

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON TERRY & ARLENE E	BELL RICHARD M & STADLER	40,000	09/18/2015	WD	03-ARM'S LENGTH	2015-03211	PROPERTY TRANSFER	100.0
CRANDALL	ANDERSON	82,500	06/01/2001	WD	03-ARM'S LENGTH	03-0:0862	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2790 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		Shed	10/17/2019	2019-0653	100%
	P.R.E. 100% 10/09/2015					
Owner's Name/Address	MAP #:					
BELL RICHARD M & STADLER LORI 2790 S SEELEY RD CADILLAC MI 49601	2025 Est TCV 145,736 TCV/TFA: 96.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 18 T22N R8W LOT 1 BELL OAKS.	X		Dirt Road							
Comments/Influences	X		Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Land Improvement Cost Estimates			* Factors *				IRREGULAR SHAPE	
Description	Rate	Size	% Good	Cash Value				
Wood Frame	23.81	140	25	833				
Total Estimated Land Improvements True Cash Value =				833				

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	6,300	66,600	72,900			36,607C
X	Rolling								
X	Low		2024	6,600	63,300	69,900			35,507C
X	High								
X	Landscaped		2023	5,100	58,600	63,700			33,817C
X	Swamp								
X	Wooded		2022	2,500	51,200	53,700			32,207C
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

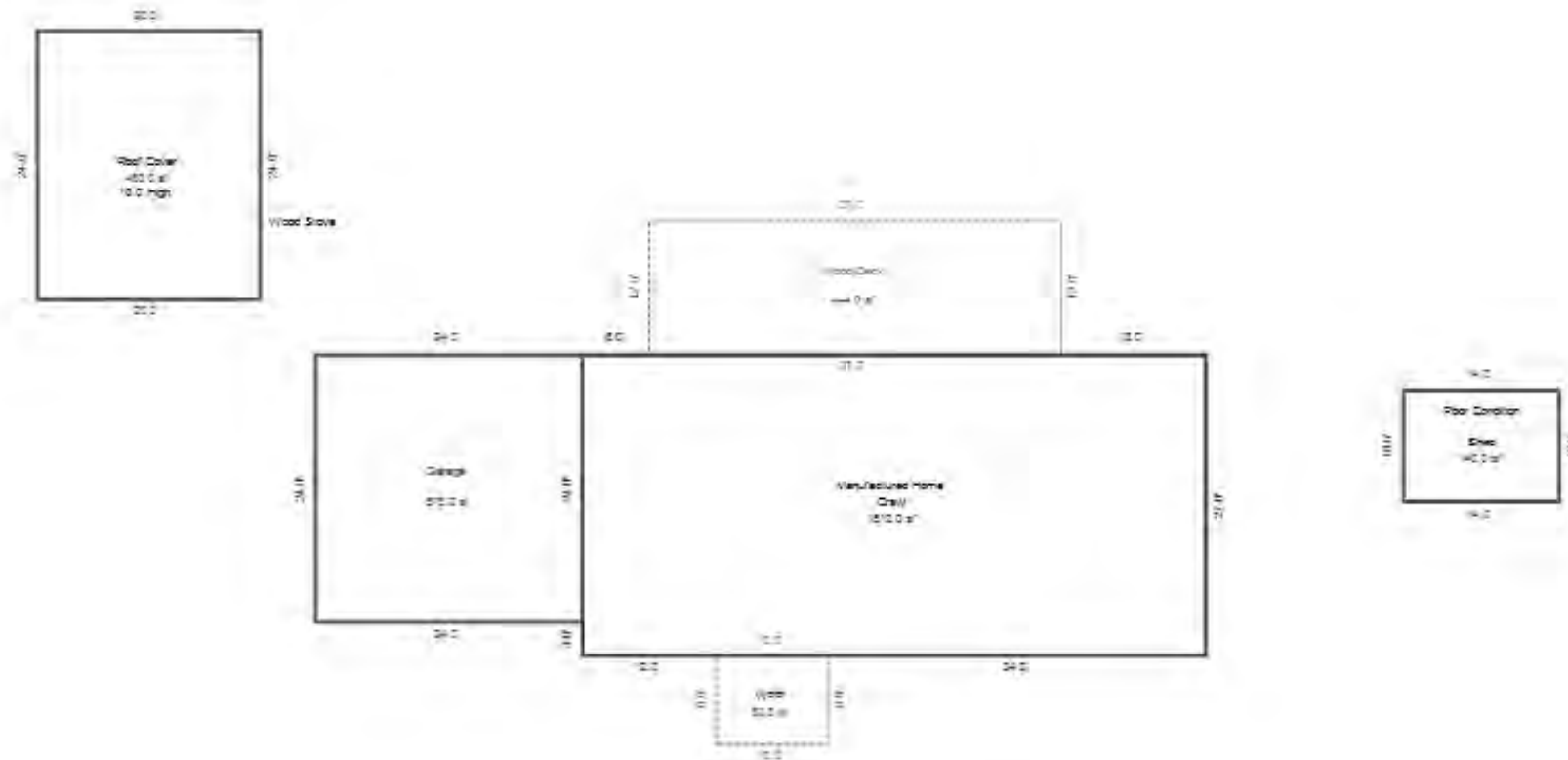


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 25 Floor Area: 1,512 Total Base New : 220,386 Total Depr Cost: 165,288 Estimated T.C.V: 132,230			444	Treated Wood	Bsmnt Garage:		
Building Style: HUD		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 0.800			80	Treated Wood	Carpport Area:	
Yr Built 1998	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Central Vacuum			480	Roof Cover Onl	Roof:		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD		Blt 1998		
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts			Floor Area = 1512 SF		Floor Area = 1512 SF.		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			200 Amps Service			Ground Area = 1512 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas			
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,512		Total: 166,072 124,554			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,212 909			
	Insulation	X	Drywall	(7) Excavation			Plumbing			3 Fixture Bath		2 Fixture Bath		Softener, Auto		
(2) Windows		Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Water/Sewer			1000 Gal Septic		1 4,485 3,364		1 3,805 2,854	
X	Many Avg. X Few	Large Avg. X Small			(8) Basement			Plumbing			3 Fixture Bath		1 3,805 2,854		1 4,485 3,364	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood		444 6,727 5,045		80 2,182 1,636	
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor			(9) Basement Finish			Garages			w/Roof (Roof portion)		480 6,514 4,885		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)	
(3) Roof		(10) Floor Support			(14) Water/Sewer			Base Cost			576 21,923 16,442		Built-Ins		Appliance Allow. 1 1,906 1,429	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 132,230			Totals: 220,386 165,288					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSINSKI KAYLEIGH	ROSINSKI CHAD	10	02/02/2021	QC	09-FAMILY	2021-00381	DEED	0.0
ROSINSKI CHAD A	ROSINSKI CHAD ALLEN & KAY	0	05/25/2018	QC	09-FAMILY	2018-01741	DEED	0.0
CRAWFORD TONY & KRISTIE	ROSINSKI CHAD A	116,600	05/25/2018	WD	03-ARM'S LENGTH	2018-01733	PROPERTY TRANSFER	100.0
		6,900	07/01/1999	WD	33-TO BE DETERMINED	329:490	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2797 S SEELEY RD			Addition	09/20/2008	20080544	Complete
		P.R.E. 100% 06/12/2018	Addition	09/10/2008	20080543	Complete

Owner's Name/Address	MAP #:
ROSINSKI CHAD 2797 S SEELEY ROAD CADILLAC MI 49601	2025 Est TCV 193,882 TCV/TFA: 101.83

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				* Factors *		IRREGULAR		
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 18 T22N R8W LOT 2 BELL OAKS.	X		Dirt Road	119.77	473.77	1.1368	0.9427	90	100		11,551
Comments/Influences			Gravel Road	120 Actual Front Feet, 1.30 Total Acres				Total Est. Land Value =		11,551	

Comments/Influences	X	Land Improvement Cost Estimates				Rate		Size % Good		Cash Value
		Description	Rate	Size	% Good	Rate	Size	% Good	Cash Value	
	X	Water	16.25	96	94				1,466	
	X	Sewer	Total Estimated Land Improvements True Cash Value =						1,466	

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



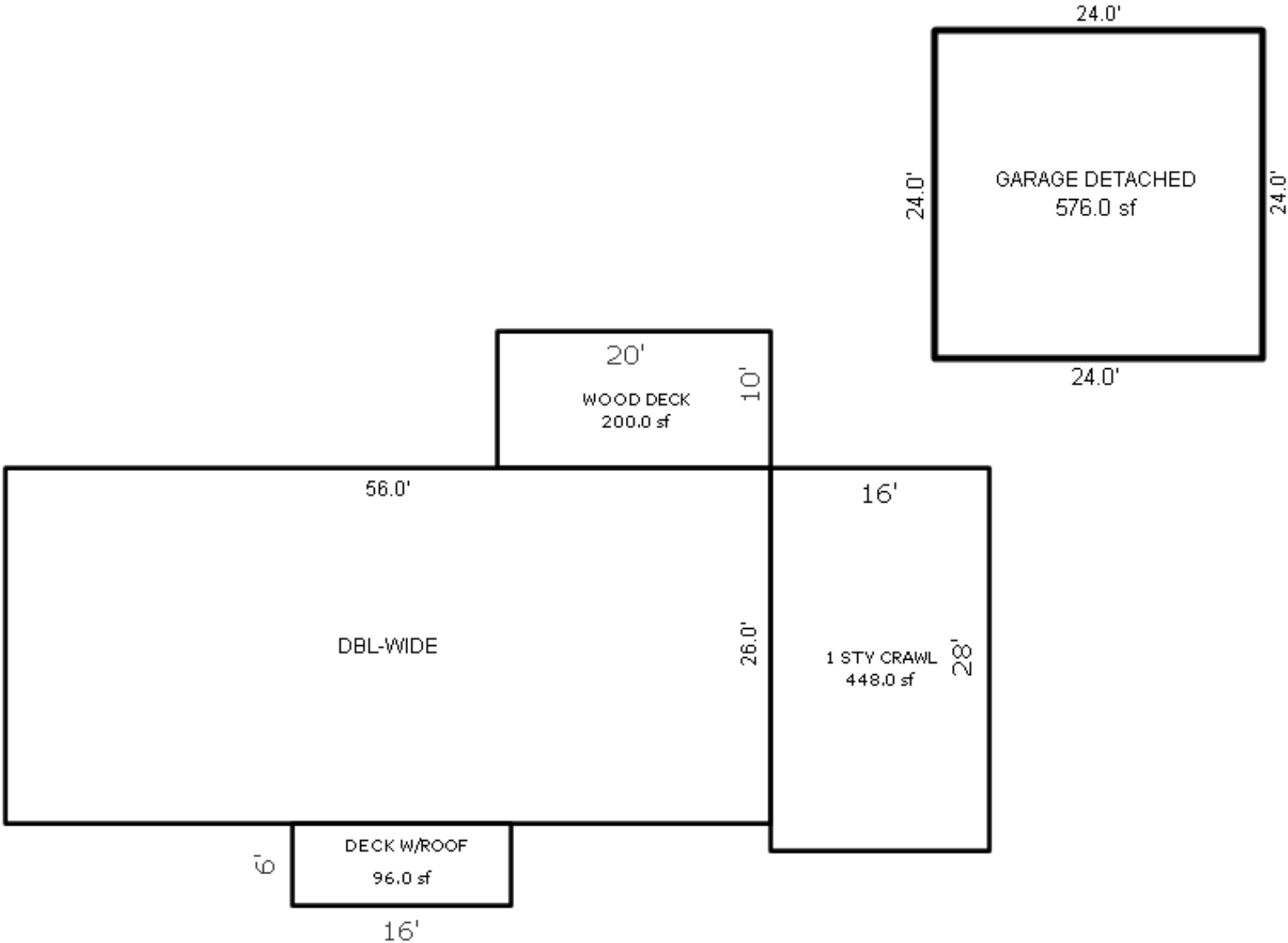
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	5,800	91,100	96,900			67,089C
TPC	12/27/2017	INSPECTED	2024	6,000	86,800	92,800			65,072C
TPC	08/01/2011	INSPECTED	2023	4,700	75,200	79,900			61,974C
RJG	12/04/2008	INSPECTED	2022	2,500	65,900	68,400			59,023C

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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 96	Type Treated Wood Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(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: 1,904 Total Base New : 282,601 Total Depr Cost: 226,081 Estimated T.C.V: 180,865			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 282,601 Total Depr Cost: 226,081 Estimated T.C.V: 180,865		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Base New : 282,601 Total Depr Cost: 226,081 Estimated T.C.V: 180,865		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1904 SF Floor Area = 1904 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C		Blt 1999	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost		1,456 448			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			1 Story Siding Crawl Space 1,456		231,780		185,424	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			Many X Ave. Few			1 Story Siding Crawl Space 448		4,580		3,664	
(2) Windows		(8) Basement		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments		4,795		3,836	
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1904 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			1 Average Fixture(s) 3 Fixture Bath			Plumbing		5,725		4,580	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Average Fixture(s) 3 Fixture Bath			(14) Water/Sewer			Water/Sewer		4,074		3,259	
(3) Roof		(10) Floor Support		2 Average Fixture(s) 3 Fixture Bath			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck		2,469		1,975	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Average Fixture(s) 3 Fixture Bath			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Treated Wood		24,457		19,566	
X	Asphalt Shingle	(10) Floor Support		1 Average Fixture(s) 3 Fixture Bath			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		539		431	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: Slyline #17380315MAB ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 Door Opener 1 539		2,727		2,182	
										Totals: 282,601		226,081		180,865	

*** 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.
		82,000	09/01/1998	WD	33-TO BE DETERMINED	322:114	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2823 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
CHIPMAN TIMOTHY & LAURA A 2823 S SEELEY ROAD CADILLAC MI 49601	MAP #: 2025 Est TCV 228,173 TCV/TFA: 169.77					

	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
	Public Improvements		* Factors *						
Tax Description	X	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
SEC 18 T22N R8W LOT 3 BELL OAKS.		Gravel Road	A 200' @ 90/	210.42	610.69	0.9874	1.0044	90 100	18,782
Comments/Influences		Paved Road	210 Actual Front Feet, 2.95 Total Acres					Total Est. Land Value =	18,782

	X	Storm Sewer	Land Improvement Cost Estimates					
		Sidewalk	Description	Rate	Size	% Good	Cash Value	
		Water	D/W/P: 4in Ren. Conc.	8.06	180	94	1,364	
	X	Sewer	Wood Frame	27.60	120	94	3,113	
		Electric	Total Estimated Land Improvements True Cash Value =					4,477

		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



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

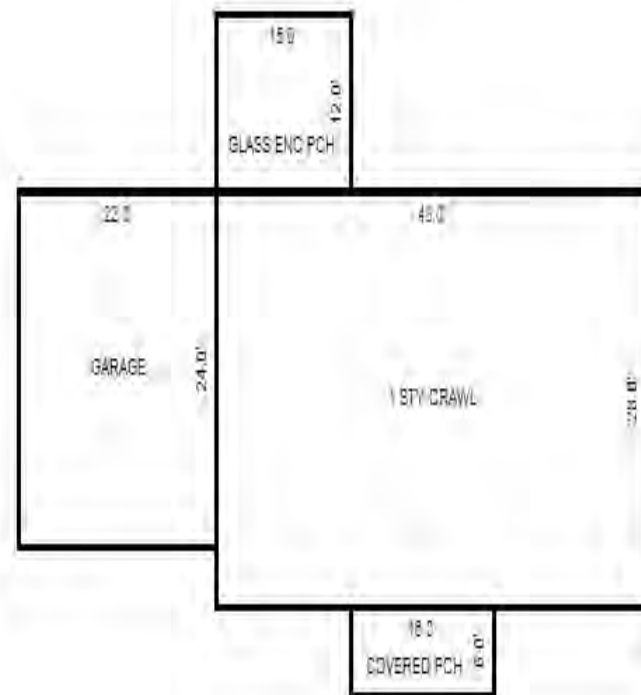
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2025	9,400	104,700	114,100		67,350C
				2024	9,800	90,100	99,900		65,325C
				2023	7,600	89,000	96,600		62,215C
				2022	7,500	80,200	87,700		59,253C

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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 96 180	Type WCP (1 Story) WGEP (1 Story)	Year Built: 1997 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: 1S		Trim & Decoration		Central Air Wood Furnace						Class: C Effec. Age: 20 Floor Area: 1,344 Total Base New : 232,857 Total Depr Cost: 186,285 Estimated T.C.V: 204,914			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1998	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 = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C Blt 1998			
Condition: Average		Size of Closets		200			Amps Service			Building Areas						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few			1 Story Siding Crawl Space 1,344						
(1) Exterior		Kitchen: Other: Other:		200			(13) Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 2 Fixture Bath 1 3,064 2,451						
(2) Windows		(7) Excavation		1			(14) Water/Sewer			Water/Sewer						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic 1 4,795 3,836 Water Well, 100 Feet 1 5,725 4,580						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:			Porches			Ceramic Tile Floor 96 4,599 3,679 WGEP (1 Story) 180 13,939 11,151						
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,063 18,450 Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 1 539 431						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Built-Ins			Appliance Allow. 1 2,727 2,182						
(3) Roof		(10) Floor Support					Notes:			Totals: 232,857 186,285						
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 204,914									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH WARD H & PATRICIA J	SMITH WARD H TRUST	0	07/07/2023	QC	09-FAMILY	2023-01916	PROPERTY TRANSFER	0.0
BLOHM CHARLES & DEBORAH	SMITH WARD H & PATRICIA J	129,000	12/28/2015	WD	03-ARM'S LENGTH	2015-04266	PROPERTY TRANSFER	100.0
JAGER TRAVIS & KELLY	BLOHM CHARLES & DEBORAH (	119,000	10/17/2008	WD	03-ARM'S LENGTH	2008/3729	DEED	100.0
US BANK NATIONAL ASSOCIAT	JAGER TRAVIS & KELLY (H/W	105,000	05/18/2007	WD	21-NOT USED/OTHER	2007/2213	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11850 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/28/2015					
Owner's Name/Address	MAP #:					
SMITH WARD H TRUST 11850 W ROSTED ROAD CADILLAC MI 49601	2025 Est TCV 275,994 TCV/TFA: 154.01					

X Improved		Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
Public Improvements			* Factors *		IRREGULAR WITH WETLAND	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/	135.00	998.64	1.1033	1.1358	90 100	15,225
135 Actual Front Feet, 3.10 Total Acres						Total Est. Land Value = 15,225

Tax Description
SEC 18 T22N R8W LOT 4 BELL OAKS.
Comments/Influences

NEW HOUSE @45% FOR 02..COMP FOR 03
12/03 TT NEW OWNER..PD 145000 IN 02.
ADJUSTED TO BETTER REFLECT MKT VALUE FOR 04



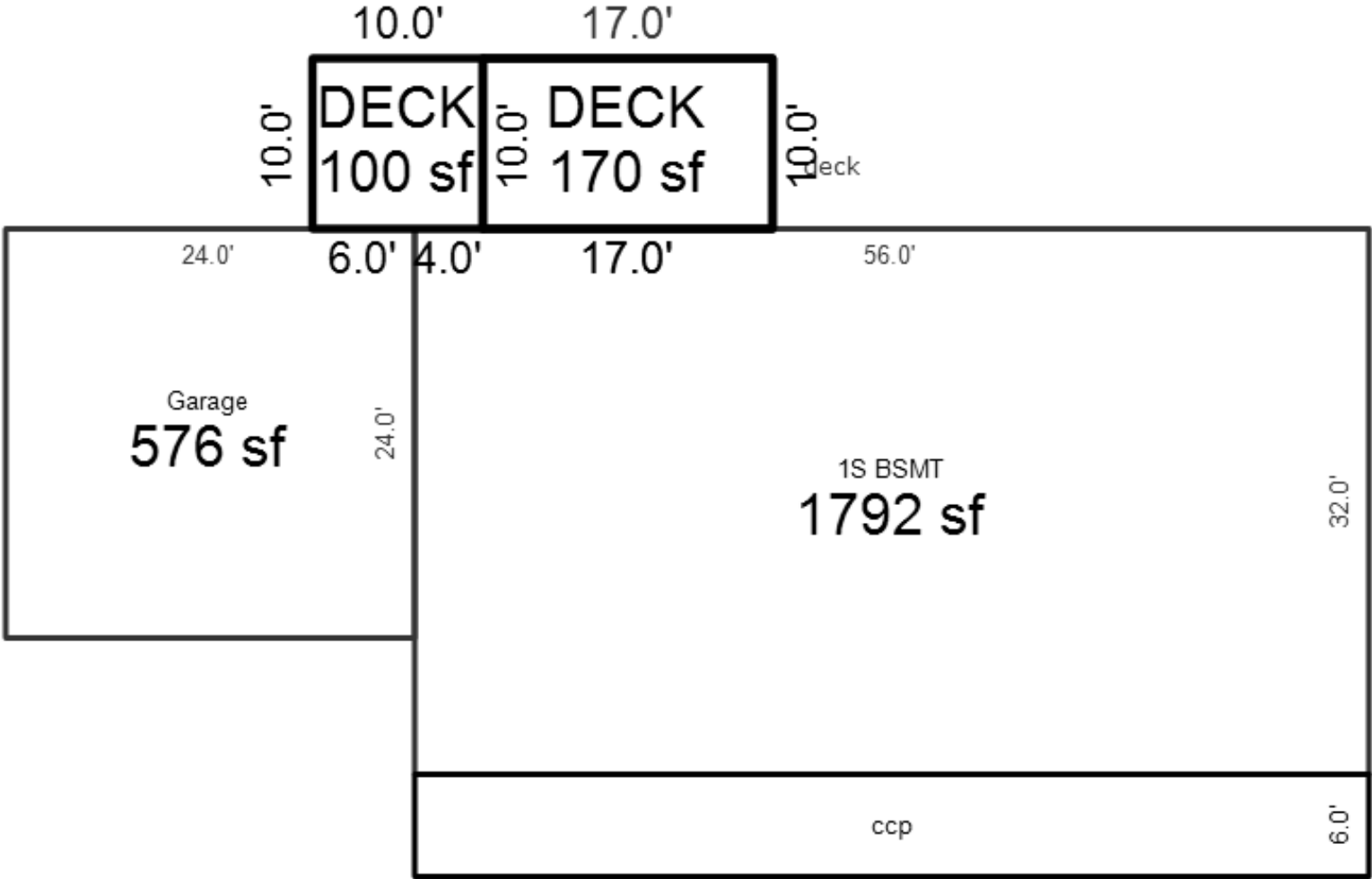
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	7,600	130,400	138,000			80,290C
TPC 04/30/2021	INSPECTED		2024	7,900	111,900	119,800			77,876C
TPC 12/27/2017	INSPECTED		2023	6,200	118,600	124,800			74,168C
TPC 01/08/2016	INSPECTED		2022	2,500	106,900	109,400			70,637C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes 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							336	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: 20 Floor Area: 1,792 Total Base New : 296,332 Total Depr Cost: 237,063 Estimated T.C.V: 260,769			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C -5 Blt 2001					
2001	0	Ex	X	Ord		Min	(11) Heating System: Forced Heat & Cool											
Condition: Average		Lg		X	Ord		Ground Area = 1792 SF Floor Area = 1792 SF.											
Room List		Doors		Solid	X	H.C.	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Building Areas											
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.		Few								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost											
X	Insulation	X	Drywall	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,792			Total: 241,603 193,280								
(2) Windows		(7) Excavation		2			Other Additions/Adjustments											
X	Many Avg. X Few	Large Avg. Small	Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer											
(3) Roof		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer			Porches										
X	Asphalt Shingle	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			CCP (1 Story) Ceramic Tile Floor Class: C Exterior: Siding Foundation: 42 Inch (Finished)											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages											
							Notes:											
							ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:						260,769					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,000	02/01/2003	WD	33-TO BE DETERMINED	03-0:1044	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11820 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/03/2005	20050099	Complete
	P.R.E. 100% 11/24/2003					

Owner's Name/Address	MAP #:	2025 Est TCV 147,019 TCV/TFA: 108.74
FREDELL DANIELLE 11820 W ROSTED RD CADILLAC MI 49601		

Tax Description	SEC 18 T22N R8W LOT 5 BELL OAKS.	Comments/Influences	775-8947

Public Improvements	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
X Improved	
Vacant	
	* Factors *
	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	A 200' @ 90/ 135.00 380.75 1.1033 0.8925 90 100 11,964
	135 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = 11,964
	Land Improvement Cost Estimates
	Description Rate Size % Good Cash Value
	Residential Local Cost Land Improvements
	Description Rate Size % Good Cash Value
	LAND IMPROVE 1000 1,000.00 1 94 940
	Total Estimated Land Improvements True Cash Value = 940

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



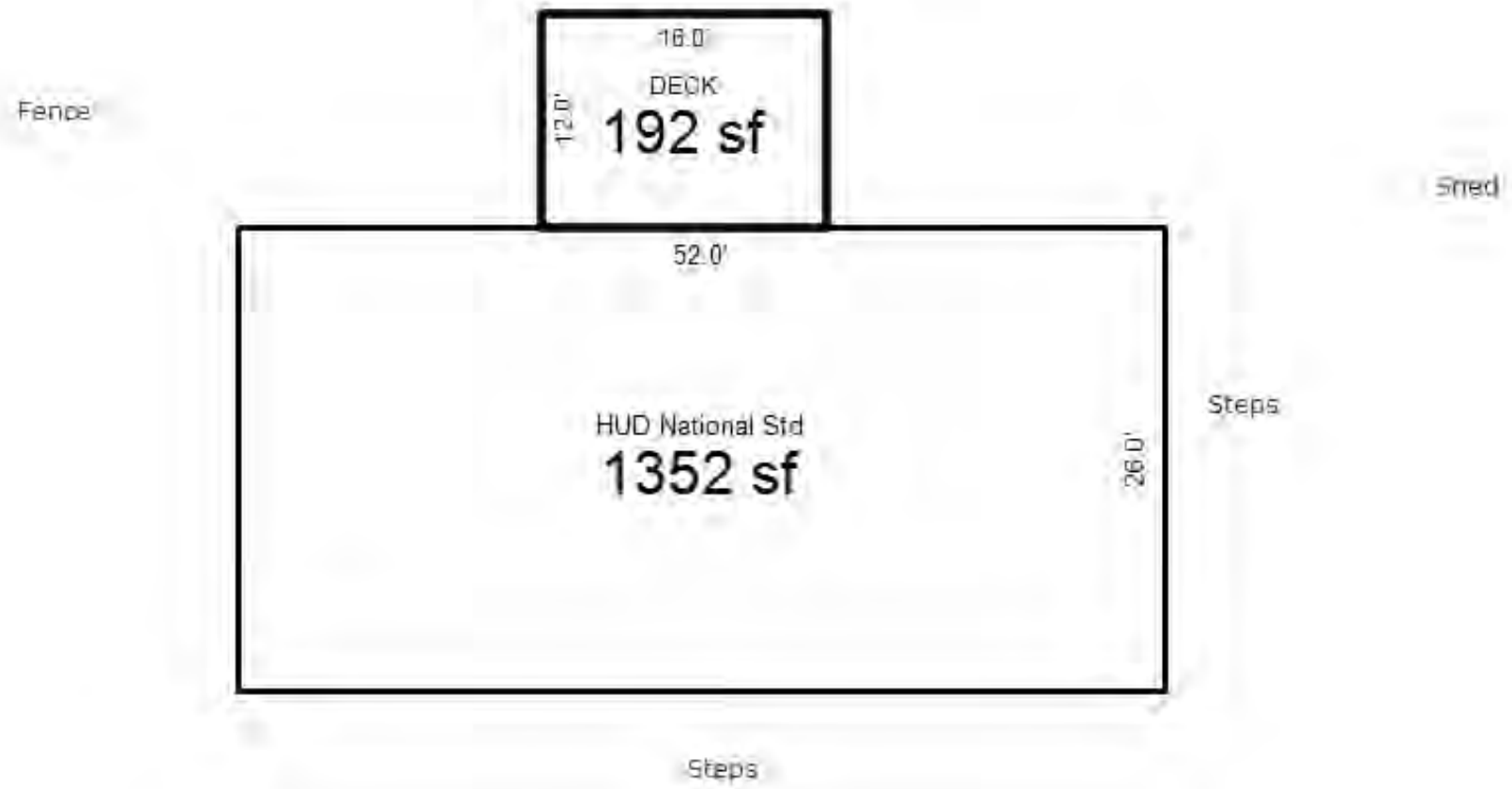
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	6,000	67,500	73,500			35,503C
		TPC 05/30/2022 INSPECTED	2024	6,200	70,200	76,400			34,436C
		TPC 04/30/2021 INSPECTED	2023	4,800	63,100	67,900			32,797C
		TPC 12/27/2017 INSPECTED	2022	2,700	54,400	57,100			31,236C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 20 25	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G				Class: C Effec. Age: 15 Floor Area: 1,352 Total Base New : 197,226 Total Depr Cost: 167,644 Estimated T.C.V: 134,115							
Building Style: HUD		Trim & Decoration								E.C.F. X 0.800						
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
X		X	Drywall													
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1352 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												
X		(9) Basement Finish														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle															
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
				(12) Electric												
				150 Amps Service												
				No./Qual. of Fixtures												
				Ex. X Ord. Min												
				No. of Elec. Outlets												
				Many X Ave. Few												
				(13) Plumbing												
				1 Average Fixture(s)												
				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
				(14) Water/Sewer												
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
				Lump Sum Items:												
							Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C Blt 2003						
							(11) Heating System: Forced Air w/ Ducts			Ground Area = 1352 SF Floor Area = 1352 SF.						
							Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas						
							Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,352						
							Total: 171,907 146,123									
							Other Additions/Adjustments									
							Plumbing									
							Average Fixture(s)			1 1,455 1,237						
							3 Fixture Bath			1 4,580 3,893						
							Water/Sewer									
							1000 Gal Septic			1 4,795 4,076						
							Water Well, 100 Feet			1 5,725 4,866						
							Deck									
							Treated Wood			192 3,971 3,375						
							Treated Wood			25 1,166 991						
							Treated Wood			20 900 765						
							Built-Ins									
							Appliance Allow.			1 2,727 2,318						
							Totals:			197,226 167,644						
							Notes: 2003 REDMANMHD									
							ECF (4012 RURAL METES & BOUNDS) 0.800 => TCv:			134,115						

*** 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.
HOLLIDAY RAYMOND J & SHER	HOLLIDAY RAYMOND J & SHER	0	05/09/2024	WD	09-FAMILY	204-01427	PROPERTY TRANSFER	0.0
MCNABB	HOLLIDAY RAYMOND J & SHER	95,000	10/15/2003	WD	03-ARM'S LENGTH	MLS	REALTOR	0.0
CAIN	MCNABB	89,000	06/01/2001	WD	33-TO BE DETERMINED	03-0:5693	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11784 ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/01/2004					
Owner's Name/Address	MAP #:					
HOLLIDAY RAYMOND J & SHERRY L 11784 ROSTED RD CADILLAC MI 49601	2025 Est TCV 234,919 TCV/TFA: 150.59					

X Improved		Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Dirt Road			A 200' @ 90/	135.00	332.35	0.8057	0.8627	90 100	8,445
Gravel Road			A 200' @ 90/	339.69	573.21	0.8057	0.9886	90 100	24,351
Paved Road			475 Actual Front Feet, 5.50 Total Acres				Total Est. Land Value =		32,796

Tax Description	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
SEC 18 T22N R8W LOT 6 & 7 BELL OAKS. 4/17/2017 COMBINED WITH 009-050-007-00 FORMERLY SEC 18 T22N R8W LOT 6 & W 15 FT OF S 200 FT OF LOT 7. BELL OAKS.	X	D/W/P: 4in Concrete	6.39	384	0	0		

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
MHD FOR 00 GRG @75% GRG COMP FOR 01 01 ADD .07 AC FROM 007 AS BNDRY ADJ ADD 24X24 PC GRG FOR 02 4/2017 COMBINE LOT 7	X	Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	100	2,500
		Total Estimated Land Improvements True Cash Value =				2,500

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

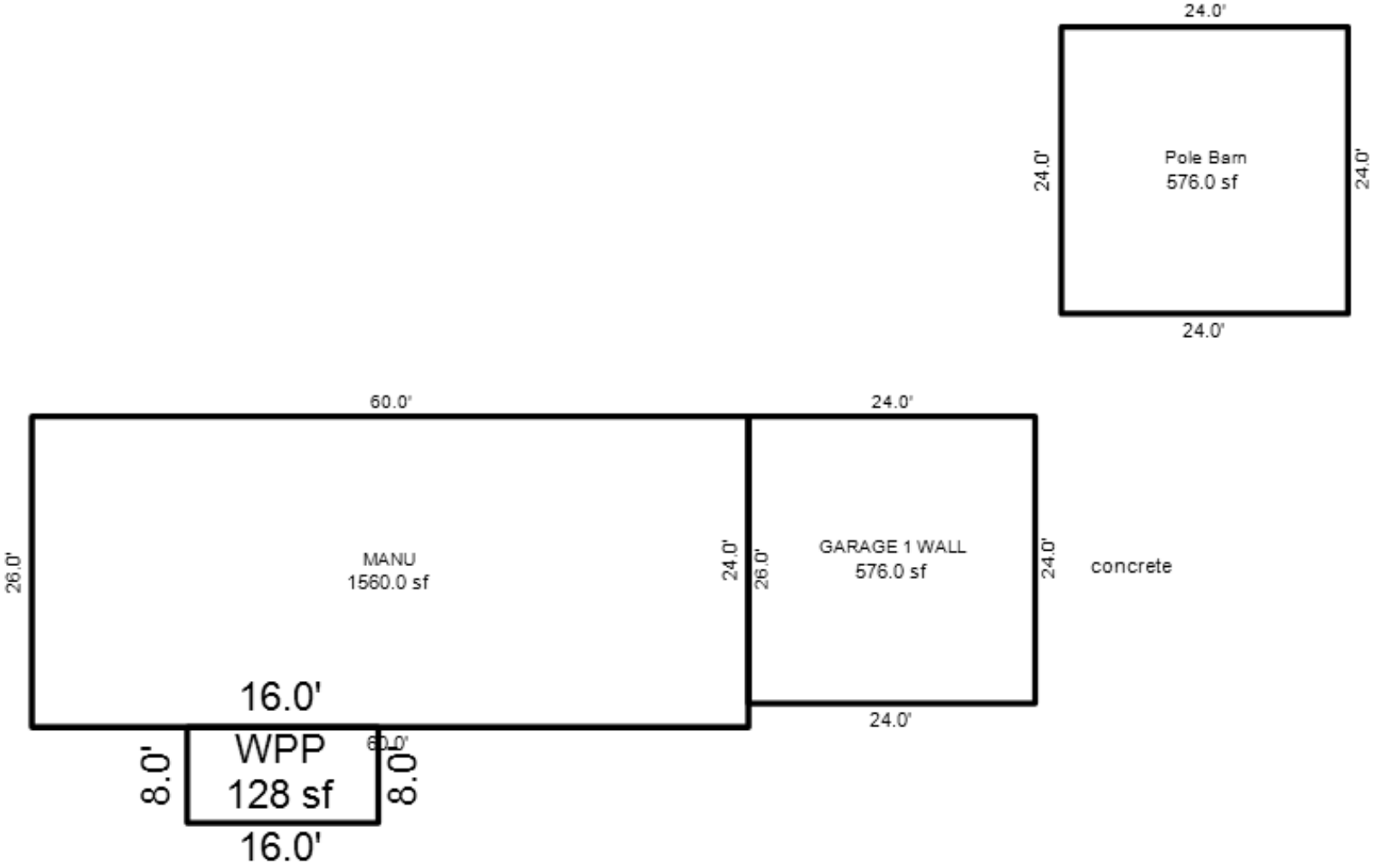
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,400	101,100	117,500			53,818C
2024	17,100	85,700	102,800			52,200C
2023	13,300	77,200	90,500			49,715C
2022	15,000	66,600	81,600			47,348C

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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 128	Type WPP	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,560 Total Base New : 226,843 Total Depr Cost: 181,475 Estimated T.C.V: 199,623		E.C.F. X 1.100		Bsmnt Garage:				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1999				
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1560 SF		Floor Area = 1560 SF.						
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas						
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			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	1,560	Total:	170,586	136,470	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,212	970
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer		1000 Gal Septic		1	4,485	3,588		
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			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		WPP		128	3,048	2,438		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576	21,923	17,538
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished)		Base Cost		576	14,636	11,709			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes:			Built-Ins		Appliance Allow.		1	1,906	1,525		
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Fireplaces			Prefab 1 Story		1	2,158	1,726				
										Totals:		226,843	181,475					
										ECF (4012 RURAL METES & BOUNDS) 1.100 => TCY:		199,623						

*** 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.
CREE UNIT PROPERTIES LLC	WELLMAN JOSEPH	1	07/16/2021	WD	21-NOT USED/OTHER	2021-03186	PROPERTY TRANSFER	100.0
GRR PROPERTY MGT	CREE UNIT PROPERTIES LLC	135,000	07/28/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02123	PROPERTY TRANSFER	100.0
RODRIGUEZ GIOVANI R	GRR PROPERTY MANAGMENT LL	1	11/29/2017	QC	09-FAMILY	2018-00331	DEED	100.0
LAURAIN BERT J & JOHNSON	RODRIGUEZ GIOVANI R	128,900	08/25/2016	WD	19-MULTI PARCEL ARM'S LE	2016-02850	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/16/2021

Owner's Name/Address: WELLMAN JOSEPH
 11650 ROSTED RD
 CADILLAC MI 49601-9400
 MAP #: 2025 Est TCV 22,960

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements: * Factors * IRREGULAR WITH WETLANDS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 A 200' @ 90/FF 190.131232.59 1.0127 1.3249 90 100 22,960
 190 Actual Front Feet, 5.38 Total Acres Total Est. Land Value = 22,960

Tax Description: SEC 18 T22N R8W LOT 8 BELL OAKS.

