B)		Many Ave. Few				Total Base New : 56,415		X 1.100		Roof:				
		No Floor SF		Many Ave. Few				Total Depr Cost: 47,953		E.C.F.		Roof:				
		Walkout Doors (A)		Many Ave. Few				Total Base New : 56,415		X 1.100		Roof:				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DICK RONALD L & BETTE	ZORN JASON & ASHLEY	0	03/06/2020	WD	03-ARM'S LENGTH	2020-00884	DEED	0.0
DICK BETTE JO FAMILY TRUS	ZORN JASON & ASHLEY	105,000	02/25/2015	LC	31-SPLIT IMPROVED	2015-00657	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5921 S DICKERSON RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/20/2015					
Owner's Name/Address	MAP #:		2025 Est TCV 239,241 TCV/TFA: 121.20			
ZORN JASON & ASHLEY 5921 S DICKERSON ROAD MC BAIN MI 49657						

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
SPLIT ON 02/11/2015 FROM 009-035-029-00; THE SW 1/4 OF SEC 35 T22N R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW CNR OF SAID SECTION THENCE N00DEG41'15"E ALONG THE WEST SEC LINE 243.9' TO POB THENCE CONTINUING N00DEG 41'19"E ALONG SAID LINE 313.62' THENCE S88DEG 22'54"E 317.60' THENCE S08DEG 04'01"E 146.12' THENCE S10DEG49'47"W 167.54' THENCE N89DEG 08'54"W 310.31' TO POB 2.34A M/L SUBJECT TO THE ROW FOR DICKERSON RD ACROSS THE WESTERLY 33' THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY				A 200' @ 90/FF	313.62	289.00	0.8936 0.9220	90 100	23,255
				314 Actual Front Feet, 2.08 Total Acres Total Est. Land Value = 23,255					

Public Improvements	* Factors *				Cash Value
	Description	Rate	Size	% Good	
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water	D/W/P: Crushed Rock	2.15	2000	0	0
Sewer	Wood Frame	19.79	462	50	4,571
Electric	Residential Local Cost Land Improvements				
Gas	Description	Rate	Size	% Good	Cash Value
Curb	LAND IMPROVE 1000	1,000.00	1	95	950
Street Lights	Total Estimated Land Improvements True Cash Value =				5,521
Standard Utilities					
Underground Utils.					

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							

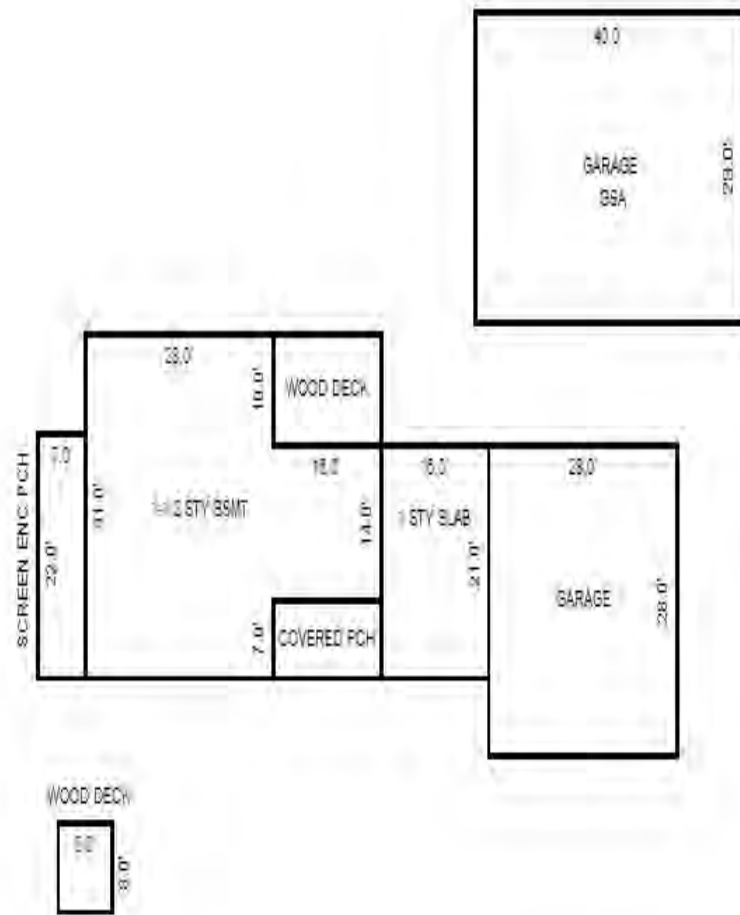
Who	When	What	2025	2024	2023	2022
			11,600	11,600	9,000	7,800
			108,000	93,100	90,100	82,900
			119,600	104,700	99,100	90,700
			78,386C	76,030C	72,410C	68,962C
		TPC 12/27/2017 INSPECTED				
		TPC 03/20/2015 INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1983 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: 0 Area: 784 % 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: 45 Floor Area: 1,974 Total Base New : 337,633 Total Depr Cost: 191,332 Estimated T.C.V: 210,465			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Total Base New : 337,633 Total Depr Cost: 191,332 Estimated T.C.V: 210,465			E.C.F. X 1.100		Carpport Area: Roof:	
Yr Built 1909	Remodeled 1945	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1428 SF Floor Area = 1974 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls CD Blt 1909	
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	Solid	X	H.C.	(12) Electric			1.5 Story Siding Basement 1,092			Total: 207,471 119,742				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:			100 Amps Service			1 Story Siding Slab 336			* 667		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Other Additions/Adjustments			Average Fixture(s) 1 1,212 667			Water/Sewer 1 4,485 2,467		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Plumbing			1000 Gal Septic 1 4,485 2,467			Water Well, 100 Feet 1 5,560 3,058			
(2) Windows		(7) Excavation			Many			Porches			CSEP (1 Story) 154 6,009 3,305			CCP (1 Story) 112 2,813 1,547		
X	Many Avg. X Few	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0			X			Deck			Treated Wood 160 3,448 1,896			Treated Wood 64 1,952 1,074		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Average Fixture(s) 1			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 784 27,236 14,980 Common Wall: 1 Wall 1 -2,476 -1,362					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 1000 12,060 6,633 Base Cost 1120 35,358 19,447						
X	Storms & Screens	(9) Basement Finish			1			Water/Sewer			Class: CD Exterior: Pole (Unfinished) Storage Over Garage 560 6,754 3,715					
(3) Roof		(10) Floor Support			1			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1											

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																															
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status																																													
W CADILLAC RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 08/25/1997		MAP #:		2025 Est TCV 48,026																																															
Owner's Name/Address		ZUIDERVEEN LARRY		7580 W CADILLAC ROAD		MC BAIN MI 49657		Improved		X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																											
Tax Description		SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/4 EXCEPT BEG AT THE S 1/4 CORNER OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH 1/4 LINE, 790.95 FEET; THENCE N89°14'26"W, 55.07 FEET; THENCE S00°43'20'W PARALLEL WITH SAID NORTH-SOUTH 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89° 10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. 12.98 ACRES SPLIT ON 5/8/2020 PART TO 035-029-99 1 A FORMERLY SEC 35 T22N R8W S 791 FT OF E /4 13.98A.		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	
ACCESS THRU		0 completed		5-029-75;		-029-99;		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 05/06/2018 INSPECTED		TPC 12/27/2017 INSPECTED		2025		24,000	0	24,000			6,842C																																										
		2024		22,000		0		22,000				6,637C																																											
		2023		17,900		0		17,900				6,321C																																											
		2022		17,100		0		17,100				6,020C																																											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUIDERVEEN LARRY	POTTER ROBERT	3,000	05/16/2020	WD	32-SPLIT VACANT	2020-01465	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/19/2020					
POTTER ROBERT 7480 W CADILLAC ROAD MC BAIN MI 49657	MAP #: 2025 Est TCV 8,113					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	55.07	790.90	1.3805	1.1858	90	100	8,113
55 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	8,113

Tax Description
 SEC 35 T22N R8W BEG AT THE S 1/4 COR OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH ;1/4 LINE, 790.95 FEET; THENCE N89° I 4'2G"W, 55.07 FEET; THENCE 500°43'20'W PARALLEL WITH SAID N-S 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89°10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. SPLIT ON 05/08/2020 FROM 009-035-029-75;

Comments/Influences
 Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;

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

2020 Lake Township Parcel Map
 009-035-029-75;
 -029-99;



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	4,100	0	4,100			1,289C
2024	4,100	0	4,100			1,251C
2023	3,200	0	3,200			1,192C
2022	1,400	0	1,400			1,136C

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Who	When	What
TPC	05/06/2018	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.
PARKER PATRICK DEE	PARKER PATRICK D & CAROL	0	01/31/2005	QC	21-NOT USED/OTHER	05-0/395	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7260 W CADILLAC RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
PARKER PATRICK D & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657	2025 Est TCV 364,815 TCV/TFA: 200.01					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	* Factors *	NE'LY BOUNDARY IS RIVER	
. SEC 35 T22N R8W BEG AT S 1/4 POST TH N 791 FT E 1000 FT N TO C/L OF CLAM R E ALONG R TO E LINE OF SW 1/4 OF SE 1/4 S TO SEC LINE W TO POB & W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 18.6677A.	X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000 1.0000	200 100	40,000
		Gravel Road		Residentia 18 -29 @\$3700	12.74	Acres	3700 100		47,145
		Paved Road		Residentia INFERIOR@\$1400	10.00	Acres	1400 100		14,000
		Storm Sewer		200 Actual Front Feet, 24.58 Total Acres				Total Est. Land Value =	101,145
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
RIVER FRONTAGE 60X60 HORSE BARN @45% FOR 03 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTROR TO OVERALL MARKET VALUE		Fencing: Wrought iron	10.84	200 94	2,038
		Wood Frame	19.79	950 50	9,400
		Ad-Hoc Unit-In-Place Items			
		Description	Rate	Size % Good	Cash Value
		/CI16/YARI/FARAR/ADDFWPL	0.47	5000 100	2,350
		Total Estimated Land Improvements True Cash Value =			13,788

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	50,600	131,800	182,400			90,624C
Rolling		2024	46,100	117,400	163,500			87,900C
Low		2023	43,600	113,300	156,900			83,715C
High		2022	30,100	97,100	127,200			79,729C
Landscaped								
Swamp	X							
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland	X							
Flood Plain	X							



Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED	50,600	46,100	43,600	30,100
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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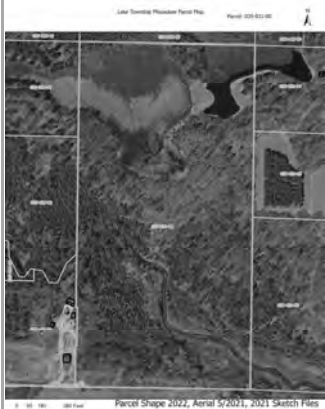
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 512 1088	Type Treated Wood Roof Cover Onl	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,824 Total Base New : 304,795 Total Depr Cost: 182,878 Estimated T.C.V: 201,166			E.C.F. X 1.100		Bsmnt Garage:																									
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Condition: Average																										
Yr Built 1973	Remodeled 0		Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1824 SF Floor Area = 1824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 1973																										
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			No. of Elec. Outlets			1 Story			Siding			Basement			1,824		Total:		220,509		132,305												
(1) Exterior								Ex. X Ord. Min			Other Additions/Adjustments			Exterior			Brick Veneer			324		5,051		3,031																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Plumbing			Average Fixture(s)			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 Water Well, 50 Feet			Deck		Treated Wood w/Roof (Deck Portion)		512		7,383		4,430	
(2) Windows		(7) Excavation		Basement: 1824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			352			15,840		9,504										
X	Many Avg. X Few		Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished)			Base Cost			912			20,575		12,345																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items: 500			Built-Ins			Appliance Allow.			1			1,906		1,144																
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Fireplaces			Exterior 1 Story			1			5,626		3,376		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				
X	Gable Hip Flat		Gambrel Mansard Shed																																					
X	Asphalt Shingle																																							

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

Building Type	Loafing Sheds	Stables		
Year Built	2011	2005		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	No-Wall, 194	4 Wall, 220		
Height	10	14		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	72 x 16 = 1152	60 x 50 = 3000		
Cost New	\$ 4,332	\$ 70,500		
Phy./Func./Econ. %Good	70/100/100 70.0	70/100/100 70.0		
Depreciated Cost	\$ 3,032	\$ 49,350		
+ 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	70	70		
Est. True Cash Value	\$ 2,820	\$ 45,896		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 48716 / All Cards: 48716				

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											
WALEJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 239,140													
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS															
BARRETT PATRICIA A TRUSTEE 17351 LAKE AVENUE WEST OLIVE MI 49460		Public Improvements		* Factors *		RIVER DIVIDES															
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj.	Reason	Value									
SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.		X Gravel Road		I 200' @ 200/		200.00		400.00		1.0000	1.0000	200 100	40,000								
Comments/Influences		X Paved Road		Residentia 66 - 120		\$3700		39.05 Acres		3700	100	144,474									
BLDG MOVED TO ADJ PIN SAME OWNER COMBINED W/ 031,32,33 FOR 95 VERY NICE 80 W/RIVER PC GRG COMPLETE FOR 05 (DIRT FLOOR)		X Storm Sewer		Residentia INFERIOR@\$1400		39.05 Acres		1400		100		54,666									
		X Sidewalk		200 Actual Front Feet, 79.93 Total Acres		Total Est. Land Value =						239,140									
		X Water																			
		X Sewer																			
		X Electric																			
		X Gas																			
		X Curb																			
		X Street Lights																			
		X Standard Utilities																			
		X Underground Utils.																			
		Topography of Site																			
		Level																			
		X Rolling																			
		Low																			
		High																			
		Landscaped																			
		X Swamp																			
		X Wooded																			
		X Pond																			
		X Waterfront																			
		Ravine																			
		X Wetland																			
		X Flood Plain																			
		X SEASONAL RD																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
				2025		119,600		0		119,600										68,901C	
		TPC 04/30/2021 INSPECTED		2024		102,000		0		102,000										66,830C	
		TPC 12/27/2017 INSPECTED		2023		94,200		0		94,200										63,648C	
				2022		71,900		0		71,900										60,618C	