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 11,500 0 11,500 8,524C

2024 11,500 0 11,500 8,268C

2023 8,900 0 8,900 7,875C

2022 7,500 0 7,500 7,500S

Who When What TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 04/17/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC GRAW KENNETH E	MC GRAW KENNETH E TRUSTEE	0	02/25/2005	WD	21-NOT USED/OTHER	05-0/1613	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1634 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/22/2011					
MCGRAW KENNETH E TRUSTEE KENNETH E MC GRAW LIVING TRUST 1634 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 695,548 TCV/TFA: 259.73					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
LOT 1 BIRCHAVEN BEACH EXC BEG S 89D 0' 00" E 133.2 FT FROM SW COR LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.	X		B100'@5000/FF	67.00	130.54	246,834
			* Factors * TRIANGLE: EFF			
			Description Frontage Depth Front Depth Rate %Adj. Reason Value			
			67 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 246,834			

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
04 Split 17.5 Ft to 001-98 but appears FF was greater than 83 to start with.. Made Correction for 05. but adjusted size shape. (triangular lot) 04 SPLIT 17.75 FT TO 001-98 FOR 05	X	X	X	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 Low	X High	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level Rolling				2025	123,400	224,400	347,800			200,218C
Landscaped				2024	84,200	221,500	305,700			194,198C
Swamp				2023	67,400	211,400	278,800			184,951C
Wooded				2022	69,500	190,600	260,100			176,144C
Pond										
Private Road	X									



Who	When	What	2025	2024	2023	2022
TPC 12/27/2017	INSPECTED					
TPC 03/30/2015	INSPECTED					
TPC 04/08/2013	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 Direct-Vented Ga	Area 336 336	Type WPP Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																														
Building Style: 1.75S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 2,678 Total Base New : 372,347 Total Depr Cost: 279,259 Estimated T.C.V: 446,814		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																					
Yr Built 2000	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1722 SF Floor Area = 2678 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C		Blt 2000																						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost													
Room List		Doors	Lg	Ord	Small	Many	X	Ave.	Few	1	Average Fixture(s)	1.75 Story	Siding	Basement	1,274																				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments		1 Story		Siding	Basement	448																			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Basement, Outside Entrance, Below Grade		Total:		321,725		241,293		2		5,047		3,785													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Plumbing		Average Fixture(s)		1		1,455		1,091		1		3,435													
(2) Windows		(7) Excavation		Basement: 1722 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		4,580		3,435		Porches		WPP		336		5,581		4,186									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Deck		Treated Wood		336		5,739		4,304		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1			Public Water		Water/Sewer		Public Sewer		1		1,473		1,105		1		5,725		4,294									
(3) Roof		(10) Floor Support		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic 2000 Gal Septic		Water Well, 100 Feet		Built-Ins		Appliance Allow.		1		2,727		2,045		Local Cost Items		SANITARY SEWER		1		0		0		*	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Water Well, 100 Feet		Appliance Allow.		1		2,727		2,045		Local Cost Items		SANITARY SEWER		1		0		0		*				
X	Asphalt Shingle	Chimney:																																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																			

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC GRAW KENNETH E & MARY	MEIJER MARK D & MARY E TR	12,000	07/08/2004	WD	21-NOT USED/OTHER	04-0/3037	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W RIDGEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MEIJER MARK D & MARY E TRUST	P.R.E. 0%					
PO BOX 230345	MAP #:					
GRAND RAPIDS MI 49523	2025 Est TCV 17,869					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 100' @1500/FF	17.75	64.00	1.0000	0.6711	1500	100		17,869	
18 Actual Front Feet, 0.03 Total Acres								Total Est. Land Value = 17,869	

Tax Description
 BEG S 89D 0' 00" E 133.2 FT FROM SW COR OF LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,900	0	8,900			7,218C
2024	10,500	0	10,500			7,001C
2023	9,300	0	9,300			6,668C
2022	11,500	0	11,500			6,351C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEBNER MARK W	CLOVER JAMES P & LORI A (	200,000	10/15/2010	WD	03-ARM'S LENGTH	2010-4701WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1614 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/28/2022	2022-0410	100%
Owner's Name/Address	P.R.E. 100% 11/17/2023		Demolition/Removal	04/21/2022	2022-0197	100%
CLOVER JAMES P & LORI A 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 1,019,584 TCV/TFA: 455.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
. LOTS 2 & 3 BIRCHAVEN BEACH.			* Factors *					
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value	
MLS 20901006, \$229,900			B100'@5000/FF	100.00	169.00	1.0000 0.7659	5000 100	382,960
			100 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =	382,960

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	Fencing: Wd, Split, 2 Rail	16.25	300	0	0
X	Gravel Road	D/W/P: 4in Ren. Conc.	8.06	1481	50	5,968
X	Paved Road	D/W/P: 4in Concrete	6.87	570	50	1,958
X	Storm Sewer	Wood Frame	25.96	160	50	2,077
	Sidewalk	Total Estimated Land Improvements True Cash Value =				10,003
	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	191,500	318,300	509,800			365,376C
	Rolling	2024	124,900	298,100	423,000			354,390C
	Low	2023	99,900	88,600	188,500			141,991C
	High	2022	65,000	47,100	112,100			95,480C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road							

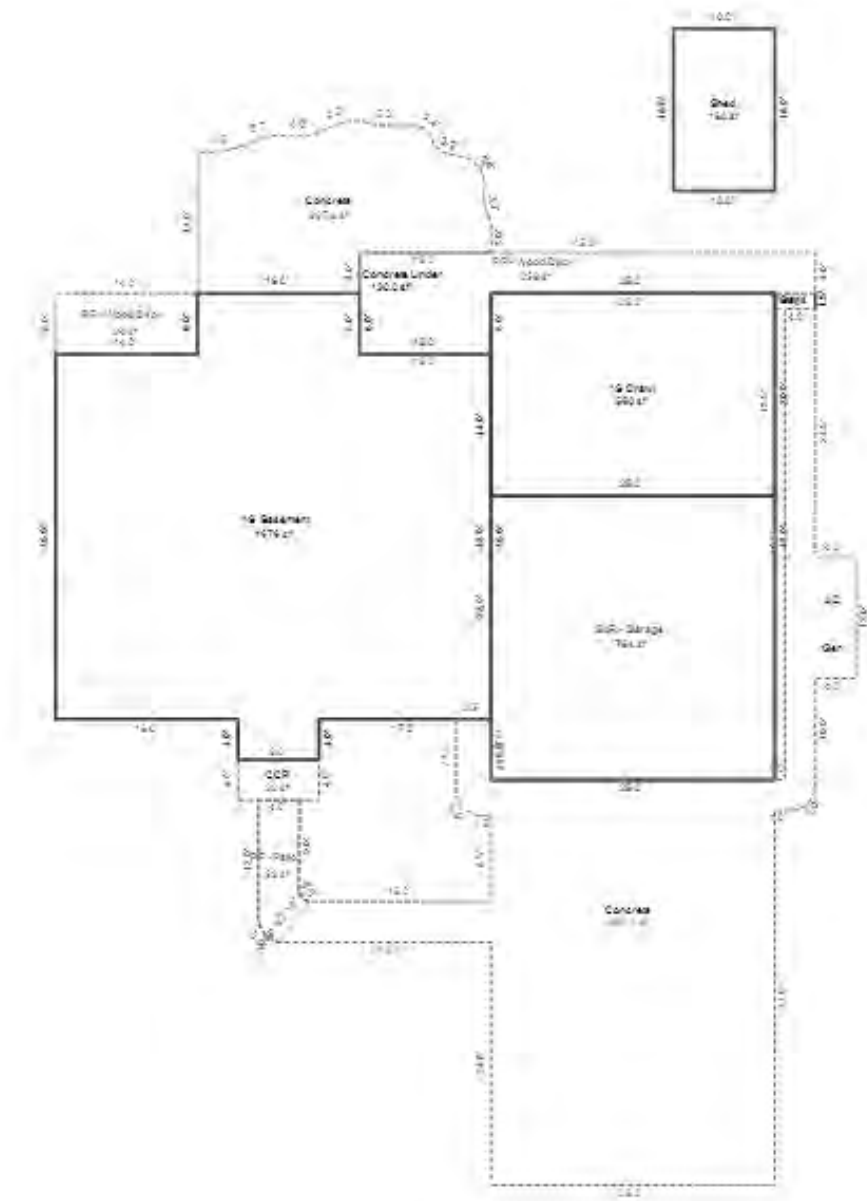


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 84 258 84	Type CCP (1 Story) WPP WPP Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 784 % 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: 2 Floor Area: 2,236 Total Base New : 399,665 Total Depr Cost: 391,638 Estimated T.C.V: 626,621			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2236 SF Floor Area = 2236 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Cls C 10 Blt 2023						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Ex. Ord. Min									
Insulation				Many Ave. Few												
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas						
Many Avg. Few	Large Avg. Small	Basement: 1676 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3			1 Story Siding Foundation 1 Story Siding Crawl Space			Size 1,676 560 Total: 331,101		Cost New 1,844	Depr. Cost 1,807			
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			Other Additions/Adjustments Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 3 Fixture Bath Porches CCP (1 Story) WPP WPP Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 2 Wall Door Opener Water/Sewer Public Sewer Water Well, 150 Feet Built-Ins Appliance Allow.			1,455 9,159 1,033 2,704 4,917 2,297 784 -5,295 1,078 1,473 8,472 2,727		1,426 8,976 1,012 2,650 4,819 2,251	35,965 -5,189 1,056 1,444 8,303 2,672			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 150 Feet									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins Appliance Allow.									

*** 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.
FLEISCHMAN JOSEPH B & SUS	FLEISCHMAN JOSEPH B & SUS	0	03/07/2024	WD	15-LADY BIRD	2024-00558	PROPERTY TRANSFER	0.0
		112,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:3314	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1604 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/12/2010	20100702	100%

Owner's Name/Address	MAP #:
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY DR HARTLAND MI 48353	2025 Est TCV 632,217 TCV/TFA: 554.58

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
	Public Improvements		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 4 BIRCHAVEN BEACH.	A50'@5000/FF	50.00	168.00	1.0000	1.1991	5000	100		299,777

Comments/Influences	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		Dirt Road		50 Actual Front Feet, 0.19 Total Acres
		Gravel Road		Total Est. Land Value = 299,777

X	Improved	Vacant	Land Improvement Cost Estimates
			Description
			Dock: Light posts
			D/W/P: 4in Ren. Conc.
			Residential Local Cost Land Improvements
			Description
			LAND IMPROVE 2500
			Total Estimated Land Improvements True Cash Value = 11,594

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	149,900	166,200	316,100			154,347C
2024	119,500	154,400	273,900			149,707C
2023	71,200	147,300	218,500			142,579C
2022	62,500	132,800	195,300			135,790C

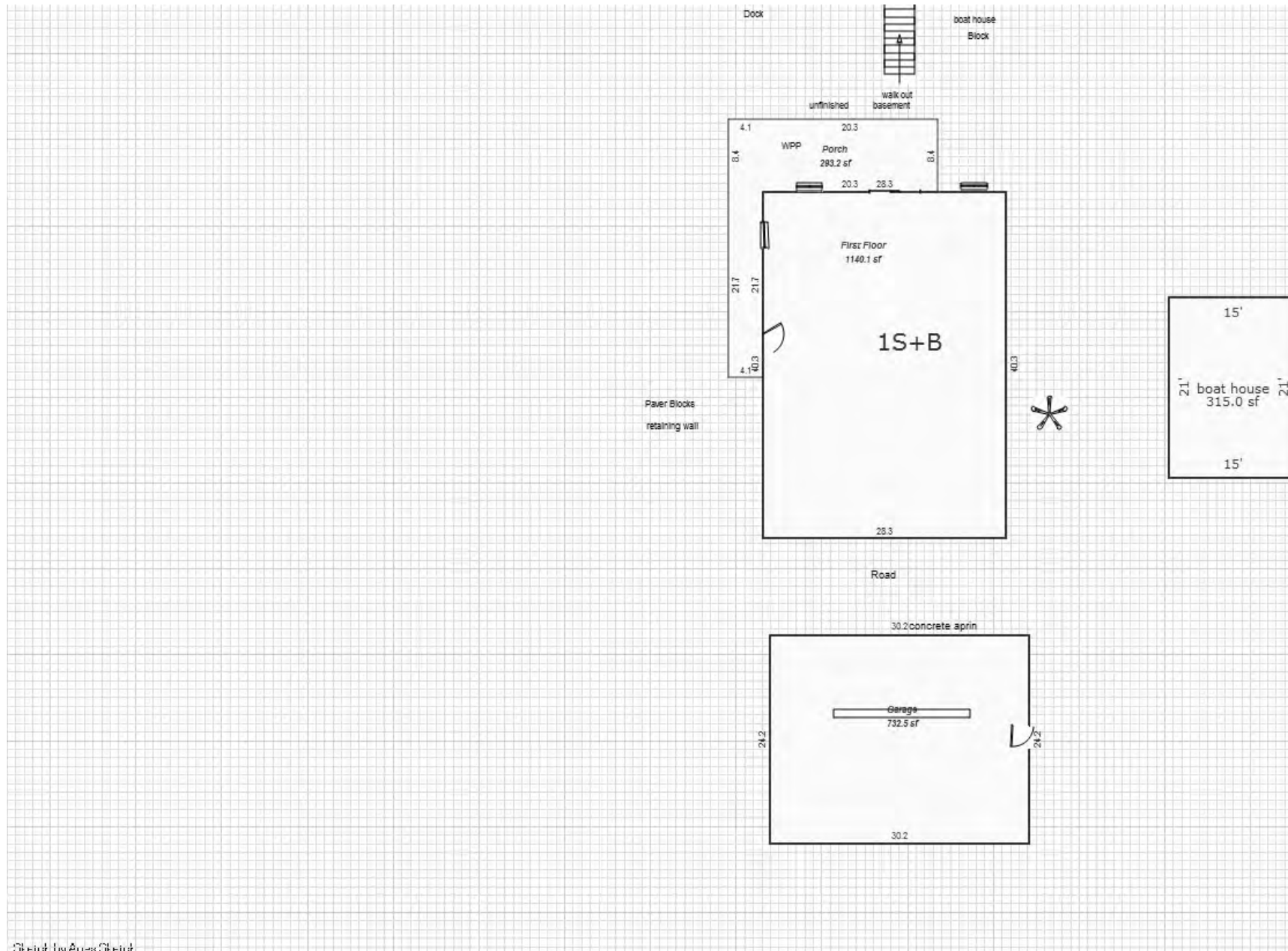


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*** Information herein deemed reliable but not guaranteed***

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 171 122 120	Type WCP (1 Story) WPP Treated Wood	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 315 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	(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: 1,140 Total Base New : 222,830 Total Depr Cost: 200,529 Estimated T.C.V: 320,846
Wood Frame		Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Lump Sum Items:
Building Style: 1S		Ex Ord Min															Size of Closets	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	(14) Water/Sewer
Yr Built 2011	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 2011						
Condition: Average		Lg Ord Small	No. of Elec. Outlets			Ground Area = 1140 SF Floor Area = 1140 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas				
Room List		Doors Solid H.C.	(6) Ceilings			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,140			Total: 180,903 162,796				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(7) Excavation			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,523 2,271						
(1) Exterior		Kitchen: Other: Other:		(8) Basement			Plumbing			Average Fixture(s) 1 1,455 1,309						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Basement: 1140 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Porches			WCP (1 Story) 171 7,126 6,413 WPP 122 3,289 2,960						
Insulation		(6) Ceilings		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck			Treated Wood 120 2,905 2,614						
(2) Windows		(7) Excavation		(9) Basement Finish			Garages			Class: D Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 315 14,704 13,234						
Many Avg. Few	Large Avg. Small	(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Public Sewer 1 1,473 1,326 Water Well, 100 Feet 1 5,725 5,152						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(10) Floor Support			Built-Ins			Appliance Allow. 1 2,727 2,454						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(10) Floor Support			Notes:			Totals: 222,830 200,529						
(3) Roof		(9) Basement Finish		(10) Floor Support			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 320,846									
Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(10) Floor Support												
Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		150,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2613	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1594 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/04/2013	2013-0192	100%
	P.R.E. 100% 06/19/2018					

Owner's Name/Address	MAP #:
GRIER R DIXON & PATRICA A TRUST 1594 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2025 Est TCV 853,401 TCV/TFA: 550.23

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A50'@5000/FF	50.00	164.00	1.0000	1.1890	5000	100	297,259	
			50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	297,259

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value			
. LOT 5 BIRCHAVEN BEACH.	X			Dock: Light posts	46.88	320	0	0		
Comments/Influences				D/W/P: 3.5 Concrete	7.48	280	0	0		
				D/W/P: Crushed Rock	2.45	960	0	0		
	X			Wood Frame	35.95	108	94	3,650		

925-254-6002	X	Improved	Vacant	Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value				
	X			LAND IMPROVE 5000	5,000.00	1	95	4,750			
				Total Estimated Land Improvements True Cash Value =							8,400

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2025	148,600	278,100	426,700			236,395C
	X	Rolling	2024	118,800	257,800	376,600			229,288C
	X	Low	2023	70,700	254,200	324,900			218,370C
	X	High	2022	62,500	229,200	291,700			207,972C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



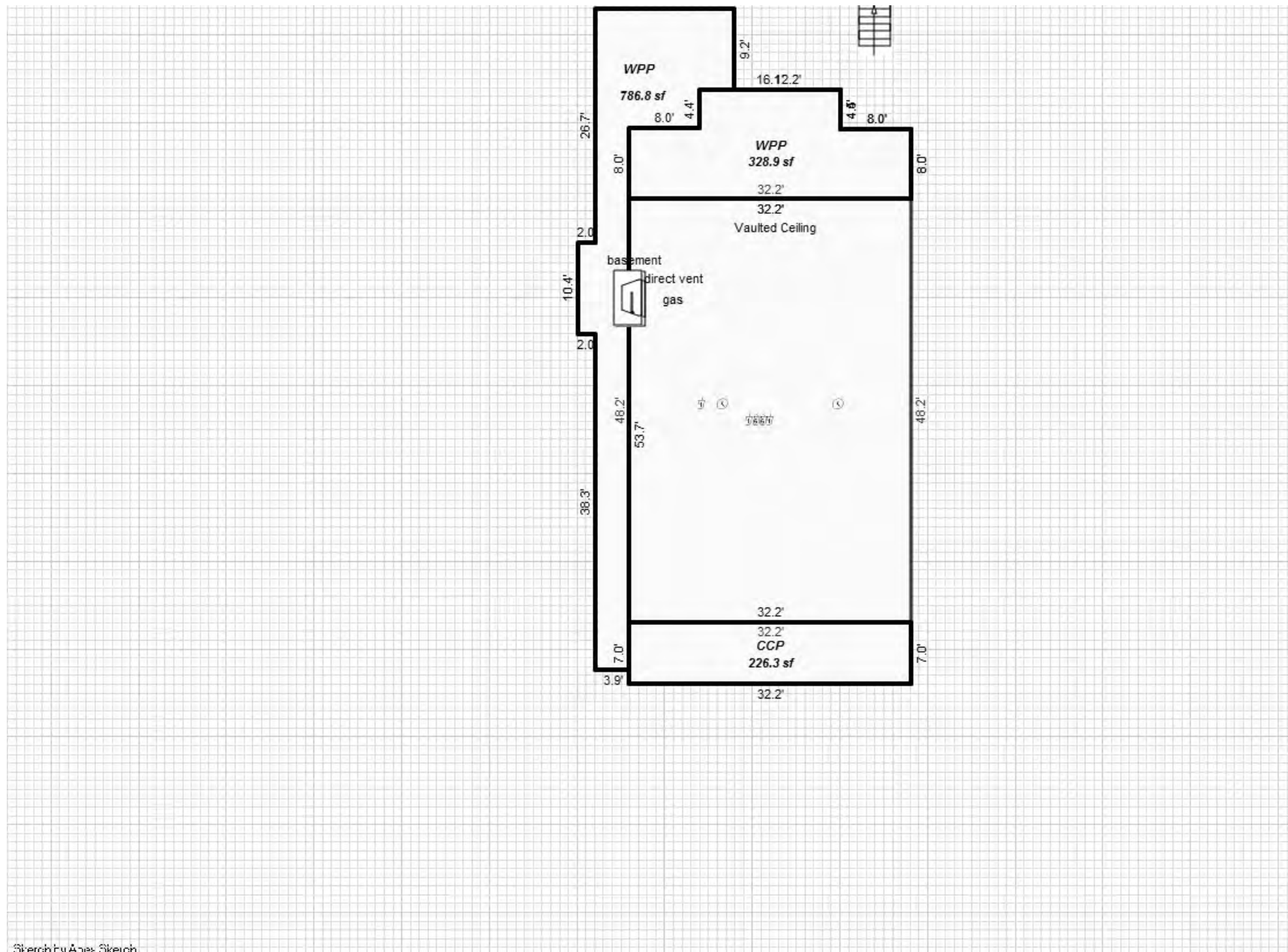
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	118,800	257,800	376,600			229,288C
TPC	03/30/2015	INSPECTED	2023	70,700	254,200	324,900			218,370C
TPC	10/20/2014	INSPECTED	2022	62,500	229,200	291,700			207,972C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 2 Direct-Vented Ga	Area 328 WPP 786 WPP 226 CCP 120 WPP	(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 1.600	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: BC Effec. Age: 10 Floor Area: 1,551 Total Base New : 380,380 Total Depr Cost: 342,339 Estimated T.C.V: 547,742
Town Home		(4) Interior		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls BC		Blt 2014	
Duplex		Trim & Decoration		(12) Electric			Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1551 SF Floor Area = 1551 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,551 Total: 277,930 250,136 Other Additions/Adjustments Recreation Room 1000 26,940 24,246 Basement, Outside Entrance, Below Grade 2 7,085 6,376 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,735 6,061 2 Fixture Bath 1 4,512 4,061 Porches WPP 328 7,003 6,303 CCP (1 Story) 226 7,485 6,736 WPP 120 4,056 3,650 WPP 786 15,861 14,275 Water/Sewer Public Sewer 1 1,886 1,697 Water Well, 100 Feet 1 6,156 5,540 Built-Ins Appliance Allow. 1 3,918 3,526 Fireplaces Direct-Vented Gas 2 8,671 7,804 Totals: 380,380 342,339		E.C.F. X 1.600			
A-Frame		Size of Closets		0 Amps Service			Many Ave. Few			Total Base New : 380,380 Total Depr Cost: 342,339 Estimated T.C.V: 547,742					
Wood Frame		Lg Ord Small		(13) Plumbing			Average Fixture(s)			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,551 Total: 277,930 250,136 Other Additions/Adjustments Recreation Room 1000 26,940 24,246 Basement, Outside Entrance, Below Grade 2 7,085 6,376 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,735 6,061 2 Fixture Bath 1 4,512 4,061 Porches WPP 328 7,003 6,303 CCP (1 Story) 226 7,485 6,736 WPP 120 4,056 3,650 WPP 786 15,861 14,275 Water/Sewer Public Sewer 1 1,886 1,697 Water Well, 100 Feet 1 6,156 5,540 Built-Ins Appliance Allow. 1 3,918 3,526 Fireplaces Direct-Vented Gas 2 8,671 7,804 Totals: 380,380 342,339					
Building Style: 1S		Ex Ord Min		(14) Water/Sewer			1 Public Water			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,551 Total: 277,930 250,136 Other Additions/Adjustments Recreation Room 1000 26,940 24,246 Basement, Outside Entrance, Below Grade 2 7,085 6,376 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,735 6,061 2 Fixture Bath 1 4,512 4,061 Porches WPP 328 7,003 6,303 CCP (1 Story) 226 7,485 6,736 WPP 120 4,056 3,650 WPP 786 15,861 14,275 Water/Sewer Public Sewer 1 1,886 1,697 Water Well, 100 Feet 1 6,156 5,540 Built-Ins Appliance Allow. 1 3,918 3,526 Fireplaces Direct-Vented Gas 2 8,671 7,804 Totals: 380,380 342,339					
Yr Built Remodeled 2014 0		Doors Solid H.C.		1 Public Water			1 Public Sewer			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,551 Total: 277,930 250,136 Other Additions/Adjustments Recreation Room 1000 26,940 24,246 Basement, Outside Entrance, Below Grade 2 7,085 6,376 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,735 6,061 2 Fixture Bath 1 4,512 4,061 Porches WPP 328 7,003 6,303 CCP (1 Story) 226 7,485 6,736 WPP 120 4,056 3,650 WPP 786 15,861 14,275 Water/Sewer Public Sewer 1 1,886 1,697 Water Well, 100 Feet 1 6,156 5,540 Built-Ins Appliance Allow. 1 3,918 3,526 Fireplaces Direct-Vented Gas 2 8,671 7,804 Totals: 380,380 342,339					
Condition: Average		(5) Floors		1 Water Well			1000 Gal Septic			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,551 Total: 277,930 250,136 Other Additions/Adjustments Recreation Room 1000 26,940 24,246 Basement, Outside Entrance, Below Grade 2 7,085 6,376 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,735 6,061 2 Fixture Bath 1 4,512 4,061 Porches WPP 328 7,003 6,303 CCP (1 Story) 226 7,485 6,736 WPP 120 4,056 3,650 WPP 786 15,861 14,275 Water/Sewer Public Sewer 1 1,886 1,697 Water Well, 100 Feet 1 6,156 5,540 Built-Ins Appliance Allow. 1 3,918 3,526 Fireplaces Direct-Vented Gas 2 8,671 7,804 Totals: 380,380 342,339					
Room List		Kitchen: Other: Other:		2000 Gal Septic			Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,551 Total: 277,930 250,136 Other Additions/Adjustments Recreation Room 1000 26,940 24,246 Basement, Outside Entrance, Below Grade 2 7,085 6,376 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,735 6,061 2 Fixture Bath 1 4,512 4,061 Porches WPP 328 7,003 6,303 CCP (1 Story) 226 7,485 6,736 WPP 120 4,056 3,650 WPP 786 15,861 14,275 Water/Sewer Public Sewer 1 1,886 1,697 Water Well, 100 Feet 1 6,156 5,540 Built-Ins Appliance Allow. 1 3,918 3,526 Fireplaces Direct-Vented Gas 2 8,671 7,804 Totals: 380,380 342,339					
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		(9) Basement Finish			Notes:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,551 Total: 277,930 250,136 Other Additions/Adjustments Recreation Room 1000 26,940 24,246 Basement, Outside Entrance, Below Grade 2 7,085 6,376 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,735 6,061 2 Fixture Bath 1 4,512 4,061 Porches WPP 328 7,003 6,303 CCP (1 Story) 226 7,485 6,736 WPP 120 4,056 3,650 WPP 786 15,861 14,275 Water/Sewer Public Sewer 1 1,886 1,697 Water Well, 100 Feet 1 6,156 5,540 Built-Ins Appliance Allow. 1 3,918 3,526 Fireplaces Direct-Vented Gas 2 8,671 7,804 Totals: 380,380 342,339					
(1) Exterior		(7) Excavation		(10) Floor Support			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 547,742								
Wood/Shingle Aluminum/Vinyl Brick		Basement: 1551 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Joists: Unsupported Len: Cntr.Sup:											
Insulation		(8) Basement													
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Many Avg. Few Large Avg. Small		(9) Basement Finish													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof															
Gable Hip Flat Gambrel Mansard Shed															
Asphalt Shingle															
Chimney:															

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



Sketch by Alex 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.
		310,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:1100	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1574 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 641,752 TCV/TFA: 650.86					

X Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B100'@5000/FF	100.00	161.00	1.0000	0.7604	5000	100	380,184
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value = 380,184

Tax Description		Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
. LOTS 6 & 7 BIRCHAVEN BEACH.	X	Dirt Road				
Comments/Influences		Gravel Road				
20801166 \$335,000 2000		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Dock: Light posts	42.32	320 0	0	
	X	D/W/P: 3.5 Concrete	6.49	2484 0	0	
	X	Electric	23.80	250 50	2,975	
	X	Gas				
		Residential Local Cost Land Improvements				
		Description	Rate	Size % Good	Cash Value	
		Street Lights				
		LAND IMPROVE 2500	2,500.00	1 95	2,375	
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =			5,350	

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							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	190,100	130,800	320,900			172,125C
			2024	124,000	121,300	245,300			166,950C
			2023	99,200	115,800	215,000			159,000C
			2022	65,000	103,200	168,200			151,429C

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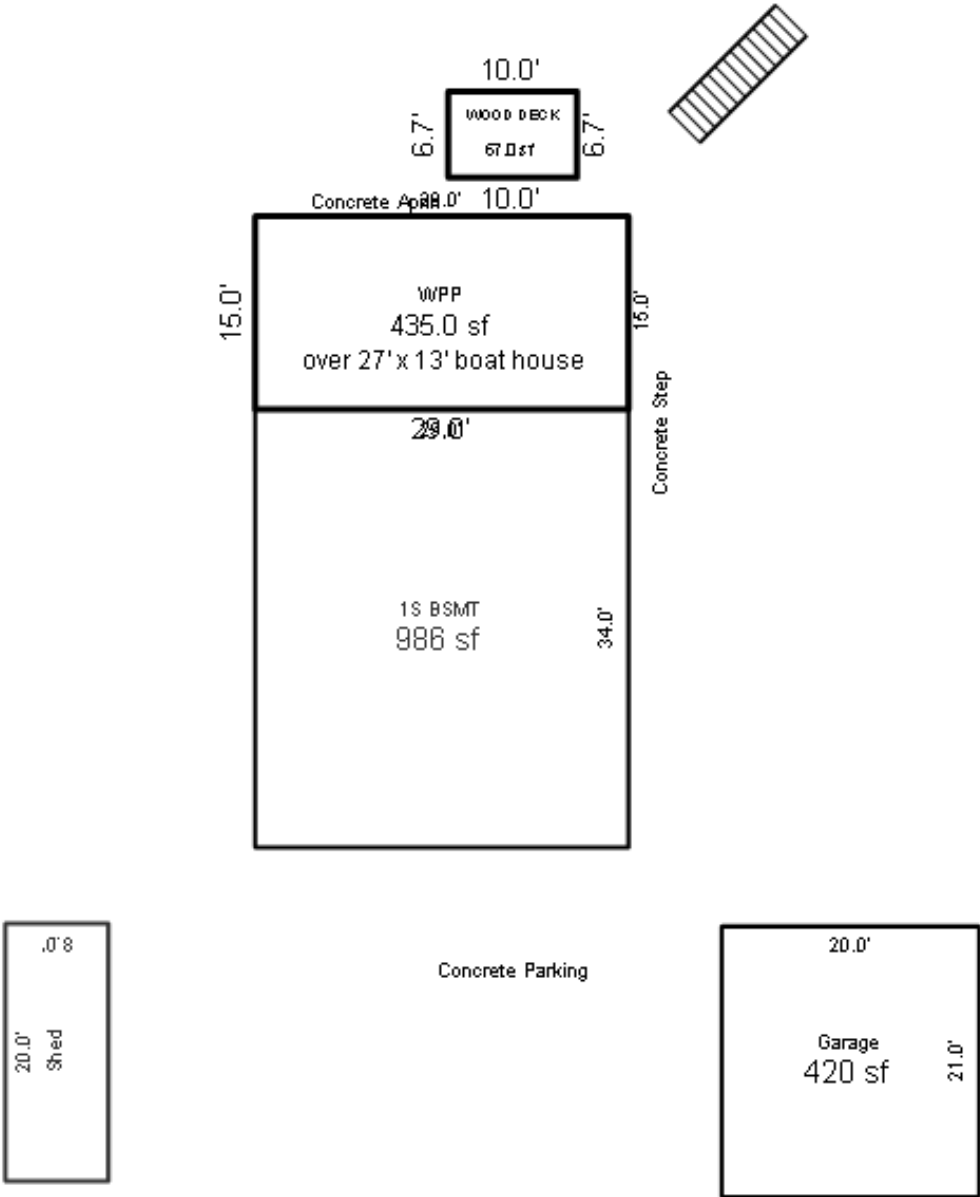
*** Information herein deemed reliable but not guaranteed***



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	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 986 Total Base New : 246,364 Total Depr Cost: 160,136 Estimated T.C.V: 256,218			435 435 67	WPP Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.600			Bsmnt Garage:				
Yr Built 1974	Remodeled 0	Ex	X Ord	Min	200 Amps Service			No./Qual. of Fixtures			Cls C Blt 1974						
Condition: Average		Size of Closets		Lg	X Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1974				
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Ground Area = 986 SF Floor Area = 986 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Total: 147,705 96,007			Total: 147,705 96,007				
3 Bedrooms	(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 986 18,793 12,215		Basement, Outside Entrance, Below Grade 1 2,523 1,640			
(1) Exterior	X Drywall		Many			X Ave.	Few	(13) Plumbing			Plumbing			Average Fixture(s)			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 986 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Foundation Basement			Size 986	
(2) Windows	X Many Avg. X Avg. Few Small		Basement			(8) Basement			1 Recreation Room 986 18,793 12,215			1 Basement, Outside Entrance, Below Grade 1 2,523 1,640			1 Average Fixture(s) 1 1,455 946		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1 4,580 2,977			1 7,204 4,683			1 6,795 4,417	
X	Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WPP 435 7,204 4,683			Deck	
(3) Roof	986 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Lump Sum Items:			1 4,580 2,977			1 7,204 4,683			1 6,795 4,417		
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 4,580 2,977			1 7,204 4,683			1 6,795 4,417		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 4,580 2,977			1 7,204 4,683			1 6,795 4,417	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 4,580 2,977			1 7,204 4,683			1 6,795 4,417	

*** 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.
MOORE SHERMAN W & JUDITH	MOORE SHERMAN W & JUDITH	0	12/21/2023	QC	15-LADY BIRD	2024-01747	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1564 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/03/1999					
Owner's Name/Address	MAP #:					
MOORE SHERMAN W & JUDITH G PO BOX 382 LAKE CITY MI 49651	2025 Est TCV 565,232 TCV/TFA: 387.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. LOT 8 BIRCHAVEN BEACH.	X		* Factors *					
			A50'@5000/FF	50.00	158.00	1.0000	1.1736	5000 100	293,407
Comments/Influences			50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 293,407					
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X		D/W/P: Crushed Rock	2.24	576	0	0	
	X		D/W/P: Patio Blocks	15.39	119	0	0	
	X		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 = 940					



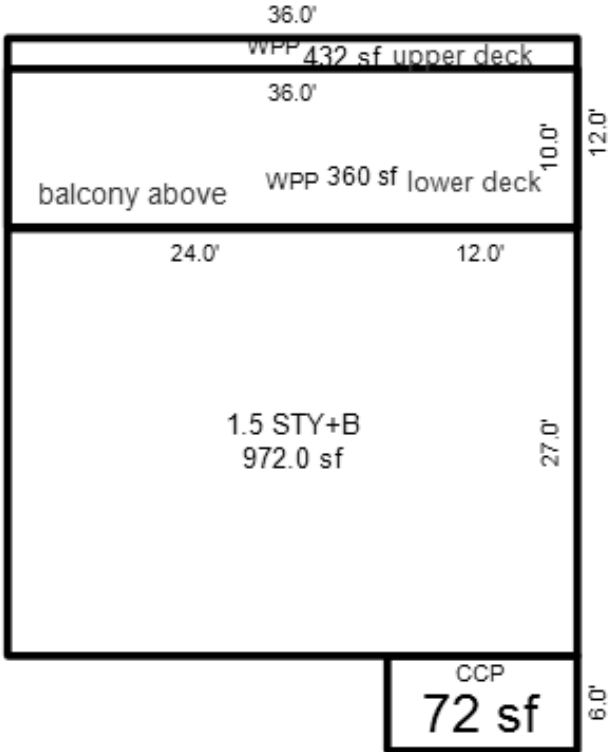
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	146,700	135,900	282,600			112,354C
X	Low	High	2024	117,700	122,900	240,600			108,976C
X	Landscaped	Swamp	2023	70,100	117,300	187,400			103,787C
X	Wooded	Pond	2022	62,500	105,700	168,200			98,845C
X	Waterfront	Ravine							
	Wetland	Flood Plain							
X	PRIVATE RD								
Who	When	What	2025	146,700	135,900	282,600			112,354C
			2024	117,700	122,900	240,600			108,976C
			2023	70,100	117,300	187,400			103,787C
			2022	62,500	105,700	168,200			98,845C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 1 Direct-Vented Ga	Area 432 WPP 360 WPP 72 CCP (1 Story) 252 Treated Wood 32 Wood Balcony	Type	Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																													
	Building Style: 1.5S	X	Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace																																																																																																																																																													
	Yr Built 1969	Remodeled 1984	Ex X Ord Min		(12) Electric																																																																																																																																																													
	Condition: Average		Size of Closets Lg X Ord Small		200 Amps Service																																																																																																																																																													
	Room List	Doors	Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few																																																																																																																																																													
	(1) Exterior	(6) Ceilings	X	Drywall	(13) Plumbing																																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation	Basement: 972 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																													
	(2) Windows	(8) Basement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer																																																																																																																																																													
X	Many Avg. X Large Avg. Small	(9) Basement Finish	486 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																													
X	Wood Sash Metal Sash Vinyl Sash				Lump Sum Items:																																																																																																																																																													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors																																																																																																																																																																	
X	Storms & Screens																																																																																																																																																																	
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X	Gable Hip Flat																																																																																																																																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
CHECINSKI ANDRZEJ & MALGO	MUDREY MICHAEL S & GINA M	277,700	12/19/2019	WD	03-ARM'S LENGTH	2019-03916	PROPERTY TRANSFER	100.0													
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGO	0	05/27/2016	QC	09-FAMILY	2016-02041	PROPERTY TRANSFER	0.0													
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0	05/24/2016	WD	16-LC PAYOFF	2016-02040	DEED	0.0													
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	16-LC PAYOFF	2015-02920	PROPERTY TRANSFER	100.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
1554 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Alteration		07/17/2024		PE24-0113	100%												
Owner's Name/Address		P.R.E. 0%		Alteration		03/28/2024		PB24-0020	100%												
MUDREY MICHAEL S & GINA M 1378 FOXCROFT RD EAST LANSING MI 48823		MAP #:		2025 Est TCV 519,474 TCV/TFA: 354.83																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE															
LOT 9 BIRCHAVEN BEACH UNIT SEC10 T22N R8W 7/12/2019 SPLIT LOTS 10 & PART 11 TO 100-010-00 FORMERLY LOTS 9, 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N R8W 8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12 FORMERLY LOTS 9, 10, & 11. BIRCHAVEN BEACH.		X		Public Improvements		* Factors *															
		Dirt Road		Gravel Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
		X Paved Road		Storm Sewer		A50'@5000/FF		50.00		155.75		1.0000		1.1677		5000		100		291,937	
		X Sidewalk		Water		50 Actual Front Feet, 0.18 Total Acres		Total Est. Land Value =												291,937	
		X Sewer		Street Lights		Land Improvement Cost Estimates		Description		Rate		Size		% Good		Cash Value					
		X Electric		Standard Utilities		D/W/P: 3.5 Concrete		6.07		192		71				827					
		X Gas		Underground Utils.		Wood Frame		24.54		120		73				2,150					
		X Curb				Total Estimated Land Improvements		True Cash Value =								2,977					
Comments/Influences		Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X Rolling		X Low		2025		146,000		113,700		259,700						163,474C			
		X High		Landscaped		2024		117,300		100,200		217,500						153,128C			
		X Swamp		Wooded		2023		69,800		95,600		165,400						145,837C			
		X Pond		Pond		2022		62,500		86,100		148,600						138,893C			
		X Waterfront		Ravine																	
		X Wetland		Flood Plain																	
		X PRIVATE RD																			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		2025		146,000		113,700		259,700						163,474C	
		TPC 09/23/2024		INSPECTED				2024		117,300		100,200		217,500						153,128C	
		TPC 04/30/2021		INSPECTED				2023		69,800		95,600		165,400						145,837C	
		TPC 12/27/2017		INSPECTED				2022		62,500		86,100		148,600						138,893C	