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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	
5300 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		10/27/2020	2020-0633	100%	
Owner's Name/Address		P.R.E. 0%		Commercial		04/14/2009	20090108	Complete	
MISSAUKEE GOLF ASSOCIATION P O BOX 336 LAKE CITY MI 49651		MAP #:	2025 Est TCV 3,022,912 TCV/TFA: 311.64						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
. SEC 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS EXCEPTION. 153.2922 A.		Public Improvements		* Factors *				Value	
X		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
X		Gravel Road		COMMERCIAL 100 AC +/-	147.55 Acres		3700 100		545,935
X		Paved Road		COMMERCIAL ROW	5.75 Acres		0 100		0
X		Storm Sewer		153.30 Total Acres Total Est. Land Value =				545,935	
X		Sidewalk		Land Improvement Cost Estimates					
X		Water		Description	Rate	Size	% Good	Cash Value	
X		Sewer		D/W/P: Asphalt Paving	2.71	46000	50	62,330	
X		Electric		Total Estimated Land Improvements True Cash Value =				62,330	
X		Gas							
Comments/Influences		Curb							
MISSAUKEE GOLF CLUB		Street Lights							
		Standard Utilities							
		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	273,000	1,238,500	1,511,500		522,234C
JWV 09/01/2021 INSPECTED				2024	258,200	1,036,400	1,294,600		506,532C
JWV 11/18/2020 INSPECTED				2023	221,300	813,500	1,034,800		482,412C
JWV 08/06/2018 INSPECTED				2022	147,600	659,500	807,100		459,440C



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

Desc. of Bldg/Section: CAL 30
 Calculator Occupancy: Clubhouses

Class: D
 Floor Area: 5,380
 Gross Bldg Area: 9,700
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght : 10

Depr. Table : 2%
 Effective Age : 35
 Physical %Good: 49
 Func. %Good : 100
 Economic %Good: 100

1990	Year Built
	Remodeled
10	Overall Bldg Height

Comments:
 BSM'T HAS EMPLOYEE
 KITCHEN FACILITIES..
 REST NOT FINISHED

Construction Cost					
High	Above Ave.	X	Ave.		Low
**	**	Calculator Cost Data		**	**
Quality: Low Cost					
Heat#1: Package Heating & Cooling				100	
Heat#2: Heat Pump System				0%	
Ave. SqFt/Story: 5380					
Ave. Perimeter: 344					
Has Elevators:					
*** Basement Info ***					
Area: 5060					
Perimeter: 304					
Type: Utility Basement					
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: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 344
 Overall Building Height: 10

Base Rate for Upper Floors = 83.15
 Utility Basement Basement, Base Rate for Basement = 42.30
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.46 100%
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 20.85
 Adjusted Square Foot Cost for Upper Floors = 103.61
 Adjusted Square Foot Cost for Basement = 63.15

Total Floor Area: 5,380 Base Cost New of Upper Floors = 557,422
 Basement Area: 5,060 Base Cost New of Basement = 319,539

Reproduction/Replacement Cost = 876,961
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
 Total Depreciated Cost = 429,711

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

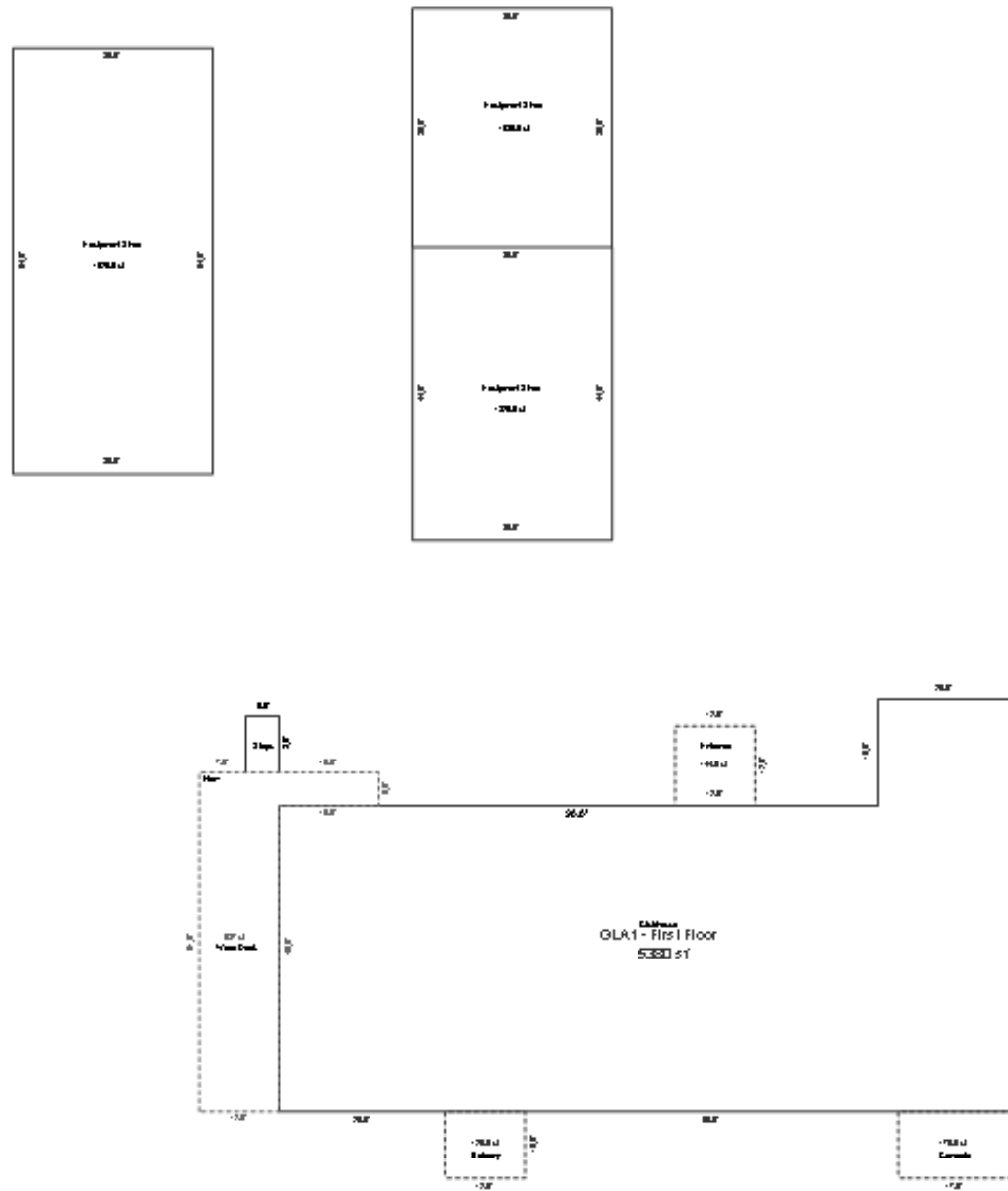
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj.
(39) Miscellaneous				

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

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

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



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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Radiant Floor 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 220 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1977 Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
12 Overall Bldg Height	* Sprinkler Info * Area: Type: Average
Comments:	

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Average	Stories: 1 Story Height: 12 Perimeter: 220
Overall Building Height: 12	
Base Rate for Upper Floors = 26.59	
(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 12.71 100%	Adjusted Square Foot Cost for Upper Floors = 39.30
Total Floor Area: 2,400	Base Cost New of Upper Floors = 94,320
Reproduction/Replacement Cost = 94,320	
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0	Total Depreciated Cost = 33,955
ECF (201B COMMERCIAL GROUP B)	0.900 => TCV of Bldg: 2 = 30,560
Replacement Cost/Floor Area= 39.30	Est. TCV/Floor Area= 12.73

(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***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 188 Overall Building Height: 12						
Class: D,Pole Floor Area: 1,920 Gross Bldg Area: 9,700 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> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Radiant Floor 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1920 Ave. Perimeter: 188 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 26.98 (10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 12.90 100% Adjusted Square Foot Cost for Upper Floors = 39.88 Total Floor Area: 1,920 Base Cost New of Upper Floors = 76,570 Reproduction/Replacement Cost = 76,570 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 62,787						
1993	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
12	Overall Bldg Height	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						
(1) Excavation/Site Prep:		(7) Interior:						
(2) Foundation:		(8) Plumbing:						
X	Poured Conc	Many Above Ave.	Average Typical					
	Brick/Stone		Few None					
	Block	Total Fixtures	Urinals					
(3) Frame:		3-Piece Baths	Wash Bowls					
		2-Piece Baths	Water Heaters					
		Shower Stalls	Wash Fountains					
		Toilets	Water Softeners					
(4) Floor Structure:		(9) Sprinklers:						
(5) Floor Cover:		(10) Heating and Cooling:						
		Gas	Coal					
		Oil	Stoker					
			Hand Fired Boiler					
(6) Ceiling:		(11) Electric and Lighting:						
		(13) Roof Structure: Slope=0						
		(14) Roof Cover:						
		(39) Miscellaneous:						
		(40) Exterior Wall:						
		Thickness	Bsmnt Insul.					

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

Desc. of Bldg/Section: LAND IMPROVEMENTS: COURSE Calculator Occupancy: Clubhouses		<<<<< Segregated Cost Computations >>>>>					
Class: D Floor Area Gross Bldg Area: 9,700 Stories Above Grd Average Sty Hght Bsmnt Wall Hght		Construction Cost				Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels	
		High	Above Ave.	Ave.	X	Low	Cost # or Height Col. Rate SqFt Adj. Adj. Cost
Depr. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:				Item Description	
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0 Total Depreciated Cost = 0	
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Unit in Place Items /CI17/GOLC/COSR/CLAIA 119178.57 18 1.00 100 2,145,214	
Comments:		* Sprinkler Info * Area: Type:				ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 4 = 1,930,693	

(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	
(4) Floor Structure:		3-Piece Baths			Wash Bowls		Typical	Typical	
(5) Floor Cover:		2-Piece Baths			Water Heaters		Flex Conduit	Incandescent	
(6) Ceiling:		Shower Stalls			Wash Fountains		Armored Cable	Fluorescent	
		Toilets			Water Softeners		Non-Metalic	Mercury	(40) Exterior Wall:
							Bus Duct	Sodium Vapor	Thickness
								Transformer	Bsmnt Insul.
							(13) Roof Structure: Slope=0		
							(14) Roof Cover:		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORWIN CAROL	CORWIN LYLE & CAROL	0	09/16/2020	QC	09-FAMILY	2020-02691	PROPERTY TRANSFER	0.0
WILLIAMS ARVILLA J (WIDOW)	WILLIAMS ARVILLA & CORWI	0	08/24/2007	QC	21-NOT USED/OTHER	2007/3103	DEED	0.0
WILLIAMS JACK (DECEASED)	WILLIAMS ARVILLA J (HIS W	0	08/03/2007	OTH	21-NOT USED/OTHER	2007/3102	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5190 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CORWIN LYLE & CAROL 720 E HOUGHTON LAKE RD LAKE CITY MI 49651	2025 Est TCV 127,492 TCV/TFA: 67.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG 18 RDS N OF SE COR W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO BEG. 1 A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

	X		Dirt Road	165.00	264.00	1.0493	0.9013	90	100	14,044	
	X		Gravel Road	165 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	14,044

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

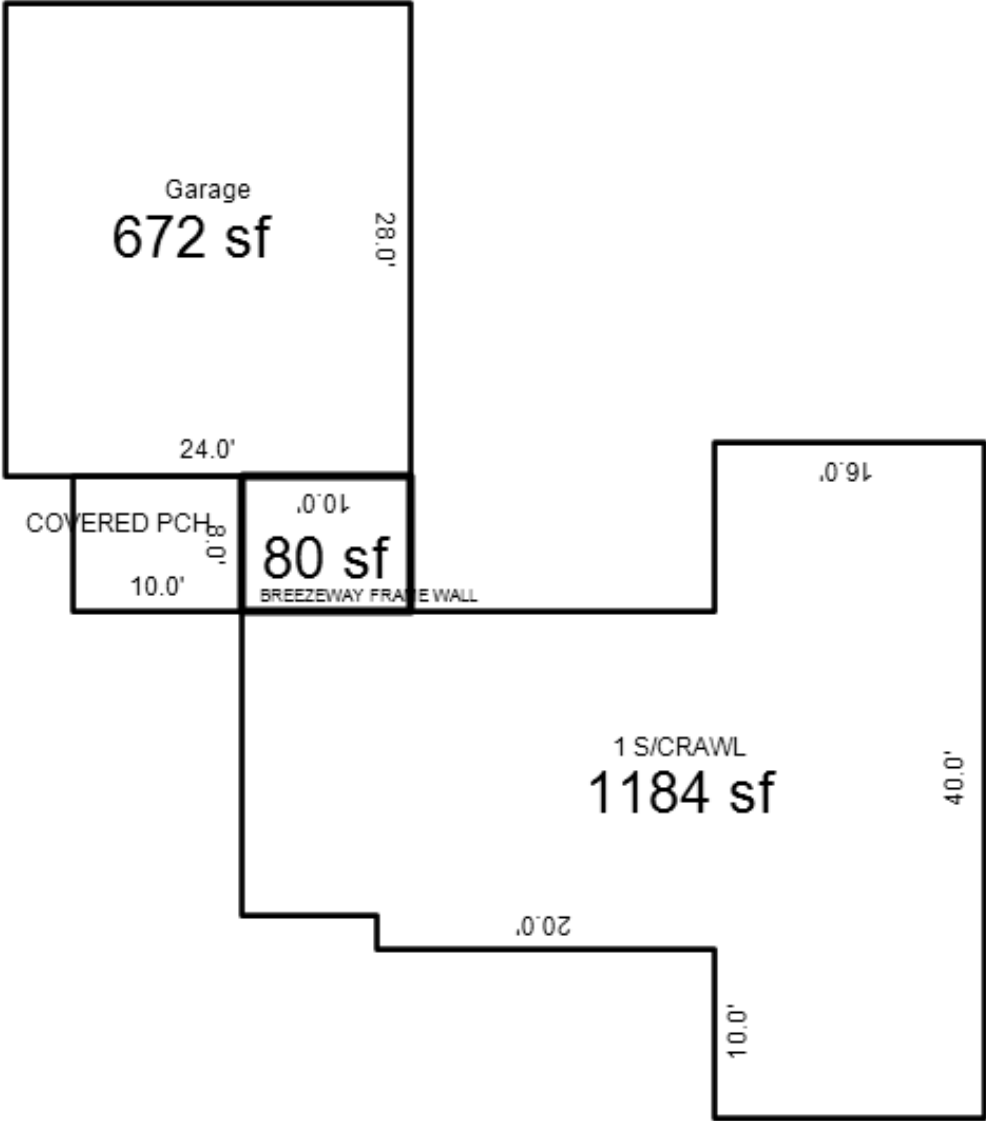
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,000	56,700	63,700			35,209C
2024	6,200	49,500	55,700			34,151C
2023	6,200	48,600	54,800			32,525C
2022	6,200	44,100	50,300			30,977C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 80	Type CCP (1 Story) Brzwy, FW	Year Built: 1968 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex	X	Ord	Min		
Building Style: 1S																	
Yr Built	Remodeled																
1965	1983																
Condition: Average																	
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures							
(1) Exterior										Ex.		X	Ord.	Min			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall	No. of Elec. Outlets		Many		X	Ave.	Few					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1166 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		1	Average Fixture(s)								
X	Many Avg.	X	Large Avg.			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well									
X	Double Hung Horiz. Slide Casement							1		1000 Gal Septic							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish						1		2000 Gal Septic							
(3) Roof																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney: Metal																	
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1965					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 1166 SF Floor Area = 1166 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																	
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Crawl Space	1,166					
Other Additions/Adjustments												Total:	121,768	73,061			
Plumbing												Average Fixture(s)	1	1,010	606		
Water/Sewer												1000 Gal Septic	1	4,203	2,522		
Water Well, 50 Feet												Water Well, 50 Feet	1	2,462	1,477		
Porches												CCP (1 Story)	80	1,913	1,148		
Garages												Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
												Base Cost	672	18,984	11,390		
Built-Ins												Appliance Allow.	1	1,615	969		
Breezeways												Frame Wall	80	3,325	1,995		
												Totals:	155,280	93,168			
Notes:												ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 102,485					