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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 2 Wood Stove Direct-Vented Ga	Area 132 288 480 220	Type CGEP (1 Story) WPP WPP Treated Wood	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: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.75S				Central Air Wood Furnace						Class: CD Effec. Age: 40 Floor Area: 1,464 Total Base New : 233,917 Total Depr Cost: 140,350 Estimated T.C.V: 224,560		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1973	Remodeled 0	Size of Closets		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls CD		Blt 1973		
Condition: Average		Ex	X Ord	Min	200 Amps Service			Ex. X Ord. Min			Ground Area = 672 SF		Floor Area = 1464 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	
Room List		Lg	Ord	X Small	No. of Elec. Outlets			Many X Ave. Few			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
Basement	1st Floor	(5) Floors		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Basement 1 Story Siding Overhang			672 288		Total: 158,580 95,148	
4 Bedrooms		Kitchen: Other: Other:		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 3 Fixture Bath Porches CGEP (1 Story) WPP WPP Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Water/Sewer Public Sewer Water Well, 100 Feet			628 1 1 2		11,467 6,880 1,632 979 1,212 727 3,805 2,283 8,152 4,891 4,409 2,645 6,998 4,199 4,250 2,550 576 21,923 13,154 1 -2,476 -1,486 2 956 574 1 1,307 784 1 5,560 3,336	
(1) Exterior		(6) Ceilings		Lump Sum Items:			Built-Ins			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
Wood/Shingle	Aluminum/Vinyl	X Drywall		No. of Elec. Outlets			Many X Ave. Few									
Brick	Insulation	(7) Excavation		Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement									
(2) Windows		Many	X Avg.	X Large	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish								
X	Avg. Few	Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		628 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support									
(3) Roof		628 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
X	Asphalt Shingle	Chimney: Metal		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1544 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	08/11/2020	2020-0418	100%

Owner's Name/Address	P.R.E. 100% 06/16/2023	MAP #:	
CHECINSKI ANDRZEJ & MALGORZATA 1544 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2025 Est TCV 891,627 TCV/TFA: 469.28	

	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
	Public Improvements		* Factors *							
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	Gravel Road		B100'@5000/FF	90.00	154.65	1.0000	0.7558	5000 100	340,107	
	Paved Road		90 Actual Front Feet, 0.32 Total Acres						Total Est. Land Value =	340,107

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates			
LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N R8W		Description	Rate	Size % Good	Cash Value
7/2019 SPLIT FROM 100-009-00		D/W/P: 4in Ren. Conc.	8.06	1261 50	5,082
Comments/Influences		Total Estimated Land Improvements True Cash Value =			5,082

7/2019 SPLIT FROM LOT 9, LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N R8W								
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Topography of Site							
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value

Who	When	What	2025	170,100	275,700	445,800			312,441C
TPC	09/23/2024	INSPECTED	2024	113,300	255,500	368,800			303,047C
TPC	09/07/2023	INSPECTED	2023	90,600	145,500	236,100		236,100A	189,855C
TPC	10/19/2021	INSPECTED	2022	60,400	131,000	191,400			180,815C

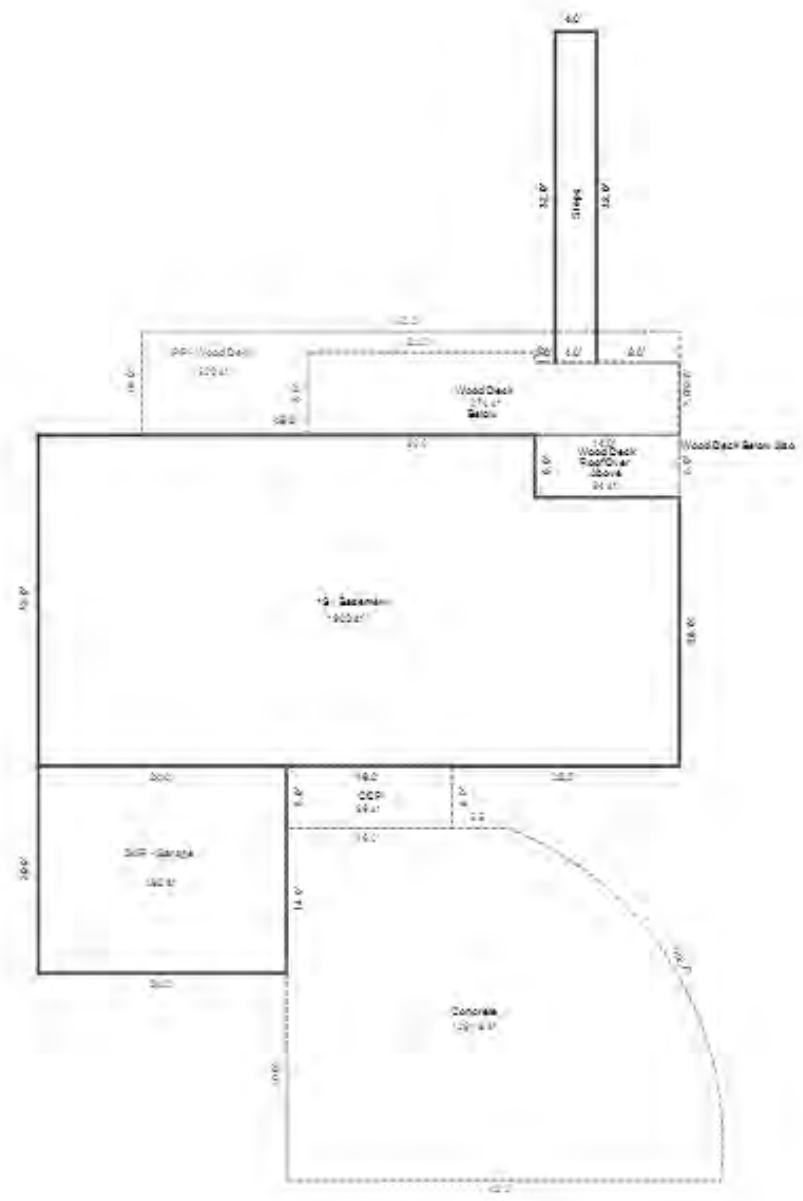
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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: 2021 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: 480 % Good: 1 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 2 Floor Area: 1,900 Total Base New : 367,286 Total Depr Cost: 341,524 Estimated T.C.V: 546,438			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures											
Room List		Doors	Solid	H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		No. of Elec. Outlets			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1900 SF Floor Area = 1900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Cls C 5 Blt 2023					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many Ave. Few			Building Areas								
(2) Windows		(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
Many Avg. Few	Large Avg. Small	Basement: 1900 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,900 Total: 280,930 275,304								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			14) Water/Sewer			Other Additions/Adjustments								
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Recreation Room 950 18,107 17,745 Basement, Outside Entrance, Above Grade 1 1,844 1,807 Plumbing Average Fixture(s) 1 1,455 1,426 3 Fixture Bath 1 4,580 4,488 Water/Sewer 2000 Gal Septic 1 9,530 9,339 Water Well, 100 Feet 1 5,725 5,610 Porches CCP (1 Story) 96 2,670 2,617 WCP (1 Story) 84 4,302 4,216 WPP 274 4,968 4,869								
X Asphalt Shingle		(9) Basement Finish			Lump Sum Items:			Deck								
Chimney:		950 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)						Treated Wood 128 3,045 2,984 Treated Wood 604 8,426 8,257								
		(10) Floor Support						Garages								
		Joists: Unsupported Len: Cntr.Sup:						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,624 216 * Common Wall: 1 Wall 1 -2,647 -26								

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

<<<< 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.
CHECINSKI ANDZEJ & CHECIN	ZYSK CAROLYN D	1	08/11/2017	QC	32-SPLIT VACANT	2017-02496	DEED	8.0
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1524 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	11/21/2017	2017-0601	100%

Owner's Name/Address	MAP #:
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2025 Est TCV 468,555 TCV/TFA: 457.57

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A50'@5000/FF	60.00	149.00	0.9382	1.1498	5000	100	323,611
60 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	323,611

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water	6.07	132	0	0			
Sewer	25.88	96	50	1,242			

Comments/Influences		Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value			
8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12							
Gas							
Curb							
Street Lights	1,000.00	1	95	950			
Standard Utilities							
Underground Utils.							
Total Estimated Land Improvements True Cash Value =				2,192			

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



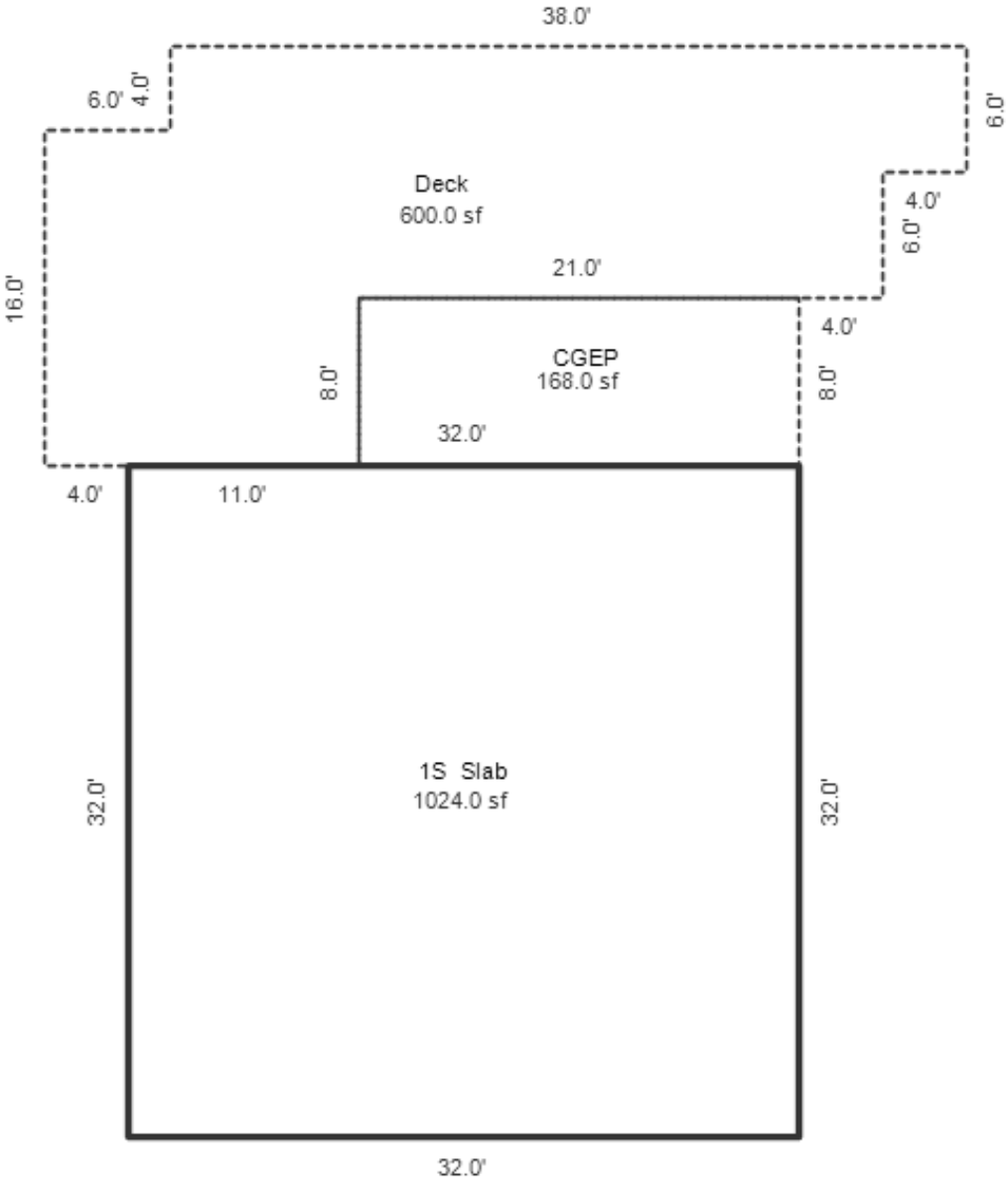
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/16/2017	INSPECTED	2025	161,800	72,500	234,300			94,326C
TPC	08/07/2017	INSPECTED	2024	133,000	67,200	200,200			91,490C
TPC	03/30/2015	INSPECTED	2023	79,200	64,100	143,300			87,134C
			2022	72,300	57,800	130,100			82,985C

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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 168 600	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G														
Yr Built 1953			Ex	X	Ord		Min												
Remodeled 0		Trim & Decoration																	
Condition: Average			Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile																
(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: 1024 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Many			X	Ave.		Few								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing														
(3) Roof		(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer														
X	Asphalt Shingle	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,024 Total: 114,980 68,988												Cls CD		Blt 1953					
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 Porches CGEP (1 Story) 168 9,621 5,773 Deck Treated Wood 600 8,190 4,914 Water/Sewer Public Sewer 1 1,307 784 Water Well, 100 Feet 1 5,560 3,336 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271 Local Cost Items SANITARY SEWER 1 0 0												Totals:		148,699 89,220					
Notes:												ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY:		142,752					

*** 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.								
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	03-ARM'S LENGTH	2016-02874	PROPERTY TRANSFER	100.0								
SAVAGE JOSEPH EDWARD		0	12/07/2010	AFF	07-DEATH CERTIFICATE	2011-00365DC	PROPERTY TRANSFER	0.0								
SAVAGE JOSEPH E	SAVAGE JOSEPH E ET AL	0	09/09/2004	QC	07-DEATH CERTIFICATE	2011-362QC	PROPERTY TRANSFER	0.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
1514 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		05/16/2017		2017-0177		100%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 441,608 TCV/TFA: 425.44										
WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
Tax Description		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. LOT 13 BIRCHAVEN BEACH.		X		Dirt Road		A50'@5000/FF		50.00	147.00	1.0000	1.1444	5000	100		286,089	
Comments/Influences		X		Gravel Road		50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =						286,089		
		X		Paved Road		Land Improvement Cost Estimates										
		X		Storm Sewer		Description		Rate	Size	% Good	Cash Value					
		X		Sidewalk		D/W/P: 3.5 Concrete		6.07	182	0	0					
		X		Water		Wood Frame		28.31	80	50	1,132					
		X		Sewer		Residential Local Cost Land Improvements										
		X		Electric		Description		Rate	Size	% Good	Cash Value					
		X		Gas		LAND IMPROVE 1000		1,000.00	1	95	950					
		X		Curb		Total Estimated Land Improvements True Cash Value =									2,082	
		X		Street Lights												
		X		Standard Utilities												
		X		Underground Utils.												
				Topography of Site												
		X		Level												
		X		Rolling												
		X		Low												
		X		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				
		X		PRIVATE RD		2025	143,000	77,800	220,800			126,054C				
				Who		When	What	2025	143,000	77,800	220,800	126,054C				
				JWV		09/09/2017	INSPECTED	2024	115,600	72,100	187,700	122,264C				
				TPC		03/30/2015	INSPECTED	2023	68,800	68,800	137,600	116,442C				
				TPC		10/20/2014	INSPECTED	2022	62,500	62,000	124,500	110,898C				

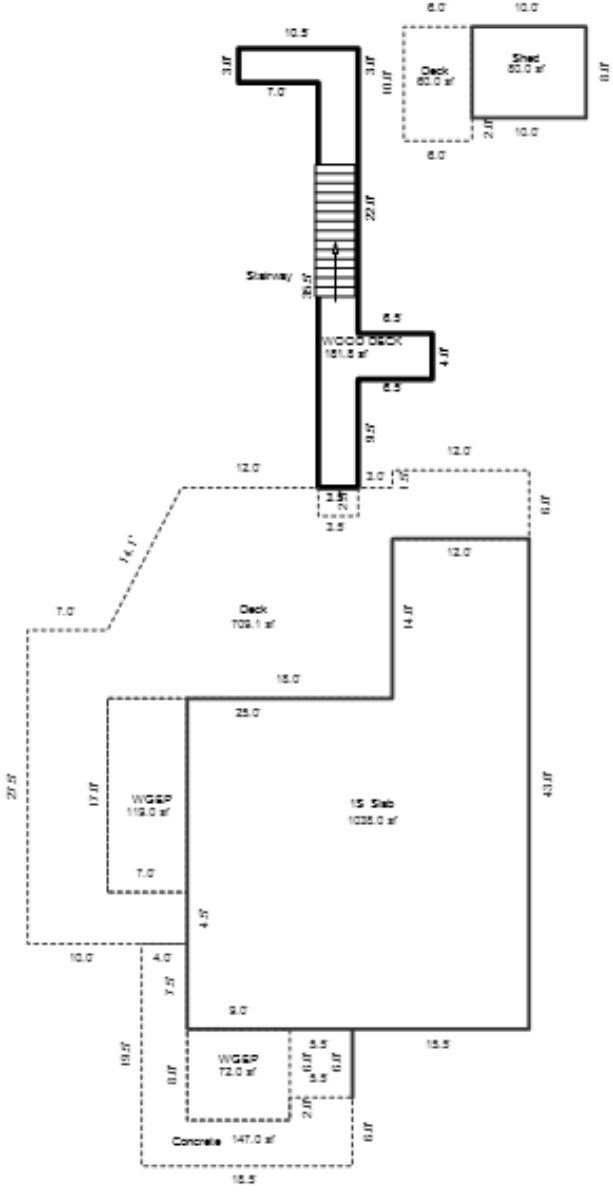


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*** Information herein deemed reliable but not guaranteed***

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(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: 1,038 Total Base New : 159,732 Total Depr Cost: 95,898 Estimated T.C.V: 153,437			119	WGEP (1 Story)	181	Treated Wood	60	Treated Wood	Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Drywall X Paneled Plaster Wood T&G			Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1038 SF Floor Area = 1038 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			E.C.F. X 1.600		Cls CD Blt 1940		
Yr Built 1940	Remodeled 1986	Trim & Decoration			(12) Electric			No. of Elec. Outlets			Building Areas							
Condition: Average		Ex X Ord Min			100 Amps Service			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Size of Closets			(13) Plumbing			Average Fixture(s)			1 Story Siding Slab 1,038			Total: 116,338 69,803				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Average Fixture(s) 1 1,212 727				
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Plumbing			Porches			WGEP (1 Story) 119 9,807 5,884 WGEP (1 Story) 72 6,975 4,185				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1038 S.F. Height to Joists: 0.0			Deck			Treated Wood 181 3,736 2,242 Treated Wood 60 1,886 1,132 Treated Wood 709 8,863 5,318			Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529				
(2) Windows		Many Avg. X Avg. Large Avg. Small			(8) Basement			Water/Sewer			Built-Ins			Appliance Allow. 1 1,906 1,144				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Fireplaces			Interior 1 Story 1 4,633 2,780				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Unit-in-Place Cost Items			BOAT HOUSE (BY SQ FT) 100 521 370 *							
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support			Local Cost Items			SANITARY SEWER 1 0 0 *			Totals: 159,732 95,898		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:													
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.
		131,000	07/01/1997	WD	33-TO BE DETERMINED	312:586	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1504 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
DEBOER DONALD A & JULIE A 2383 MCGEE ROAD LAKE CITY MI 49651	2025 Est TCV 442,102 TCV/TFA: 526.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. LOT 14 BIRCHAVEN BEACH.	X		A50'@5000/FF	50.00	145.00	284,721
Comments/Influences			* Factors *			
			50 Actual Front Feet, 0.17 Total Acres	1.0000	1.1389	284,721

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates		
				Description	Rate	Cash Value
				Wood Frame	34.75	1,576
				Total Estimated Land Improvements True Cash Value = 1,576		

Comments/Influences	X Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates			
					Description	Rate	Size % Good	Cash Value
					Wood Frame	34.75	63 72	1,576
					Total Estimated Land Improvements True Cash Value = 1,576			



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	142,400	78,700	221,100			99,953C
	X High	2024	115,200	72,900	188,100			96,948C
	Landscaped	2023	68,600	69,600	138,200			92,332C
	Swamp	2022	62,500	62,700	125,200			87,936C
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

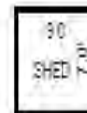
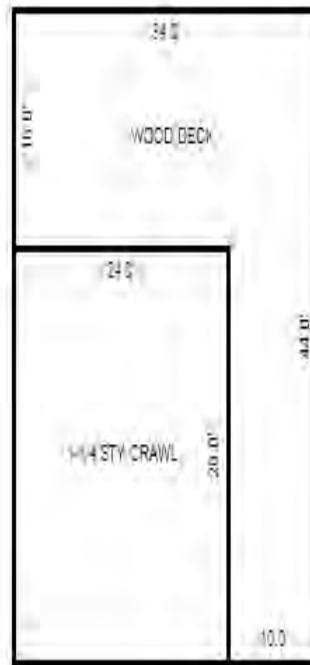
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	115,200	72,900	188,100			96,948C
TPC	03/30/2015	INSPECTED	2023	68,600	69,600	138,200			92,332C
TPC	10/20/2014	INSPECTED	2022	62,500	62,700	125,200			87,936C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 824	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 28 Floor Area: 840 Total Base New : 135,247 Total Depr Cost: 97,378 Estimated T.C.V: 155,805		E.C.F. X 1.600		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		Blt 1982												
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 672 SF		Floor Area = 840 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72												
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)			1.25 Story		Siding		Crawl Space		672		Total:		106,900		76,968				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,455		1,048						
(1) Exterior		Kitchen: Other: Other:		200			1			Water/Sewer		Public Sewer		1		1,473		1,061								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			1			Built-Ins		Appliance Allow.		1		2,727		1,963								
(2) Windows		(7) Excavation		Many			X			Ave.			Few			Fireplaces			Exterior 1 Story		1		6,420		4,622	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			Deck		Treated Wood		824		10,547		7,594					
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			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items		SANITARY SEWER		1		0		0					
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			1			Public Water			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TC		155,805									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Sewer			Water Well		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																					

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
1494 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 384,850 TCV/TFA: 466.48									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
DAVIDSON GERALD B & JUDITH A 11003 BABCOCK ROAD BATH MI 48808		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		Dirt Road		A50'@5000/FF 50.00 143.00 1.0000 1.1334 5000 100		283,340											
. LOT 15 BIRCHAVEN BEACH.		X Paved Road		50 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value = 283,340											
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		Sidewalk		D/W/P: 3.5 Concrete		5.70 165 0 0											
		Water		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value											
		X Sewer		X Electric		LAND IMPROVE 1000		1,000.00 1 95 950									
		X Gas		Curb		Total Estimated Land Improvements True Cash Value = 950											
		Street Lights		Standard Utilities		Underground Utils.											
Topography of Site		Level		X Rolling													
		X Low		X High													
		Landscaped		Swamp													
		Wooded		Pond													
		X Waterfront		Ravine													
		Wetland		Flood Plain													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		2025		141,700		50,700		192,400		71,143C	
		TPC 12/27/2017		INSPECTED		2024		114,800		47,000		161,800				69,004C	
		TPC 03/30/2015		INSPECTED		2023		68,300		44,900		113,200				65,719C	
		TPC 10/20/2014		INSPECTED		2022		62,500		40,500		103,000				62,590C	

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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	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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	X	Central Air Wood Furnace												
Yr Built 1958		Trim & Decoration			(12) Electric												
Remodeled 0		Ex	Ord	X	Min	60 Amps Service											
Condition: Average		Size of Closets			No./Qual. of Fixtures												
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			No. of Elec. Outlets												
(1) Exterior			Kitchen: Other: Other:		Many Ave. X Few												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing												
	Insulation				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(2) Windows		(7) Excavation			(14) Water/Sewer												
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 825 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			Lump Sum Items:												
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish												
(3) Roof		(10) Floor Support			Notes:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			SANITARY SEWER												
Chimney: Block					Totals:												
Cost Est. for Res. Bldg: 1 Single Family 1S												Cls	D	Blt	1958		
(11) Heating System: Space Heater																	
Ground Area = 825 SF Floor Area = 825 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																	
Building Areas																	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost												
1 Story	Siding	Slab	825														
Total:				86,806	52,082												
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)												1	1,010	606			
Porches																	
CGEP (1 Story)												120	6,803	4,082			
Water/Sewer																	
Public Sewer												1	1,158	695			
Water Well, 50 Feet												1	2,462	1,477			
Built-Ins																	
Appliance Allow.												1	1,615	969			
Fireplaces																	
Exterior 1 Story												1	4,898	2,939			
Local Cost Items																	
SANITARY SEWER												1	0	0			
Totals:												104,752	62,850				
Notes:																	
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:														100,560			

*** 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.								
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY	2016-01525	DEED	0.0								
FORCHE LIVING TRUST KURT	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY	2106-01523	DEED	0.0								
HUMMEL GREGORY A & COURTIN	FORCHE LIVING TRUST KURT	183,500	05/16/2014	WD	03-ARM'S LENGTH	2014-01799	PROPERTY TRANSFER	100.0								
CLIFF THOMAS E &	HUMMEL GREGORY & COURTNEY	165,000	05/26/2011	WD	03-ARM'S LENGTH	2011-01763	PROPERTY TRANSFER	100.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
1484 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Addition		11/02/2021		2021-0764	100%							
Owner's Name/Address		P.R.E. 0%		ALTERATION		04/27/2017		2017-0130	100%							
FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015		MAP #:		2025 Est TCV 502,791 TCV/TFA: 467.28												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
. LOT 16 BIRCHAVEN BEACH.		X		Public Improvements		* Factors *										
Comments/Influences		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value
21100953 \$169,000 & 17-82		X		Gravel Road		A50'@5000/FF		50.00		138.00	1.0000	1.1193	5000	100		279,832
		X		Paved Road		50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =		279,832	
		X		Storm Sewer		Land Improvement Cost Estimates										
		X		Sidewalk		Description		Rate		Size		% Good	Cash Value			
		X		Water		D/W/P: 3.5 Concrete		6.49		105		50	340			
		X		Sewer		D/W/P: Asphalt Paving		3.06		355		50	543			
		X		Electric		Wood Frame		34.58		64		50	1,106			
		X		Gas		Metal Prefab		22.55		60		50	676			
				Curb		Total Estimated Land Improvements True Cash Value =							2,665			
				Street Lights												
				Standard Utilities												
				Underground Utils.												
				Topography of Site												
		X		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				
		X		PRIVATE RD		2025	139,900	111,500	251,400			150,684C				
				Who		When	What	2025	139,900	111,500	251,400	150,684C				
				JWV		09/07/2022	INSPECTED	2024	113,800	103,300	217,100	146,154C				
				JWV		09/09/2017	INSPECTED	2023	67,700	99,700	167,400	139,195C				
				TPC		03/30/2015	INSPECTED	2022	62,500	56,500	119,000	97,329C				



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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:		
X	Wood Frame		(4) Interior									112 643 116	WGEP (1 Story) Treated Wood Treated Wood	Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
Building Style: 1S		X	Drywall Paneled													
Yr Built 1958 198			Plaster Wood T&G													
Remodeled 2022			Trim & Decoration													
Condition: Average		Ex	Ord													
Room List		X	Min													
Basement 1st Floor 2nd Floor 2 Bedrooms			Size of Closets													
(1) Exterior		Lg	Ord													
Wood/Shingle Aluminum/Vinyl Brick		X	Small													
(2) Windows			Doors													
Many Avg. Few		X	Solid													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors			H.C.													
(3) Roof			(5) Floors													
Gable Hip Flat			Kitchen: Other: Other:													
Gambrel Mansard Shed			(6) Ceilings													
Asphalt Shingle			(7) Excavation													
Chimney:			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1076 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													
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
			(12) Electric													
			60 Amps Service													
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(15) Fireplaces													
			Class: C +5 Effec. Age: 25 Floor Area: 1,076 Total Base New : 183,586 Total Depr Cost: 137,684 Estimated T.C.V: 220,294													
			(16) Porches/Decks													
			E.C.F. X 1.600													
			(17) Garage													
			Bsmnt Garage: Carport Area: Roof:													
Cost Est. for Res. Bldg: 1 Single Family 1S												Cls C 5 Blt 1958				
(11) Heating System: Forced Heat & Cool																
Ground Area = 1076 SF Floor Area = 1076 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 Slab 900																
1 Story Siding Slab 176																
Total: 147,219 110,409																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,455 1,091																
2 Fixture Bath 1 3,064 2,298																
Porches																
WGEP (1 Story) 112 10,321 7,741																
Deck																
Treated Wood 643 8,771 6,578																
Treated Wood 116 2,830 2,122																
Water/Sewer																
Public Sewer 1 1,473 1,105																
Water Well, 100 Feet 1 5,725 4,294																
Built-Ins																
Appliance Allow. 1 2,727 2,045																
Local Cost Items																
GENERATOR 1 1 1 *																
SANITARY SEWER 1 0 0 *																
Totals: 183,586 137,684																
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 220,294																

*** 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.
		0	05/25/2022	PTA	09-FAMILY	2022-01736	PROPERTY TRANSFER	0.0
PAPENFUSS MARJORIE E	PAPENFUSS MARJORIE E	0	07/25/2019	WD	16-LC PAYOFF	2019-02368	DEED	0.0
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN	300,000	10/24/2016	LC	09-FAMILY	2016-03618	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1474 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/22/2004	20040376	Complete

Owner's Name/Address	MAP #:
PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA 2709 Highbrook Midland MI 48642	2025 Est TCV 476,592 TCV/TFA: 522.58

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. LOT 17 ALSO THAT PART OF LOT 18 DESC AS COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S LOTLINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.	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>B100'@5000/FF</td> <td>75.00</td> <td>135.00</td> <td>1.0000</td> <td>0.7405</td> <td>5000</td> <td>100</td> <td></td> <td>277,703</td> </tr> <tr> <td colspan="8">75 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 277,703</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B100'@5000/FF	75.00	135.00	1.0000	0.7405	5000	100		277,703	75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 277,703
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B100'@5000/FF	75.00	135.00	1.0000	0.7405	5000	100		277,703																						
75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 277,703																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
989-835-9094	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: Asphalt Paving</td> <td>2.85</td> <td>950</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.85	950	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: Asphalt Paving	2.85	950	0	0									

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2025	138,900	99,400	238,300			112,928C
High		Landscaped	2024	94,700	92,100	186,800			109,533C
Swamp		Wooded	2023	75,800	88,000	163,800			104,318C
Pond		Waterfront	2022	64,500	79,400	143,900			99,351C
Ravine	X	Wetland							
Flood Plain	X	PRIVATE RD							

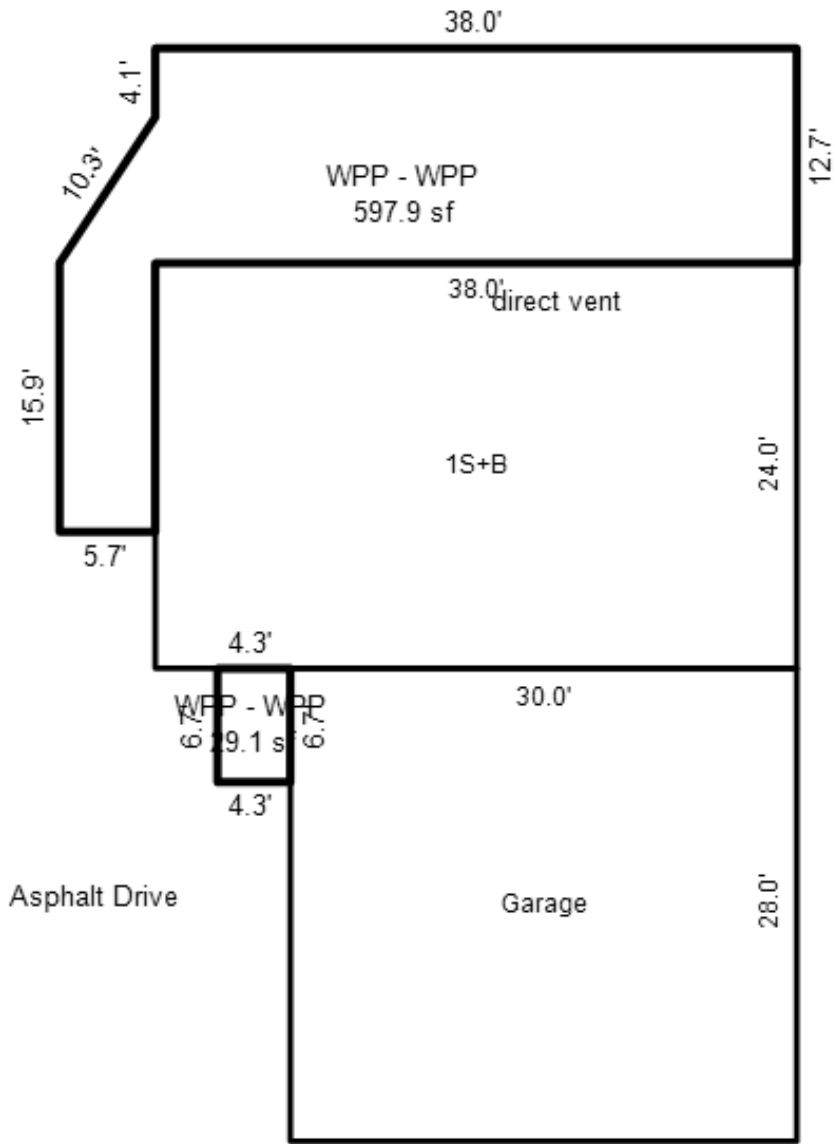


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 597 29	Type WPP WPP	Year Built: 2004 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: 840 % 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: 912 Total Base New : 175,884 Total Depr Cost: 123,118 Estimated T.C.V: 196,989		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1978			
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets			100 Amps Service		Ground Area = 912 SF Floor Area = 912 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric			Average Fixture(s)		1 Story Siding Basement 912		Total: 123,308 86,315			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Other Additions/Adjustments		Exterior		Stone Veneer 200 6,740 4,718		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Plumbing		Basement, Outside Entrance, Below Grade 1 2,130 1,491		Plumbing		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many X Ave. Few			Average Fixture(s)		Plumbing		Average Fixture(s)		
	Insulation	(7) Excavation		Basement: 912 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)		1 1,212 848		
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			14) Water/Sewer			Porches		WPP 597 8,674 6,072 WPP 29 1,405 983		Garages	
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		WPP 597 8,674 6,072 WPP 29 1,405 983		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
(3) Roof		(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages		Base Cost 840 28,652 20,056 Common Wall: 1 Wall 1 -2,476 -1,733 Door Opener 1 478 335		Water/Sewer		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer 1 1,307 915 Water Well, 50 Feet 1 2,548 1,784		Built-Ins		Appliance Allow. 1 1,906 1,334	
X	Asphalt Shingle	Chimney: Metal			Lump Sum Items:			SANITARY SEWER 1 0 0 *			Local Cost Items		Totals: 175,884 123,118		<<<< 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.				
FISH THOMAS E LIVING TRUS	FISH THOMAS E & SALLIE E	1	07/25/2013	QC	21-NOT USED/OTHER	2013-02544 QD	DEED	0.0				
FISH THOMAS E & SALLIE E	FISH SALLIE TRUST	0	07/25/2013	QC	09-FAMILY	2013-02545 QD	DEED	0.0				
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2987	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1454 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		New House		05/03/2012		2012-0150	100%			
Owner's Name/Address		P.R.E. 0%		New House		05/13/2009		20090176	100%			
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651		MAP #:		New House		12/19/2007		20070937	Canceled			
		2025 Est TCV 755,695 TCV/TFA: 465.04										
		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B100'@5000/FF	52.10	134.00	1.0000	0.7397	5000	100		192,696
				B100'@5000/FF	25.00	135.00	1.0000	0.7405	5000	100		92,568
				77 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 285,264								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Dock: Light posts	42.32	105	0	0				
				D/W/P: 4in Ren. Conc.	8.06	848	50	3,417				
				D/W/P: 4in Ren. Conc.	8.06	1078	50	4,344				
				Total Estimated Land Improvements True Cash Value = 7,761								
Tax Description												
. LOT 19 ALSO LOT 18 EXC COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S'LY LOT LINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
FROM: JANIE SCHNEIDER [MAILTO:BUILDING2@MISSAUKEE.ORG] SENT: THURSDAY, DECEMBER 01, 2016 11:16 AM TO: LAKE TOWNSHIP SUBJECT: RE: 009-100-019-00 INSPECTIONS? IN REFERENCE TO MR. TOM FISH ALL PERMITS HAVE BEEN CANCELLED. IN AUGUST I FOUND THAT HIS PROPERTY WAS IN THE PAPER FOR MORTGAGE DEED AS TODAY NO FINNY		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD									
		Who	When	What	2025	142,600	235,200	377,800			241,955C	
		JWV	09/12/2023	INSPECTED	2024	97,300	218,100	315,400			234,680C	
		JWV	11/12/2022	INSPECTED	2023	77,800	198,800	276,600			214,077C	
		JWV	05/24/2022	INSPECTED	2022	57,000	156,000	213,000			168,931C	