*** 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				Intercom	Raised Hearth			Auto. Doors:																						
1968	1983	Ord	Min				Jacuzzi Tub	Wood Stove			Mech. Doors:																						
Condition: Fair		Size of Closets					Jacuzzi repl.Tub	Direct-Vented Ga			Area:																						
Room List		Lg	Ord	Oven	Class: Low			% Good:																									
Basement		Small		Microwave	Effec. Age: 40			Storage Area:																									
1st Floor		Doors		Standard Range	Floor Area:			No Conc. Floor:																									
2nd Floor		Solid	H.C.	Self Clean Range	Total Base New : 39,157			E.C.F.																									
Bedrooms		(5) Floors		Sauna	Total Depr Cost: 13,704			X 0.800																									
(1) Exterior		Kitchen:		Trash Compactor	Estimated T.C.V: 10,963			Bsmnt Garage:																									
Wood/Shingle		Other:		Central Vacuum	Cost Est. for Res. Bldg: 2 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>Siding</td> <td>Metal</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td>Expando</td> <td></td> <td></td> <td>64</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>39,157</td> <td>13,704</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCVC: 10,963			Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Metal	720			Expando			64			Total:				39,157	13,704	Carport Area:	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New				Depr. Cost																									
Main Home	Siding	Metal	720																														
Expando			64																														
Total:				39,157				13,704																									
Aluminum/Vinyl		Other:		No./Qual. of Fixtures							Roof:																						
Brick		(6) Ceilings		Ex.				Ord.	Min																								
Insulation		No. of Elec. Outlets		Many				Ave.	Few																								
(2) Windows		(7) Excavation		(13) Plumbing																													
Many	Large	Basement: 0 S.F.		Average Fixture(s)																													
Avg.	Avg.	Crawl: 0 S.F.		3 Fixture Bath																													
Few	Small	Slab: 0 S.F.		2 Fixture Bath																													
Wood Sash		Height to Joists: 0.0		Softener, Auto																													
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		(14) Water/Sewer		Ceramic Tile Wains																													
(3) Roof		Recreation SF		Ceramic Tub Alcove																													
Gable		Living SF		Vent Fan																													
Hip		Walkout Doors (B)		(10) Floor Support																													
Flat		No Floor SF		Public Water																													
Asphalt Shingle		Walkout Doors (A)		Public Sewer																													
Chimney:		Joists:		Water Well																													
		Unsupported Len:		1000 Gal Septic																													
		Cntr.Sup:		2000 Gal Septic																													
				Lump Sum Items:																													

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

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 TCY 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	10.26	Acres	5000	100			51,315
--	--	-------------------	---------	-------	-------	------	-----	--	--	--------

		10.26 Total Acres		Total Est. Land Value =						51,315
--	--	-------------------	--	-------------------------	--	--	--	--	--	--------

Taxpayer's Name/Address	Dirt Road									
-------------------------	-----------	--	--	--	--	--	--	--	--	--

MICH STATE HWY COMM	Gravel Road									
---------------------	-------------	--	--	--	--	--	--	--	--	--

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

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

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

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

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

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

	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	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	EXEMPT	EXEMPT	EXEMPT
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	TPC 12/27/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT
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	TPC 04/08/2016	INSPECTED		2023	0	0	0
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				2022	0	0	0
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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.
		30,000	07/01/1998	WD	33-TO BE DETERMINED	320:711	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6693 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 80,676 TCV/TFA: 82.32					

Taxpayer's Name/Address	X Improved	X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			* Factors * 236.5 X 3693 IRR					
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			A 200' @ 90/FF 236.503693.00 0.9590 1.7431			90	100		35,580
			237 Actual Front Feet, 20.05 Total Acres			Total Est. Land Value =		35,580
SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2 OF W 1/2 THOF. 19.999A.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			Wood Frame	23.08	320	50	3,693	
			Total Estimated Land Improvements True Cash Value =				3,693	

Comments/Influences



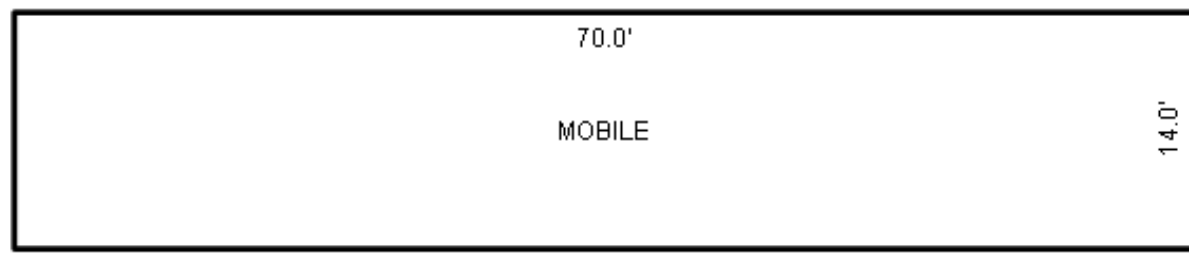
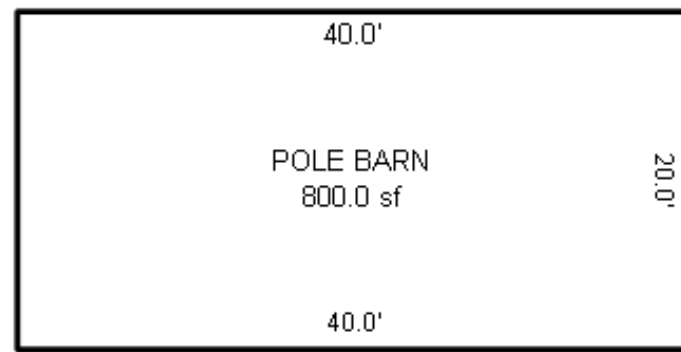
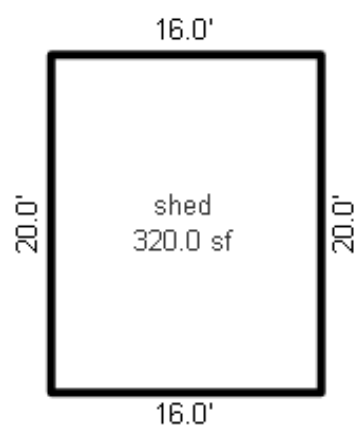
X	Topography of Site							
	Level							
X	Rolling							
	Low							
X	High							
	Landscaped							
X	Swamp							
	Wooded							
X	Pond							
	Waterfront							
X	Ravine							
	Wetland							
X	Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2025	17,800	22,500	40,300	32,288C	
TPC 12/27/2017 INSPECTED			2024	17,800	22,900	40,700	31,318C	
TPC 03/26/2012 INSPECTED			2023	13,800	24,700	38,500	29,827C	
			2022	10,100	20,400	30,500	28,407C	

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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: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 800 % 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: 20 Floor Area: Total Base New : 94,100 Total Depr Cost: 51,754 Estimated T.C.V: 41,403			E.C.F. X 0.800		Bsmnt Garage:								
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											Carport Area: Roof:								
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	Size of Closets																
Condition: Average		Lg	X	Ord		Small																	
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																			
(1) Exterior		Kitchen: Other: Other:		150 Amps Service																			
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average			Blt 1998										
		Ex.	X	Ord.		Min	(11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																
		No. of Elec. Outlets		No. of Elec. Outlets			Building Areas																
		Many	X	Ave.		Few	(13) Plumbing																
(2) Windows		(7) Excavation		Average Fixture(s)			Type			Ext. Walls			Roof/Fnd.		Size		Cost New		Depr. Cost				
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home			Siding			Comp.Shingle			980		Total:		57,237		31,480	
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		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical			168			1,882		1,035					
X		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)			1			950		522					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic			1			4,795		2,637					
(3) Roof		(9) Basement Finish		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Pole (Unfinished) Base Cost			800			20,784		11,431					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow.			1			2,727		1,500					
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:					41,403								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE & GRAY ALA	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY	2021-02026	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	09-FAMILY	2018-01991	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6689 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Equipment	07/05/2024	PE24-0116	100%
Owner's Name/Address	P.R.E. 0%		Replacement	06/12/2024	PE24-0092	100%
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651	MAP #:		Reroof	06/17/2021	2021-0379	100%
	2025 Est TCV 130,922 TCV/TFA: 88.34					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 36 T22N R8W (0*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF AND EXC W 66 FT THOF. 1.04A.	X			A 200' @ 90/FF	236.00	188.00	0.9595	0.8280	90	100	16,874
Comments/Influences				236 Actual Front Feet, 1.02 Total Acres		Total Est. Land Value =					16,874

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
98 SPLIT FROM 034-00 FOR 99	X							Wood Frame	20.57	160	50	1,645
	X							Wood Frame	17.65	420	50	3,706
								Total Estimated Land Improvements True Cash Value =				5,351



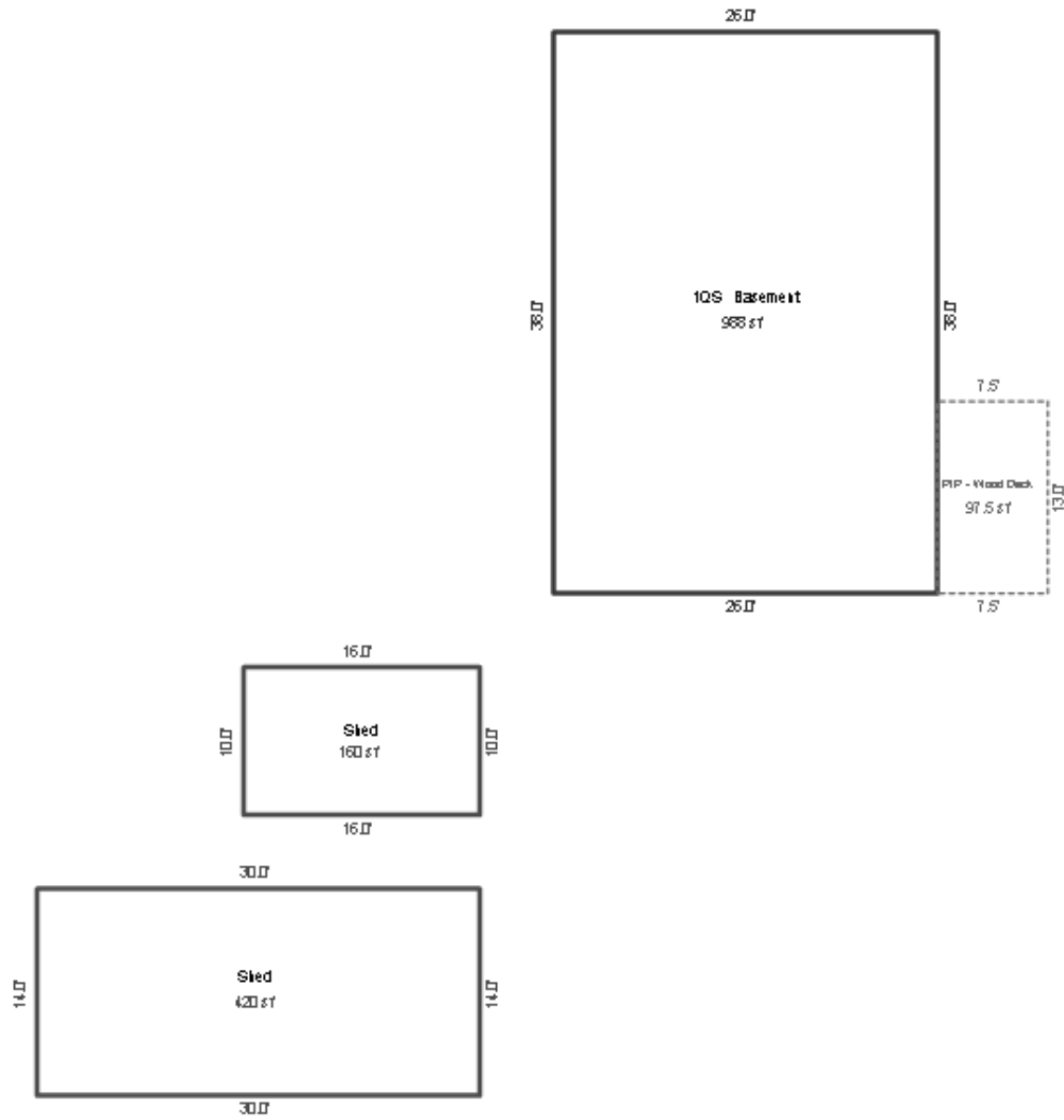
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	8,400	57,100	65,500			33,518C
Rolling	2024	8,400	49,400	57,800			32,511C
Low	2023	6,600	47,700	54,300			30,963C
High	2022	7,100	43,800	50,900			29,489C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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: D Effec. Age: 40 Floor Area: 1,482 Total Base New : 164,691 Total Depr Cost: 98,815 Estimated T.C.V: 108,697	97	Treated Wood	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100		Cls D Blt 1950			
Yr Built 1950	Remodeled 0	Ex	X	Ord	Min	0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5S						
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 988 SF Floor Area = 1482 SF.					
Room List		Doors	Solid	X	H.C.	X Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
	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 Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			1.5 Story Siding Basement 988								
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments								
X	Many Avg. X Few	Large Avg. X Small	Basement: 988 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						
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			Average Fixture(s) Water/Sewer			Average Fixture(s)					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic Water Well, 50 Feet			1000 Gal Septic					
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			Deck						
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Lump Sum Items:			Treated Wood					
Chimney: Block										Built-Ins					
										Appliance Allow.					
										Totals:					
										Notes:					
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			108,697		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
GRAY RUTH ANNE & GRAY ALA	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY	2021-02026	PROPERTY TRANSFER	0.0									
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	09-FAMILY	2018-01991	PROPERTY TRANSFER	0.0									
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	OTH	03-ARM'S LENGTH	05-0/558	DEED	0.0									
SAPP ARTHUR W JR & JEANET	GRAY RUTH ANNE	20,000	02/15/2005	WD	03-ARM'S LENGTH	05-0/559	DEED	100.0									
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status							
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 13,273									
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water		Sewer			
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.		X		Electric		X		Gas		Curb		Street Lights		Standard Utilities			
Comments/Influences		98 SPLIT FROM 034-00 FOR 99		X		X		Topography of Site		X		Level		Rolling			
		X		Low		High		Landscaped		Swamp		Wooded		Pond			
		X		Waterfront		Ravine		Wetland		Flood Plain		Year		Land Value		Building Value	
		X		Assessed Value		Board of Review		Tribunal/Other		Taxable Value		Who		When		What	
		X		2025		6,600		0		6,600						4,124C	
		X		2024		4,000		0		4,000						4,000S	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X		2023		4,000		0		4,000				3,856C			
		X		2022		4,000		0		4,000				3,673C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1000	DEED	0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANETTE M	0	01/11/2005	QC	21-NOT USED/OTHER	05-0/546	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6577 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	08/23/2018	2018-0429	100%
	P.R.E. 0%		HUD/NATIONAL STD	08/23/2018	2018-0430	100%
Owner's Name/Address	MAP #:					
WHALEY JEANNETTE M SAPP 3417 W BEELER ROAD LAKE CITY MI 49651	2025 Est TCV 146,495 TCV/TFA: 76.30					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
				Description	Frontage	Depth	* Factors *	Value
SEC 36 T22N R8W (0*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.	X			<Site Value A> SITE 15K	194	100	15000	15,000
				194 Actual Front Feet, 1.02 Total Acres			Total Est. Land Value =	15,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
12/2022 PER PHONE CALL WITH JEANNETTE, NO NEW INTERIOR FINISH, STILL ALSO TRYING TO FINISH. -JWV	X	Dirt Road				
98 SPLIT FROM 034-00 FOR 99	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	Wood Frame	20.57	160 50	1,645
	X	Sewer	Wood Frame	19.53	192 50	1,875
			Total Estimated Land Improvements True Cash Value =			3,520