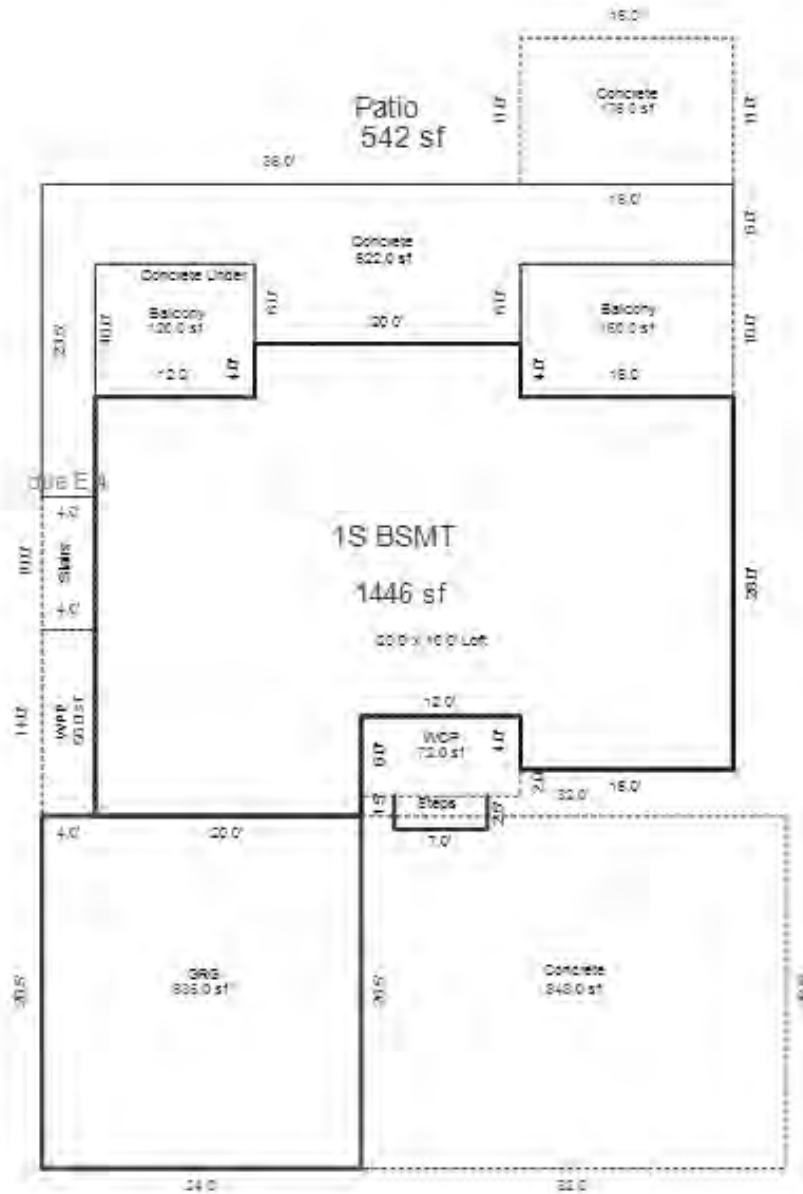


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 97 120 160	Type WCP (1 Story) WPP WPP WPP	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: 649 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 8 Floor Area: 1,625 Total Base New : 314,310 Total Depr Cost: 289,169 Estimated T.C.V: 462,670			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 2015	Remodeled FIN 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2015				
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1446 SF Floor Area = 1625 SF.							
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92							
5	Basement	(5) Floors		(12) Electric			Many			Building Areas							
	1st Floor	Kitchen:		200			X			Stories Exterior Foundation Size Cost New Depr. Cost							
	2nd Floor	Other:		200			Ave.			1 Story Siding Basement 1,446							
3	Bedrooms	Other:		200			Few			1 Story Siding Overhang 179							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Total: 231,630 213,103							
Wood/Shingle				Ex. X Ord. Min			Average Fixture(s)			Other Additions/Adjustments							
Aluminum/Vinyl				No. of Elec. Outlets			3 Fixture Bath			Recreation Room 1200 22,872 21,042							
Brick				Many X Ave. Few			2 Fixture Bath			Basement, Outside Entrance, Below Grade 1 2,523 2,321							
Insulation				(13) Plumbing			Softener, Auto			Plumbing							
(2) Windows		(7) Excavation		1			Solar Water Heat			Average Fixture(s)							
Many		Basement: 1446 S.F.		2			No Plumbing			3 Fixture Bath							
Avg.		Crawl: 0 S.F.		1			Extra Toilet			1 4,580 4,214							
Few		Slab: 0 S.F.		1			Extra Sink			1 3,064 2,819							
		Height to Joists: 0.0		1			Separate Shower			1 3,925 3,611							
Wood Sash		(8) Basement		1			Ceramic Tile Floor			WCP (1 Story) 72 3,925 3,611							
Metal Sash				1			Ceramic Tile Wains			WPP 97 2,810 2,585							
Vinyl Sash		Conc. Block		1			Ceramic Tub Alcove			WPP 120 3,248 2,988							
Double Hung		Poured Conc.		1			Vent Fan			WPP 160 3,962 3,645							
Horiz. Slide		Stone		1			(14) Water/Sewer			Garages							
Casement		Treated Wood		1			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Double Glass		Concrete Floor		1			Public Sewer			Base Cost 649 26,596 24,468							
Patio Doors		(9) Basement Finish		1			Water Well			Common Wall: 1 Wall 1 -2,647 -2,435							
Storms & Screens				1			1000 Gal Septic			Door Opener 1 539 496							
(3) Roof		1200		1			2000 Gal Septic			Water/Sewer							
X	Gable		Recreation SF	1			Lump Sum Items:			Public Sewer							
	Hip		Living SF	1			Fireplaces			Public Sewer 1 1,473 1,355							
	Flat		Walkout Doors (B) SF	1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Water Well, 100 Feet 1 5,725 5,267							
	Asphalt Shingle		No Floor SF	1													
			Walkout Doors (A) SF	1													
	Chimney:		Joists: Unsupported Len: Cntr.Sup:	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.
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	09-FAMILY	2017-02279	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1444 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RENNER FAMILY TRUST 7486 CHERRY BROOK DR REYNOLDSBURG OH 43068	MAP #:					
	2025 Est TCV 361,789 TCV/TFA: 463.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
LOT 20 BIRCHAVEN BEACH SPLIT ON 12/31/2014 INTO 009-100-021-00; FORMERLY ASSESSED AS LOTS 20 & 21 BIRCHAVEN BEACH.	X		A50'@5000/FF	47.50	132.50	266,831
			48 Actual Front Feet, 0.14 Total Acres			266,831

Tax Description	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
LOT 20 BIRCHAVEN BEACH SPLIT ON 12/31/2014 INTO 009-100-021-00; FORMERLY ASSESSED AS LOTS 20 & 21 BIRCHAVEN BEACH.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	D/W/P: 3.5 Concrete	6.07	100 71	431
			Wood Frame	34.40	35 71	855
			Total Estimated Land Improvements True Cash Value =			1,286

Comments/Influences	X	Topography of Site
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00;	X	Level Rolling Low High Landscaped Swamp Wooded Pond
	X	Waterfront Ravine Wetland Flood Plain
	X	PRIVATE RD



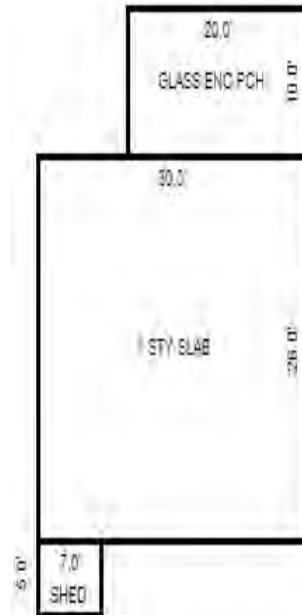
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	133,400	47,500	180,900			77,517C
2024	108,400	44,000	152,400			75,187C
2023	64,500	42,000	106,500			71,607C
2022	60,000	37,800	97,800			68,198C

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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	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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	X	Plaster Wood T&G											
Yr Built 1951		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets			Lg	Ord	X	Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing		(14) Water/Sewer			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation			Many			X	Ave.		Few					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 780 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 780 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 780 Total: 88,625 48,743		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1 1,212 667				
(3) Roof		(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing		Porches		CGEP (1 Story)		200 10,850 5,967		
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer		1 1,307 719		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow.		1 1,906 1,048		
Chimney: Block										Local Cost Items		SANITARY SEWER		1 0 0 *		
										Totals:		106,448 58,545				
										Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv:		93,672		

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	09-FAMILY	2017-02279	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1434 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	04/07/2015	2015-0070	100%

Owner's Name/Address	MAP #:
RENNER FAMILY TRUST 7486 CHERRY BROOK DR REYNOLDSBURG OH 43068	2025 Est TCV 742,673 TCV/TFA: 322.90

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A50'@5000/FF	50.00	128.10	1.0000	1.0905	5000	100		272,635
			50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	272,635

Tax Description	Public Improvements	Land Improvement Cost Estimates				
LOT 21 BIRCHAVEN BEACH SPLIT ON 12/31/2014 FROM 009-100-020-00	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
		D/W/P: 4in Concrete	6.87	359	0	0
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =				950

Comments/Influences	Topography of Site
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00;	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



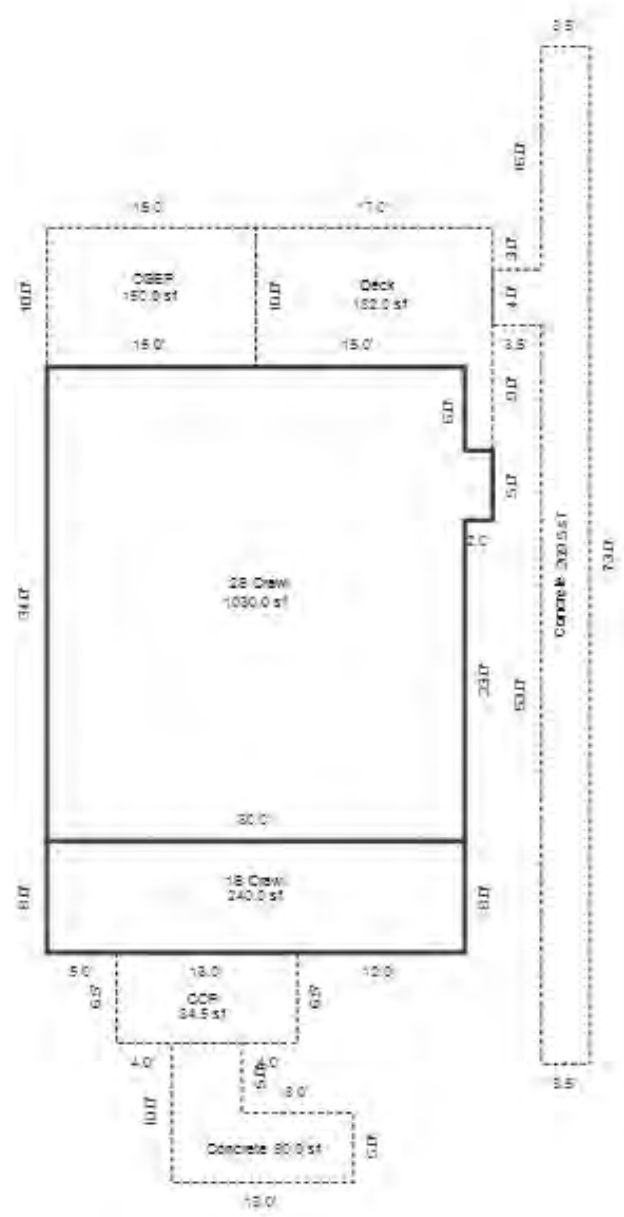
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	136,300	235,000	371,300			236,991C
2024	111,700	217,600	329,300			229,866C
2023	66,500	216,800	283,300			218,920C
2022	62,500	195,400	257,900			208,496C

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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	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 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:	Bsmnt Garage: Carport Area: Roof:																								
	Mobile Home			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	150 CGEP (1 Story) 84 CCP (1 Story) 182 Treated Wood																						
	Town Home															(4) Interior																					
	Duplex	Trim & Decoration		Ex	Ord	Min				Class: C +10 Effec. Age: 9 Floor Area: 2,300 Total Base New : 322,167 Total Depr Cost: 293,180 Estimated T.C.V: 469,088	E.C.F. X 1.600																										
	A-Frame	Size of Closets		Lg	Ord	Small																															
	Wood Frame	Doors		Solid	H.C.	(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1270 SF Floor Area = 2300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91 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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,030</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>287,058</td> <td>261,231</td> </tr> </tbody> </table>	Stories			Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,030			1 Story	Siding	Crawl Space	240			Total:				287,058	261,231	
	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
	2 Story	Siding	Crawl Space	1,030																																	
	1 Story	Siding	Crawl Space	240																																	
	Total:				287,058	261,231																															
Building Style: 1.75S	No./Qual. of Fixtures		Ex.	Ord.	Min	Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,324 3 Fixture Bath 1 4,580 4,168 2 Fixture Bath 1 3,064 2,788 Porches CGEP (1 Story) 150 9,974 9,076 CCP (1 Story) 84 2,374 2,160 Deck Treated Wood 182 3,835 3,490 Water/Sewer Public Sewer 1 1,473 1,340 Water Well, 50 Feet 1 2,648 2,410 Built-Ins Appliance Allow. 1 2,727 2,482 Fireplaces Direct-Vented Gas 1 2,979 2,711 Totals: 322,167 293,180																															
Yr Built 2015	Remodeled 0	No. of Elec. Outlets		Many	Ave.		Few																														
Condition: Average	(5) Floors		(13) Plumbing			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 469,088																															
Room List	Kitchen: Other: Other:		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																																		
Basement	(6) Ceilings		(14) Water/Sewer																																		
1st Floor	Kitchens		Public Water																																		
2nd Floor	Other:		Public Sewer																																		
3 Bedrooms	Other:		Water Well																																		
(1) Exterior	(7) Excavation		1000 Gal Septic																																		
Wood/Shingle	Basement: 0 S.F. Crawl: 1270 S.F. Slab: 0 S.F. Height to Joists: 0.0		2000 Gal Septic																																		
Aluminum/Vinyl	(8) Basement		Lump Sum Items:																																		
Brick	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																				
Insulation	(9) Basement Finish																																				
(2) Windows	Many Avg. Few Large Avg. Small																																				
Wood Sash	(10) Floor Support																																				
Metal Sash	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																				
Vinyl Sash	Joists: Unsupported Len: Cntr.Sup:																																				
Double Hung																																					
Horiz. Slide																																					
Casement																																					
Double Glass																																					
Patio Doors																																					
Storms & Screens																																					
(3) Roof																																					
Gable																																					
Hip																																					
Flat																																					
Asphalt Shingle																																					
Chimney:																																					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		310,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2575	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1424 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 646,471 TCV/TFA: 215.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. LOT 22 BIRCHAVEN BEACH.			* Factors *			
			A50'@5000/FF	50.00	124.00	269,549
			50 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =	269,549

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	D/W/P: 3.5 Concrete	6.49	750 82	3,992
	X	Electric	Total Estimated Land Improvements True Cash Value =			3,992
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	134,800	188,400	323,200			159,669C
Rolling	2024	110,800	174,600	285,400			154,869C
Low	2023	66,000	166,600	232,600			147,495C
High	2022	62,500	150,100	212,600			140,472C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

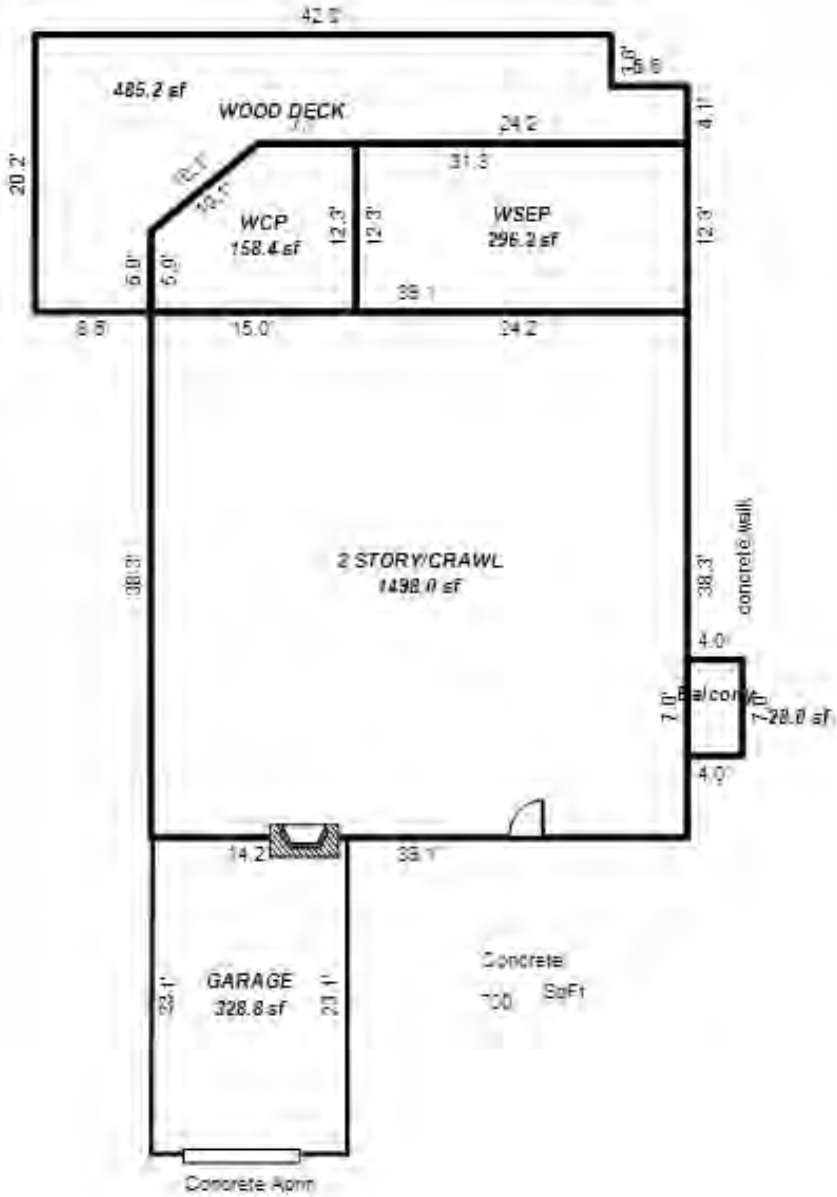
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	110,800	174,600	285,400			154,869C
TPC	03/30/2015	INSPECTED	2023	66,000	166,600	232,600			147,495C
TPC	10/15/2013	INSPECTED	2022	62,500	150,100	212,600			140,472C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 296 158 485 28	Type WSEP (1 Story) WCP (1 Story) Composite Wood Balcony	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 328 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																										
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1																																																																																																															
Building Style: 2S																																																																																																																									
Yr Built 1965	Remodeled 1991	Ex	X	Ord		Min																																																																																																																			
Condition: Average		Size of Closets																																																																																																																							
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																																																																																																																		
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors					(12) Electric																																																																																																																		
		Kitchen: Other: Other:					150 Amps Service																																																																																																																		
(1) Exterior							No./Qual. of Fixtures																																																																																																																		
		Ex.	X	Ord.		Min																																																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings					No. of Elec. Outlets																																																																																																																		
		Many	X	Ave.		Few																																																																																																																			
(2) Windows		(7) Excavation					(13) Plumbing																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1498 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																																																																																																																		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement					(14) Water/Sewer																																																																																																																		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																		
(3) Roof		(9) Basement Finish					Lump Sum Items:																																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																						
X	Asphalt Shingle	(10) Floor Support																																																																																																																							
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																																																																																																							
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*** Information herein deemed reliable but not guaranteed***



100 SqFt

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINK ARNOLD & CAROL	MAXWELL TODD R	1,870	09/16/2013	QC	21-NOT USED/OTHER	2013-03264 QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331	MAP #:					
	2025 Est TCV 269,165					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			A50'@5000/FF	50.00	119.00	1.0000 1.0628 5000 100	265,694
			50 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value = 265,694

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. LOT 23 BIRCHAVEN BEACH.		Description			
Comments/Influences		Wood Frame	23.08	160 94	3,471
		Total Estimated Land Improvements True Cash Value = 3,471			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	132,800	1,800	134,600			53,044C
		Low	2024	109,700	1,700	111,400			51,450C
		High	2023	65,300	1,600	66,900			49,000C
		Landscaped	2022	62,500	1,500	64,000			46,667C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		PRIVATE RD							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAXWELL KEVIN P	MAXWELL TODD & MAXWELL NA	0	09/20/2024	QC	09-FAMILY	2024-02344	DEED	0.0
		180,000	06/01/2002	WD	03-ARM'S LENGTH	02-0:2617	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1404 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Remodel	12/15/2003	20030457	Complete

Owner's Name/Address	MAP #:
MAXWELL TODD & MAXWELL NANCY 36851 LANSBURY LN FARMINGTON MI 48335	2025 Est TCV 454,438 TCV/TFA: 402.16

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@5000/FF</td> <td>50.00</td> <td>115.00</td> <td>1.0000</td> <td>1.0501</td> <td>5000</td> <td>100</td> <td></td> <td>262,533</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.13 Total Acres</td> <td>Total Est. Land Value = 262,533</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	50.00	115.00	1.0000	1.0501	5000	100		262,533	50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 262,533
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50'@5000/FF	50.00	115.00	1.0000	1.0501	5000	100		262,533																					
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 262,533																					

Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value	
. LOT 24 BIRCHAVEN BEACH.	X	Dirt Road					
Comments/Influences	X	Gravel Road					
12X16 SHED ACROSS ROAD	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	6.49	169	66	724	
	X	Sewer	24.64	192	45	2,129	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	Description	Rate	Size	% Good	Cash Value
X Level	D/W/P: 3.5 Concrete	6.49	169	66	724
X Rolling	Wood Frame	24.64	192	45	2,129
X Low	Residential Local Cost Land Improvements				
X High	Description	Rate	Size	% Good	Cash Value
X Landscaped	LAND IMPROVE 2500	2,500.00	1	94	2,350
X Swamp	Total Estimated Land Improvements True Cash Value = 5,203				
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	131,300	95,900	227,200			95,728C
2024	108,700	89,100	197,800			92,850C
2023	64,700	85,000	149,700			88,429C
2022	62,500	76,700	139,200			84,219C

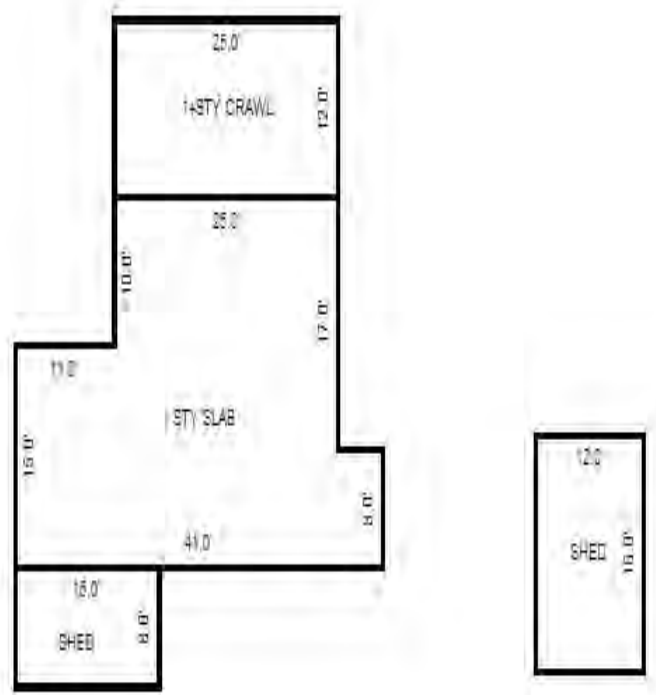


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 316	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																																
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Yr Built 1957		Remodeled 2004		Ex	X	Ord	Min																														
Condition: Average		Size of Closets		Lg		Ord	X	Small																													
Room List		Doors	Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																	
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																	
		No./Qual. of Fixtures		Ex.	X	Ord.	Min																														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets																																	
(2) Windows				Many	X	Ave.	Few																														
		(7) Excavation		(13) Plumbing																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 300 S.F. Slab: 830 S.F. Height to Joists: 0.0			1	Average Fixture(s)																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	3 Fixture Bath																													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish																																	
(3) Roof		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support																																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																	
Chimney: Block																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1130 SF Floor Area = 1130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C		Blt 1957																									
<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>830</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>300</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>143,389</td> <td>100,372</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	830			1 Story	Siding	Crawl Space	300			Total:				143,389	100,372				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Slab	830																																		
1 Story	Siding	Crawl Space	300																																		
Total:				143,389	100,372																																
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Deck Treated Wood 316 5,511 3,858 Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 100 Feet 1 5,725 4,007 Built-Ins Appliance Allow. 1 2,727 1,909 Fireplaces Exterior 1 Story 1 6,420 4,494 Local Cost Items SANITARY SEWER 1 0 0										Totals:		166,700 116,689																									
Notes:										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		186,702																									

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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN SUSAN J	HEEREN KURT M & SVENJE	224,900	10/07/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/4205	DEED	100.0
		165,000	12/01/2001	WD	33-TO BE DETERMINED	02-0:0034	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1394 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
HEEREN KURT M & SVENJE 11823 TAVEMA AVE LAS VEGAS NV 89138	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 412,285 TCV/TFA: 495.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. LOT 25 BIRCHAVEN BEACH. PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-199.	X	Dirt Road		A50'@5000/FF	50.00	110.00	1.0000	1.0339	5000	100		258,480
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =				258,480
SHED ACROSS ROAD	X	Paved Road		Land Improvement Cost Estimates								
	X	Storm Sewer		Description			Rate	Size	% Good		Cash Value	
	X	Sidewalk		Wood Frame			37.32	48	71		1,272	
	X	Water		Wood Frame			33.21	72	71		1,698	
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description			Rate	Size	% Good		Cash Value	
		Curb		LAND IMPROVE 2500			2,500.00	1	94		2,350	
		Street Lights		Total Estimated Land Improvements True Cash Value =								5,320
		Standard Utilities										
		Underground Utils.										



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

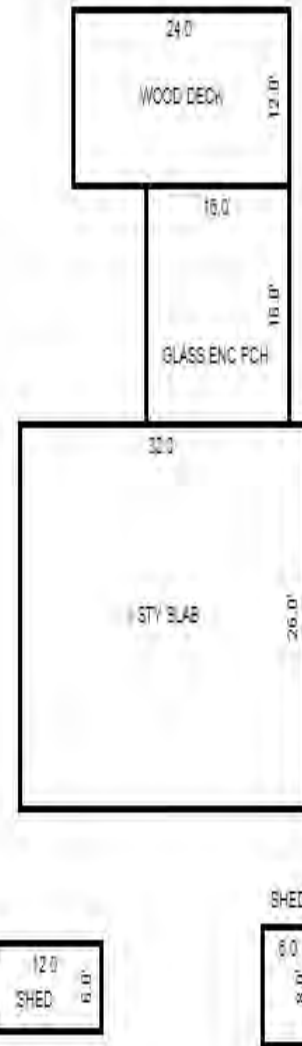
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	129,200	76,900	206,100			105,765C
2024	107,500	71,400	178,900			102,585C
2023	64,000	68,200	132,200			97,700C
2022	62,500	61,500	124,000			93,048C

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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 256 288	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 832 Total Base New : 142,775 Total Depr Cost: 92,803 Estimated T.C.V: 148,485		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg X Ord		Small		
Yr Built 1965	Remodeled 0	Ex	X	Ord		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1965		
Condition: Average						100 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 832 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Total:		108,240 70,355		
Room List		Doors		Solid X	H.C.	No. of Elec. Outlets			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few		1 Story Siding Slab		832				
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			(13) Plumbing			Other Additions/Adjustments		Average Fixture(s)		1 1,455 946	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			1 Average Fixture(s)		Plumbing		Average Fixture(s)		1 1,455 946		
(2) Windows		X Tile		No. of Elec. Outlets			1 3 Fixture Bath		Porches		CGEP (1 Story)		256 14,625 9,506		
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 832 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		Treated Wood		288 5,187 3,372		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			1 Public Water		Water/Sewer		Public Sewer		1 1,473 957		
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1 Public Sewer		Built-Ins		Water Well, 50 Feet		1 2,648 1,721		
(3) Roof		(10) Floor Support		(14) Water/Sewer			1 Water Well		Appliance Allow.		Fireplaces		1 2,727 1,773		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic		Fireplaces		Exterior 1 Story		1 6,420 4,173		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 2000 Gal Septic		Local Cost Items		SANITARY SEWER		1 0 0 *		
Chimney: Block									Notes:		Totals:		142,775 92,803		
									ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:				148,485		

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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.
COUGHLIN BERNITA M	COUGHLIN BERNITA & RYAN P	1	09/22/2020	QC	09-FAMILY	2020-02800	DEED	0.0
COUGHLIN JOHN T & BERNITA	COUGHLIN BERNITA M	0	02/01/2008	AFF	07-DEATH CERTIFICATE	2010-05303DC	PROPERTY TRANSFER	0.0
COUGHLIN JOHN T & BERNITA	COUGHLIN JOHN T & BERNITA	0	08/16/2007	QC	21-NOT USED/OTHER	2007/3051	DEED	0.0
		104,000	06/01/1996	WD	33-TO BE DETERMINED	304:770	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1384 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/02/2010	20100501	100%
	P.R.E. 100% 08/02/2018					

Owner's Name/Address	MAP #:
COUGHLIN BERNITA & RYAN PAMELA M 8993 SIMPSON RD OVID MI 48866	2025 Est TCV 444,893 TCV/TFA: 378.31

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A50'@5000/FF	50.00	105.00	1.0000	1.0172	5000	100		254,306
			50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	254,306

Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value	
. LOT 26 BIRCHAVEN BEACH.	X	Dirt Road	42.32	32	0	0	
		Gravel Road	6.49	145	0	0	
		Paved Road	15.39	725	0	0	
		Storm Sewer	29.11	96	71	1,984	
		Sidewalk	Residential Local Cost Land Improvements				
		Water	Description	Rate	Size	% Good	Cash Value
		Dock: Light posts		2,500.00	1	97	2,425
	X	Sewer	LAND IMPROVE 2500				
	X	Electric	Total Estimated Land Improvements True Cash Value =				4,409
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	127,200	95,200	222,400			104,237C
2024	106,300	88,400	194,700			101,103C
2023	63,300	84,400	147,700			96,289C
2022	62,500	76,100	138,600			91,704C



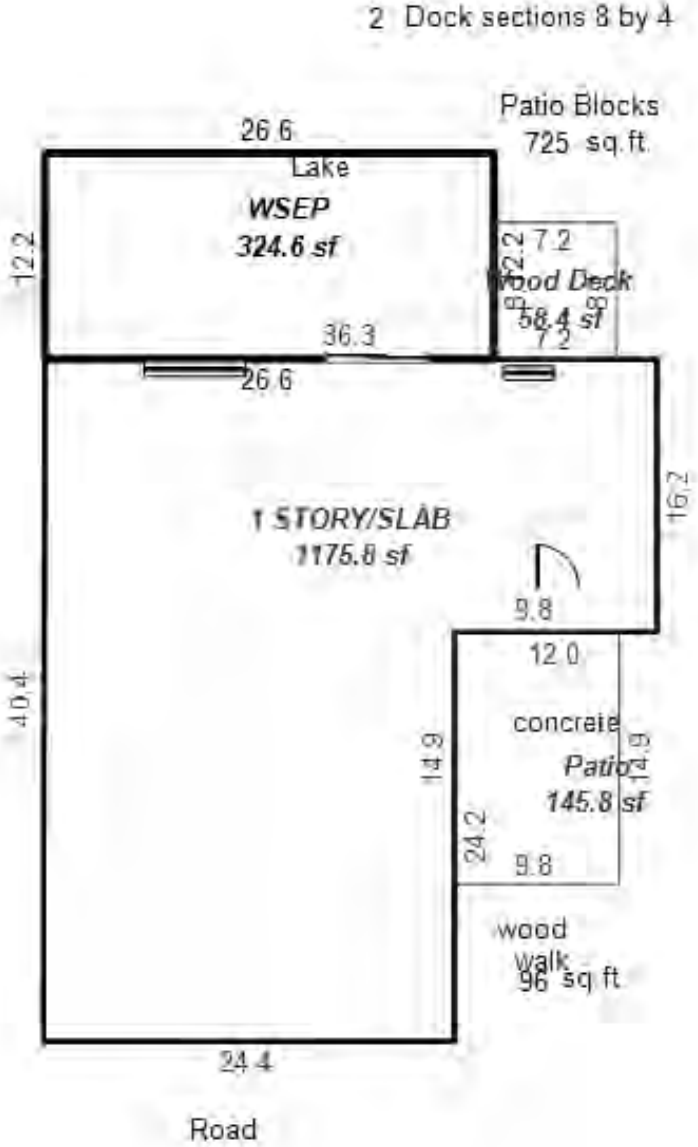
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/29/2015	INSPECTED
TPC	03/30/2015	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 324 58 96	Type WSEP (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	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X	Ex	X	Ord								
Yr Built 1970	Remodeled 0						Min								
Condition: Average		Size of Closets			Lg		Ord	X	Small						
Room List		Doors			Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Class: C Effec. Age: 35 Floor Area: 1,176 Total Base New : 179,018 Total Depr Cost: 116,361 Estimated T.C.V: 186,178			E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size 1 Story Siding Slab 1,176		Cost New Depr. Cost		Cls C Blt 1970	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 147,276 95,729					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1176 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			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			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			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Porches					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WSEP (1 Story)					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Deck					
X	Asphalt Shingle	(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			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Treated Wood					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Treated Wood					
		Lump Sum Items:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Water/Sewer					
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Public Sewer					
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Water Well, 50 Feet					
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Built-Ins					
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Appliance Allow.					
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Local Cost Items					
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			SANITARY SEWER					
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Totals:		179,018 116,361			
				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 186,178			

*** 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.
WARD DAVID & MARILYN FAMI	RYAN DAVID B & PAMELA M	245,000	10/21/2014	WD	03-ARM'S LENGTH	2014-03643	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1374 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RYAN DAVID B & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892	MAP #:					
	2025 Est TCV 544,635 TCV/TFA: 239.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. LOT 27 BIRCHAVEN BEACH.	X		A50'@5000/FF	50.00	101.00	250,872
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			250,872

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	8.06	194 0	0
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		Gas	1,000.00	1 95	950
			LAND IMPROVE 1000			
			Total Estimated Land Improvements True Cash Value =			950

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



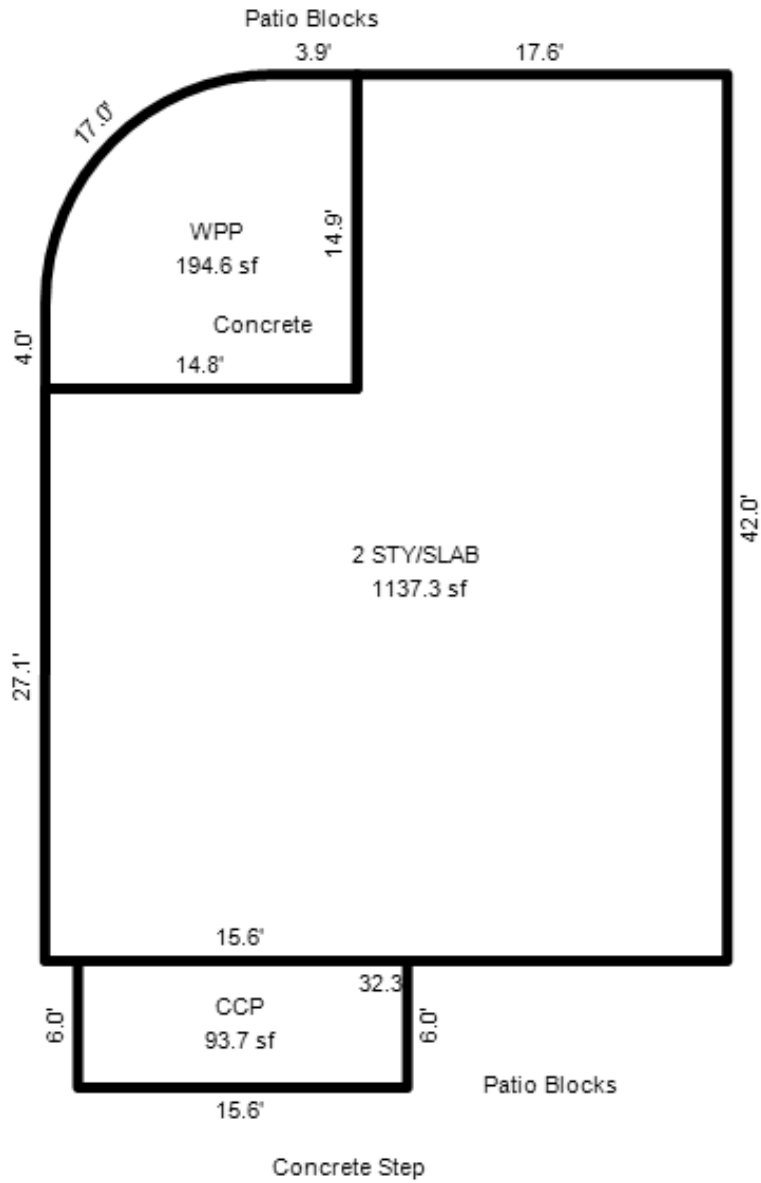
Who	When	What	2025	125,400	146,900	272,300			161,099C
TPC	12/27/2017	INSPECTED	2024	105,300	136,000	241,300			156,256C
TPC	10/29/2015	INSPECTED	2023	62,700	129,800	192,500			148,816C
TPC	11/09/2010	INSPECTED	2022	62,500	117,000	179,500			141,730C

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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 93 194	Type CCP (1 Story) WPP			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 2,274 Total Base New : 281,578 Total Depr Cost: 183,008 Estimated T.C.V: 292,813			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		X	Drywall	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1137 SF Floor Area = 2274 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1963				
Yr Built 1963	Remodeled 1989	Ex	X	Ord	Min	Size of Closets			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			2 Story Siding Slab 1,137			Total: 255,126 165,815			Other Additions/Adjustments				
Room List		Doors	Solid	X	H.C.	(12) Electric			Plumbing			Plumbing			Average Fixture(s)				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			No./Qual. of Fixtures			Average Fixture(s)			3 Fixture Bath			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			200 Amps Service			Ex. X Ord. Min			Plumbing			2 Fixture Bath			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1137 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Basement Finish			(14) Water/Sewer			Average Fixture(s)			1 Average Fixture(s)			1,455 946		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			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			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CCP (1 Story)			93 2,597 1,688 194 4,419 2,872		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer			1 1,473 957			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			1 2,727 1,773			
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Interior 2 Story			1 6,553 4,259			
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items			SANITARY SEWER			1 0 0 *			
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:			292,813			
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			281,578 183,008						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ROBERT I TRUST	SMITH GLENN	0	10/07/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
SMITH GLENN	SMITH GLEN & SARAH	0	10/07/2020	WD	09-FAMILY	2020-03214	PROPERTY TRANSFER	0.0
SMITH ROBERT I TRUST	SMITH GLENN	0	10/07/2020	WD	09-FAMILY	2020-03213	PROPERTY TRANSFER	0.0
SMITH ROBERT I	SMITH ROBERT I TRUST	0	11/19/2019	WD	09-FAMILY	2019-03697	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1364 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 500,103 TCV/TFA: 512.40					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. LOTS 28 & 29 BIRCHAVEN BEACH.	X		Dirt Road	50.00	95.00	1.0000	0.7025	5000	100	175,630
			Gravel Road	50.00	95.00	0.7846	0.9822	5000	100	192,656
Comments/Influences			100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 368,286							
			Land Improvement Cost Estimates							
			Description					Rate	Size % Good	Cash Value
	X		Sewer					25.27	100 50	1,263
	X		Electric							
	X		Gas							
			Description					Rate	Size % Good	Cash Value
			LAND IMPROVE	1000				1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value =							2,213