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	7,500	65,700	73,200			57,182C
Rolling	2024	9,000	62,600	71,600			55,463C
Low	2023	9,000	42,200	51,200			39,394C
High	2022	9,000	38,000	47,000			37,519C
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	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		(4) Interior	X			Class: D Effec. Age: 35 Floor Area: 864 Total Base New : 123,196 Total Depr Cost: 80,077 Estimated T.C.V: 64,062			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD			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			Central Air Wood Furnace								
Yr Built 1970 REL		Remodeled 2022	Trim & Decoration	Ex	Ord	Min	(12) Electric									
Condition: Average			Size of Closets	Lg	Ord	Small	0 Amps Service									
Room List			Doors	Solid	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D Blt 1970				
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors	Kitchen: Other: Other:			Ex. Ord. Min			Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
(1) Exterior			(6) Ceilings	No. of Elec. Outlets			Many Ave. Few			Building Areas						
	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 864 Total: 93,289 60,638						
(2) Windows			(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Other Additions/Adjustments						
	Many Avg. Few Large Avg. Small		(9) Basement Finish	864 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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 308 5,174 3,363 Treated Wood 96 2,350 1,527 Totals: 123,196 80,077						
(3) Roof			(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 64,062						
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 65 74	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,056 Total Base New : 122,909 Total Depr Cost: 79,891 Estimated T.C.V: 63,913	
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family HUD		Cls D		Blt 1970			
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		No./Qual. of Fixtures		Ex. Ord. Min		No. of Elec. Outlets		Many Ave. Few	
A-Frame		Trim & Decoration		No. of Elec. Outlets			(13) Plumbing		Ex. Ord. Min		Many Ave. Few		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
Wood Frame		Ex Ord Min		Kitchen: Other: Other:			1 Average Fixture(s)		No. of Elec. Outlets		Many Ave. Few		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 1000 Gal Septic 1 2000 Gal Septic	
Building Style: HUD		Size of Closets		Lg Ord Small			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:			
Yr Built Remodeled 1970 REL 0		Doors Solid H.C.		(5) Floors			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:					
Condition: Excellent		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:							
Room List		(7) Excavation			Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
Basement 1st Floor 2nd Floor Bedrooms		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
(1) Exterior		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
Wood/Shingle Aluminum/Vinyl Brick		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
Insulation		Joists: Unsupported Len: Cntr.Sup:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
(2) Windows		Many Avg. Few Large Avg. Small			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
(3) Roof		Gable Hip Flat Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:						
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		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.
		97,350	01/01/2002	WD	33-TO BE DETERMINED	02-0:0249	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6535 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COMMUNITY CHURCH OF CHRIST 6110 W BLUE ROAD 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	Front Depth	Rate %Adj.	Reason	Value	
SEC 36 T22N R8W (0*1998) N 537 FT OF E 330 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF. 3.5A.	X	Dirt Road		INFO FOR SIZE 0	330.00	462.00	1.0000	0.0000	0	100*	0
		Gravel Road		COMMERCIAL 2-4A	9000	3.50 Acres	9000	100			31,500
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
		Storm Sewer		330 Actual Front Feet,	3.50 Total Acres	Total Est. Land Value =					31,500

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
MICHIGAN ID # 800877509 TO TE FOR 03.. CHURCH	X	Gas	D/W/P: Asphalt Paving	2.91	15000 100	43,650
	X	Curb	Total Estimated Land Improvements True Cash Value =			43,650

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	2024	2023	2022
TPC 04/30/2021	INSPECTED		EXEMPT	EXEMPT	0	0
TPC 12/27/2017	INSPECTED		EXEMPT	EXEMPT	0	0
TPC 05/08/2017	INSPECTED		EXEMPT	EXEMPT	0	0

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

Desc. of Bldg/Section:
 Calculator Occupancy: Visitor Centers

Class: D,Pole
 Floor Area: 5,400
 Gross Bldg Area: 5,400
 Stories Above Grd: 1
 Average Sty Hght : 16
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 20
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **

Quality: Low Cost
 Heat#1: Package Heating & Cooling 100
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 5400
 Ave. Perimeter: 319
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

Area:
 Type: Low

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 16 Perimeter: 319

Base Rate for Upper Floors = 104.13

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.01 100%
 Adjusted Square Foot Cost for Upper Floors = 133.14

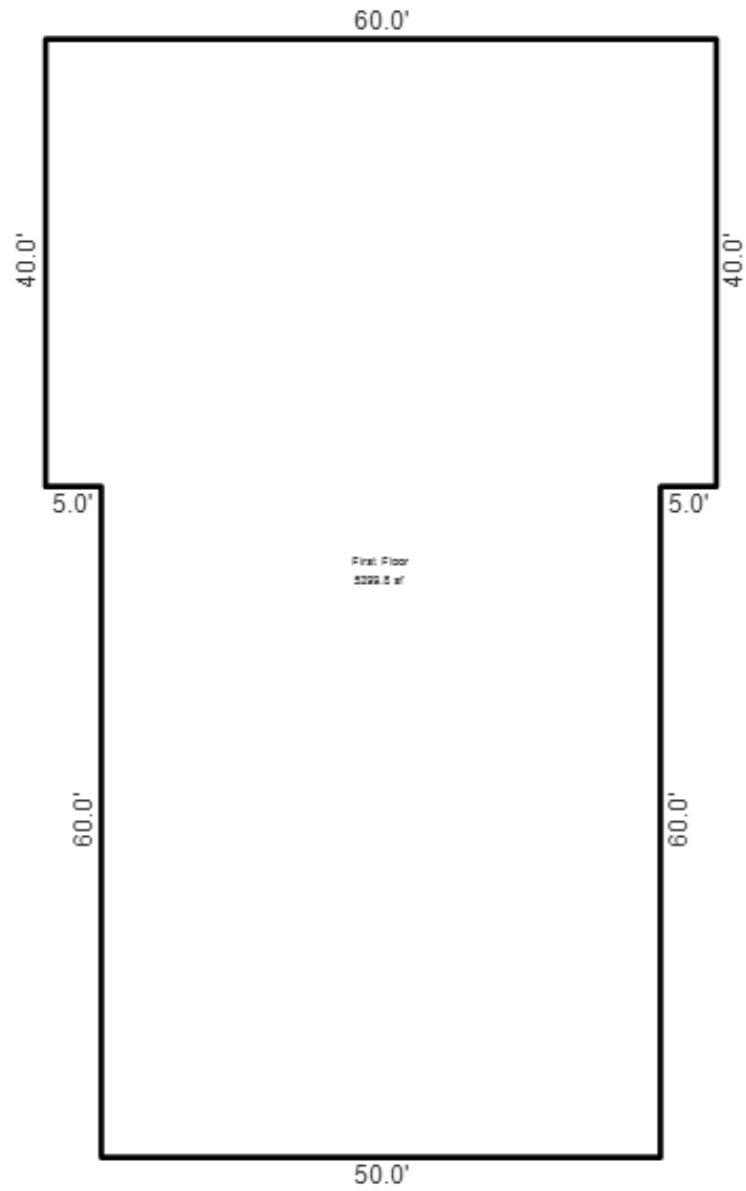
Total Floor Area: 5,400 Base Cost New of Upper Floors = 718,956

Reproduction/Replacement Cost = 718,956
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 431,374

ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 388,236
 Replacement Cost/Floor Area= 133.14 Est. TCV/Floor Area= 71.90

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE & GRAY ALA	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY	2021-02026	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	09-FAMILY	2018-01991	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	OTH	21-NOT USED/OTHER	05-0/558	DEED	0.0
SAPP ARTHUR W JR & JEANET	GRAY RUTH ANNE	0	01/15/2005	WD	21-NOT USED/OTHER	05-0/559	DEED	100.0

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%					
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 13,273					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements			* Factors * 160 X 231				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			A 200' @ 90/FF	160.00	231.00	1.0574 0.8717	90 100
			160 Actual Front Feet, 0.85 Total Acres			Total Est. Land Value =	13,273

Tax Description	X	Value
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.	X	13,273

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

Topography of Site	X	Value
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
2025	6,600	0	6,600			3,895C
2024	6,600	0	6,600			3,778C
2023	5,200	0	5,200			3,599C
2022	4,800	0	4,800			3,428C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1000	DEED	0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANNETTE M	0	01/11/2005	QC	21-NOT USED/OTHER	05-0/546	DEED	0.0

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					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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WHALEY JEANNETTE M SAPP 3417 W BEELER ROAD LAKE CITY MI 49651	2025 Est TCV 15,337
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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	194.00	231.00	1.0076	0.8717	90	100		15,337
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194 Actual Front Feet, 1.03 Total Acres								Total Est. Land Value =	15,337
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Tax Description	X	Dirt Road
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SEC 36 T22N R8W (0*1998) BEG 330 FT W & 306 FT S OF NE COR OF NE 1/4 IF NW 1/4 TH S 231 FT, W 194 FT, N 231 FT, E 194 FT TO POB. 1.03A.	X	Gravel Road
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Comments/Influences	X	Paved Road
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98 SPLIT FROM 034-00 FOR 99	X	Storm Sewer
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	X	Sidewalk
--	---	----------

	X	Water Sewer
--	---	-------------

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

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

		Curb
--	--	------

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

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

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

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	7,700	0	7,700			3,423C
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2024	6,000	0	6,000			3,321C
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2023	5,500	0	5,500			3,163C
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2022	4,500	0	4,500			3,013C
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Who When What

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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		
6763 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/20/2005	20050071	Complete		
Owner's Name/Address		P.R.E. 100% 07/22/1994								
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 223,468 TCV/TFA: 160.54						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 36 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYINGS'LY OF S R/W LINE HWY M-55. 9.4318 A.		Gravel Road		Residentia 8 - 17 @\$5000	9.43 Acres			5000 100	47,150	
Comments/Influences		Paved Road		9.43 Total Acres Total Est. Land Value =					47,150	
231-839-2861		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size % Good	Cash Value			
		Water		Residential Local Cost Land Improvements						
		Sewer		Description	Rate	Size % Good	Cash Value			
		Electric		LAND IMPROVE 1000	1,000.00	1 95	950			
		Gas		Total Estimated Land Improvements True Cash Value =					950	
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Level		2025	23,600	88,100	111,700			51,063C
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2024	14,100	75,700	89,800		49,528C
		TPC 12/27/2017 INSPECTED			2023	13,200	68,100	81,300		47,170C
					2022	9,400	58,700	68,100		44,924C

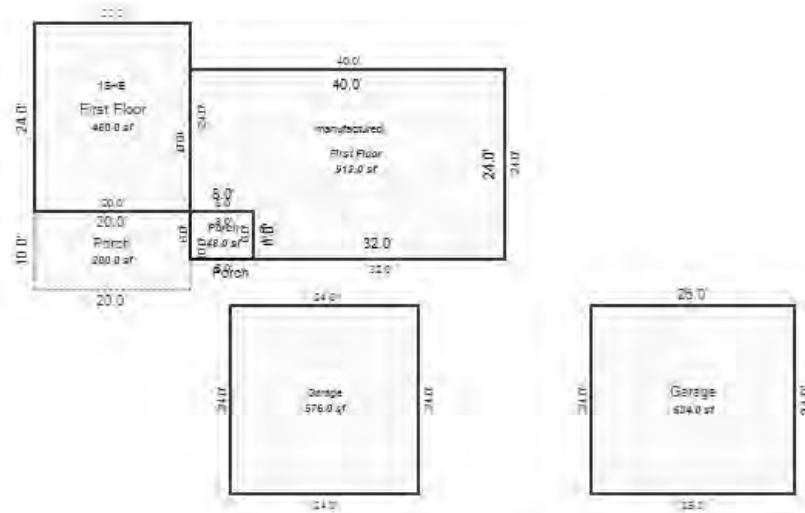


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 48	Type WCP (1 Story)	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,392 Total Base New : 228,558 Total Depr Cost: 159,425 Estimated T.C.V: 175,368			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 C Blt 1981					
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1392 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Building Areas						
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding Foundation Crawl Space Basement			Size 912 480			Cost New 188,475 131,933		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Plumbing			Average Fixture(s)			1,018		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
(2) Windows		Many Avg.	X	Large Avg.		Small	Plumbing			Water/Sewer			Average Fixture(s)			1,018		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
(3) Roof		(9) Basement Finish		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
X	Asphalt Shingle	(10) Floor Support		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
		Lump Sum Items:		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
		Notes:		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		
		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCv:		Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Water/Sewer			Average Fixture(s)			1,018		

*** 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.
JOHNSTON ROBERT R &		0	09/01/2021	QC	09-FAMILY		OTHER	0.0
JOHNSTON TODD E	JOHNSTON TODD & JENNIFER	0	09/01/2021	QC	09-FAMILY	2021-03007	PROPERTY TRANSFER	0.0
JOHNSTON ROBERT R ETAL TC	JOHNSTON ROBERT R ETAL JT	0	07/16/2007	QC	21-NOT USED/OTHER	2007/3158	DEED	75.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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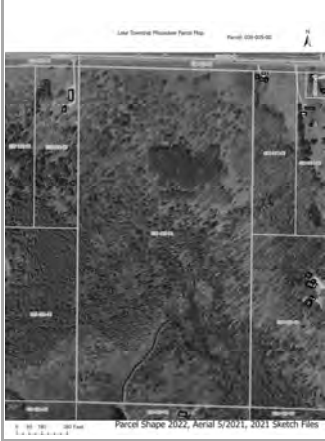
W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
JOHNSTON TODD & JENNIFER 2796 BYRON STATION DR SW BYRON CENTER MI 49315	2025 Est TCV 287,590

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 66 - 120 \$3700 77.73 Acres 3700 100 287,590
			77.73 Total Acres Total Est. Land Value = 287,590

Tax Description	X	Comments/Influences
. SEC 36 T22N R8W W 1/2 OF NW 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG ON W SEC LINE 2.55 FT S OF NW COR TH ON A 17188 FT RADIUS RH CURVE 225.19 FT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH S 89 DEG 7' 4" E 1500 FT TO END. 77.7273 A.	X	
2011 COUNTY EQ LV \$2,100=\$163,225	X	

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021 INSPECTED			2025	143,800	0	143,800			66,910C
TPC 12/27/2017 INSPECTED			2024	108,800	0	108,800			64,899C
			2023	93,300	0	93,300			61,809C
			2022	77,700	0	77,700			58,866C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAW DOUGLAS R & ZITA I	SULLIVAN DEVIN J	338,000	04/14/2023	WD	03-ARM'S LENGTH	2023-01035	PROPERTY TRANSFER	100.0
		124,000	08/01/2002	WD	03-ARM'S LENGTH	02-0:3595	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6540 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	04/16/2008	20080095	Complete
	P.R.E. 100% 04/25/2023		Pole Barn	10/14/2004	20040411	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 241,497 TCV/TFA: 230.00
SULLIVAN DEVIN J 6540 W WALENJUS RD LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.				
Comments/Influences				
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residential 8 - 17 @\$5000 10.00 Acres 5000 100 50,000 10.00 Total Acres Total Est. Land Value = 50,000
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.06 2800 0 0 Wood Frame 25.13 180 50 2,261 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 100 2,500 Total Estimated Land Improvements True Cash Value = 4,761



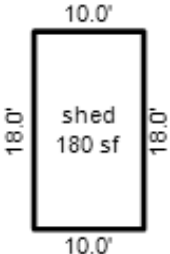
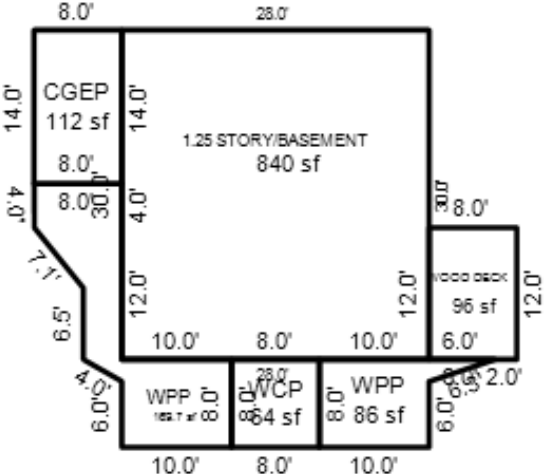
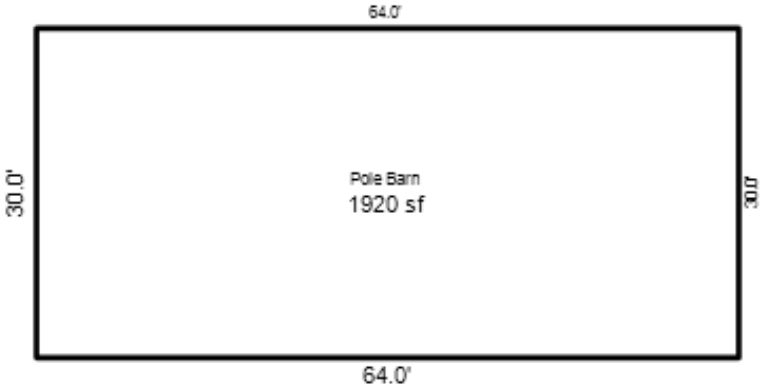
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2025	25,000	95,700	120,700			100,522C
TPC 04/30/2021 INSPECTED	2024	15,000	82,500	97,500			97,500S
TPC 05/06/2018 INSPECTED	2023	14,000	79,900	93,900			64,992C
TPC 12/27/2017 INSPECTED	2022	10,000	73,600	83,600			61,898C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 64 255 96	Type CGEP (1 Story) WCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,050 Total Base New : 230,132 Total Depr Cost: 169,760 Estimated T.C.V: 186,736			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 = 840 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C 5 Blt 1982			
Yr Built 1982	Remodeled 2003	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Lg	X	Ord	Small	0 Amps Service			1.25 Story Siding Basement 840			Total: 153,307 107,311				
Room List		Doors	Solid	H.C.	X Ex. Ord. Min			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Plumbing			Recreation Room 420 8,005 5,603 Basement, Outside Entrance, Above Grade 1 1,844 1,291						
(1) Exterior		(6) Ceilings		Many X Ave. Few			(13) Plumbing			Plumbing						
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			(14) Water/Sewer			Water/Sewer						
(2) Windows		(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well			Porches						
X	Many Avg. X Few	Large Avg. X Small	Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Lump Sum Items:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CGEP (1 Story) WCP (1 Story) WPP						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Notes:			Deck			Treated Wood 96 2,469 1,728						
(3) Roof		420 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,727 1,909						
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1000 Gal Septic 2000 Gal Septic			Garages			Class: D Exterior: Pole (Unfinished) Base Cost 1920 36,134 33,966 *						
X	Asphalt Shingle	(10) Floor Support		Notes:			Totals:			230,132 169,760						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:			186,736						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A	0	06/22/2015	WD	32-SPLIT VACANT	2015-0176	PROPERTY TRANSFER	0.0
LUTZ KEITH & MARILYN (H/W	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	21-NOT USED/OTHER	06-0/593	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 12/19/2000					
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Owner's Name/Address	MAP #:
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LUTZ KEITH E & MARILYN A TRUST P O BOX 471 LAKE CITY MI 49651	2025 Est TCV 18,500
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3700	5.00 Acres	3700	100				18,500
5.00 Total Acres Total Est. Land Value =								18,500

Tax Description	X	Dirt Road
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SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A 6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN. FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4. 15A.	X	Gravel Road
	X	Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer
	X	Electric
		Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

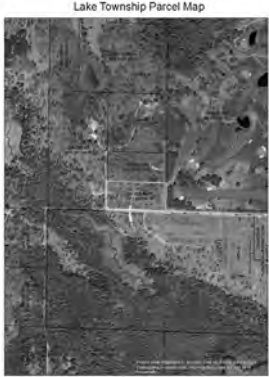
Comments/Influences	Topography of Site
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	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	0	9,300			2,864C
2024	7,500	0	7,500			2,778C
2023	7,500	0	7,500			2,646C
2022	6,300	0	6,300			2,520C

Who	When	What
TPC	05/30/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A & KATHY L	24,000	06/22/2015	WD	32-SPLIT VACANT	2015-02176	PROPERTY TRANSFER	100.0
ALDERDEN WILLIAM & SUSAN	STROM DAVID A & KATHY L	220,000	06/03/2014	WD	03-ARM'S LENGTH	2014-03807	PROPERTY TRANSFER	100.0
		172,000	12/01/1998	WD	33-TO BE DETERMINED	324:788	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6666 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	02/04/2016	2016-0041	100%
	P.R.E. 100% 10/09/2014					

Owner's Name/Address	MAP #:
STROM DAVID A & KATHY L 6666 W WALENJUS LAKE CITY MI 49651	2025 Est TCV 491,788 TCV/TFA: 160.09

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
Residentia 18 -29 @\$3700					20.00 Acres	3700	100	74,000
20.00 Total Acres					Total Est. Land Value =			74,000

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 36 T22N R8W NW 1/4 OF SE 1/4 OF NW 1/4. 10A M/L & 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W 10A M/L	X	Dirt Road	8.06	480	50	1,934
Comments/Influences		Gravel Road	8.06	778	50	3,135
2016 TRANSFER IN OF 10A FROM 035-007-00 ADD A/C, SHED, 2 RS, & DECK FOR 10.	X	Paved Road	3.06	5500	50	8,415
2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W - EXEMPT TRANSFER OF PARCEL BOUNDRY FROM 009-036-007-00 LUTZ	X	Storm Sewer	15.39	1200	50	9,234
		Sidewalk	28.43	100	50	1,421
		Water	Total Estimated Land Improvements True Cash Value =			24,139
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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

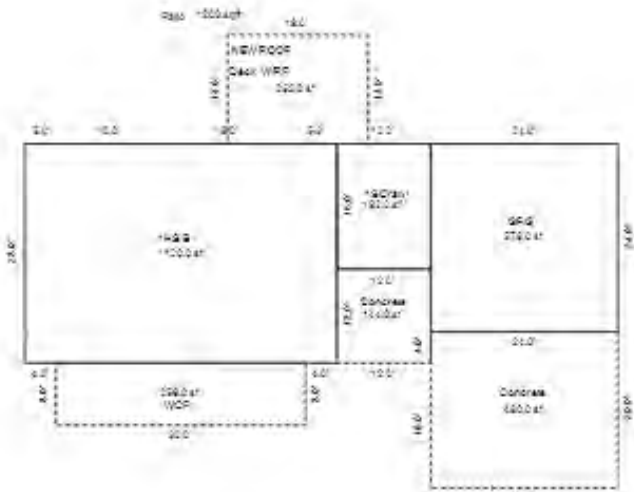
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,000	208,900	245,900			154,193C
2024	30,000	182,000	212,000			149,557C
2023	26,000	167,700	193,700			142,436C
2022	20,000	153,900	173,900			135,654C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 256 WCP (1 Story) 288 CCP (1 Story) 252 Treated Wood 168 Treated Wood 9 Treated Wood 12 Treated Wood	Type	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0																																																																													
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																							
Building Style: 1.5S			Drywall Paneled				Plaster Wood T&G																																																																																					
Yr Built 1995		Remodeled 0			Ex	X	Ord																																																																																					
Condition: Average		Size of Closets					Min																																																																																					
Room List			Doors				Solid	X	H.C.																																																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																																							
(1) Exterior			Kitchen: Other: Other:		150	Amps Service																																																																																						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																																																																							
	Insulation				Ex.	X	Ord.		Min																																																																																			
(2) Windows		(7) Excavation			No. of Elec. Outlets																																																																																							
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few																																																																																			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																																																																																							
			Basement: 1120 S.F. Crawl: 192 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																																																																																						
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																							
	Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																									
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1312 SF Floor Area = 1872 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,120</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>259,559</td> <td>220,605</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,455</td> <td>1,237</td> </tr> <tr> <td>3 Fixture Bath</td> <td>9,159</td> <td>7,785</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1000 Gal Septic</td> <td>4,795</td> <td>4,076</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>5,725</td> <td>4,866</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>WCP (1 Story)</td> <td>9,088</td> <td>7,725</td> </tr> <tr> <td>CCP (1 Story)</td> <td>7,024</td> <td>5,970</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Treated Wood w/Roof (Deck Portion)</td> <td>4,748</td> <td>4,036</td> </tr> <tr> <td>Treated Wood w/Roof (Roof portion)</td> <td>3,997</td> <td>3,397</td> </tr> <tr> <td>Treated Wood</td> <td>3,639</td> <td>3,093</td> </tr> <tr> <td>Treated Wood</td> <td>405</td> <td>344</td> </tr> <tr> <td>Treated Wood</td> <td>540</td> <td>459</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>29,434</td> <td>25,019</td> </tr> <tr> <td>Storage Over Garage</td> <td>3,900</td> <td>3,315</td> </tr> </tbody> </table> Class: C Exterior: Pole (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,120			1 Story	Siding	Crawl Space	192			Total:				259,559	220,605	Average Fixture(s)	Cost	Depr.	1	1,455	1,237	3 Fixture Bath	9,159	7,785	Item	Cost	Depr.	1000 Gal Septic	4,795	4,076	Water Well, 100 Feet	5,725	4,866	Item	Cost	Depr.	WCP (1 Story)	9,088	7,725	CCP (1 Story)	7,024	5,970	Item	Cost	Depr.	Treated Wood w/Roof (Deck Portion)	4,748	4,036	Treated Wood w/Roof (Roof portion)	3,997	3,397	Treated Wood	3,639	3,093	Treated Wood	405	344	Treated Wood	540	459	Item	Cost	Depr.	Base Cost	29,434	25,019	Storage Over Garage	3,900	3,315
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Desc. of Bldg/Section:
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole
 Floor Area: 1,200
 Gross Bldg Area: 1,200
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 20
 Physical %Good: 44
 Func. %Good : 100
 Economic %Good: 100

1995 Year Built
 2016 Remodeled

Overall Bldg Height

Comments:
 1995-2016 NO CONCRETE

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1200
 Ave. Perimeter: 140
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 140

Base Rate for Upper Floors = 26.36

Adjusted Square Foot Cost for Upper Floors = 26.36

Total Floor Area: 1,200 Base Cost New of Upper Floors = 31,632

Reproduction/Replacement Cost = 31,632
 Total Depreciated Cost = 13,918

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 12,944
 Replacement Cost/Floor Area= 26.36 Est. TCV/Floor Area= 10.79

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GREAT WATER INVESTMENTS L	DEKAM CHRISTOPHER & SAMAN	157,700	03/23/2018	WD	03-ARM'S LENGTH	2018-00849	PROPERTY TRANSFER	100.0			
SECRETARY OF HUD	GREAT WATER INVESTMENTS L	71,000	09/27/2017	WD	11-FROM LENDING INSTITUT	2017-02995	PROPERTY TRANSFER	100.0			
PNC MORTGAGE	SECRETARY OF HUD	1	02/16/2017	WD	11-FROM LENDING INSTITUT	2017-00710	PROPERTY TRANSFER	0.0			
GRUNDER KORY	PNC MORTGAGE	86,100	08/12/2016	SD	10-FORECLOSURE	2016-02732	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6520 W WALENJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST		Addition		05/01/2006		20060075	Complete		
Owner's Name/Address		P.R.E. 100% 04/03/2018		MAP #:		2025 Est TCV 268,655 TCV/TFA: 141.10					
DEKAM CHRISTOPHER & SAMANTHA 6520 W WALENJUS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Tax Description		X		Public Improvements		* Factors *					
.N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 36, T22N R8W., INCLUDING AN EASEMENT OVER AND ACROSS THE WEST 33 FEET OF THE W 1/2 OF THE NW 1/4 OF SEC 36 T22N R8W. 5 A M/L		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
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	
		X		PRIVATE RD		Year		Land Value		Building Value	
				Who		When		What		2025	
				TPC 04/30/2021 INSPECTED		2024		7,500		102,400	
				TPC 12/27/2017 INSPECTED		2023		7,500		99,300	
				TPC 12/20/2013 INSPECTED		2022		6,300		88,200	
										134,300	
										109,900	
										106,800	
										94,500	
										94,872C	
										92,020C	
										87,639C	
										83,466C	