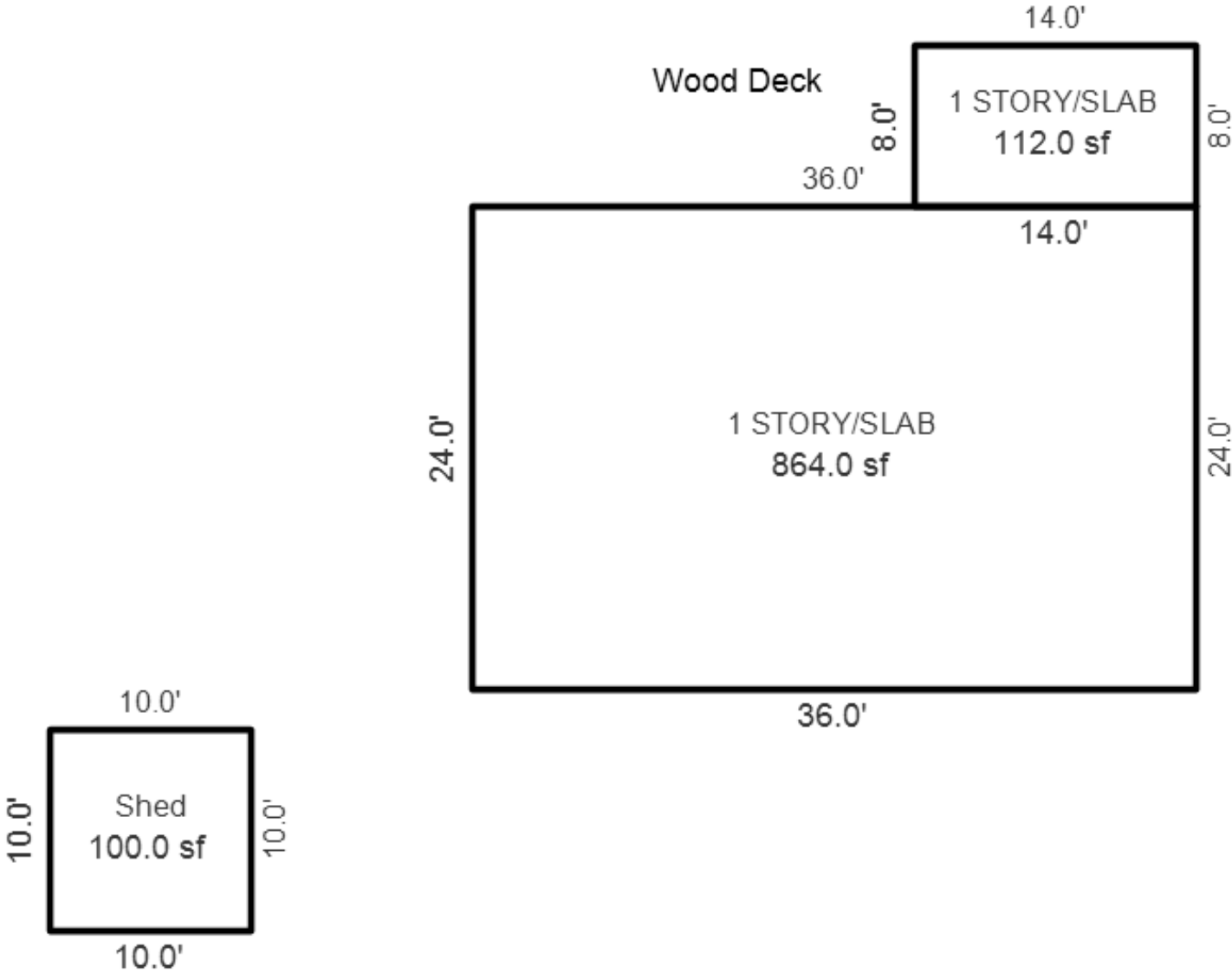


Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain
X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	184,100	66,000	250,100			97,805C
2024	174,300	61,100	235,400			94,865C
2023	103,800	58,300	162,100			90,348C
2022	65,000	52,600	117,600			86,046C

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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.			
COEBLY JUDITH L	COEBLY JUDITH L TRUST	0	11/01/2017	QC	09-FAMILY	2017-03557	DEED	0.0			
COEBLY JUDITH L TRUST	COEBLY JUDITH L TRUST	10	11/01/2017	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0			
LINDEMAN CHERYL P TRUST	COEBLY JUDITH	83,000	10/02/2017	QC	09-FAMILY	2017-03151	PROPERTY TRANSFER	0.0			
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	03-ARM'S LENGTH	2011-031431 WD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
1344 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
COEBLY JUDITH L TRUST 5364 KIERSTAN DR BRIGHTON MI 48114		MAP #:									
		2025 Est TCV 338,251 TCV/TFA: 498.90									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. LOT 30 BIRCHAVEN BEACH.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A50'@5000/FF	50.00	88.00	1.0000	0.9562	5000	100	239,061
		Paved Road		50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =	239,061	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	34.40	24	94	776			
		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 = 1,726								
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	119,500	49,600	169,100			58,379C
		TPC 12/27/2017	INSPECTED		2024	101,700	46,000	147,700			56,624C
		TPC 03/30/2015	INSPECTED		2023	60,500	43,900	104,400			53,928C
		TPC 04/30/2013	INSPECTED		2022	62,500	39,600	102,100			51,360C



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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	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 1955		Remodeled 1990			Ex	X	Ord		Min								
Condition: Average		Size of Closets			Lg		Ord	X	Small								
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.		Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few								
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 678 S.F. Height to Joists: 0.0			(13) Plumbing												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Storms & Screens	(9) Basement Finish		1	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(10) Floor Support			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 678 SF Floor Area = 678 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas											Cls CD		Blt 1955				
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 678 Total: 80,355 48,213																	
Other Additions/Adjustments																	
Plumbing Average Fixture(s) 1 1,212 727																	
Porches CGEP (1 Story) 112 7,264 4,358																	
Water/Sewer Public Water 1 1,307 784																	
Public Sewer 1 1,307 784																	
Water Well, 50 Feet 1 2,548 1,529																	
Built-Ins Appliance Allow. 1 1,906 1,144																	
Fireplaces Exterior 1 Story 1 5,626 3,376																	
Local Cost Items SANITARY SEWER 1 0 0 *																	
Totals: 101,525 60,915																	
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 97,464																	

*** 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.
FERGUSON DAVID C & ROSE M	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	21-NOT USED/OTHER	2007/2087	DEED	0.0
FERGUSON ROSEMARY	FERGUSON DAVID C & ROSE M	0	02/10/2004	QC	21-NOT USED/OTHER	04-0/0529	DEED	0.0
		76,000	09/01/1996	WD	33-TO BE DETERMINED	318:1334	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1334 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Shed	01/01/2015	2015-31157	100%

Owner's Name/Address	MAP #:
FERGUSON DAVID C & ROSE M (TTEE) THE BIRCHAVEN COTTAGE TRUST 113 E MADISON STREET DEWITT MI 48820	2025 Est TCV 337,670 TCV/TFA: 482.39

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@5000/FF	50.00	93.00	1.0000	0.9749	5000 100	243,730
50 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value = 243,730

Tax Description		Land Improvement Cost Estimates			
. LOT 31 BIRCHAVEN BEACH.		Description	Rate	Size % Good	Cash Value
Comments/Influences	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	6.07	65 0	0
	X	Sewer	23.08	160 94	3,471
	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

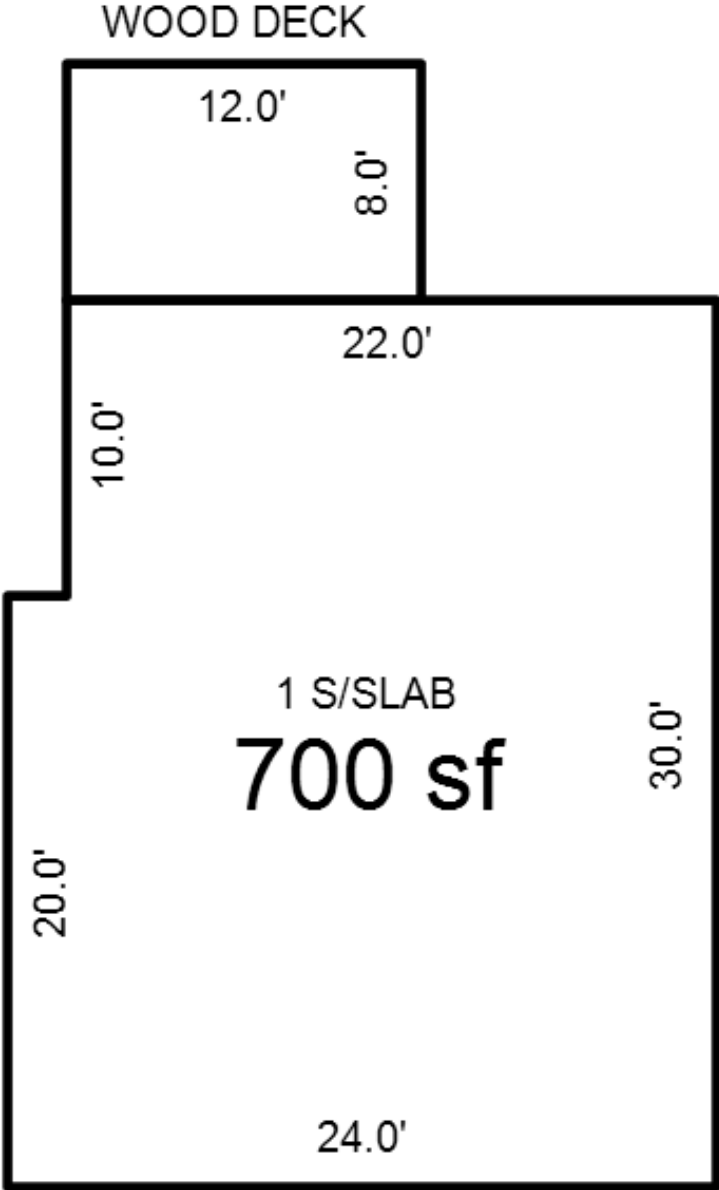
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	121,900	46,900	168,800			67,445C
2024	103,100	43,700	146,800			65,418C
2023	61,400	41,600	103,000			62,303C
2022	62,500	37,600	100,100			59,337C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 700 Total Base New : 93,250 Total Depr Cost: 55,949 Estimated T.C.V: 89,519		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G			Trim & Decoration			Size of Closets		Lg X Ord		Small	
Yr Built 1958	Remodeled 0	Ex	X	Ord	Min		Central Air Wood Furnace			(12) Electric		60		Amps Service	
Condition: Average		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	
Room List		Doors		Solid X H.C.			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 700 SF Floor Area = 700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 700 Total: 80,856 48,513		Other Additions/Adjustments	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Plumbing			Average Fixture(s)		1 1,212 727		Deck	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 2,409 1,445		Water/Sewer		Public Sewer 1 1,307 784 Water Well, 100 Feet 1 5,560 3,336	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 700 S.F. Height to Joists: 0.0			Average Fixture(s)			1 1,906 1,144		Built-Ins		Appliance Allow. 1 1,906 1,144	
X	Many Avg. X Avg. Few Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			1 0 0 *		Local Cost Items		SANITARY SEWER 1 0 0	
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			Average Fixture(s)			1 93,250 55,949		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 89,519	
X	(2) Windows	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s)			1 0 0 *		Totals:		93,250 55,949	
X	Many Avg. X Avg. Few Small	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			1 0 0 *		Totals:		93,250 55,949	
X	Gable Hip Flat Gambrel Mansard Shed	(15) Fireplaces		Lump Sum Items:			Average Fixture(s)			1 0 0 *		Totals:		93,250 55,949	
X	Asphalt Shingle	(16) Porches/Decks		Lump Sum Items:			Average Fixture(s)			1 0 0 *		Totals:		93,250 55,949	

*** 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.											
FROEHLICH GAIL & FROEHLIC	LAROSE RYAN & ERIN N	220,000	09/19/2017	WD	03-ARM'S LENGTH	2017-03007	PROPERTY TRANSFER	100.0											
WILSON DONNA	FROEHLICH GAIL & FROEHLIC	0	02/12/2007	QC	21-NOT USED/OTHER	2007/654	DEED	0.0											
THOMAS RHONDA	FROEHLICH GAIL & FROEHLIC	0	08/07/2003	QC	21-NOT USED/OTHER	2003/4890	DEED	0.0											
LA DUKE SUSAN	FROEHLICH GAIL & FROEHLIC	0	07/14/2003	QC	21-NOT USED/OTHER	2003/3878	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
1324 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		03/02/2018		2018-0043	100%										
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 408,640 TCV/TFA: 432.42													
LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
Tax Description		Public Improvements		* Factors *															
. LOT 32 BIRCHAVEN BEACH.		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		Gravel Road		A50'@5000/FF		50.00		116.00		1.0000		1.0533		5000		100		263,330	
		X Paved Road		50 Actual Front Feet, 0.13 Total Acres														Total Est. Land Value = 263,330	
		Storm Sewer		Land Improvement Cost Estimates															
		Sidewalk		Description		Rate		Size % Good		Cash Value									
		Water		D/W/P: 3.5 Concrete		6.49		157 0		0									
		X Sewer		Wood Frame		35.95		56 95		1,912									
		X Electric		Residential Local Cost Land Improvements															
		X Gas		Description		Rate		Size % Good		Cash Value									
		Curb		LAND IMPROVE 1000		1,000.00		1 95		950									
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,862															
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		Level																	
		Rolling																	
		Low																	
		X High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2025		131,700		72,600		204,300		122,294C			
		TPC 08/21/2018		INSPECTED		2024		109,000		67,300		176,300				118,617C			
		TPC 12/27/2017		INSPECTED		2023		64,900		64,300		129,200				112,969C			
		TPC 09/19/2017		INSPECTED		2022		62,500		58,000		120,500				107,590C			

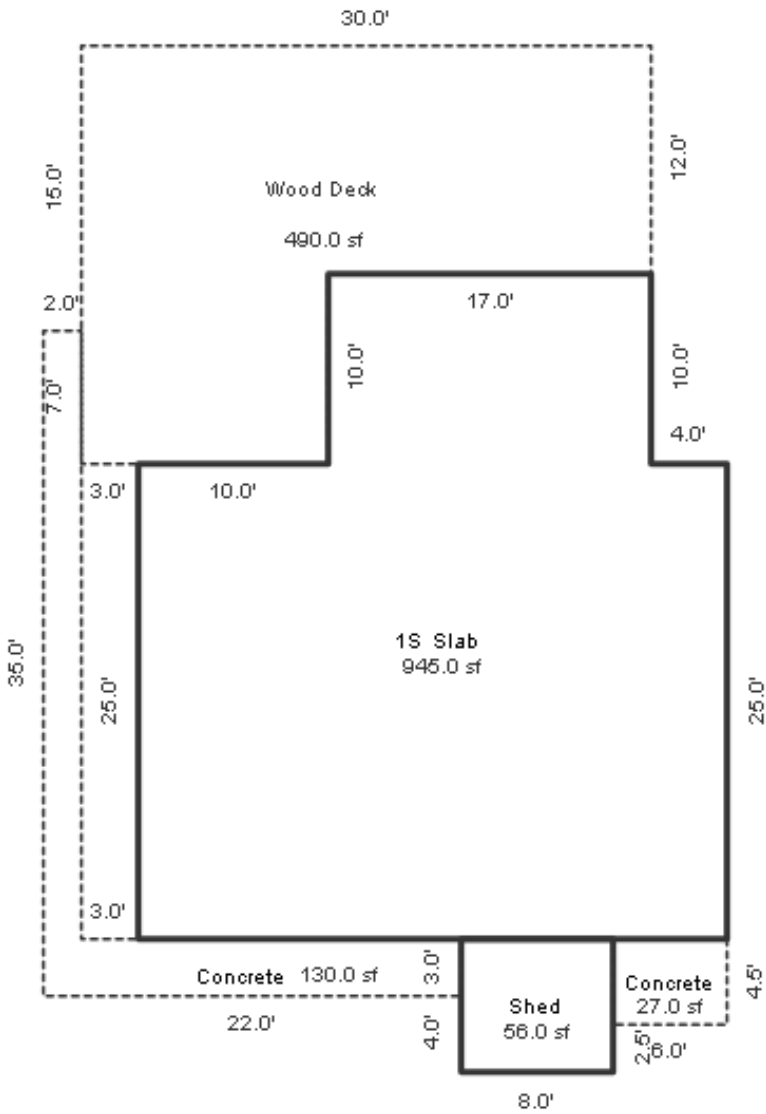


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*** Information herein deemed reliable but not guaranteed***

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 490	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		Class: C Effec. Age: 35 Floor Area: 945 Total Base New : 136,971 Total Depr Cost: 89,030 Estimated T.C.V: 142,448		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			100 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 945 SF Floor Area = 945 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1964			
Yr Built 1964	Remodeled 2018	Ex	X	Ord		Min	No. of Elec. Outlets		Cost New		Depr. Cost					
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.	Average Fixture(s)		1 Story		945		121,323		78,859	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Total:		7,345		4,774	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 945 S.F. Height to Joists: 0.0			1 Average Fixture(s)		Plumbing		Average Fixture(s)		1,455		946	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			1 3 Fixture Bath		Deck		Treated Wood		490		7,345	
(2) Windows		Many Avg. X Avg. Few Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Softener, Auto		Water/Sewer		Public Sewer		1		1,473	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Softener, Manual		Built-Ins		Appliance Allow.		1		2,727	
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Solar Water Heat		Local Cost Items		SANITARY SEWER		1		0	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 No Plumbing		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		136,971		89,030	
X	Asphalt Shingle	Chimney: Metal					1 Extra Toilet		Totals:		136,971		136,971		89,030	

*** 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.
SCHLICK DAVID R & MARIANN	SCHLICK DAVID R & MARIANN	0	01/08/2021	WD	09-FAMILY	2021-00508	PROPERTY TRANSFER	0.0
COWDREY PHILLIP E & LINDA	SCHLICK DAVID R & MARIANN	305,000	06/10/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2291	DEED	100.0
		84,900	01/01/1997	WD	33-TO BE DETERMINED	308:1180	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1314 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SCHLICK DAVID R & MARIANNE TRUST 2700 OAKWOOD DR SE GRAND RAPIDS MI 49506	MAP #:					
	2025 Est TCV 491,774 TCV/TFA: 392.79					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
. LOT 33 BIRCHAVEN BEACH.	X			A50'@5000/FF	50.00	146.00	1.0000 1.1416	5000 100	285,406
Comments/Influences				50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	285,406

ADD'N FOR 98 1QS TO 1HS FOR 01	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	Fencing: Wd, Picket, 30-40	13.57	50 0	0	
	X	Sewer	D/W/P: 3.5 Concrete	6.49	300 0	0	
	X	Electric	Wood Frame	26.12	156 50	2,037	
	X	Gas	Residential Local Cost Land Improvements				
	X	Curb	Description	Rate	Size % Good	Cash Value	
	X	Street Lights	LAND IMPROVE 1000	1,000.00	1 95	950	
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,987
	X	Underground Utils.					

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2025	142,700	103,200	245,900			114,223C
Rolling	X	2024	115,400	95,700	211,100			110,789C
Low	X	2023	68,700	91,300	160,000			105,514C
High	X	2022	62,500	82,300	144,800			100,490C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							

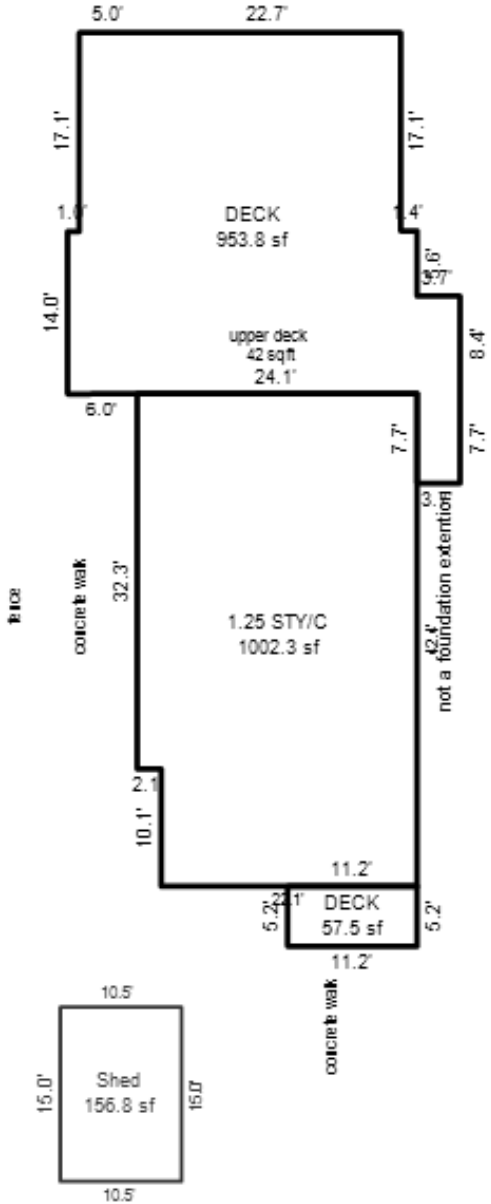


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 953 57 42	Type Treated Wood Treated Wood Wood Balcony	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 Effec. Age: 30 Floor Area: 1,252 Total Base New : 181,591 Total Depr Cost: 127,113 Estimated T.C.V: 203,381		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1002 SF Floor Area = 1252 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C Blt 1970				
Yr Built 1970	Remodeled 1997	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	X	Ord		Small	100 Amps Service			1.25 Story Siding Crawl Space		Total: 152,948 107,063				
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 X Ave. Few			Plumbing		Average Fixture(s)				
(1) Exterior		(6) Ceilings		(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood 57 1,875 1,312 Treated Wood 953 12,198 8,539				
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 0 S.F. Crawl: 1002 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Balcony		Wood Balcony 42 1,687 1,181				
	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer		Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854				
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Appliance Allow. 1 2,727 1,909 Local Cost Items SANITARY SEWER 1 0 0		Totals: 181,591 127,113			
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Built-Ins		Appliance Allow. 1 2,727 1,909				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 203,381			Totals: 181,591 127,113						
(3) Roof		Gable Hip Flat	Gambrel Mansard Shed							Totals: 181,591 127,113						
X	Asphalt Shingle									Totals: 181,591 127,113						
Chimney: Metal										Totals: 181,591 127,113						

*** 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.
DONNER DAVID STEVEN	MERCHANT JOSHUA D & CARRI	243,700	09/21/2018	WD	03-ARM'S LENGTH	2018-03097	PROPERTY TRANSFER	100.0
DONER LIVING TRUST	DONNER CYNTHIA APPELEGATE	0	09/05/2018	QC	09-FAMILY	2018-03094	DEED	0.0
DONNER CYNTHIA APPELEGATE	DONNER STEVEN DONNER	0	09/05/2018	QC	09-FAMILY	201-03096	DEED	50.0
DONNER DAVID S & CYNTHIA	DONNER LIVING TRUST	0	04/15/2016	QC	09-FAMILY	2016-01439	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1304 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	04/11/2019	2019-0098	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MERCHANT JOSHUA D & CARRIE L 2810 HARTWICK DR ROCHESTER MI 48307	2025 Est TCV 453,845 TCV/TFA: 553.47

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		* Factors *																											
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@5000/FF</td> <td>50.00</td> <td>170.00</td> <td>1.0000</td> <td>1.2041</td> <td>5000</td> <td>100</td> <td></td> <td>301,021</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.20 Total Acres</td> <td>Total Est. Land Value = 301,021</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	50.00	170.00	1.0000	1.2041	5000	100		301,021	50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 301,021
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50'@5000/FF	50.00	170.00	1.0000	1.2041	5000	100		301,021																					
50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 301,021																					

Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value	
. LOT 34 BIRCHAVEN BEACH.	X	Dirt Road	42.32	240	0	0	
	X	Gravel Road	3.06	1350	0	0	
	X	Paved Road	6.49	185	0	0	
	X	Storm Sewer	35.95	56	50	1,006	
	X	Sidewalk	Residential Local Cost Land Improvements				
	X	Water	Description				
	X	Dock: Light posts	1,000.00	2	95	1,900	
	X	Sewer	Rate				
	X	D/W/P: Asphalt Paving	Size % Good				
	X	Electric	Cash Value				
	X	D/W/P: 3.5 Concrete	LAND IMPROVE 1000				
	X	Gas	Total Estimated Land Improvements True Cash Value =				2,906
	X	Wood Frame					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	150,500	76,400	226,900			126,151C
2024	119,900	70,800	190,700			122,358C
2023	71,400	67,600	139,000			116,532C
2022	62,500	61,000	123,500			110,983C

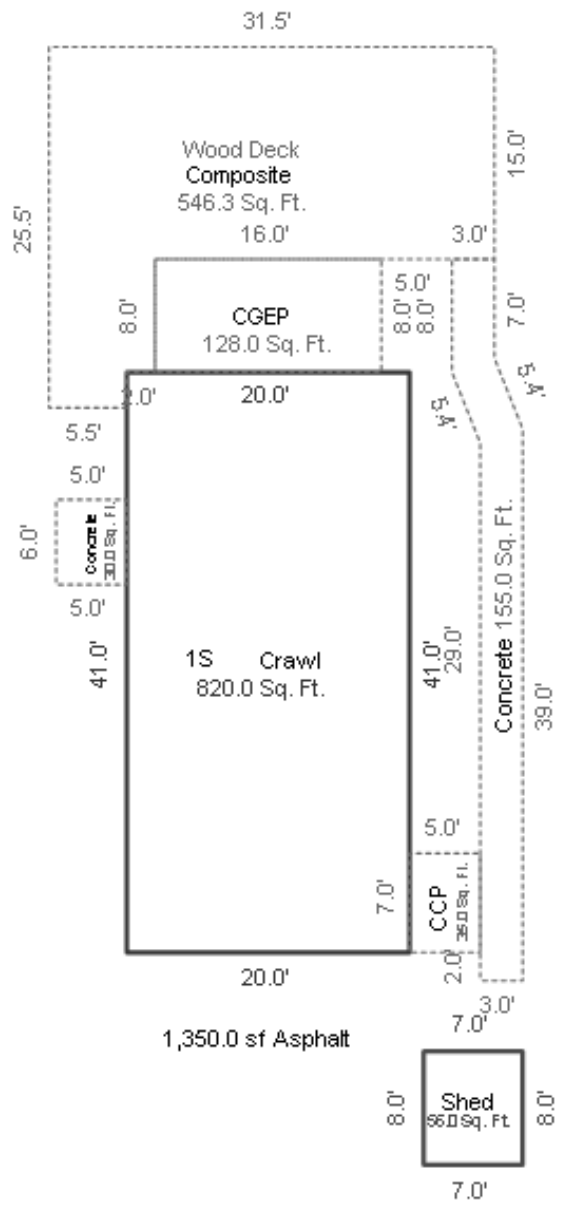


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*** Information herein deemed reliable but not guaranteed***

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 128 CGEP (1 Story) 35 CCP (1 Story) 546 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: C Effec. Age: 35 Floor Area: 820 Total Base New : 144,153 Total Depr Cost: 93,699 Estimated T.C.V: 149,918					Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 820 SF Floor Area = 820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.600		Cls C Blt 1960				
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost		
1960	REM 2019	Ex	X Ord	Min	100 Amps Service			Stories Exterior Foundation			820					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Total:		106,836		69,443		
		Lg	Ord	X Small	Many X Ave. Few			Average Fixture(s)			1		1,455 946			
Room List		Doors	Solid	X H.C.	1 Average Fixture(s)			Plumbing			128		9,016 5,860			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		2 3 Fixture Bath			Extra Toilet			35		1,114 724				
(1) Exterior		Kitchen:		2 2 Fixture Bath			Extra Sink			546		7,884 5,125				
	Wood/Shingle Aluminum/Vinyl Brick Insulation	Other:		Softener, Auto			Separate Shower			1		1,473 957				
(2) Windows		Other:		Softener, Manual			Ceramic Tile Floor			1		2,648 1,721				
	Many Avg. X Large Avg. Small	Height to Joists: 0.0		Solar Water Heat			Ceramic Tile Wains			1		2,727 1,773				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		No Plumbing			Ceramic Tub Alcove			1		6,420 4,173				
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet			Vent Fan			1		0 0		*		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Water Well			Built-Ins			1		2,727 1,773			
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic			Appliance Allow.			1		2,727 1,773				
(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic			Fireplaces			1		6,420 4,173				
Lump Sum Items:							Local Cost Items			1		0 0				
							SANITARY SEWER			Totals:		144,153 93,699				
							Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv:		149,918				

*** 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.
WALKER THOMAS & DAMIA	KINEY CAROL LEE	200,000	11/21/2014	WD	03-ARM'S LENGTH	2014-03891	PROPERTY TRANSFER	100.0
SCOTT MICHAEL J & KATHLEE	WALKER THOMAS & DAMIA	205,000	09/16/2011	WD	03-ARM'S LENGTH	2011-02915	PROPERTY TRANSFER	100.0
		15,000	02/01/1998	WD	33-TO BE DETERMINED	03-0:5361	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1284 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
KINEY CAROL LEE 55205 S 8 MILE RD NORTHVILLE MI 48167-9158	2025 Est TCV 531,182 TCV/TFA: 790.45

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		* Factors * LOTS 35, 36, W 25' OF 37

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LOTS 35, 36 & 37 EXC W'LY 25 FT OF LOT 37. (0*1998) BIRCHAVEN BEACH.	Dirt Road	125.00	170.00	0.9249	0.7666	5000	100		443,128	
	Gravel Road	125 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	443,128

Comments/Influences	Land Improvement Cost Estimates
2011MLS21101253\$229,900:5/3/11 35/50 BY 178, 50 X 190, AND 25 BY 190 98 SPLIT W 25' LOT 37 TO 038 FOR 99	Description

X Water	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	5.70	75	0	0
X Electric	Wood Frame	27.41	64	95	1,666
X Gas	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	Curb	1,000.00	1	97	970
	Street Lights	Total Estimated Land Improvements True Cash Value =			2,636
	Standard Utilities				
	Underground Utils.				

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



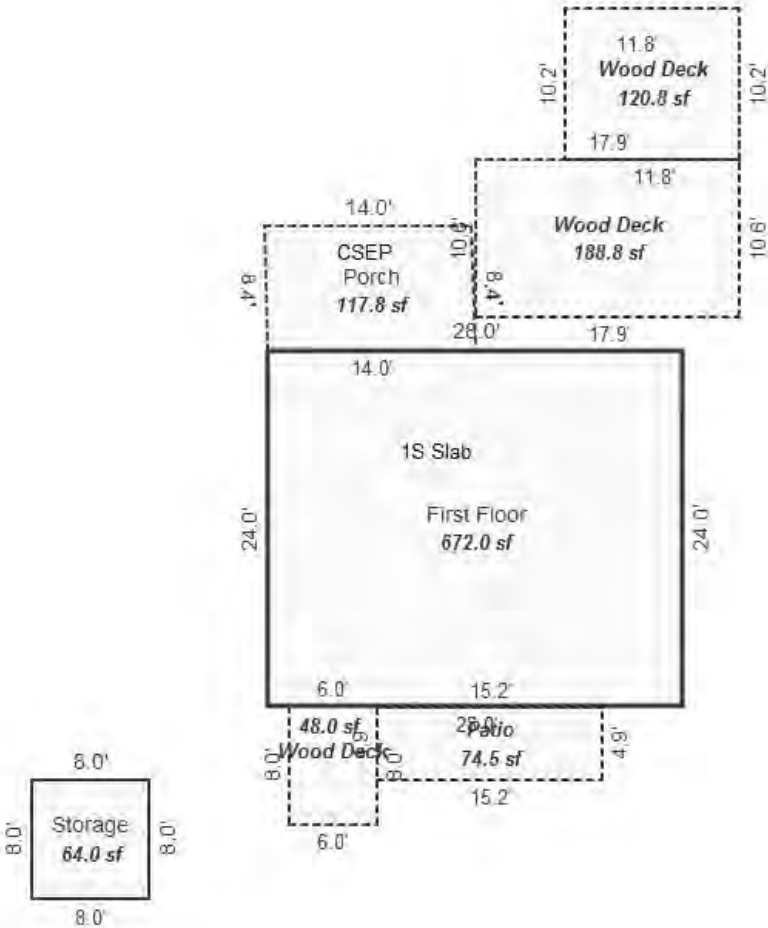
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	221,600	44,000	265,600			114,667C
2024	149,500	40,800	190,300			111,220C
2023	119,600	39,000	158,600			105,924C
2022	67,600	35,200	102,800			100,880C

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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 117 118 120 48	Type CSEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(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: 672 Total Base New : 97,066 Total Depr Cost: 53,386 Estimated T.C.V: 85,418		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1952	
Yr Built 1952	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 672 SF Floor Area = 672 SF.					
Condition: Average		Size of Closets		Lg		Ord	X	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab		Total: 75,193 41,357			
(1) Exterior		(6) Ceilings		100 Amps Service			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,010 555	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0			Plumbing			Porches		CSEP (1 Story)		117 4,410 2,425	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Deck			Treated Wood		118 2,739 1,506			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Treated Wood		120 2,776 1,527			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood		48 1,632 898			
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			Built-Ins			Appliance Allow.		1 1,615 888			
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces			Fireplaces			Interior 1 Story		1 4,071 2,239				
X	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 85,418			Local Cost Items SANITARY SEWER			1 0 0				
		Totals:		97,066		53,386									

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



Sketch by Apex Sketch

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

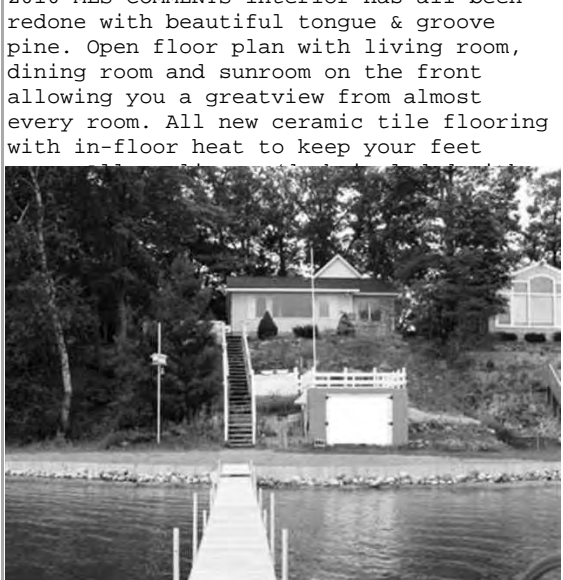
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWLBECK DAVID R & CONSTA	CHECINSKI ANDREZ J & MARL	223,500	04/21/2011	WD	03-ARM'S LENGTH	2011-01425	PROPERTY TRANSFER	100.0
NOLES ROBERT E & ANITA (H	COWLBECK DAVID R & CONSTA	250,335	01/22/2008	WD	03-ARM'S LENGTH	2008/227	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1264 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
CHECINSKI ANDREZ J & MARLOGORZATA	P.R.E. 0%					
1544 S BIRCHAVEN BEACH DR	MAP #:					
LAKE CITY MI 49651	2025 Est TCV 508,234 TCV/TFA: 470.59					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. (0*1998) LOT 38 & W'LY 25 FT OF LOT 37. BIRCHAVEN BEACH.	X	Dirt Road		B100'@5000/FF	50.00	184.00	1.0000	0.7758	5000 100	193,938
Comments/Influences		Gravel Road		B100'@5000/FF	25.00	184.00	1.0000	0.7758	5000 100	96,969
21002372 \$240,000 2010 \$265,000ORIG NEW GRG & GSA FOR 04	X	Paved Road		75 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =						290,907
2010 MLS COMMENTS-interior has all been redone with beautiful tongue & groove pine. Open floor plan with living room, dining room and sunroom on the front allowing you a greatview from almost every room. All new ceramic tile flooring with in-floor heat to keep your feet	X	Storm Sewer		Land Improvement Cost Estimates						
	X	Sidewalk		Description				Rate	Size % Good	Cash Value
	X	Water		Dock: Light posts				42.32	256 0	0
	X	Sewer		Wood Frame				34.58	64 74	1,638
	X	Electric		Residential Local Cost Land Improvements						
	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 =						4,013
		Standard Utilities								
		Underground Utils.								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	145,500	108,600	254,100			143,769C
Rolling	2024	99,200	100,800	200,000			139,447C
Low	2023	79,400	96,200	175,600			132,807C
High	2022	76,100	86,800	162,900			126,483C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	99,200	100,800	200,000			139,447C
TPC	04/30/2013	INSPECTED	2023	79,400	96,200	175,600			132,807C
RJG	11/18/2008	INSPECTED	2022	76,100	86,800	162,900			126,483C

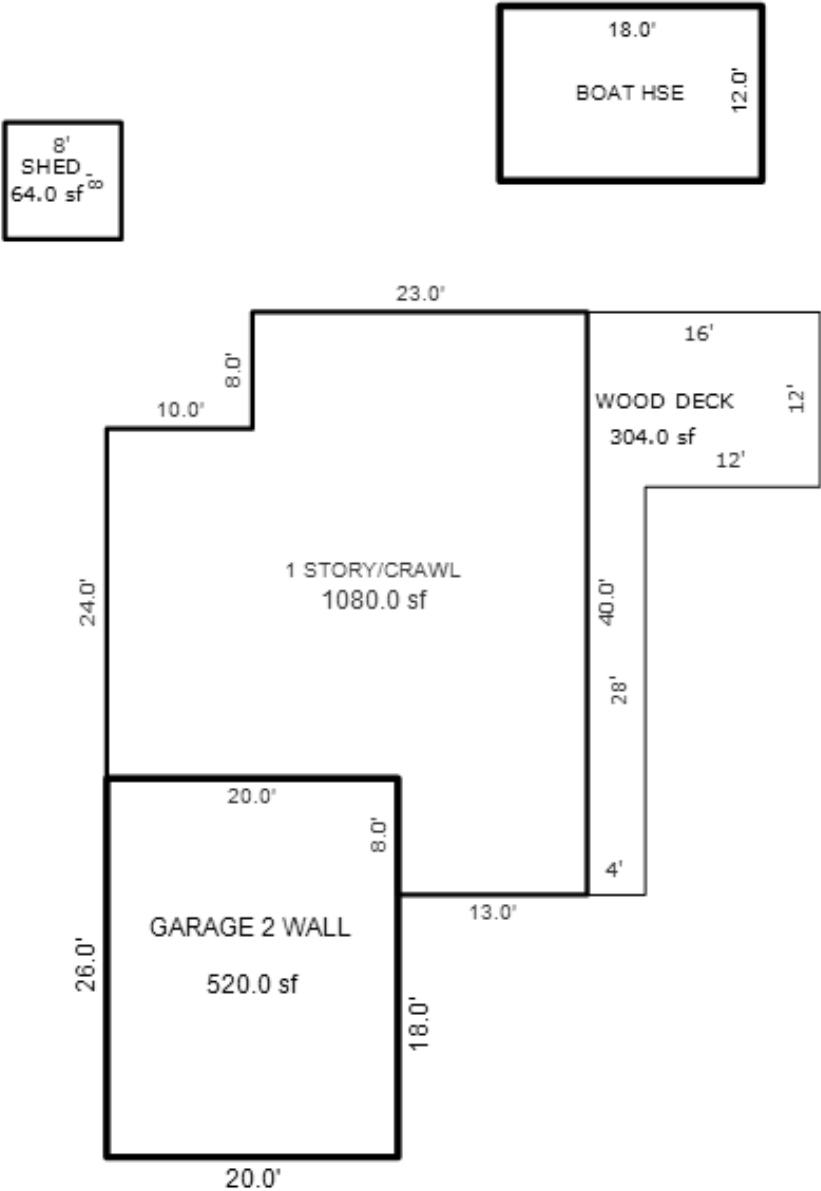


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 304	Type Treated Wood	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 520 % Good: 0 Storage Area: 200 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1		Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 190,461 Total Depr Cost: 133,321 Estimated T.C.V: 213,314		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Drywall Paneled	Plaster Wood T&G																		
Yr Built 1966 Remodeled 2009		Trim & Decoration		Central Air Wood Furnace				200		200		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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1080 SF Floor Area = 1080 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 1,080 Total: 140,958 98,670			
Condition: Average		Size of Closets																			
Room List		Doors	Solid X H.C.	(12) Electric				200		200		No./Qual. of Fixtures		No. of Elec. Outlets		Plumbing		Average Fixture(s)		Other Additions/Adjustments	
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
Many Avg. X Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(9) Basement Finish		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
(3) Roof		(10) Floor Support		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
X Gable Hip Flat		Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
Chimney: Metal		Lump Sum Items:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Water/Sewer		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Public Water Public Sewer Water Well, 50 Feet		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Built-Ins		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Appliance Allow.		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Fireplaces		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Wood Stove		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Local Cost Items		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		SANITARY SEWER		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		Totals:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		190,461		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		133,321		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0				200		200		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s)		Plumbing	