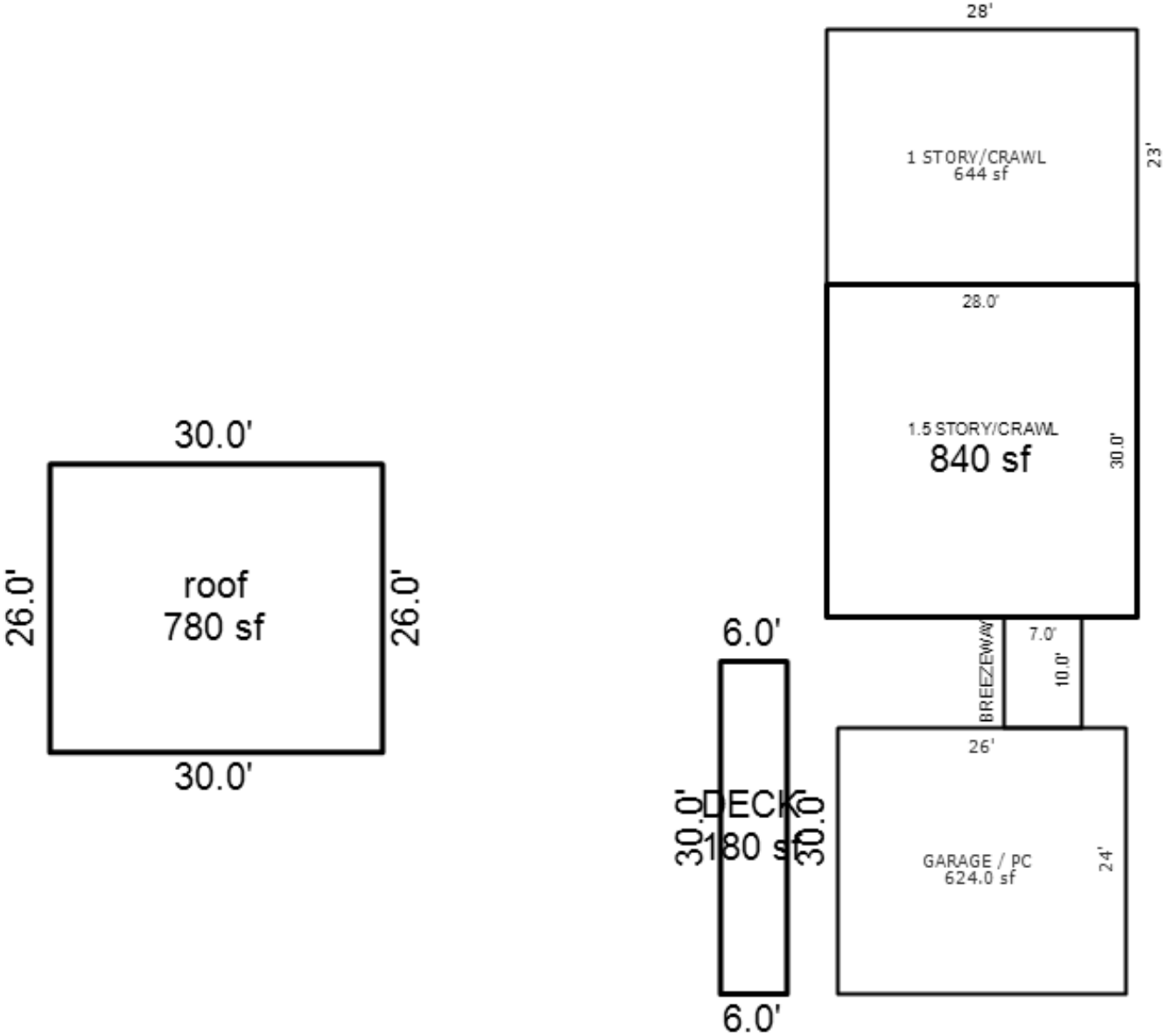


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1982 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							180 780 70	Treated Wood Roof Cover Onl Brzwy, FW					
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,904 Total Base New : 279,218 Total Depr Cost: 216,095 Estimated T.C.V: 237,705								
Yr Built 1982 200	Remodeled 2006	Ex	X	Ord		Min	(12) Electric			E.C.F. X 1.100								
Condition: Average		Size of Closets			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1484 SF Floor Area = 1904 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Other: Other:			Many			X	Ave.		Few	(13) Plumbing					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1.5 Story								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1484 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story								
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Lump Sum Items:			Average Fixture(s)			Water/Sewer								
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Notes:			3 Fixture Bath			Deck								
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			1000 Gal Septic			Treated Wood w/Roof (Roof portion)								
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney:		Totals:			Garages										
X	Asphalt Shingle			Totals:			Base Cost			Built-Ins								
				Totals:			Appliance Allow.			Fireplaces								
				Totals:			Exterior 1 Story			Breezeways								
				Totals:			Frame Wall			Garages								
				Totals:			Notes:			Class: C Exterior: Pole (Unfinished)								
				Totals:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			Base Cost								
				Totals:			Built-Ins			Appliance Allow.								
				Totals:			Fireplaces			Exterior 1 Story								
				Totals:			Breezeways			Frame Wall								
				Totals:			Garages			Class: C Exterior: Pole (Unfinished)								
				Totals:			Base Cost			Built-Ins								
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				Totals:			Fireplaces			Exterior 1 Story								
				Totals:			Breezeways			Frame Wall								
				Totals:			Garages			Class: C Exterior: Pole (Unfinished)								
				Totals:			Base Cost			Built-Ins								
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				Totals:			Notes:			Class: C Exterior: Pole (Unfinished)								
				Totals:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			Base Cost								
				Totals:			Built-Ins			Appliance Allow.								
				Totals:			Fireplaces			Exterior 1 Story								
				Totals:			Breezeways			Frame Wall								
				Totals:			Garages			Class: C Exterior: Pole (Unfinished)								
				Totals:			Base Cost			Built-Ins								
				Totals:			Appliance Allow.			Fireplaces								
				Totals:			Exterior 1 Story			Breezeways								
				Totals:			Frame Wall			Garages								
				Totals:			Notes:			Class: C Exterior: Pole (Unfinished)								
				Totals:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:			Base Cost								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A	24,000	06/22/2015	PTA	32-SPLIT VACANT	PTA	PROPERTY TRANSFER	0.0
LUTZ KEITH (MM)	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	21-NOT USED/OTHER	06-0/592	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6511 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651	2025 Est TCV 458,881 TCV/TFA: 298.75					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Dirt Road								
	X			Gravel Road	30 - 65	\$3700	44.30	Acres	3700	100		163,910
				Paved Road								
				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: 3.5 Concrete					6.49	800	71	3,686
				Total Estimated Land Improvements True Cash Value = 3,686								

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 & THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 EXCEPT THE EAST 660.00 FEET OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 7/18/2016 INTO 009-036-009-60, 009-036-009-70, 009-036-009-80



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

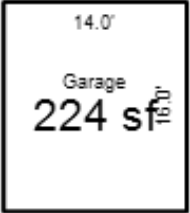
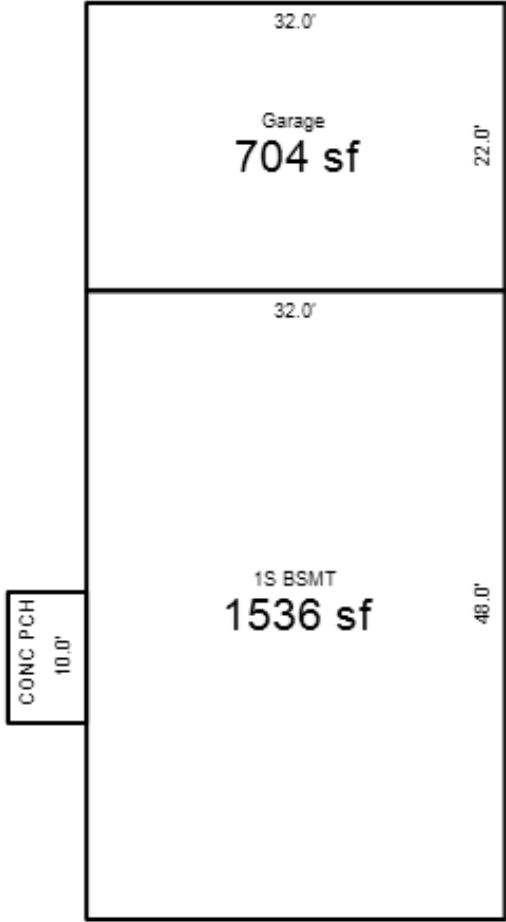
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	93,200	136,200	229,400			107,657C
2024	77,700	117,100	194,800			104,420C
2023	64,400	113,400	177,800			99,448C
2022	49,500	104,300	153,800			94,713C

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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	Type CPP	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,536 Total Base New : 353,166 Total Depr Cost: 244,441 Estimated T.C.V: 268,885		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 = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1979		Carpport Area:		
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Roof:		
Condition: Average		Lg	X	Ord		Small	0 Amps Service			1 Story Siding Basement 1,536		Total: 227,647 159,347				
Room List		Doors		Solid	X	H.C.	X Ex. Ord. Min			Other Additions/Adjustments		Basement Living Area 1536 54,298 38,009				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing		Basement, Outside Entrance, Below Grade 1 2,523 1,766				
(1) Exterior							Many X Ave. Few			Average Fixture(s)		Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation			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			Water/Sewer		1000 Gal Septic Water Well, 100 Feet				
(2) Windows		(7) Excavation		Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well		Porches		CPP 60 1,379 965		
X	Many Avg. X Few	Large Avg. Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic 2000 Gal Septic			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 704 28,174 19,722 Common Wall: 1 Wall 1 -2,647 -1,853			
(3) Roof		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Plumbing		Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 11,536 5,307 *				
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			1 1000 Gal Septic 2000 Gal Septic			Appliance Allow.		1 2,727 1,909			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Fireplaces			Exterior 2 Story		1 7,910 5,537				
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Exterior 2 Story		1 7,910 5,537				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	HERWERYER JOSH & MEGHAN	18,500	07/22/2016	QC	03-ARM'S LENGTH	2016-03147	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6305 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	03/12/2021	2021-0111	100%
Owner's Name/Address	P.R.E. 100% 11/01/2017		New House	10/14/2016	2016-0531	100%
HERWERYER JOSH & MEGHAN 6305 W WALNJUS RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 372,052 TCV/TFA: 231.38					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Residentia 3 - 7 @\$6000	6.07 Acres	6000	100		36,420
				6.07 Total Acres Total Est. Land Value =					36,420

Tax Description	X	Level	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF	X	Rolling	D/W/P: 3.5 Concrete	6.49	277	50	899
		Low	D/W/P: 3.5 Concrete	6.49	22	50	71
		High	D/W/P: 4in Ren. Conc.	8.06	1180	50	4,755
			Total Estimated Land Improvements True Cash Value =					5,725

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF	X	Level	2025	18,200	167,800	186,000			129,064C
		Rolling	2024	9,100	144,400	153,500			125,184C
		Low	2023	9,100	139,800	148,900			119,223C
		High	2022	7,600	128,500	136,100			113,546C

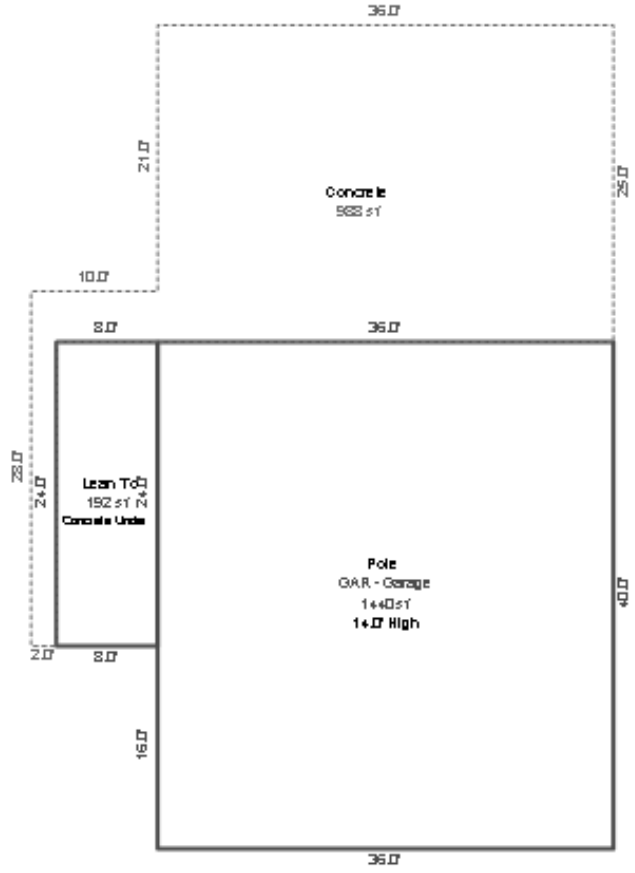
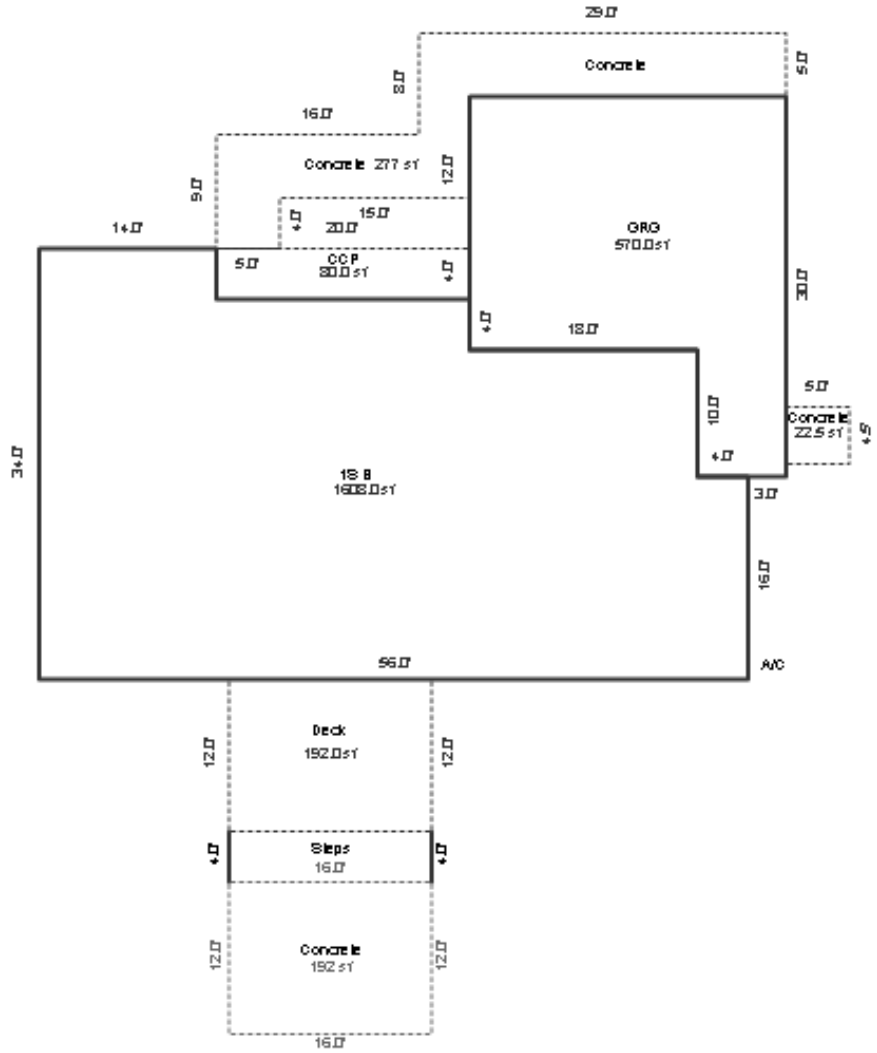


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 192 192	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 570 % 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: 7 Floor Area: 1,608 Total Base New : 322,491 Total Depr Cost: 299,915 Estimated T.C.V: 329,907			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 2016	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1608 SF Floor Area = 1608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Cls C Blt 2016						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas			Total: 231,451 215,248						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
Insulation				Ex. Ord. Min			1 Story Siding Basement 1,608									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments									
Many Avg. Few	Large Avg. Small	Basement: 1608 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Basement, Outside Entrance, Below Grade			1 2,523 2,346						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 1,455 1,353 1 4,580 4,259 1 3,064 2,850						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 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			1000 Gal Septic Water Well, 100 Feet			1 4,795 4,459 1 5,725 5,324						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches									
Chimney:		Joists: Unsupported Len: Cntr.Sup:					CCP (1 Story) Deck			80 2,274 2,115 192 3,971 3,693 192 3,210 2,985						
							Treated Wood w/Roof (Roof portion)			192 3,971 3,693 192 3,210 2,985						
							Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost			570 24,288 22,588						
							Common Wall: 1.5 Wall			1 -3,971 -3,693						
							Door Opener			2 1,078 1,003						
							Class: C Exterior: Pole (Unfinished)									
							Door Opener			2 1,078 1,003						
							Base Cost			1440 34,243 31,846						
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LASKOWSKI DAVID	URBANAVAGE RONALD & TIERR	28,000	12/07/2022	WD	03-ARM'S LENGTH	2022-03792	PROPERTY TRANSFER	100.0
LUTZ KEITH E & MARILYN A	LASKOWSKI DAVID	22,000	06/03/2020	WD	03-ARM'S LENGTH	2020-01531	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6329 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	09/10/2024	PE24-0167	60%
Owner's Name/Address	P.R.E. 0%		Construction (new)	08/26/2024	PM24-0136	60%
URBANAVAGE RONALD & TIERRA L PO BOX 273 LAKE CITY MI 49651	MAP #:		New House	02/27/2024	PB24-0009	60%

2025 Est TC	300,818 TC	TFA: 124.30	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
X	Improved	Vacant	* Factors *				
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17 @ \$5000	9.85 Acres	5000	100	49,250
			9.85 Total Acres Total Est. Land Value =				49,250

Tax Description
 SEC 36 T22N R8W PCL C & PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P204. 9.85A.
 2024 COMBINATION WITH 009-036-009-80 ON 4/25/2023
 FORMERLY 2020-01531 PARCEL D BOOK OF SURVEYS S-5P204: PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION



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

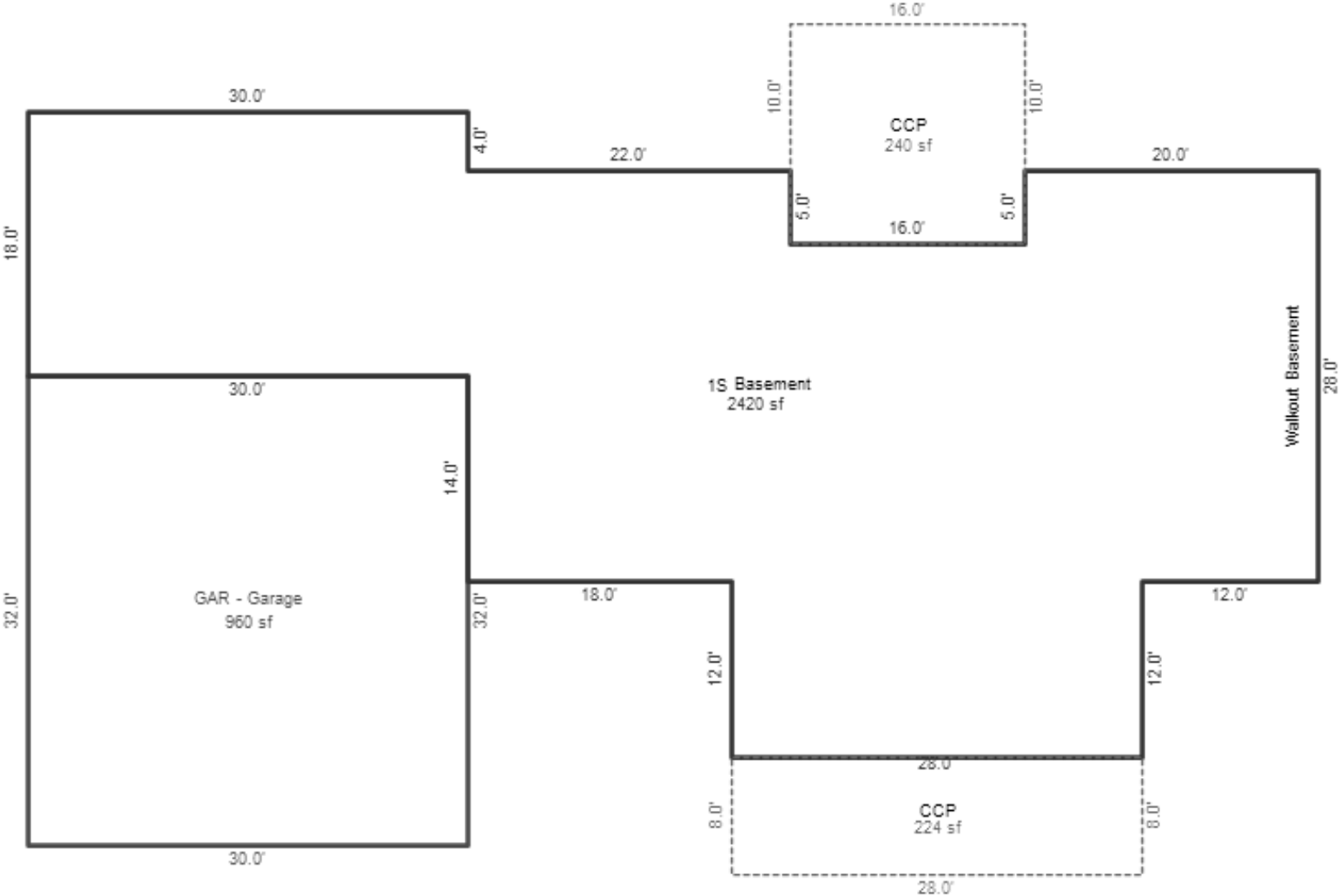
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	24,600	125,800	150,400			141,058C
	TPC 11/27/2024	INSPECTED	2024	14,800	0	14,800			14,800S
	TPC 04/30/2021	INSPECTED	2023	9,100	0	9,100			9,100S
	TPC 12/27/2017	INSPECTED	2022	7,600	0	7,600			7,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 224 240	Type CCP (1 Story) CCP (1 Story)	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 690 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 1 Floor Area: 2,420 Total Base New : 385,015 Total Depr Cost: 381,164 Estimated T.C.V: 419,280			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 2024					
Yr Built 2024	Remodeled 0	Ex	Ord		Min	0 Amps Service			Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 2420 SF Floor Area = 2420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99							
Condition: Average Part. Construct.: 60%		Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments			Plumbing			Water/Sewer					
	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 2,420			Total: 320,073 316,872						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches			Garages						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 2420 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			CCP (1 Story) CCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 690 27,786 Common Wall: 2 Wall 1 -5,295 -5,242 Door Opener 2 1,078 1,067						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Built-Ins			Totals: 385,015 381,164						
	Many Avg. Few Large Avg. Small	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Appliance Allow. 1 2,727 2,700			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 419,280 60% Completed => Est. True Cash Value 2025 =						
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:															
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.
POGUE JOHN & RENEE	KRICK MICHAEL J & AMY J	285,000	07/15/2019	WD	03-ARM'S LENGTH	2019-02196	PROPERTY TRANSFER	100.0
LUTZ KEITH E & MARILYN A	POGUE JOHN & RENEE	18,000	09/18/2013	WD	03-ARM'S LENGTH	2013-03223	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6255 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/22/2020	2020-0537	100%
	P.R.E. 100% 08/11/2019		New House	10/24/2013	2013-0539	100%

Owner's Name/Address	MAP #:
KRICK MICHAEL J & AMY J 6255 W WALLENJUS RD LAKE CITY MI 49651	2025 Est TCV 368,268 TCV/TFA: 197.99

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
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.								
			A 200' @ 90/FF 330.00 500.00 0.8823 1.0574 90 100 27,709						
			330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value = 27,709						

Tax Description	Description	Rate	Size	% Good	Cash Value
PARCEL "B": PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST /4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88° 12'29"W, ALONG THE NORTH LINE OF SAID SECTION 1313.18 FEET, TO THE EAST1/16TH LINE AND THE POINT OF BEGINNING; THENCE S00°58'04"W, ALONG SAID LINE 500.00 FEET; THENCE N88° 12'29"W, 165.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88° 12'29"E ALONG SAID	D/W/P: 4in Ren. Conc.	8.06	1066	0	0
	Residential Local Cost Land Improvements				
	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1	95	2,375
	Total Estimated Land Improvements True Cash Value =				2,375

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	13,900	170,200	184,100			147,976C
	Rolling	2024	13,900	146,200	160,100			143,527C
	Low	2023	10,800	146,400	157,200			136,693C
	High	2022	8,300	134,600	142,900			130,184C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