*** 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.
		187,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2572	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1254 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
HAMILTON JOSEPH C & AMY L 4205 MICHIGAN NE GRAND RAPIDS MI 49525	2025 Est TCV 506,880 TCV/TFA: 378.83					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
. LOT 39 BIRCHAVEN BEACH.	X		* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
LOTS 39 & 38 ARE ON A HILL WITH A VANTAGE THAT IS HIGHER THAN THE ADJACENT LOTS. THE DRIVEWAYS BOTH HAVE A SLOPE STEEPER THAN THE ADJACENT LOTS. - TIM HAS CITY SEWER..REMOVE NO PBG ADJ FOR 05	X		A50'@5000/FF	50.00	179.00	1.0000 1.2260	5000 100		306,506
			50 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 306,506						

Public Improvements	Land Improvement Cost Estimates					
Dirt Road	Description					
Gravel Road	Rate					
Paved Road	Size % Good					
Storm Sewer	Cash Value					
Sidewalk	D/W/P: 3.5 Concrete					
Water	6.07					
X Sewer	34.40					
X Electric	29.53					
X Gas	Residential Local Cost Land Improvements					
Curb	Description					
Street Lights	Rate					
Standard Utilities	Size % Good					
Underground Utils.	Cash Value					
	LAND IMPROVE 2500 2,500.00 1 97 2,425					
	Total Estimated Land Improvements True Cash Value = 5,587					

Topography of Site	Taxable Value						
Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2025	153,300	100,100	253,400			112,362C
Low	2024	121,500	92,900	214,400			108,984C
X High	2023	72,300	88,700	161,000			103,795C
Landscaped	2022	62,500	80,100	142,600			98,853C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



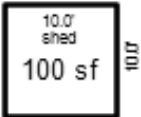
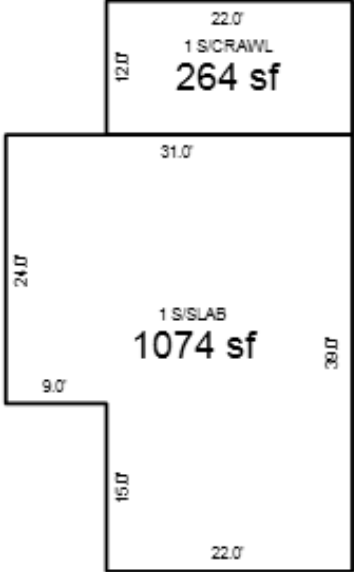
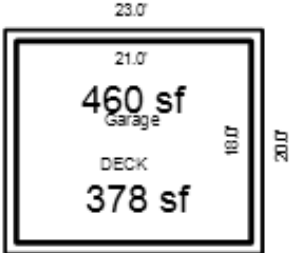
Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	04/29/2013	INSPECTED				

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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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 378	Type Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,338 Total Base New : 178,475 Total Depr Cost: 121,742 Estimated T.C.V: 194,787			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg Ord X Small		Room List Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:	
Yr Built 1968	Remodeled 1994	Ex	X	Ord	Min	Central Air Wood Furnace			(12) Electric 100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1338 SF Floor Area = 1338 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD Blt 1968			
Condition: Average		Lg Ord X Small		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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,074 1 Story Siding Crawl Space 264 Total: 142,231 98,183			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Deck Treated Wood 378 6,059 3,938 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 460 17,586 11,431 Water/Sewer Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656 Built-Ins Appliance Allow. 1 1,906 1,239 Fireplaces Exterior 1 Story 1 5,626 3,657 Local Cost Items SANITARY SEWER 1 0 0		Totals: 178,475 121,742		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 194,787			* *				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 264 S.F. Slab: 1074 S.F. Height to Joists: 0.0		Lump Sum Items:													
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Metal																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	0	10/02/2024	WD	16-LC PAYOFF	2024-02658	DEED	0.0
RIETSMA KLAAS & KATHY	HAMILTON JOE & AMY	0	10/02/2024	WD	16-LC PAYOFF	PTA	PROPERTY TRANSFER	0.0
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	135,000	10/22/2020	LC	03-ARM'S LENGTH	2020-03300	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
HAMILTON JOE & AMY 4205 MICHIGAN ST NE GRAND RAPIDS MI 49512	2025 Est TCV 312,692

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A50'@5000/FF	50.00	175.00	1.0000	1.2164	5000	100		304,091
	50 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								304,091

Tax Description	X	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
Water	20.53	320	94	6,176
Wood Frame				
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
Gas	2,500.00	1	97	2,425
Curb				
Total Estimated Land Improvements True Cash Value = 8,601				

Standard Utilities	Underground Utils.
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Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	152,000	4,300	156,300			66,836C
2024	120,800	4,300	125,100			64,827C
2023	71,900	4,100	76,000			61,740C
2022	55,000	3,800	58,800			58,800S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BARNOWSKI RUTH M TRUST	SEYMOUR JASON & SHARON	215,000	09/05/2014	WD	03-ARM'S LENGTH	2014-03078	PROPERTY TRANSFER	100.0			
BARNOWSKI RUTH M TRUST*	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	21-NOT USED/OTHER	2009/4029	DEED	0.0			
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	21-NOT USED/OTHER	2008/3646	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1228 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT		12/19/2014		2014-9996	100%		
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 605,663 TCV/TFA: 365.52					
SEYMOUR JASON & SHARON 56713 APPLE CREEK DR WASHINGTON MI 48094		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Tax Description		Public Improvements		* Factors *		LOTS 41 & PRT OF 42					
LOTS 41 & PART OF LOT 42 BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO, PLAT NO 1 SEC10 T22N R8W DESC TO-WIT: COMM AT SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; TH S29 DEG 53'24" E 59.5 FT ALONG THE WESTERLY LINE OF PLAT TO POB TH N24DEG28'04"E 152.62 FT TO POINT ON NORTHERLY LINE OF SAID PLAT TH N85DEG01'18"E 40.05 FT ALONG SAID NORTHERLY PLAT LINE TH S35DEG08'00"E 84.10 FT ALONG SAID PLAT LINE TO NORTHEASTERLY CNR COMMON TO LOTS 40 & 41 OF SAID PLAT TH S47DEG03'11"W 172.5 FT ALONG		Dirt Road		Description		Frontage		Depth		Value	
		Gravel Road		A50'@5000/FF		50.00		278.78		357,918	
		Paved Road		50 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =		357,918			
		Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Cash Value	
		Sidewalk		D/W/P: 4in Ren. Conc.		8.06		400		0	
		Water		Residential Local Cost Land Improvements		Description		Rate		Cash Value	
		X Sewer		LAND IMPROVE 1000		1,000.00		2		95	
		X Electric		Total Estimated Land Improvements True Cash Value =		1,900		1,900			
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		X Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD									
		Who		When		What		2025		179,000	
		TPC 12/27/2017 INSPECTED		2024		70,700		114,700		185,400	
		TPC 10/27/2015 INSPECTED		2023		57,200		109,600		166,800	
		TPC 10/20/2014 INSPECTED		2022		65,000		98,800		163,800	
										141,324C	
										137,075C	
										130,548C	
										124,332C	

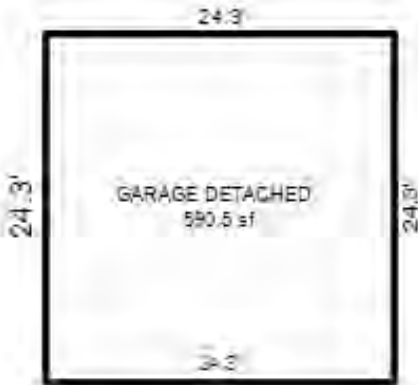


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X 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 1 Exterior 1 Story 1 Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 204	Type WPP	Year Built: 1987 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: 590 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 1,657 Total Base New : 236,392 Total Depr Cost: 153,653 Estimated T.C.V: 245,845		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1182 SF Floor Area = 1657 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Cls C Blt 1960		
Yr Built 1960 198	Remodeled 2015	Ex	X Ord		Min	(12) Electric 100 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No./Qual. of Fixtures		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 Slab 738 2 Story Siding Slab 444 1 Story Siding Overhang 31		Total: 190,395		123,755	
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets		Other Additions/Adjustments						
	Basement 6 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors		Many		X Ave.	Few	Plumbing					
(1) Exterior		(6) Ceilings		(13) Plumbing		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Fireplaces					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Lump Sum Items:		Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REF ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 245,845		Exterior 1 Story Prefab 1 Story Local Cost Items SANITARY SEWER					
(2) Windows		(8) Basement		Water Well, 50 Feet		Totals: 236,392		14,519					
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1182 S.F. Height to Joists: 0.0		Public Sewer		1,473 957		2,648 1,721					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Water Well		1,455 946		4,580 2,977					
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic		1,455 946		4,580 2,977					
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		2000 Gal Septic		1,455 946		4,580 2,977					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		1,455 946		4,580 2,977					
X	Gable Hip Flat Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNOWSKI RUTH TRUST	UELAND STEVE & KELLY	80,000	01/22/2013	WD	03-ARM'S LENGTH	2013-00240 WD	PROPERTY TRANSFER	100.0
BARNOWSKI RUTH TRUST *	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	21-NOT USED/OTHER	2009/4029	DEED	0.0
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	21-NOT USED/OTHER	2008/3646	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1220 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/24/2015	2015-0466	100%

Owner's Name/Address	MAP #:
UELAND STEVE & KELLY 3713 ATWTER HILLS COURT GRAND RAPIDS MI 49525	2025 Est TCV 763,199 TCV/TFA: 360.17

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		* Factors *

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
PART OF LOTS 42 & 43, OF THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO. 1, SEC10T22N RBW DESC TO-WIT: BEG AT THE SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; THENCE N14DEG36'23"W 80.07 FT ALONG THE LINE COMMON TO SAID LOTS 43 & 44 TO THE NORTHERLY CNR COMMON TO SAID LOT 43 & 44 TH N85DEG01'18"E 113.48 FT ALONG NORTHERLY LINE OF SAID PLAT; TH S24DEG28'04"W 152.62 FT TO A PT ON WESTERLY LINE OF BIRCHAVEN BEACH DR OF SAID PLAT; TH N29DEG53'24"W 59.50 FT ALONG SAID WESTERLY LINE TO POB. 2011 ASSESSMENT AND PRIOR YEARS AS: LOT 43 BIRCHAVEN BEACH.	X	Dirt Road	59.33	139.10	0.9419	1.1224	5000	100		313,630			
		Gravel Road	60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	313,630	
		Paved Road	Land Improvement Cost Estimates										
		Storm Sewer	Description								Rate	Size % Good	Cash Value
		Sidewalk	D/W/P: 4in Ren. Conc.								8.06	655 0	0
		Water	D/W/P: 4in Concrete								6.87	186 0	0
		X Sewer	Residential Local Cost Land Improvements										
		X Electric	Description								Rate	Size % Good	Cash Value
		X Gas	LAND IMPROVE 5000								5,000.00	1 95	4,750
		X Curb	Total Estimated Land Improvements True Cash Value =										4,750

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

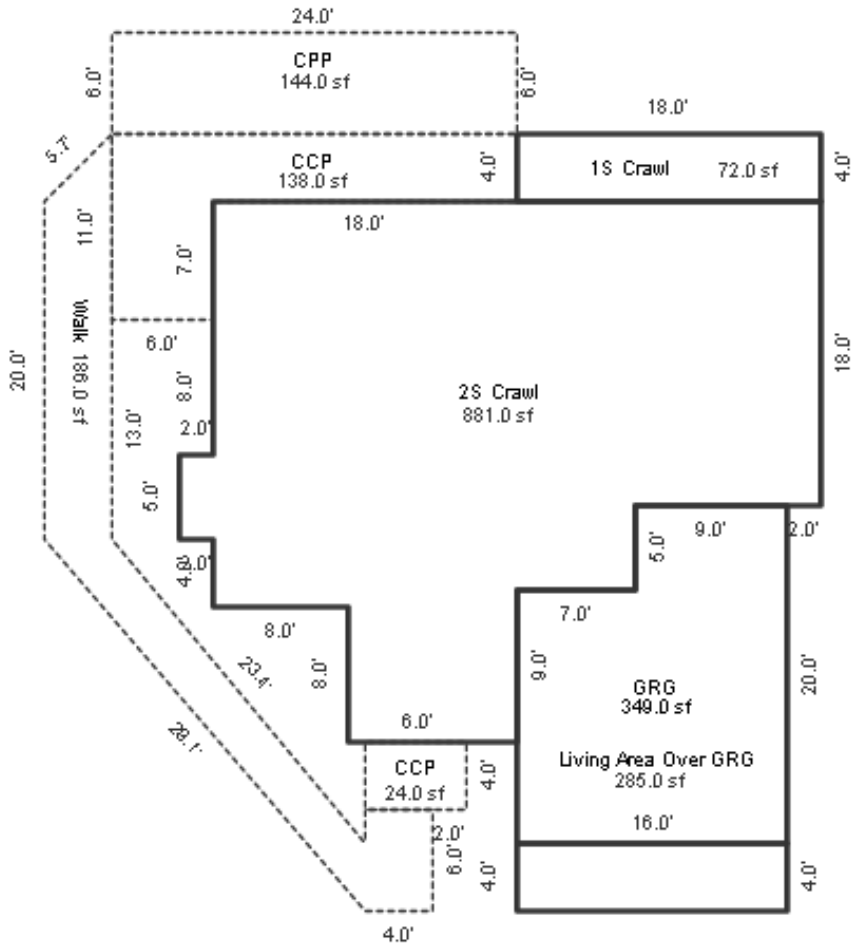
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	156,800	224,800	381,600			210,020C
2024	67,700	210,500	278,200			203,706C
2023	54,700	209,800	264,500			194,006C
2022	50,300	189,200	239,500			184,768C

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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	1	Direct-Vented Ga	Area 144 138 24	Type CPP CCP (1 Story) CCP (1 Story)	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 349 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 10 Floor Area: 2,119 Total Base New : 308,906 Total Depr Cost: 278,012 Estimated T.C.V: 444,819
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 953 SF Floor Area = 2119 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			E.C.F. X 1.600		Cls C 10 Blt 2015				
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min									
A-Frame		Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. Few									
Wood Frame		Ex Ord Min		Size of Closets Lg Ord Small			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Building Style: 2S		Doors Solid H.C.		(5) Floors			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
Yr Built Remodeled 2015 0		(6) Ceilings			(12) Electric 0 Amps Service			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 881 1 Story Siding Crawl Space 72 1 Story Siding Overhang 285 Total: 266,184 239,563								
Condition: Average		(7) Excavation			No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Porches CPP 144 2,732 2,459 CCP (1 Story) 138 3,725 3,352 CCP (1 Story) 24 1,191 1,072								
Room List		(8) Basement			Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 349 20,891 18,802 Common Wall: 2 Wall 1 -5,295 -4,765 Door Opener 1 539 485								
Basement 1st Floor 2nd Floor 4 Bedrooms		(9) Basement Finish			Water/Sewer			Water/Sewer Public Sewer 1 1,473 1,326 Water Well, 100 Feet 1 5,725 5,152								
(1) Exterior		(10) Floor Support			Fireplaces Direct-Vented Gas 1 2,979 2,681			Built-Ins Appliance Allow. 1 2,727 2,454								
Wood/Shingle Aluminum/Vinyl Brick		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			Fireplaces Direct-Vented Gas 1 2,979 2,681								
Insulation		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Direct-Vented Gas 1 2,979 2,681								
(2) Windows		Many Avg. Few Large Avg. Small			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Direct-Vented Gas 1 2,979 2,681								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 953 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Direct-Vented Gas 1 2,979 2,681								
(3) Roof		Gable Hip Flat Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Direct-Vented Gas 1 2,979 2,681								
Asphalt Shingle		Chimney:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Direct-Vented Gas 1 2,979 2,681								

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



Concrete parking 700 sqft

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.
JONES WILLIAM B TRUST	GLASS CASEY R & JENNIFER	1	05/19/2017	QC	09-FAMILY	2017-01695	PROPERTY TRANSFER	0.0
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
JONES WILLIAM B & VERA (D	JONES WILLIAM B TRUST	0	10/18/2000	QC	09-FAMILY	341P139	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1214 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Addition	06/27/2017	2017-0282	100%

Owner's Name/Address	MAP #:
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418	2025 Est TCV 568,643 TCV/TFA: 440.81

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B100'@5000/FF</td> <td>100.00</td> <td>88.00</td> <td>1.0000</td> <td>0.6945</td> <td>5000</td> <td>100</td> <td></td> <td>347,250</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.20 Total Acres</td> <td>Total Est. Land Value = 347,250</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B100'@5000/FF	100.00	88.00	1.0000	0.6945	5000	100		347,250	100 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 347,250
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
B100'@5000/FF	100.00	88.00	1.0000	0.6945	5000	100		347,250																					
100 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 347,250																					

Tax Description	Public Improvements	Land Improvement Cost Estimates																									
. LOTS 44 & 45 BIRCHAVEN BEACH.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights 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: Patio Blocks</td> <td>15.39</td> <td>168</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.87</td> <td>132</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>37.32</td> <td>48</td> <td>50</td> <td>895</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>895</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Patio Blocks	15.39	168	0	0	D/W/P: 4in Concrete	6.87	132	0	0	Wood Frame	37.32	48	50	895	Total Estimated Land Improvements True Cash Value =				895
Description	Rate	Size	% Good	Cash Value																							
D/W/P: Patio Blocks	15.39	168	0	0																							
D/W/P: 4in Concrete	6.87	132	0	0																							
Wood Frame	37.32	48	50	895																							
Total Estimated Land Improvements True Cash Value =				895																							

Comments/Influences	Topography of Site
LOTS 44 & 45	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	173,600	110,700	284,300			114,217C
2024	113,300	102,500	215,800			110,783C
2023	54,300	97,800	152,100			105,508C
2022	52,200	88,200	140,400			100,484C

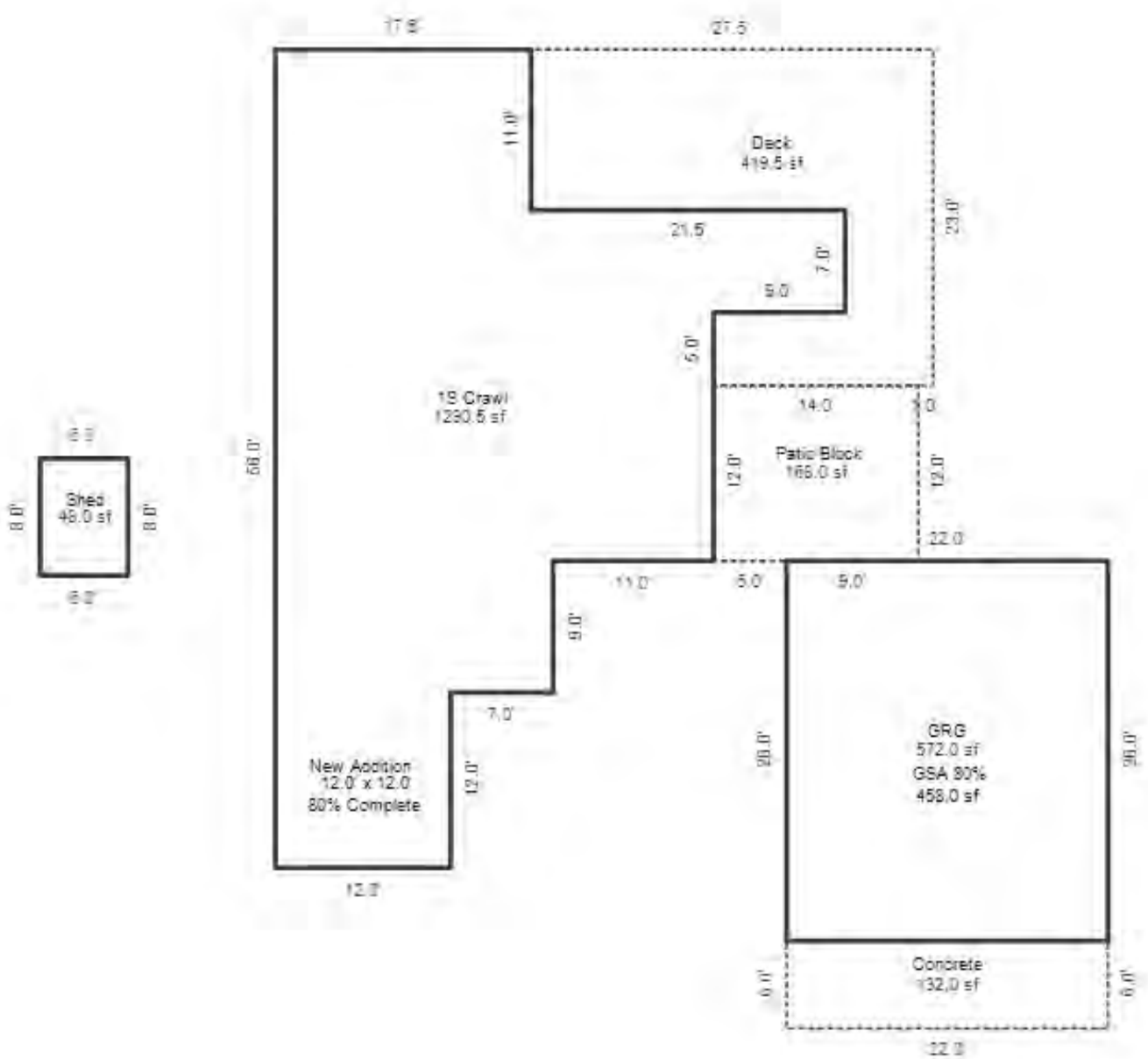


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*** Information herein deemed reliable but not guaranteed***

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 419	Type Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 458 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		(12) Electric		100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min						
Building Style: 1S		X Drywall X Paneled		Plaster Wood T&G		Trim & Decoration		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 = 1290 SF Floor Area = 1290 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 1,290 Total: 173,187 103,922					
Yr Built	Remodeled	Ex X Ord Min		Size of Closets		Lg Ord X Small		Condition: Average		Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:			
1955	2017									Basement 1st Floor 2nd Floor Bedrooms				(6) Ceilings					
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		Insulation		(2) Windows		Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 220,498		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 873 3 Fixture Bath 1 4,580 2,748 Deck Treated Wood 419 6,633 3,980 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 24,344 14,606 Storage Over Garage 458 6,201 3,721 Water/Sewer Public Sewer 1 1,473 884 Water Well, 50 Feet 1 2,648 1,589 Built-Ins Appliance Allow. 1 2,727 1,636 Fireplaces Exterior 1 Story 1 6,420 3,852 Local Cost Items SANITARY SEWER 1 0 0 *		Totals: 229,668 137,811			
(3) Roof		X Asphalt Shingle X Metal		Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	09-FAMILY	2010-4998WD	PROPERTY TRANSFER	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	21-NOT USED/OTHER	2008/0094	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1198 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 443,060 TCV/TFA: 396.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. LOT 46 BIRCHAVEN BEACH.	X		A50'@5000/FF	50.00	97.00	1.0000 0.9894	5000 100	247,349
Comments/Influences			50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 247,349					

RAY'S NOTE: LOC ADJ..FRONTAGE MORE "BAY LIKE"	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.49	391 71	1,802
	X	Gravel Road	Wood Frame	31.84	80 71	1,808
	X	Paved Road	Wood Frame	26.78	140 94	3,524
	X	Storm Sewer	Residential Local Cost Land Improvements			
	X	Sidewalk	Description	Rate	Size % Good	Cash Value
	X	Water	LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Sewer	Total Estimated Land Improvements True Cash Value = 9,509			
	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	X Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
															2025	123,700	97,800	221,500			89,791C

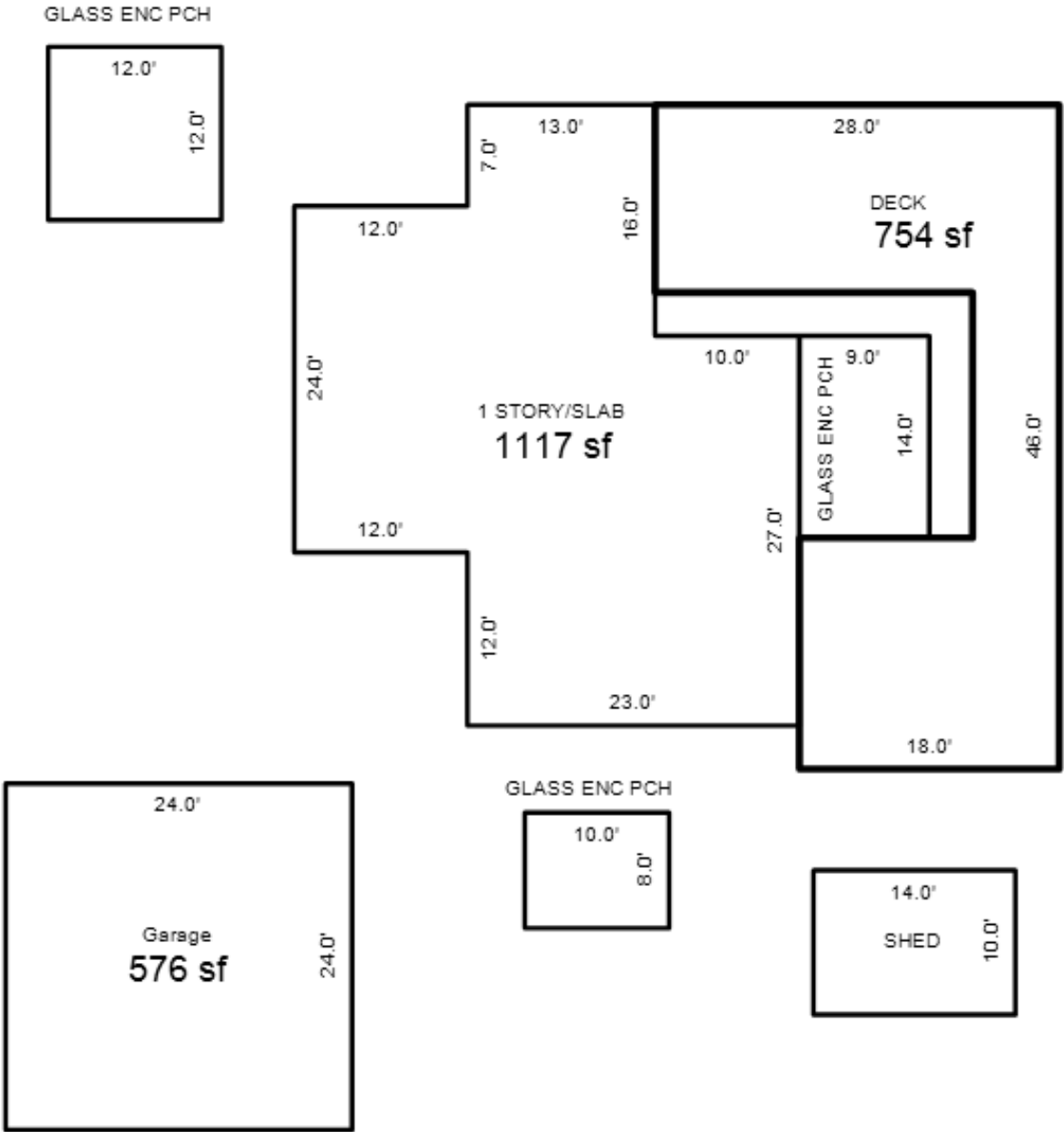
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	60,100	106,600	166,700			87,092C
TPC 08/22/2016	INSPECTED		2023	27,400	101,800	129,200			82,945C
TPC 04/29/2013	INSPECTED		2022	30,000	88,900	118,900			78,996C

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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	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 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			Central Air Wood Furnace			Class: C Effec. Age: 45 Floor Area: 1,117 Total Base New : 211,595 Total Depr Cost: 116,376 Estimated T.C.V: 186,202		E.C.F. X 1.600		Bsmnt Garage:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets		Building Areas		Roof:				
Yr Built 1950	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures		Stories		Depr. Cost				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Plumbing		Foundation		Cost New				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Average Fixture(s)		Size		Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			100 Amps Service		Total		Total		Total			
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets			Ex. X Ord. Min		Other Additions/Adjustments		Plumbing		Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few		Average Fixture(s)		Porches		Garages			
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1117 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 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		CGEP (1 Story) WGEP (1 Story)		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet		Base Cost Water/Sewer Public Sewer Water Well, 50 Feet	
X	Many Avg. X Few	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing		Built-Ins		Fireplaces		Deck		
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)			(14) Water/Sewer		Appliance Allow.		Exterior 1 Story		Treated Wood		Local Cost Items	
(3) Roof		Chimney: Brick			(10) Floor Support			Lump Sum Items:		SANITARY SEWER		Totals:		Totals:		Totals:	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		0		0		
Asphalt Shingle		Totals:			211,595			116,376			<<<<< 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.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	09-FAMILY	2010-4998WD	PROPERTY TRANSFER	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	21-NOT USED/OTHER	2008/0094	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOWELL CAROL L TRUSTEE 1198 BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:	2025 Est TCV 191,498				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. LOTS 47 & 48 BIRCHAVEN BEACH.	Public Improvements			* Factors * LOTS 47 & 48								
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			B100'@5000/FF	50.00	86.00	1.0000	0.6921	5000	100		173,027
	Paved Road			BACK 50' @ 500	50.00	76.00	0.8409	0.8786	500	100		18,471
	Storm Sewer			100 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 191,498								

Comments/Influences	X	Public Improvements
HOUSE DATA ON LOT 46 LOW & SWAMPY, ESPECIALLY LOT 48	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.



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

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	95,700	0	95,700			35,341C
X Rolling	2024	54,000	0	54,000			34,279C
X Low	2023	42,100	0	42,100			32,647C
X High	2022	31,100	0	31,100			31,093C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAMBLE JOHN C & RETA G TR	RIVERA FELIPE EMILIO CASA	170,000	09/20/2024	WD	03-ARM'S LENGTH	2024-02383	PROPERTY TRANSFER	100.0
GAMBLE JOHN C & RETA G	GAMBLE JOHN C & RETA G TR	0	07/20/2020	QC	09-FAMILY	2020-02072	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5115 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 10/14/2024			
RIVERA FELIPE EMILIO CASANOVA 5115 S DICKERSON RD LAKE CITY MI 49651	MAP #:		2025 Est TCV 154,158 TCV/TFA: 123.52			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 1 BLUE ROAD ESTATES.	X		Dirt Road	129.12	404.83	11,750
Comments/Influences	X		Gravel Road	129 Actual Front Feet,	1.20 Total Acres	11,750

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Water	25.27	100 50	1,263
	X	Sewer	29.53	72 50	1,063
	X	Electric	Total Estimated Land Improvements True Cash Value = 2,326		

Comments/Influences	X	Topography of Site			
		Description	Rate	Size % Good	Cash Value
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			



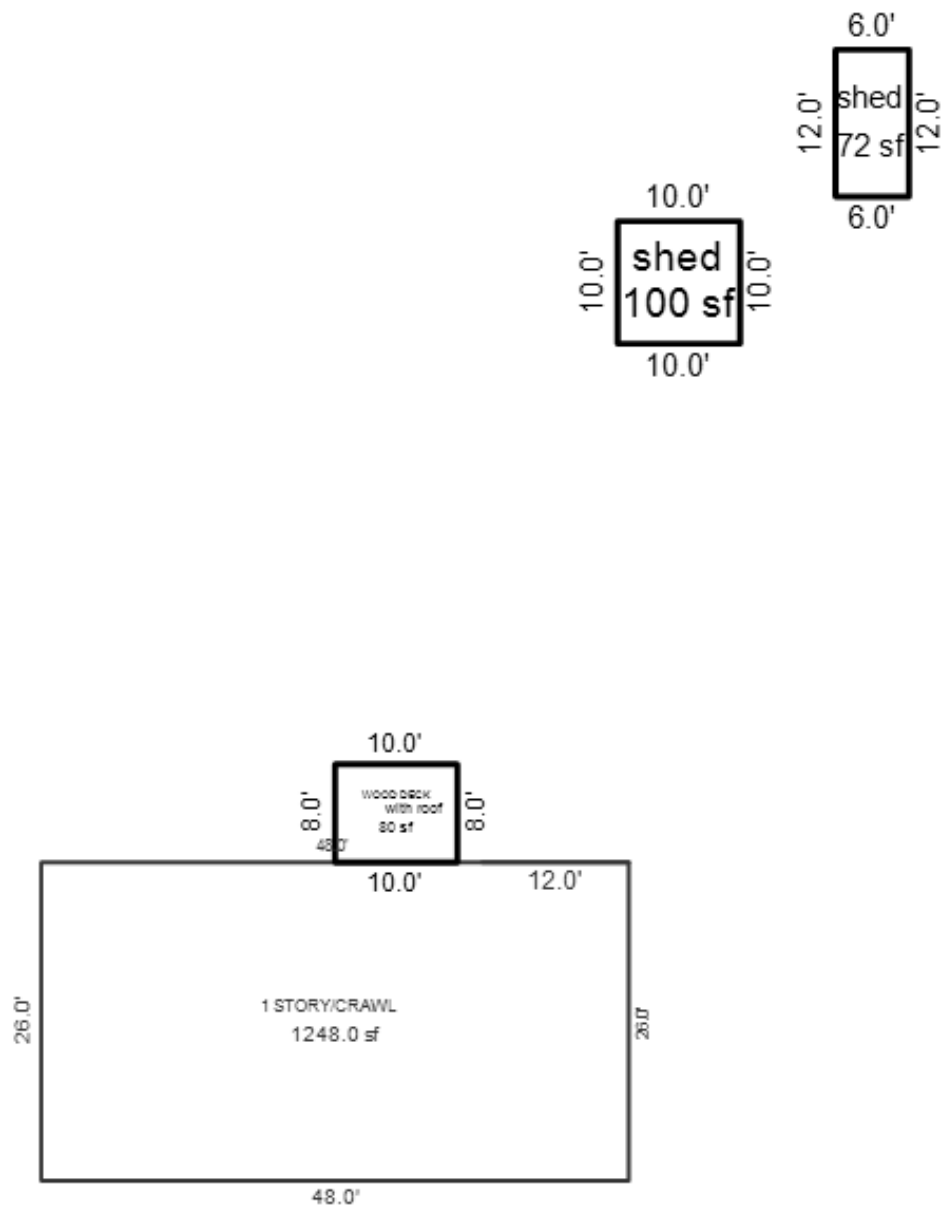
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	5,900	71,200	77,100			77,100S
TPC 06/02/2024	INSPECTED		2024	4,000	56,300	60,300		60,300A	40,864C
TPC 05/06/2018	INSPECTED		2023	4,000	55,700	59,700			38,919C
TPC 12/27/2017	INSPECTED		2022	3,000	50,200	53,200			37,066C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 80	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 20 Floor Area: 1,248 Total Base New : 159,183 Total Depr Cost: 127,347 Estimated T.C.V: 140,082		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:
Building Style: BOCA/STATE		Trim & Decoration		Ex X Ord Min		Size of Closets Lg X Ord Small		Central Air Wood Furnace		Total Base New : 159,183 Total Depr Cost: 127,347 Estimated T.C.V: 140,082		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:
Yr Built 1995	Remodeled 0	Ex X Ord Min		Size of Closets Lg X Ord Small		Central Air Wood Furnace		Trash Compactor Central Vacuum Security System		Total Base New : 159,183 Total Depr Cost: 127,347 Estimated T.C.V: 140,082		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:
Condition: Average		Size of Closets Lg X Ord Small		Central Air Wood Furnace		Trash Compactor Central Vacuum Security System		Total Base New : 159,183 Total Depr Cost: 127,347 Estimated T.C.V: 140,082		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors Solid H.C.		(5) Floors		(12) Electric 200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls CD		Blt 1995		
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,248		Cost New		Depr. Cost	
(1) Exterior	(6) Ceilings		Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,248		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 970 3 Fixture Bath 1 3,805 3,044 Water/Sewer 1000 Gal Septic 1 4,485 3,588 Water Well, 50 Feet 1 2,548 2,038 Deck Treated Wood w/Roof (Deck Portion) 80 2,182 1,746 Treated Wood w/Roof (Roof portion) 80 1,356 1,085 Treated Wood 20 882 706 Built-Ins Appliance Allow. 1 1,906 1,525		Totals: 140,807 112,645		Totals: 159,183 127,347		
(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 970 3 Fixture Bath 1 3,805 3,044 Water/Sewer 1000 Gal Septic 1 4,485 3,588 Water Well, 50 Feet 1 2,548 2,038 Deck Treated Wood w/Roof (Deck Portion) 80 2,182 1,746 Treated Wood w/Roof (Roof portion) 80 1,356 1,085 Treated Wood 20 882 706 Built-Ins Appliance Allow. 1 1,906 1,525		Totals: 140,807 112,645		Totals: 159,183 127,347			
X	Many Avg. X Avg. Few	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347		
X	Many Avg. X Avg. Few	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347		
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)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347		
(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347			
X	Gable Hip Flat	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347		
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 140,082		Totals: 140,807 112,645		Totals: 159,183 127,347		

*** 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.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	03-ARM'S LENGTH	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-1450	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. 0%					
	MAP #:					
	2025 Est TCV 10,057					

Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			A 200' @ 90/	100.00	467.80	1.1892	0.9397	90	100	10,057	
			100 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	10,057

Tax Description
 . SEC 35 T22N R8W LOT 2 BLUE ROAD ESTATES.

Comments/Influences

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			3,409C
2024	4,000	0	4,000			3,307C
2023	4,000	0	4,000			3,150C
2022	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-01450	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 8,481					

Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	A 200' @ 90/	79.67	467.80	1.2587	0.9397	90	100	8,481
. SEC 35 T22N R8W LOT 3 BLUE ROAD ESTATES.		Gravel Road	80 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 8,481							

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	4,200	0	4,200			3,409C
X	Rolling	2024	4,000	0	4,000			3,307C
X	Low	2023	4,000	0	4,000			3,150C
X	High	2022	3,000	0	3,000			3,000S
X	Landscaped							
X	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	4,200	0	4,200			3,409C
TPC	05/06/2018	INSPECTED	2024	4,000	0	4,000			3,307C
TPC	12/27/2017	INSPECTED	2023	4,000	0	4,000			3,150C
			2022	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-01450	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				
Owner's Name/Address	P.R.E. 0%					
BRONKEMA TAMARA L 10316 W FINKLE RD MC BAIN MI 49657	MAP #: 2025 Est TCV 10,216					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 35 T22N R8W LOT 4 BLUE ROAD ESTATES.		X		* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/	100.00	498.00	1.1892	0.9545	90	100	10,216
				100 Actual Front Feet, 1.14 Total Acres Total Est. Land Value = 10,216							

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	5,100	0	5,100			3,409C
2024	4,000	0	4,000			3,307C
2023	4,000	0	4,000			3,150C
2022	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-01450	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				
Owner's Name/Address	P.R.E. 0%					
BRONKEMA TAMARA L 10316 W FINKLE RD MC BAIN MI 49657	MAP #:					
	2025 Est TCV 10,069					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 35 T22N R8W LOT 5 BLUE ROAD ESTATES.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/	100.00	470.00	1.1892	0.9408	90	100	10,069
				100 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =	10,069	

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	5,000	0	5,000			3,409C
2024	4,000	0	4,000			3,307C
2023	4,000	0	4,000			3,150C
2022	3,000	0	3,000			3,000S

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7859 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/25/1994					
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Owner's Name/Address	MAP #:
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FOSTER WM K 7859 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 153,169 TCV/TFA: 145.05
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	100.00	435.81	1.1892	0.9232	90	100		9,881
100 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								9,881

Tax Description	Land Improvement Cost Estimates				
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. SEC 35 T22N R8W LOT 6 BLUE ROAD ESTATES.	X	Dirt Road						
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Comments/Influences	X	Gravel Road						
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	X	Paved Road						
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	X	Storm Sewer						
--	---	-------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	4,900	71,700	76,600			43,424C
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2024	4,000	61,500	65,500			42,119C
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2023	4,000	60,800	64,800			40,114C
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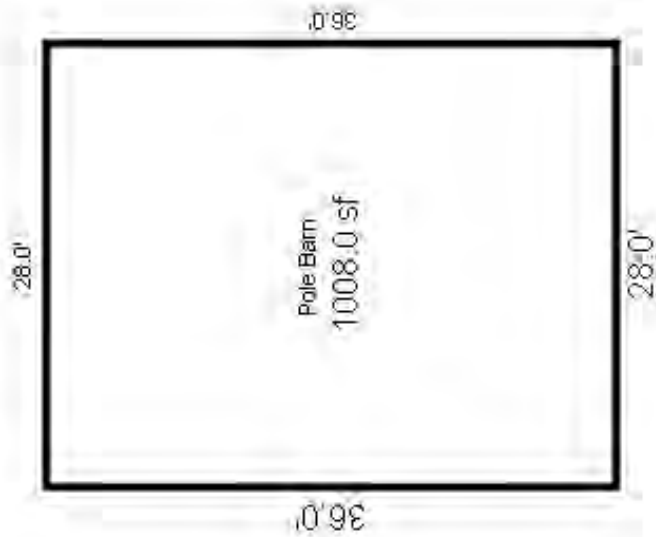
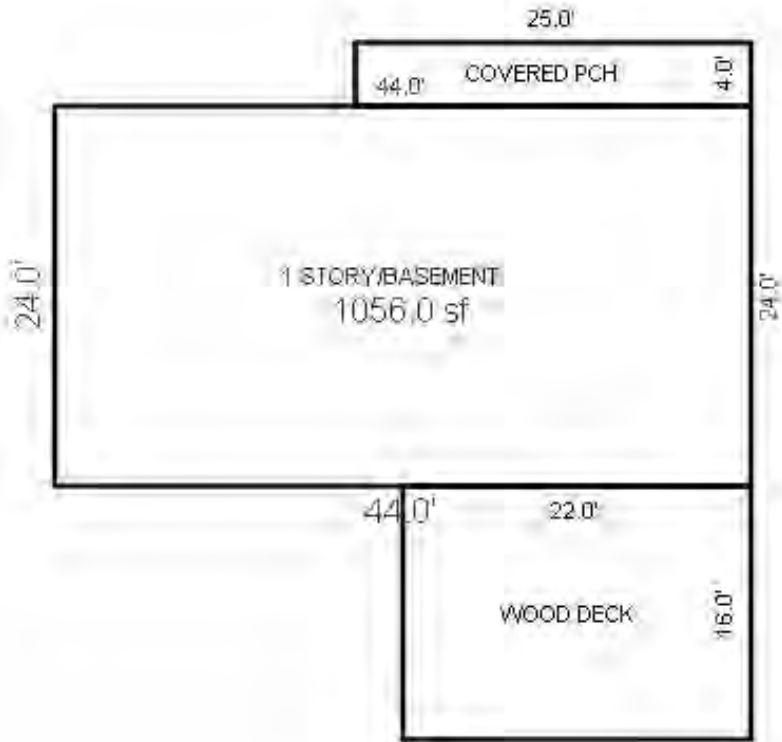
2022	3,000	54,800	57,800			38,204C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 100 352	Type CCP (1 Story) Treated Wood	Year Built: 1978 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: CD Effec. Age: 29 Floor Area: 1,056 Total Base New : 182,173 Total Depr Cost: 129,342 Estimated T.C.V: 142,276			Storage Area: 0 No Conc. Floor: 0				
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 = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71			Cls CD Blt 1978				
Condition: Average		Lg	X	Ord		Small	100 Amps Service			Building Areas			Depr. Cost				
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1008 22,297 15,831				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			1 Story Siding Basement 1,056 Total: 139,295 98,898			Other Additions/Adjustments				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Plumbing			Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many	X	Ave.		Few	Average Fixture(s)					
(2) Windows		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			1 1,212 861				
X	Many Avg. Few	X	Large Avg. Small	Basement			1 Average Fixture(s)			3 Fixture Bath			2 Fixture Bath				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 3 Fixture Bath			2 Fixture Bath			Softener, Auto				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Softener, Manual			Solar Water Heat				
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 No Plumbing			Extra Toilet			Extra Sink				
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Water			1 1000 Gal Septic			Extra Shower			Ceramic Tile Floor				
X	Asphalt Shingle	Lump Sum Items:		1 Public Sewer			1 2000 Gal Septic			Ceramic Tile Wains			Ceramic Tub Alcove				
Chimney: Metal				1 Water Well						Vent Fan							
				1 1000 Gal Septic						Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 142,276				
				1 2000 Gal Septic						Totals:			182,173 129,342				

*** 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.
HARRIS RYAN & KARIN	SHELTON SHAWNA	91,500	11/04/2013	WD	03-ARM'S LENGTH	2013-03754	PROPERTY TRANSFER	100.0
COVENANT CAPITAL INC	HARRIS RYAN & KARIN	1	12/21/2011	QC	21-NOT USED/OTHER	2012-00027	DEED	100.0
US BANK NATIONAL ASSOCIATI	COVENANT CAPITAL INC	55,000	03/04/2011	CD	21-NOT USED/OTHER	2011-08877	DEED	0.0
PETERSON WANDA	US BANK NATIONAL ASSOCIAT	75,838	07/16/2010	SD	10-FORECLOSURE	2011-3078SD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7823 W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
SHELTON SHAWNA 7823 W BLUE RD LAKE CITY MI 49651	P.R.E. 100% 11/04/2013					
	MAP #:					
	2025 Est TCV 202,167 TCV/TFA: 111.94					

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/	165.00	405.13	1.0493	0.9065	90	100	14,125
			165 Actual Front Feet, 1.53 Total Acres						Total Est. Land Value =	14,125

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
. SEC 35 T22N R8W LOT 7 BLUE ROAD ESTATES.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value	
Comments/Influences		Gravel Road	D/W/P: 3.5 Concrete	6.07	428	78	2,026	
20800696 \$110,000-\$139,900	X	Paved Road	Total Estimated Land Improvements True Cash Value =				2,026	
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	7,100	94,000	101,100			55,424C
	X	Low	TPC 12/27/2017 INSPECTED	2024	4,000	80,800			53,758C
	X	High		2023	4,000	79,800			51,199C
		Landscaped		2022	3,000	71,900			48,761C
		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 84	Type CCP (1 Story)	Year Built: 1979 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: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,806 Total Base New : 237,811 Total Depr Cost: 169,105 Estimated T.C.V: 186,016			E.C.F. X 1.100			
Building Style: TRI				Ex X Ord Min			Size of Closets Lg X Ord Small			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1806 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD Blt 1979		
Yr Built Remodeled 1979 199 2007										100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average										(12) Electric			Tri-Level Siding Crawl Space 1,176 1 Story Siding Overhang 42			Total: 185,066 129,545		
Room List		Doors Solid X H.C.		(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing			Average Fixture(s) 1 1,212 848 3 Fixture Bath 1 3,805 2,663 2 Fixture Bath 1 2,559 1,791		
Basement 5 1st Floor 3 2nd Floor 4 Bedrooms										(13) Plumbing			Water/Sewer			1000 Gal Septic 1 4,485 3,139 Water Well, 50 Feet 1 2,548 1,784		
(1) Exterior				(6) Ceilings			X Drywall			(14) Water/Sewer			Porches CCP (1 Story) 84 2,176 1,545 *			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 312 14,717 Common Wall: 1 Wall 1 -2,476 -1,733		
Wood/Shingle Aluminum/Vinyl Brick Insulation				(7) Excavation			Basement: 0 S.F. Crawl: 1176 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			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 21,813 17,887 *			Built-Ins Appliance Allow. 1 1,906 1,334		
(2) Windows		Many Avg. X Avg. Large Few Small					(8) Basement			1 1000 Gal Septic 2000 Gal Septic			Totals: 237,811 169,105					
X Wood Sash Metal Sash Vinyl Sash Double Hung							Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 186,016					
X Horiz. Slide Casement							(9) Basement Finish											
X Double Glass X Patio Doors Storms & Screens																		
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X Gable Hip Flat		Gambrel Mansard Shed																
X Asphalt Shingle																		
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,900	06/01/1998	WD	33-TO BE DETERMINED	320:9	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7753 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/29/2018	2018-0601	100%

Owner's Name/Address	MAP #:
COCKERAM JASON L & RUBY L 7753 W BLUE ROAD LAKE CITY MI 49651	2025 Est TCV 163,103 TCV/TFA: 122.45

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
. SEC 35 T22N R8W LOT 8 BLUE ROAD ESTATES.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

12x27 add'n for 02	X		Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Fencing: Wire Mesh, #9	3.74	4500	50	8,415		
	X		Wood Frame	31.84	80	50	1,273		
	X		Wood Frame	34.58	64	50	1,106		
			Total Estimated Land Improvements True Cash Value =						10,794

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,200	74,400	81,600			45,590C
2024	4,000	71,100	75,100			44,220C
2023	4,000	62,000	66,000			42,115C
2022	3,000	54,400	57,400			40,110C



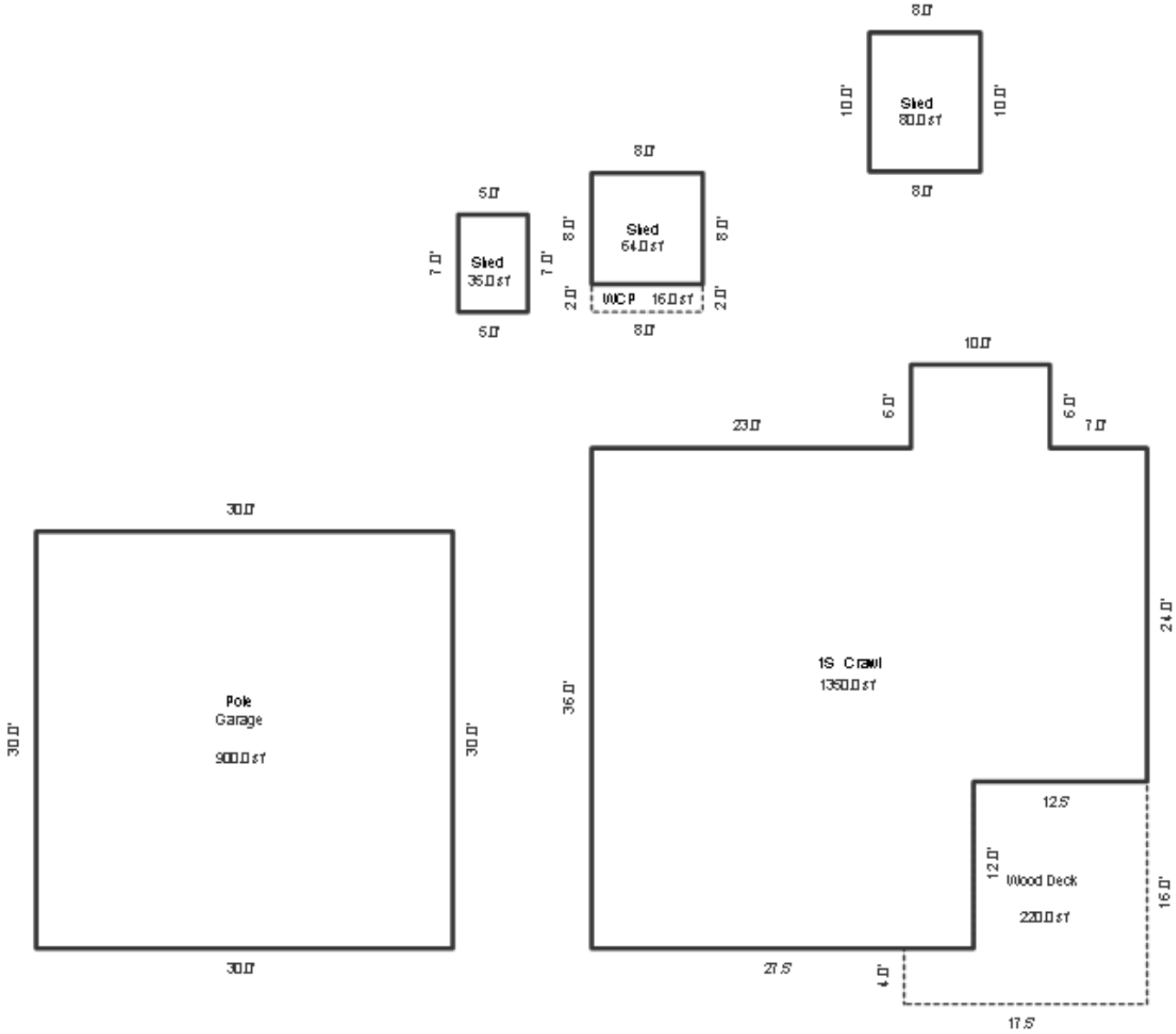
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/27/2019	INSPECTED	2024	4,000	71,100	75,100			44,220C
JWV	11/26/2018	INSPECTED	2023	4,000	62,000	66,000			42,115C
TPC	09/13/2018	INSPECTED	2022	3,000	54,400	57,400			40,110C

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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 220	Type Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 0.800		Bsmnt Garage:		
Building Style: HUD		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C 10 Blt 1990						
Yr Built 1990 ADD	Remodeled 2002	Ex	X	Ord		Min	200 Amps Service			Effec. Age: 25						
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1332 SF Floor Area = 1332 SF.			Total Base New : 229,959						
Room List		Doors		Solid	X	H.C.	Plumbing			Total Depr Cost: 172,466						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Estimated T.C.V: 137,973							
(1) Exterior		(6) Ceilings	Excavation			No./Qual. of Fixtures			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile				Ex.	X	Ord.		Min	Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		(7) Excavation	Basement: 0 S.F. Crawl: 1332 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Building Areas							
X	Many Avg. X Few	Large Avg. Small	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			Building Areas							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Building Areas							
(3) Roof		(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Building Areas							
X	Gable Hip Flat	Gambrel Mansard Shed	Basement Finish			Plumbing			Building Areas							
X	Asphalt Shingle	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:			Plumbing			Building Areas							
Chimney: Metal			Lump Sum Items:			Plumbing			Building Areas							
Notes: 2002 ADDITION 12X27 ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCY: 137,973																

*** 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.
COVENANT CAPITAL INC	PALUCK ALEXANDER	71,500	03/28/2016	WD	03-ARM'S LENGTH	2016-00931	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7717 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/13/2016					
PALUCK ALEXANDER 7717 W BLUE RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 139,203 TCV/TFA: 126.09					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 35 T22N R8W LOT 9 BLUE ROAD ESTATES.	X		Dirt Road	165.00	313.23	1.0493	0.8500	90	100	13,245
Comments/Influences			Gravel Road	165 Actual Front Feet, 1.19 Total Acres				Total Est. Land Value =		13,245

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
21103214\$79,900 10/201 DOM 68	X	Water	D/W/P: 3.5 Concrete	6.49	65	94	397	
	X	Sewer	Total Estimated Land Improvements True Cash Value =				397	
	X	Electric						
	X	Gas						

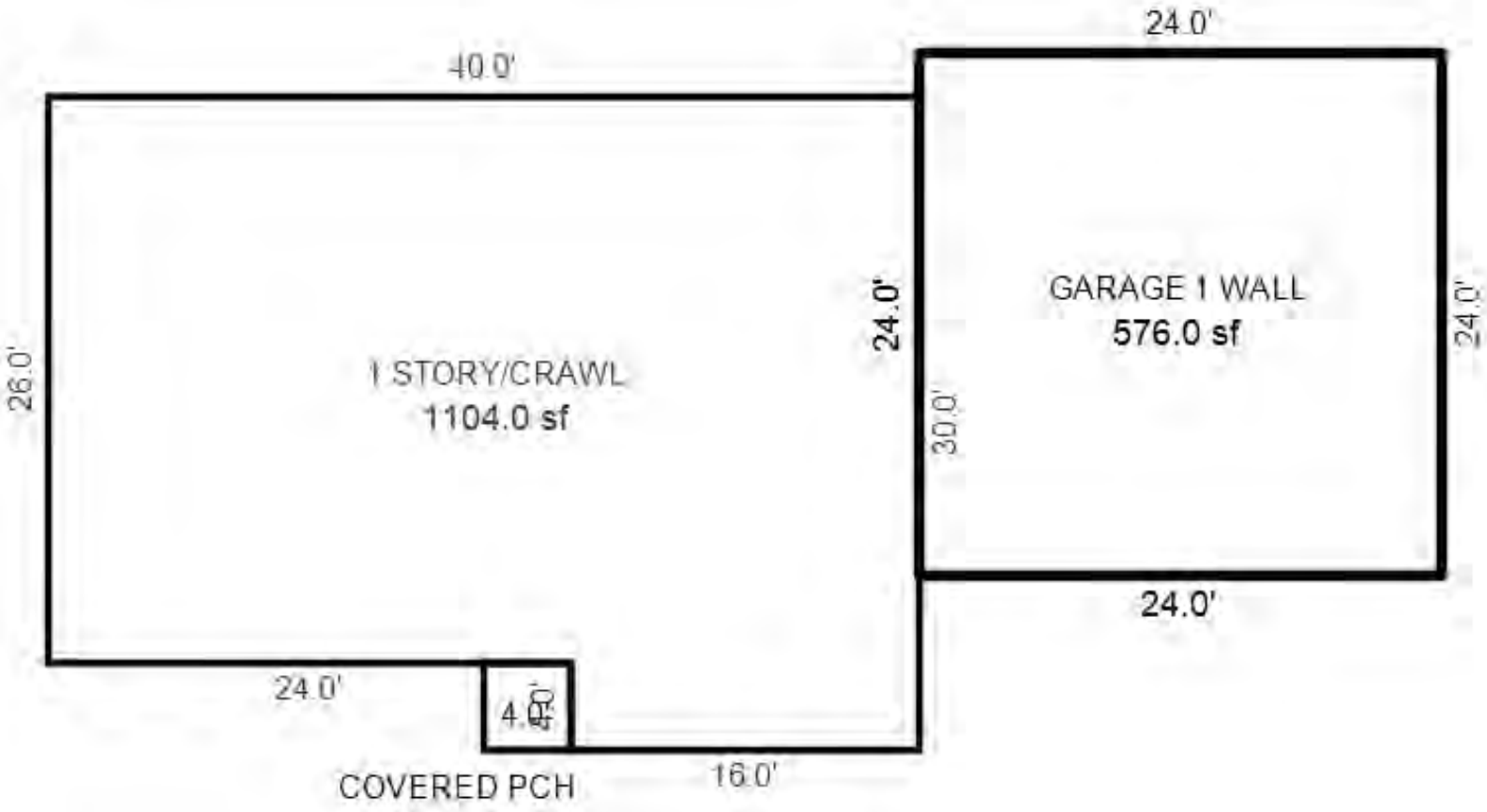
Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2025	6,600	63,000	69,600			44,392C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	4,000	54,000	58,000			43,058C
TPC 04/08/2016	INSPECTED		2023	4,000	53,400	57,400			41,008C
			2022	3,000	48,100	51,100			39,056C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENFIELD DWAYNE & GREE	BRANDT MADISON & TRAVIS	240,000	03/11/2024	WD	03-ARM'S LENGTH	2024-00483	DEED	100.0
SPETEBROOT TONY R & LINDA	GREENFIELD REBECCA &	7,000	08/21/2020	WD	03-ARM'S LENGTH	2020-02416	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7709 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		New House	01/26/2021	2021-0033	100%

Owner's Name/Address	MAP #:
BRANDT MADISON & TRAVIS 7709 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 231,052 TCV/TFA: 175.04

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 10 BLUE ROAD ESTATES.	X		* Factors *			
			A 200' @ 90/	165.00	313.23	13,245

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
	X	Paved Road			
		Storm Sewer			
	X	Sidewalk			
		Water			
	X	Sewer			
		Electric			
	X	Gas			
		Curb			



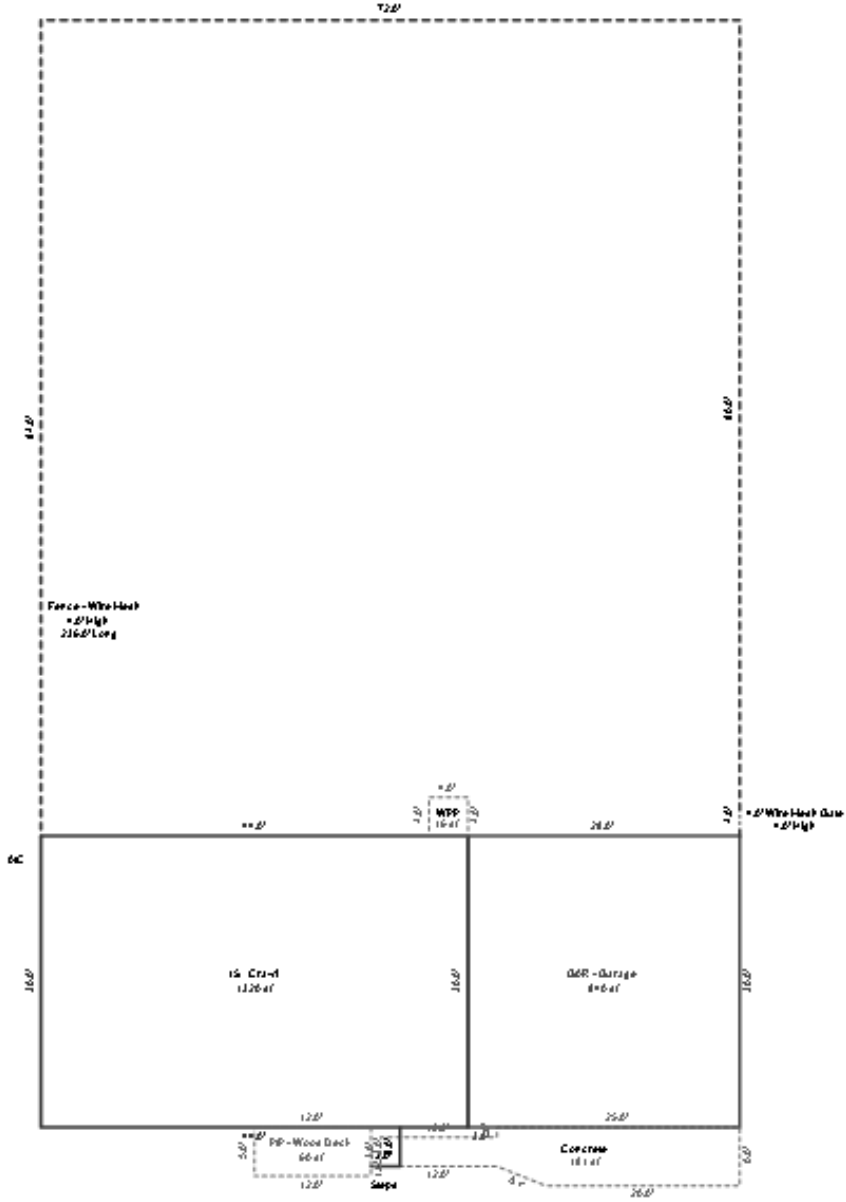
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,600	108,900	115,500			115,500S
X Rolling	2024	4,000	108,500	112,500			109,919C
X Low	2023	4,000	107,300	111,300			104,685C
X High	2022	3,000	96,700	99,700			99,700S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family 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 16 60	Type Treated Wood Treated Wood	Year Built: 2021 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 5 Floor Area: 1,320 Total Base New : 206,708 Total Depr Cost: 196,371 Estimated T.C.V: 216,008			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	Remodeled	Ex	Ord	Min	Size of Closets											
2021	0	Lg	Ord	Small												
Condition: Average		Doors		Solid	H.C.											
Room List		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 2021				
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Forced Heat & Cool									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ground Area = 1320 SF Floor Area = 1320 SF.									
	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95									
	Insulation			No. of Elec. Outlets			Building Areas									
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
Many	Large	Basement: 0 S.F. Crawl: 1320 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,320			Total: 156,101 148,294						
Avg.	Avg.	(8) Basement		(14) Water/Sewer			Other Additions/Adjustments									
Few	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener			1 1,212 1,151 1 3,805 3,615 1 4,485 4,261 1 5,560 5,282 60 1,886 1,792 16 705 670						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes: POLE CONSTRUCTION									
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals: 206,708 196,371									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 216,008									
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILLIPS CHAD & ELLIS AMY	YOUNGBEG GARRICK	128,000	06/01/2012	WD	03-ARM'S LENGTH	2012-02063 WD	PROPERTY TRANSFER	100.0
GREGG DAVID & LINDA J (H/	PHILLIPS & ELLIS (H/W)**	0	07/20/2007	OTH	21-NOT USED/OTHER	2007/2769	DEED	0.0
GREGG DAVID W & LINDA J	PHILLIPS CHAD(S/M) & ELLI	80,000	06/05/2006	LC	21-NOT USED/OTHER		DEED	100.0
		129,900	10/01/2001	WD	33-TO BE DETERMINED	01-0:4020	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7699 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/15/2012					
Owner's Name/Address	MAP #:					
YOUNGBEG GARRICK 7699 W BLUE RD LAKE CITY MI 49651	2025 Est TCV 275,665 TCV/TFA: 183.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 35 T22N R8W LOT 11 BLUE ROAD ESTATES.	X		Dirt Road	170	255.88	1.0415	0.8081	90	100	12,877	
Comments/Influences			Gravel Road	170 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	12,877

2011 MLS \$138,900 , 8/5/11 DOM 135 NEW HOUSE FOR 96 COMPLETE FOR 97 Uncapped for 2007 by letter 8-23-07.	X	Water	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good		
	X	Sewer	D/W/P: 4in Ren. Conc.	8.06	960	0	0

2011 MLS \$138,900 , 8/5/11 DOM 135 NEW HOUSE FOR 96 COMPLETE FOR 97 Uncapped for 2007 by letter 8-23-07.	X	Electric	Residential Local Cost Land Improvements				Cash Value
			Description	Rate	Size % Good		
	X	Gas	LAND IMPROVE 5000	5,000.00	1	94	4,700
		Curb	Total Estimated Land Improvements True Cash Value =				4,700

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,400	131,400	137,800			83,080C

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

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

Wooded							
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Pond							
------	--	--	--	--	--	--	--

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

Ravine							
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Wetland							
---------	--	--	--	--	--	--	--

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

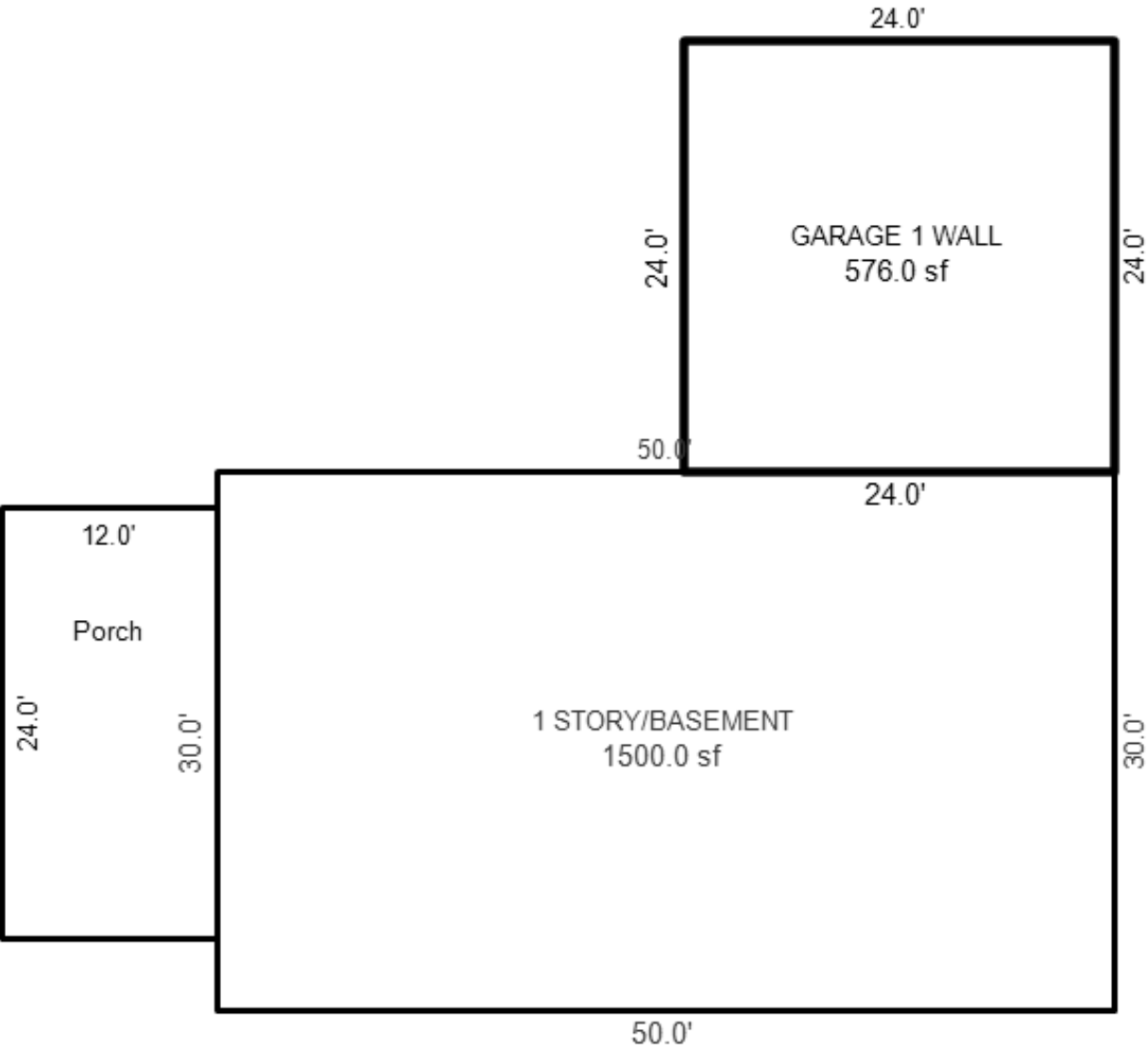
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	4,000	113,000	117,000			80,582C
TPC	04/08/2016	INSPECTED	2023	4,000	111,800	115,800			76,745C
TPC	05/21/2013	INSPECTED	2022	3,000	101,000	104,000			73,091C

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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: 1995 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Metal Frame	X	Drywall Paneled		Plaster Wood T&G							288	Treated Wood			
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 1,500 Total Base New : 304,000 Total Depr Cost: 234,625 Estimated T.C.V: 258,088			E.C.F. X 1.100		Bsmnt Garage:	
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace								Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	(12) Electric							
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1995			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1500 SF Floor Area = 1500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Many			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				X Many			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,500 Total: 229,022 183,219						
(2) Windows		(7) Excavation		Basement: 1500 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			Other Additions/Adjustments Recreation Room 1500 28,590 14,295 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 Deck Treated Wood 288 5,187 4,150 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 19,566 Door Opener 1 539 431 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 304,000 234,625						
X	Many Avg. X Few	Large Avg. Small	Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCVC: 258,088							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish									
X	Double Hung Horiz. Slide Casement	(9) Basement Finish					(14) Water/Sewer									
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
(3) Roof		1500	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:									
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.
		5,000	04/01/1995	WD	33-TO BE DETERMINED	293:927	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7691 W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
COCKERAM JAMIE A & LISA M 7691 W BLUE ROAD LAKE CITY MI 49651	2025 Est TCV 184,033 TCV/TFA: 91.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 35 T22N R8W LOT 12 BLUE ROAD ESTATES.	X		* Factors *					
			A 200' @ 90/	200.00	198.00	1.0000	0.7579	90 100	13,643
Comments/Influences			200 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 13,643					



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

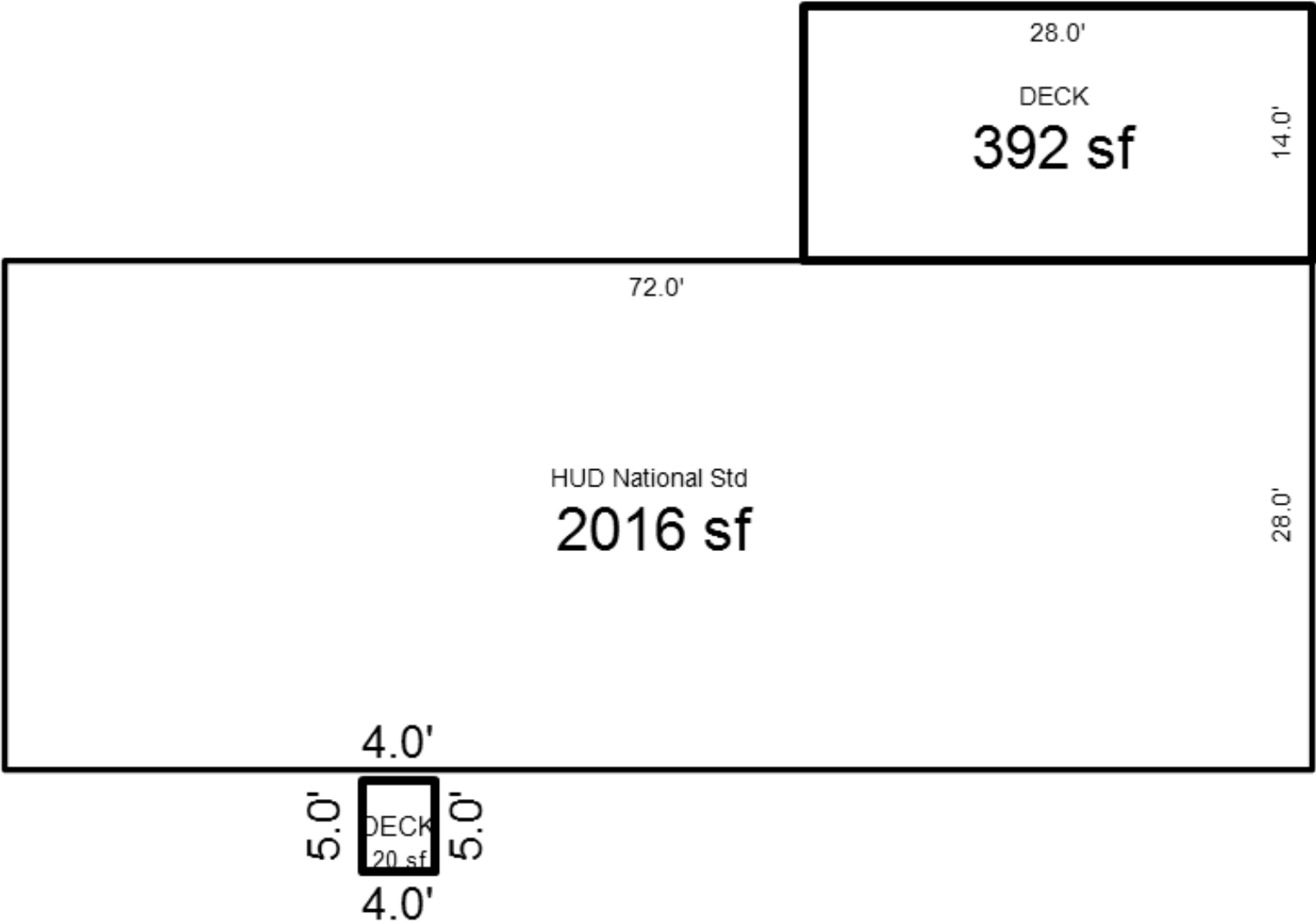
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,800	85,200	92,000			46,163C
2024	4,000	94,500	98,500			44,775C
2023	4,000	85,000	89,000			42,643C
2022	3,000	73,200	76,200			40,613C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 392 20	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 2,016 Total Base New : 266,234 Total Depr Cost: 212,988 Estimated T.C.V: 170,390		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1999																
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 2016 SF		Floor Area = 2016 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost								
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	1 Story			Siding			Basement			2,016		Total:		240,065		192,052	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,212		970									
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			3 Fixture Bath			Average Fixture(s)			3 Fixture Bath		1		3,805		3,044											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Water/Sewer			1000 Gal Septic			1		4,485		3,588													
(2) Windows		Other:		Many			X	Ave.		Few	Water Well, 100 Feet			1		5,560		4,448												
X	Many Avg. Few	X	Large Avg. Small	Basement: 2016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath			2		2 Fixture Bath															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood		392		6,201		4,961											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement			8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Built-Ins		Appliance Allow.		1		1,906		1,525									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Wood Stove		1		2,118		1,694								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:			Totals:		266,234		212,988		170,390											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		72,000	05/01/1995	WD	33-TO BE DETERMINED	294:31	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7675 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/16/2008	20080096	Complete
	P.R.E. 100% 06/05/1996					

Owner's Name/Address	MAP #:	2025 Est TC	TCV/TFA:	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
CEBULSKI JOSEPH S & JULIEANN 7675 W BLUE ROAD LAKE CITY MI 49651		222,955	147.46	
	X Improved	Vacant		
	Public Improvements			

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer	157.33	288.00	1.0618	0.8324	90	100		12,515	
		198 Actual Front Feet, 0.91 Total Acres						Total Est. Land Value =	12,515	
		Land Improvement Cost Estimates								
		Description	Rate	Size	% Good			Cash Value		
		Wood Frame	29.11	96	86			2,404		
		Total Estimated Land Improvements True Cash Value =							2,404	

Tax Description	Description	Rate	Size	% Good	Cash Value
. SEC 35 T22N R8W LOT 13 BLUE ROAD ESTATES.	X Gas				
Comments/Influences	X Curb				
NEW 1 1/2 STY FOR 95	X Street Lights				
	X Standard Utilities				
	X Underground Utils.				