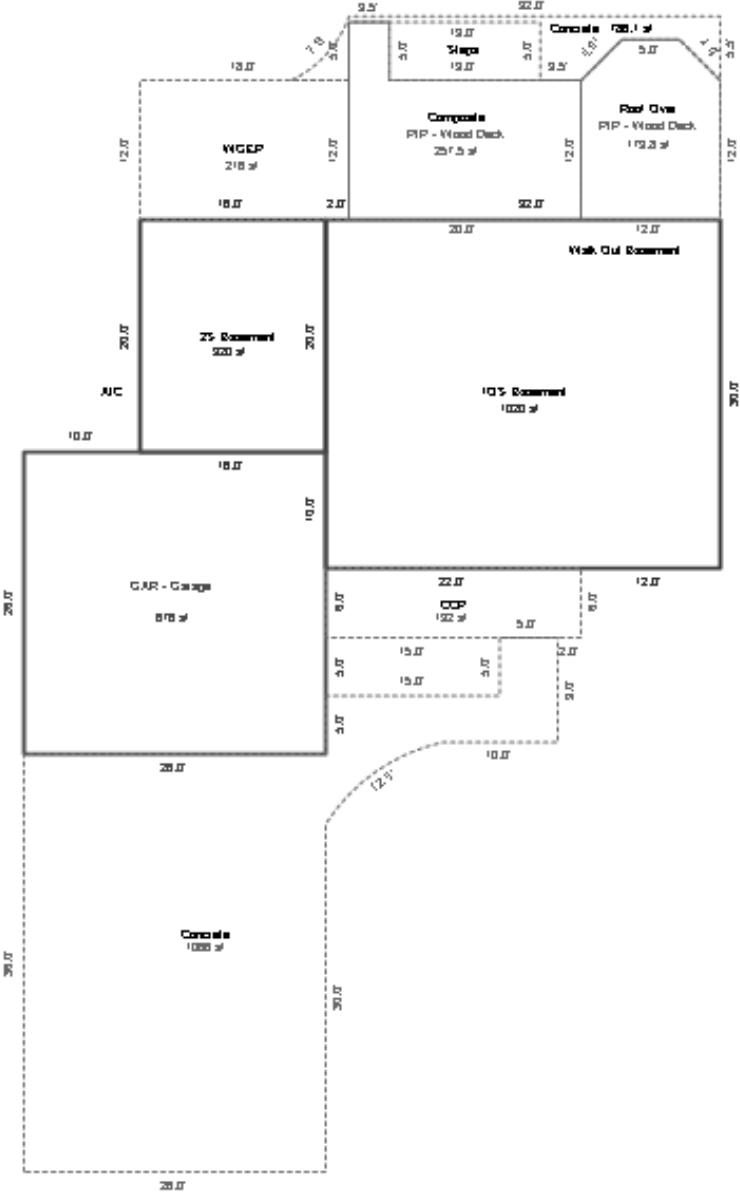


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 135 257 173	Type WGEP (1 Story) CCP (1 Story) Composite Composite	Year Built: 2014 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: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 10 Floor Area: 1,860 Total Base New : 341,617 Total Depr Cost: 307,440 Estimated T.C.V: 338,184
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2014						
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric			Ground Area = 1340 SF Floor Area = 1860 SF.						
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas						
Wood Frame		Ex Ord Min		0 Amps Service			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
Building Style: 1.25S		Lg Ord Small		No. of Elec. Outlets			Many Ave. Few			1 Story Siding Basement 1,020						
Yr Built Remodeled 2014 0		Size of Closets		(13) Plumbing			Average Fixture(s)			2 Story Siding Basement 320						
Condition: Average		Doors Solid H.C.		1 Average Fixture(s)			2 3 Fixture Bath			1 Story Siding Overhang 200						
Room List		(5) Floors		2 2 Fixture Bath			Softener, Auto			Total: 260,961 234,851						
Basement		Kitchen:		1 2 Fixture Bath			Softener, Manual			Other Additions/Adjustments						
1st Floor		Other:		Softener, Manual			Solar Water Heat			Basement, Outside Entrance, Above Grade		1 1,844 1,660				
2nd Floor		Other:		No Plumbing			Average Fixture(s)			Plumbing						
Bedrooms		(6) Ceilings		Extra Toilet			1 Average Fixture(s)			3 Fixture Bath		1 1,455 1,309				
(1) Exterior		Insulation		Extra Sink			2 Average Fixture(s)			2 Fixture Bath		1 4,580 4,122				
Wood/Shingle		(7) Excavation		Separate Shower			1 Average Fixture(s)			Water/Sewer		1 3,064 2,758				
Aluminum/Vinyl		Basement: 1340 S.F.		Ceramic Tile Floor			2 Average Fixture(s)			1000 Gal Septic		1 4,795 4,315				
Brick		Crawl: 0 S.F.		Ceramic Tile Wains			3 Average Fixture(s)			Water Well, 50 Feet		1 2,648 2,383				
Insulation		Slab: 0 S.F.		Ceramic Tub Alcove			2 Average Fixture(s)			Porches		216 15,749 14,174				
(2) Windows		Height to Joists: 0.0		Vent Fan			1 Average Fixture(s)			WGEP (1 Story)		135 3,650 3,285				
Many Avg. Few		(8) Basement		(14) Water/Sewer			2 Average Fixture(s)			CCP (1 Story)						
Large Avg. Small		Conc. Block		Public Water			3 Average Fixture(s)			Garages						
Wood Sash		Poured Conc.		Public Sewer			2 Average Fixture(s)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Metal Sash		Stone		Water Well			1 Average Fixture(s)			Base Cost		678 27,445 24,700				
Vinyl Sash		Treated Wood		1000 Gal Septic			2 Average Fixture(s)			Common Wall: 1 Wall		1 -2,647 -2,382				
Double Hung		Concrete Floor		2000 Gal Septic			1 Average Fixture(s)			Door Opener		1 539 485				
Horiz. Slide Casement		(9) Basement Finish		Lump Sum Items:			2 Average Fixture(s)			Built-Ins						
Double Glass		Joists:		Appliance Allow.			1 Average Fixture(s)			Fireplaces						
Patio Doors		Unsupported Len:		1000 Gal Septic			2 Average Fixture(s)			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
Storms & Screens		Cntr.Sup:		2000 Gal Septic			1 Average Fixture(s)									
(3) Roof		Asphalt Shingle														
Gable Hip Flat		Gambrel Mansard Shed														
Chimney:																

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



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

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

WALEJUS RD School: MCBAIN RURAL AGR SCHOOL DIST P.R.E. 0% MAP #:

Owner's Name/Address 2025 Est TCV 299,581 TCV/TFA: 360.07

BARRETT PATRICIA A TRUSTEE
17351 LAKE AVENUE
WEST OLIVE MI 49460

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

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia PARTOF	>80	\$3700	20.00	Acres	3700	100	74,000
20.00 Total Acres						Total Est. Land Value =	74,000

Tax Description
. SEC 36 T22N R8W N 1/2 OF NW 1/4 OF SW 1/4. 20A.
Comments/Influences
2012 MOVED CABIN FROM ADJ PIN SAME OWNER
SPLIT OFF 40 AC IN 92
SPLIT OFF 20 AC IN 93

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

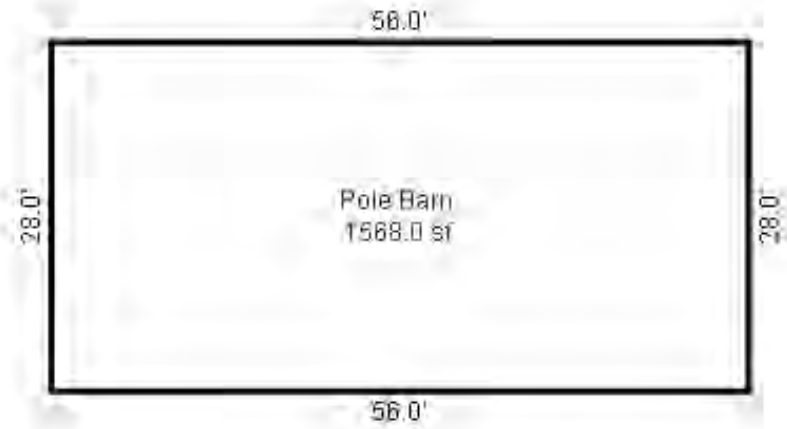
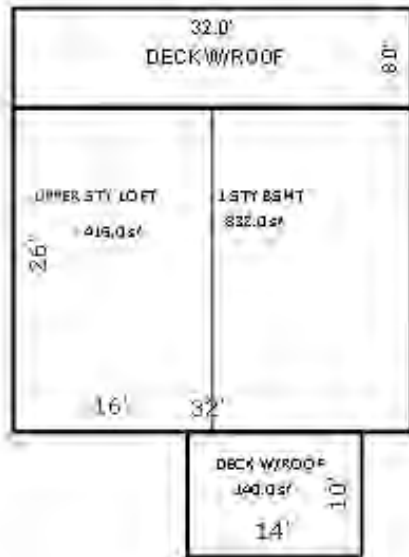


- Topography of Site
- Level
 - X Rolling
 - Low
 - High
 - Landscaped
 - X Swamp
 - X Wooded
 - X Pond
 - X Waterfront
 - Ravine
 - X Wetland
 - X Flood Plain
 - X SEASONAL RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	37,000	112,800	149,800			53,591C
2024	28,000	96,700	124,700			51,980C
2023	24,000	93,700	117,700			49,505C
2022	20,000	86,200	106,200			47,148C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDER PLOEG MARVIN & CAR	BARRETT LARRY L TRUST	120,000	07/19/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02376	PROPERTY TRANSFER	100.0
VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	18-LIFE ESTATE	2015-03123	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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X WALEJUS	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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BARRETT LARRY L TRUST 17351 LAKE RD WEST OLIVE MI 49460	2025 Est TCV 74,000					
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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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	X	Dirt Road								74,000
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		Gravel Road								
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		Paved Road								
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		Storm Sewer								
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		Sidewalk								
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		Water								
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		Sewer								
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	X	Electric								
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		Gas								
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		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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		Level								
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	X	Rolling								
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		Low								
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		High								
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		Landscaped								
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	X	Swamp								
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	X	Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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	X	Flood Plain								
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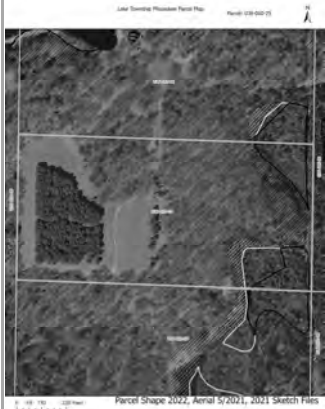
	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Who	When	What	2025	37,000	0	37,000		20,460C
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		TPC	04/30/2021	INSPECTED	2024	30,000	0	30,000		19,845C
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		TPC	12/27/2017	INSPECTED	2023	24,000	0	24,000		18,900C
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		TPC	10/06/2015	INSPECTED	2022	18,000	0	18,000		18,000S
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VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	18-LIFE ESTATE	2015-03123	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WALEJUS RD	School: MCBAIN RURAL AGR SCHOOL DIST		VIOLATION LETTER	05/22/2018	2018-9999	100%
	P.R.E. 0%		New House	03/19/2011	2011-01050	100%

Owner's Name/Address	MAP #:
BARRETT LARRY L TRUST 17351 LAKE RD WEST OLIVE MI 49460	2025 Est TCV 264,386 TCV/TFA: 306.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 36 T22N R8W SW 1/4 OF SW 1/4. 40A.			
Comments/Influences			
RIVER FRONTAGE			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	Residentia PARTOF>80@	\$3700	40.00 Acres	3700	100				148,000
X Gravel Road			40.00 Total Acres					Total Est. Land Value =	148,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	Wood Frame	23.90	240	50	2,868
X Sewer					
X Electric					
X Gas					
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					
	Total Estimated Land Improvements True Cash Value =				2,868

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2025	74,000	58,200	132,200			93,699C
X Low		2024	56,000	50,100	106,100			90,882C
X High		2023	48,000	48,500	96,500			86,555C
X Landscaped		2022	40,000	44,600	84,600			82,434C
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								
X PRIVATE RD								

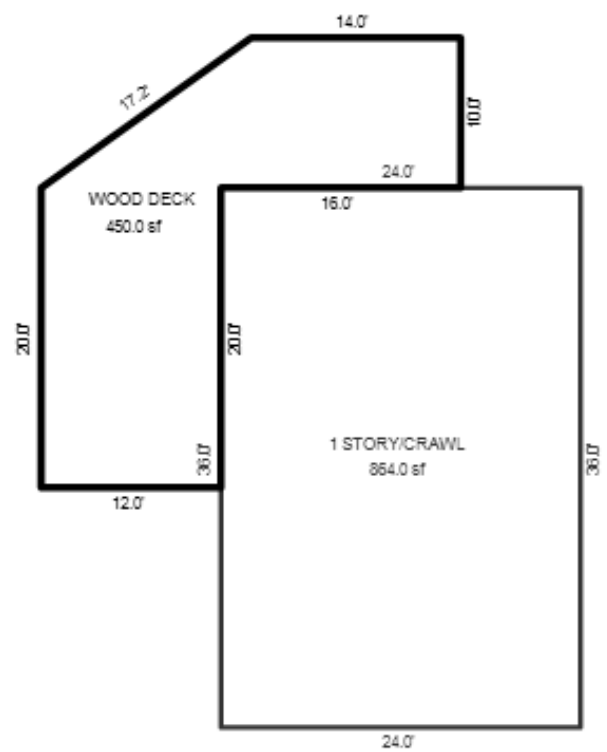
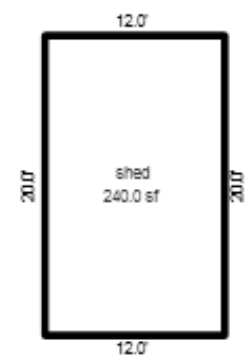
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	56,000	50,100	106,100			90,882C
TPC	05/22/2019	INSPECTED	2023	48,000	48,500	96,500			86,555C
TPC	12/27/2017	INSPECTED	2022	40,000	44,600	84,600			82,434C

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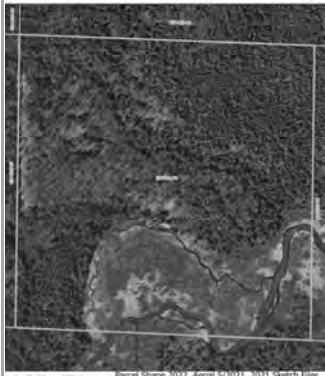
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 450	Type 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:	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1995			
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		No./Qual. of Fixtures		Ground Area = 864 SF		Floor Area = 864 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75	
A-Frame		Trim & Decoration		No. of Elec. Outlets			Many		Ave.		Few		(13) Plumbing		Building Areas	
Wood Frame		Ex		Ord		Min		1		Average Fixture(s)		1		3 Fixture Bath		
Building Style: 1S		Size of Closets		Lg			Ord		Small		1		2 Fixture Bath		Softener, Auto	
Yr Built 1995	Remodeled 0	Doors		Solid		H.C.		1		3 Fixture Bath		Softener, Manual		Solar Water Heat		
Condition: Average		Lg		Ord		Small		1		Average Fixture(s)		1		No Plumbing		
Room List		Basement		1st Floor		2nd Floor		2		Bedrooms		(6) Ceilings		(7) Excavation		
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
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Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
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Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
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Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
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Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
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Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many		Avg.		Large		
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows</								



*** 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 WALEJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
TACOMA DANIEL J & TACOMA TIMOTHY P 9331 S BLODGETT RD MC BAIN MI 49657		MAP #:		2025 Est TCV 56,000							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.		Public Improvements		* Factors *							
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
RIVER FRONTAGE		Gravel Road		Residentia INFERIOR	\$1400	40.00	Acres	1400	100		56,000
		Paved Road		40.00 Total Acres				Total Est. Land Value =		56,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		X Low									
		High									
		Landscaped									
		X Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		X Wetland									
		X Flood Plain									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	28,000	0	28,000		25,592C	
		TPC 04/30/2021		INSPECTED	2024	28,000	0	28,000		24,823C	
		TPC 05/06/2018		INSPECTED	2023	28,000	0	28,000		23,641C	
		TPC 12/27/2017		INSPECTED	2022	24,000	0	24,000		22,516C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWEET NORMAN JAMES	SWEET NORMAN JAMES & STEV	0	06/14/2005	QC	21-NOT USED/OTHER	05-0/2461	DEED	0.0

Property Address: S MOREY 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: SWEET NORMAN JAMES & SWEET STEVEN AUSTON
 9896 NEFF ROAD
 EDMORE MI 48829
 2025 Est TCV 250,000

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			Description	Frontage	Depth	Value
X			Dirt Road			
X			Gravel Road			
X			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
X			Electric			
X			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			
			* Factors * RIVER FRONTAGE			
			Residentia 66 - 120	\$3700	60.00 Acres	3700 100 222,000
			Residentia INFERIOR@	\$1400	20.00 Acres	1400 100 28,000
			80.00 Total Acres			Total Est. Land Value = 250,000

Tax Description: . SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.

Comments/Influences: RIVER FRONTAGE & M66

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	125,000	0	125,000			37,175C
		TPC 04/30/2021 INSPECTED	2024	98,000	0	98,000			36,058C
		TPC 12/27/2017 INSPECTED	2023	86,000	0	86,000			34,341C
			2022	72,000	0	72,000			32,706C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		11,500	10/01/1997	WD	33-TO BE DETERMINED	314:968	DEED	0.0

Property Address: X WALEJUS RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0%
 Building Permit(s): MAP #: 2025 Est TCV 56,000
 Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address: TACOMA DANIEL J ETAL
 9331 S BLODGETT RD
 MC BAIN MI 49657

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia INFERIOR	\$1400	40.00	Acres	1400	100			56,000
40.00 Total Acres Total Est. Land Value =											56,000

Tax Description: . SEC 36 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Comments/Influences: ACCESS THROUGH 011-00 LANDLOCKED

- 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:
 - X Rolling
 - X Low
 - X High
- Landscape:
 - 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	28,000	0	28,000			14,746C
2024	28,000	0	28,000			14,303C
2023	28,000	0	28,000			13,622C
2022	24,000	0	24,000			12,974C



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