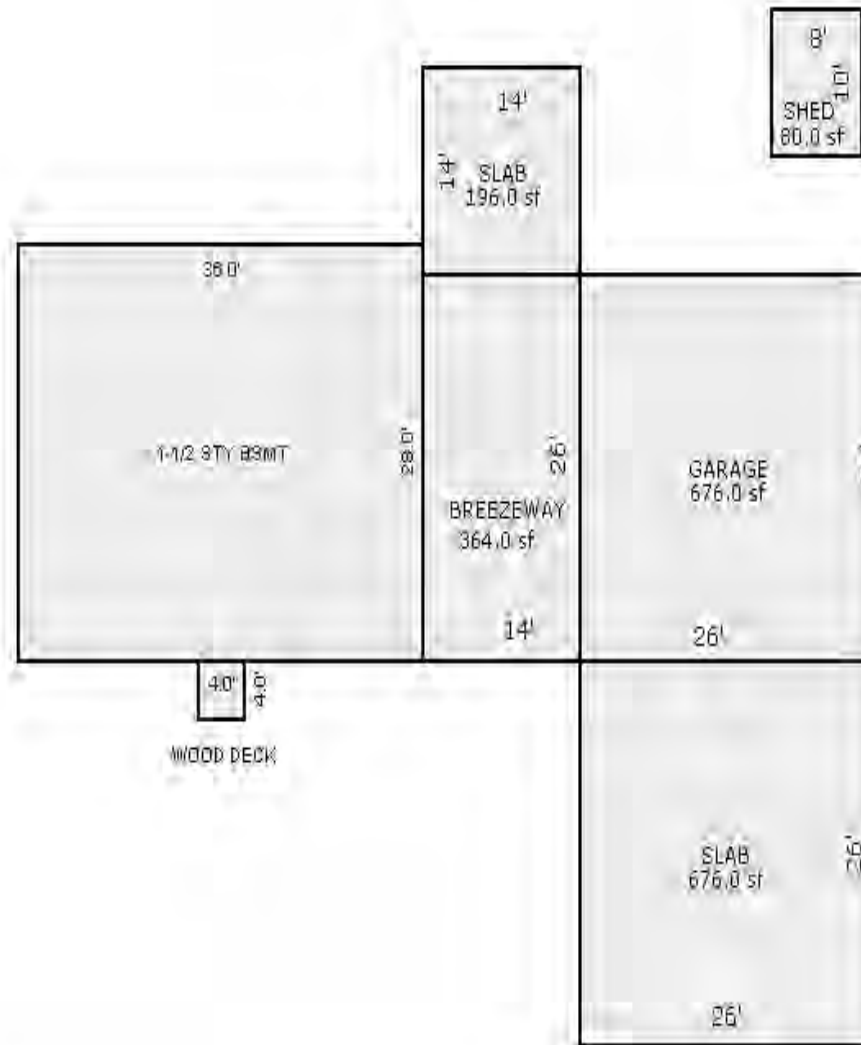
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,300	105,200	111,500			71,021C
X Rolling	2024	4,000	100,100	104,100			68,886C
X Low	2023	4,000	98,900	102,900			65,606C
X High	2022	3,000	89,100	92,100			62,482C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 12/27/2017	INSPECTED						
TPC 04/08/2016	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 16 364	Type Treated Wood Brzwy, FW	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 98 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			(12) Electric		E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,512 Total Base New : 251,270 Total Depr Cost: 189,124 Estimated T.C.V: 208,036		Storage Area: 0 No Conc. Floor: 0		Roof:	
Yr Built 1994	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C		Blt 1994		
Condition: Average		Lg	X Ord	Small	Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Floor Area = 1512 SF.				
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Ground Area = 1008 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Building Areas					
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 1,008					
(2) Windows		Many Avg. X Few	Large Avg. X Small	(8) Basement			14) Water/Sewer			Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash	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			Average Fixture(s) 1 1,455 1,018 2 Fixture Bath 1 3,064 2,145 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 50 Feet 1 2,648 1,854					
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 676 27,385 26,837 *					
X	Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Ceramic Tile Floor Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow. 1 2,727 1,909					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Deck			Treated Wood 16 720 504					
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal			Breezeways Frame Wall			364 19,201 19,009 *						
X	Asphalt Shingle	Totals: 251,270 189,124		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 208,036											

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



Sketch by Apex Medina™

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6120 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
BELEN LEONARD F TRUST	P.R.E. 0%					
1091 BROOKSIDE DR	MAP #:					
GRAND LEDGE MI 48837	2025 Est TCV 489,526 TCV/TFA: 437.86					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 11 & COMM AT SE COR OF LOT 11, TH N TO OUTLOT A, TH N'LY 10 FT ALONG N LINE OF LOT 11 AS EXTENDED, TH S TO SW COR OF LOT 10, TH SW'LY ALONG S LINE OF LOT 10 AS EXTENDED TO POB. BUENA VISTA PARK.	X		A50'@5000/FF	62.00	100.00	287,517
			62 Actual Front Feet, 0.14 Total Acres			287,517

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
			X	Dirt Road	15.05	30	0	0
X	Gravel Road	6.07	437	0	0	
X	Paved Road	Residential Local Cost Land Improvements				
X	Storm Sewer	Description	Rate	Size	% Good	Cash Value
X	Sidewalk	Fencing: Vnyl, 2 Rail	15.05	30	0	0
X	Water	D/W/P: 3.5 Concrete	6.07	437	0	0
X	Gas	LAND IMPROVE 2500				2,425
X	Curb	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	143,800	101,000	244,800			117,471C
X Rolling	2024	123,400	92,300	215,700			113,939C
X Low	2023	73,400	101,200	174,600			108,514C
X High	2022	74,200	88,000	162,200			103,347C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

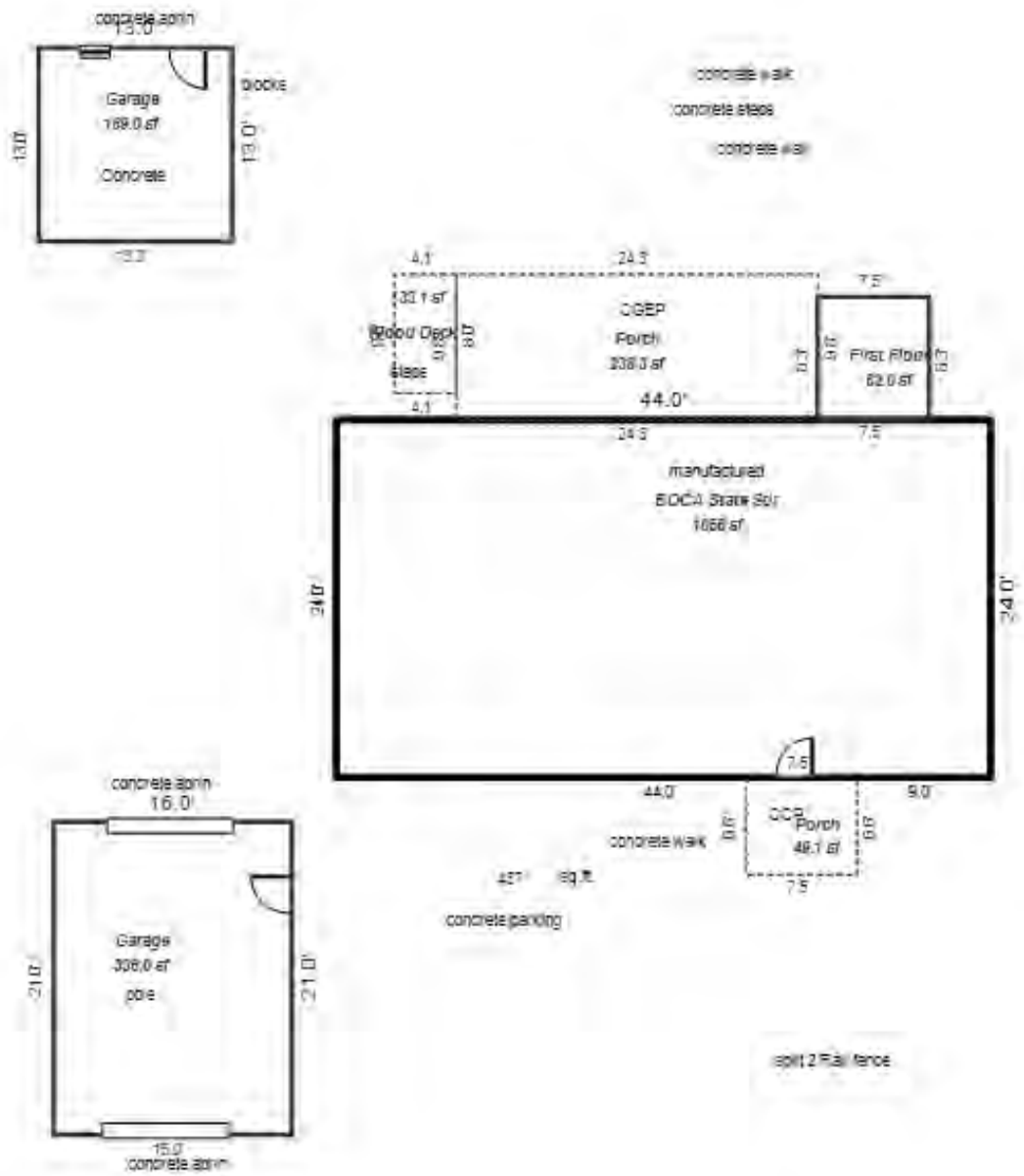
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	123,400	92,300	215,700			113,939C
TPC	12/27/2017	INSPECTED	2023	73,400	101,200	174,600			108,514C
TPC	10/31/2011	INSPECTED	2022	74,200	88,000	162,200			103,347C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 238 49 33	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																				
Building Style: BOCA/STATE		Trim & Decoration		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: 1,118 Total Base New : 178,202 Total Depr Cost: 124,740 Estimated T.C.V: 199,584		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:												
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace																		
Condition: Average		Size of Closets			Lg		Ord	X	Small																
Room List		Doors		Solid	X	H.C.	(12) Electric																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			100 Amps Service																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1118 SF Floor Area = 1118 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD Blt 1997										
(2) Windows		(7) Excavation			Many			X	Ave.		Few	Building Areas													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1056 S.F. Slab: 62 S.F. Height to Joists: 0.0			1			Average Fixture(s)			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			1			2			3			1 Story		Siding		Crawl Space		1,056					
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2			1			1 Story		Siding		Slab		62		Total: 131,469		92,027	
(3) Roof		(9) Basement Finish			1			1			1			Other Additions/Adjustments											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			1			Plumbing		Average Fixture(s)		1		1,212		848		
X	Asphalt Shingle	(10) Floor Support			1			1			1			Porches		CGEP (1 Story)		238		12,333		8,633			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1			1			1			Deck		Treated Wood		33		1,381		967			
		(14) Water/Sewer			1			1			1			Garages		Class: CD Exterior: Pole (Unfinished)		336		10,191		7,134			
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1			1			Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)		Base Cost		169		8,154		5,708			
		Lump Sum Items:			1			1			1			Water/Sewer		Public Sewer		1		1,307		915			
					1			1			1			Deck		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		49		1,337		936			
					1			1			1			Built-Ins		Appliance Allow.		1		1,906		1,334			
					1			1			1			Totals:				178,202		124,740		<<<<< 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.		
SELENO NICOLE R & BRAUN C	SELENO NICOLE TRUST	0	03/08/2023	PTA	09-FAMILY	PTA	REAL PROPERTY STA	0.0		
SELENO NICOLE R & BRAUN C	SELENO NICOLE R & BRAUN C	0	03/08/2023	QC	09-FAMILY	2023-01225	DEED	0.0		
LALIK JULIAANE & JAMES	SELENO NICOLE R & BRAUN C	450,000	10/21/2022	WD	03-ARM'S LENGTH	2022-03320	PROPERTY TRANSFER	100.0		
SANDY SUNSETS COTTAGE LLC	LALIK JULIAANE & JAMES	0	10/03/2022	QC	21-NOT USED/OTHER	2022-03171	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
6130 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
SELENO NICOLE TRUST 3060 NEWCASTLE RD ANN ARBOR MI 48104		MAP #:								
		2025 Est TCV 386,310 TCV/TFA: 433.08								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
. SEC 12 T22N R8W LOT 12 BUENA VISTA PARK.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A50'@5000/FF	52.00	100.00	0.9864	1.0000	5000 100	256,455
		Paved Road		52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	256,455
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.07	136	0	0		
		X Sewer		Residential Local Cost Land Improvements						
		X Electric		Description	Rate	Size	% Good	Cash Value		
		X Gas		LAND IMPROVE 1000	1,000.00	1	97	970		
		X Curb		Total Estimated Land Improvements True Cash Value =					970	
		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		
		Who	When	What	2025	128,200	65,000	193,200	122,328C	
		TPC 10/24/2022	INSPECTED		2024	108,100	60,200	168,300	118,650C	
		TPC 12/27/2017	INSPECTED		2023	64,400	48,600	113,000	113,000S	
		TPC 10/31/2011	INSPECTED		2022	64,500	43,900	108,400	85,795C	

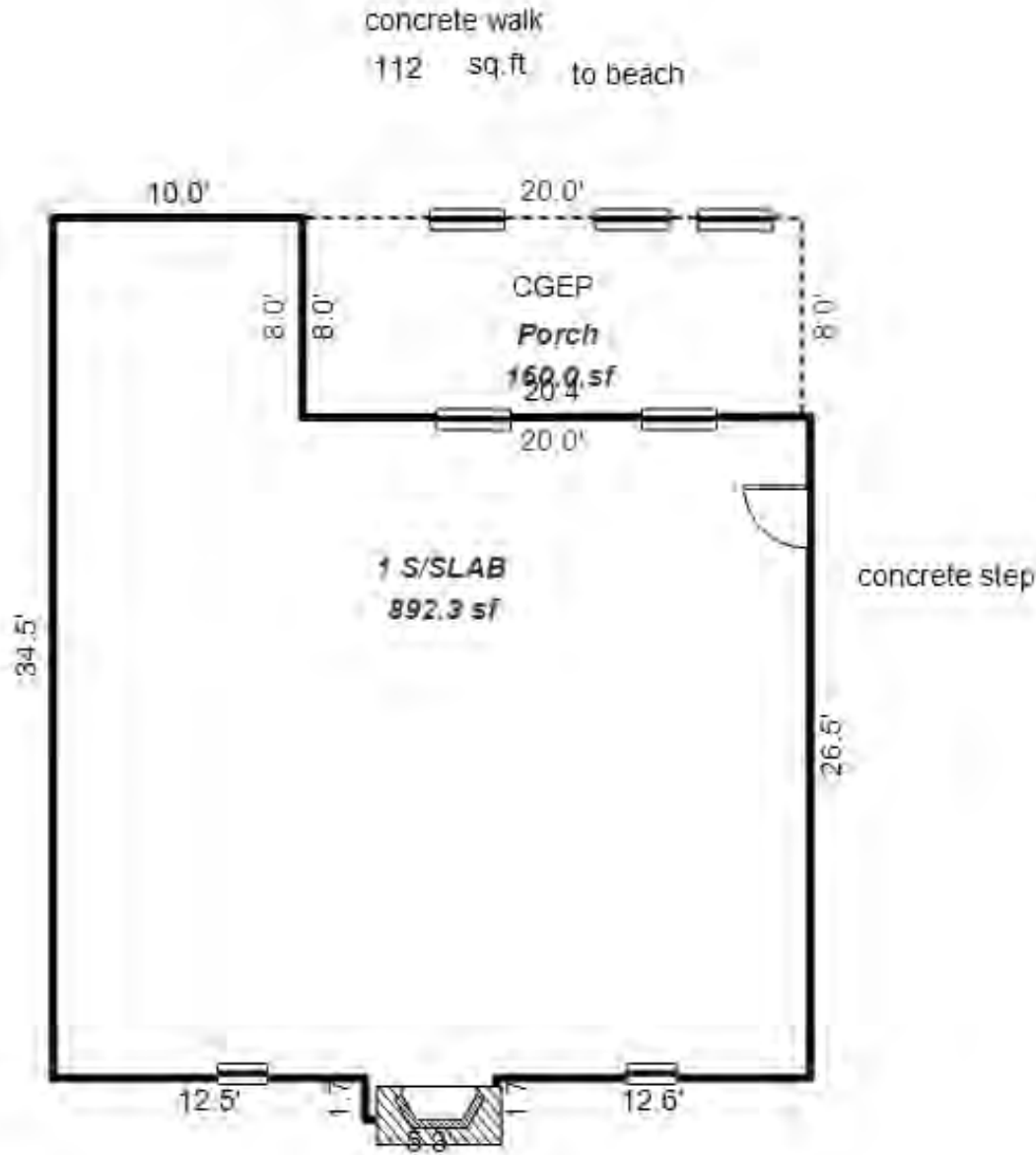


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:												
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1																
Building Style: 1S			Drywall Paneled			X	Plaster Wood T&G																			
Yr Built 1956			Trim & Decoration																							
	Remodeled 0																									
Condition: Average			Ex	X	Ord		Min																			
Room List			Size of Closets																							
	Basement 1st Floor 2nd Floor 3 Bedrooms		Lg	X	Ord		Small																			
(1) Exterior			Doors		Solid	X	H.C.																			
			(5) Floors																							
			Kitchen: Other: Other:																							
(2) Windows			(6) Ceilings																							
	Many Avg. X Few		X	Plaster																						
	Large Avg. X Small		(7) Excavation																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 892 S.F. Height to Joists: 0.0																							
X	Storms & Screens		(8) Basement																							
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
			(9) Basement Finish																							
			(10) Floor Support																							
	Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
			(14) Water/Sewer																							
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
			Lump Sum Items:																							
			Joists: Unsupported Len: Cntr.Sup:																							
Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1956		(11) Heating System: Forced Air w/ Ducts Ground Area = 892 SF Floor Area = 892 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>Slab</td> <td>892</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>102,047</td> <td>66,329</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	892			Total:				102,047	66,329
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																					
1 Story	Siding	Slab	892																							
Total:				102,047	66,329																					
Other Additions/Adjustments																										
Plumbing		Average Fixture(s)		1		1,212		788																		
Porches		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		CGEP (1 Story)		160		9,283		6,034																
Water/Sewer		Public Sewer		1		1,307		850																		
Water Well, 50 Feet		1		2,548		1,656																				
Built-Ins		Appliance Allow.		1		1,906		1,239																		
Fireplaces		Exterior 1 Story		1		5,626		3,657																		
Totals:						123,929		80,553																		
Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:						128,885																		

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

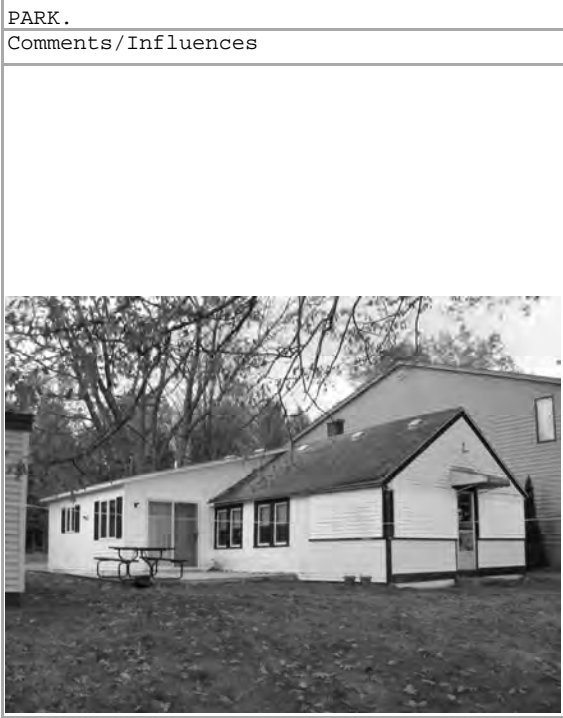


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWFORD JACK L & MARY G	CRAWFORD JACK L & MARY G	1	05/24/2012	QC	21-NOT USED/OTHER	2012-02157	PROPERTY TRANSFER	0.0
CRAWFORD RUTH E (WIDOW)	CRAWFORD JACK L & MARY G	0	09/13/2006	QC	21-NOT USED/OTHER	06-0/3355	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6140 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:	
CRAWFORD JACK L & MARY G 122 HARVARD COURT GLENVIEW IL 60026-5920	2025 Est TCV 385,793 TCV/TFA: 388.12					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 13 BUENA VISTA PARK.	X		A50'@5000/FF	49.00	100.00	1.0071 1.0000	5000 100	246,739
Comments/Influences			49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 246,739					



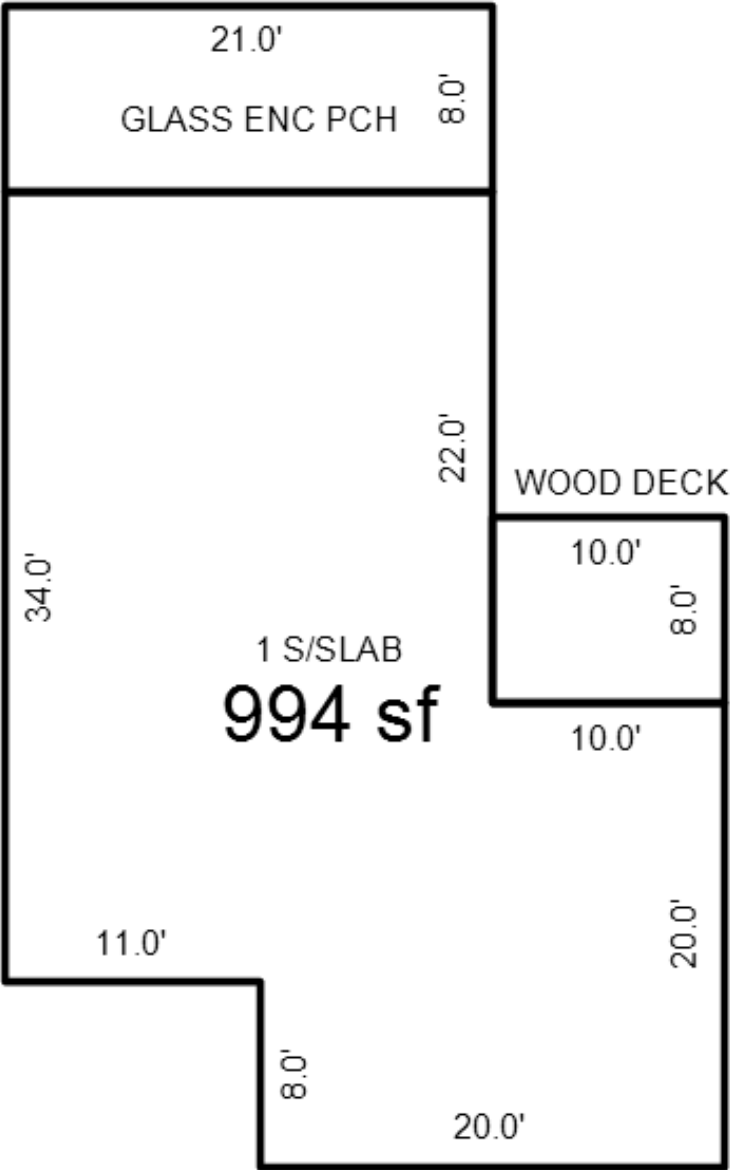
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	123,400	69,500	192,900			97,262C
Rolling	2024	103,400	64,400	167,800			94,338C
Low	2023	61,600	56,700	118,300			89,846C
High	2022	61,500	51,100	112,600			85,568C
Landscaped							
Swamp							
Wooded							
Pond							
X 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 168 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 994 Total Base New : 133,609 Total Depr Cost: 86,909 Estimated T.C.V: 139,054		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 994 SF Floor Area = 994 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1940			
Yr Built 1940	Remodeled 0	Ex	Ord	X	Min	60 Amps Service			Building Areas		Size 994		Cost New 112,065		Depr. Cost 72,842		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories		Foundation		Total:			
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			Exterior Siding		Slab		1,212 2,559		788 1,663		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1 Story		CGEP (1 Story)		9,621		6,254	
(1) Exterior		(6) Ceilings		(7) Excavation			1			Deck		Treated Wood		2,182		1,418	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 994 S.F. Height to Joists: 0.0			1			Water/Sewer		Public Sewer		1,307		850	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water		Water Well		2,548		1,656	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			1			Appliance Allow.		1		1,906		1,239	
X	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:			1			Unit-in-Place Cost Items		SHED		150		209	
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1			Notes:		Totals:		133,609		86,909		
X	Asphalt Shingle									ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TC				139,054			

*** 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.
DERUITER BRUCE A & JOHANN	DERUITER BRUCE & JOHANNA	0	10/05/2021	WD	09-FAMILY	2021-03370	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6146 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DERUITER BRUCE & JOHANNA TRUST 6146 LAKEVIEW DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 707,756 TCV/TFA: 312.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 12 T22N R8W LOT 14 BUENA VISTA PARK.	X	Dirt Road		A50'@5000/FF	49.00	100.00	1.0071	1.0000	5000	100		246,739
Comments/Influences	X	Gravel Road		49 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =				246,739
	X	Paved Road		Land Improvement Cost Estimates								
	X	Storm Sewer		Description			Rate	Size % Good			Cash Value	
	X	Sidewalk		D/W/P: 3.5 Concrete			7.48	576 82			3,533	
	X	Water		D/W/P: Patio Blocks			18.60	1100 0			0	
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description			Rate	Size % Good			Cash Value	
	X	Gas		LAND IMPROVE 5000			5,000.00	1 95			4,750	
	X	Curb		Total Estimated Land Improvements True Cash Value =								8,283
	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	123,400	230,500	353,900			173,919C
	Rolling		2024	103,400	213,700	317,100			168,690C
	Low		2023	61,600	232,600	294,200			160,658C
	High		2022	61,500	209,800	271,300			153,008C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	11/02/2015	INSPECTED							
TPC	10/31/2011	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							36 420 420	CCP (1 Story) WPP Treated Wood							
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 2,268 Total Base New : 404,230 Total Depr Cost: 282,959 Estimated T.C.V: 452,734			E.C.F. X 1.600		Bsmnt Garage:					
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min										Roof:				
Condition: Average		Size of Closets		Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service													
		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls BC		Blt 1992					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Heat & Cool										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation									Ground Area = 1080 SF Floor Area = 2268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										
(2) Windows		(7) Excavation		(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			Building Areas										
X	Many Avg. X Few	Large Avg. Small	Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)			1.75 Story Siding			Foundation		Size	Cost New	Depr. Cost		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			2			1 Story Siding			Overhang			1,080 378		Total:	329,032	230,322
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1			Other Additions/Adjustments										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water			Plumbing									
X	Asphalt Shingle	(10) Floor Support		1			Public Sewer			Average Fixture(s)										
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1			Water Well			3 Fixture Bath										
				1			1000 Gal Septic			2 Fixture Bath										
				Lump Sum Items:			2000 Gal Septic			Porches										
										CCP (1 Story)										
										Deck										
										Treated Wood										
										Garages										
										Class: BC Exterior: Siding Foundation: 42 Inch (Finished)										
										Base Cost										
										Common Wall: 1 Wall										
										Door Opener										
										Water/Sewer										
										Public Sewer										
										Water Well, 50 Feet										
										Built-Ins										
										Appliance Allow.										
										Totals:										
										<<<<< 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.
ERNSBERGER RICHARD S & LA	ERNSBERGER THOMAS R & NAN	245,000	08/29/2005	WD	21-NOT USED/OTHER	05-0/3094	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6162 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 465,604 TCV/TFA: 355.97					

Owner's Name/Address	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
ERNSBERGER THOMAS R & NANCY A 2001 KINGSWOOD DR LANSING MI	

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
. SEC 12 T22N R8W LOT 15 BUENA VISTA PARK.	X	Dirt Road	50.00	100.00	1.0000	1.0000	5000	100		250,000		
Comments/Influences	X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	250,000	
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
	X	Sewer	D/W/P: 4in Concrete							6.87	142 0	0
	X	Electric	Wood Frame							31.84	80 50	1,273
	X	Gas								Total Estimated Land Improvements True Cash Value =		1,273
	X	Curb										
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	125,000	107,800	232,800			127,735C
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2024	105,000	99,800	204,800			123,895C
Ravine							
Wetland	2023	62,500	95,300	157,800			117,996C
Flood Plain	2022	62,500	85,800	148,300			112,378C

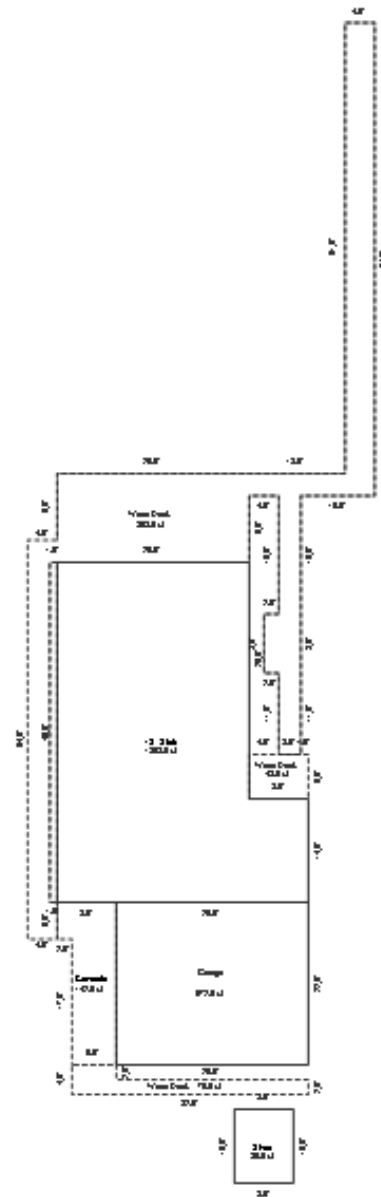


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 899	Type Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,308 Total Base New : 206,054 Total Depr Cost: 133,957 Estimated T.C.V: 214,331			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall	X	Panelled		Plaster Wood T&G	Trim & Decoration								
Yr Built 1938	Remodeled 0		Ex	X	Ord		Min	Size of Closets								
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace								
Room List		Doors		Solid	X		H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1308 SF Floor Area = 1308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1938			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall					Ex.	X	Ord.		Min	Building Areas			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1308 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1,308			Total: 158,262 102,892			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Plumbing			Average Fixture(s) 3 Fixture Bath			Other Additions/Adjustments						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Deck			Softener, Auto 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			Plumbing			
(3) Roof		(9) Basement Finish		Garages			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			Deck			
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath			Treated Wood Treated Wood			
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath			Treated Wood Treated Wood			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath			Treated Wood Treated Wood			
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv: 214,331																
Totals: 206,054 133,957																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOTT JAMES R	LOTT JAMES R & CHRISTINE	1	12/16/2024	QC	09-FAMILY	2024-03231	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6170 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LOT JAMES R & CHRISTINE M 12264 TOWNLINE RD GRAND BLANC MI 48439	2025 Est TCV 378,108 TCV/TFA: 369.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 16 BUENA VISTA PARK.	X		A50'@5000/FF	49.00	100.00	246,739
Comments/Influences			49 Actual Front Feet, 0.11 Total Acres			246,739

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road	2.85	1100 50	1,567
	X	Gravel Road	25.88	96 50	1,242
	X	Paved Road	Total Estimated Land Improvements True Cash Value = 2,809		
	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	123,400	65,700	189,100			80,729C
Rolling	2024	103,400	60,900	164,300			78,302C
Low	2023	61,600	58,100	119,700			74,574C
High	2022	61,500	51,200	112,700			71,023C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



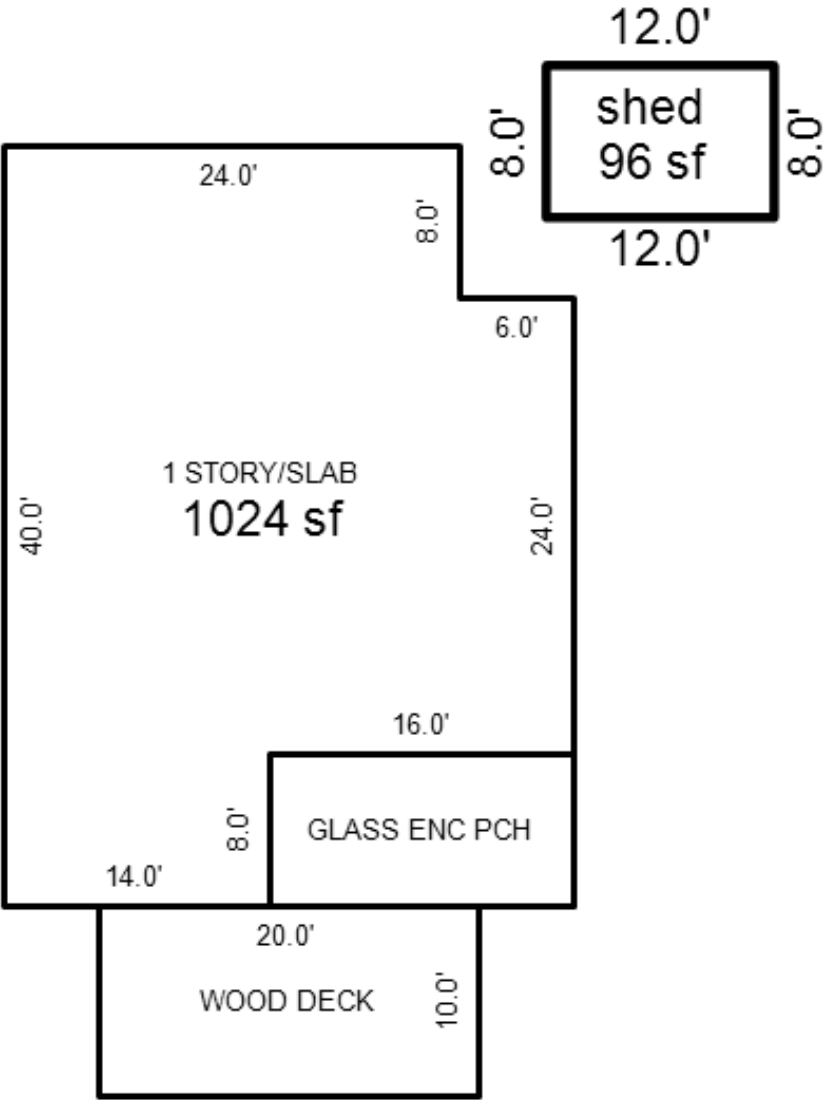
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	123,400	65,700	189,100			80,729C
TPC	12/27/2017	INSPECTED	2024	103,400	60,900	164,300			78,302C
TPC	04/02/2012	INSPECTED	2023	61,600	58,100	119,700			74,574C
			2022	61,500	51,200	112,700			71,023C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 200	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,024 Total Base New : 133,916 Total Depr Cost: 80,350 Estimated T.C.V: 128,560					Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			E.C.F. X 1.600						
Yr Built 1938	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Average		Size of Closets		100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 114,980 68,988						
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Plumbing			Plumbing						
(1) Exterior			Kitchen: Other: Other:	Many	X	Ave.		Few	Average Fixture(s)							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			1 Average Fixture(s)			Porches						
	Insulation			1 3 Fixture Bath			2 Fixture Bath			CGEP (1 Story)		128	7,985	4,791		
(2) Windows		(7) Excavation		1 2 Fixture Bath			Softener, Auto			Deck		200	3,978	2,387		
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0	Softener, Manual			No Plumbing			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Extra Toilet			Extra Sink			Public Sewer		1	1,307	784		
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Separate Shower			Ceramic Tile Floor			Water Well, 50 Feet		1	2,548	1,529		
X	Double Glass Patio Doors	(9) Basement Finish		Ceramic Tile Wains			Ceramic Tub Alcove			Built-Ins						
X	Storms & Screens	(10) Floor Support		Vent Fan			Ceramic Tub Alcove			Appliance Allow.		1	1,906	1,144		
(3) Roof		(14) Water/Sewer		Lump Sum Items:			Notes:			Totals: 133,916 80,350						
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water			1 Public Sewer			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCVC: 128,560						
X	Gambrel Mansard Shed	(10) Floor Support		1 Water Well			1000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENNEDY GEORGIA JEAN	KENNEDY FAMILY LIVING TRU	0	07/28/2012	CD	07-DEATH CERTIFICATE	2012-02774 DC	DEED	0.0
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	21-NOT USED/OTHER	06-0/4142	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6180 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:	
KENNEDY FAMILY LIVING TRUST JAMES D & GEORGIA J KENNEDY TTEE 11109 BRADEN RD BYRON MI 48418	2025 Est TCV 323,129 TCV/TFA: 545.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
. SEC 12 T22N R8W LOT 17 BUENA VISTA PARK.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			A50'@5000/FF	49.00	100.00	1.0071	1.0000	5000 100	246,739
			49 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		246,739



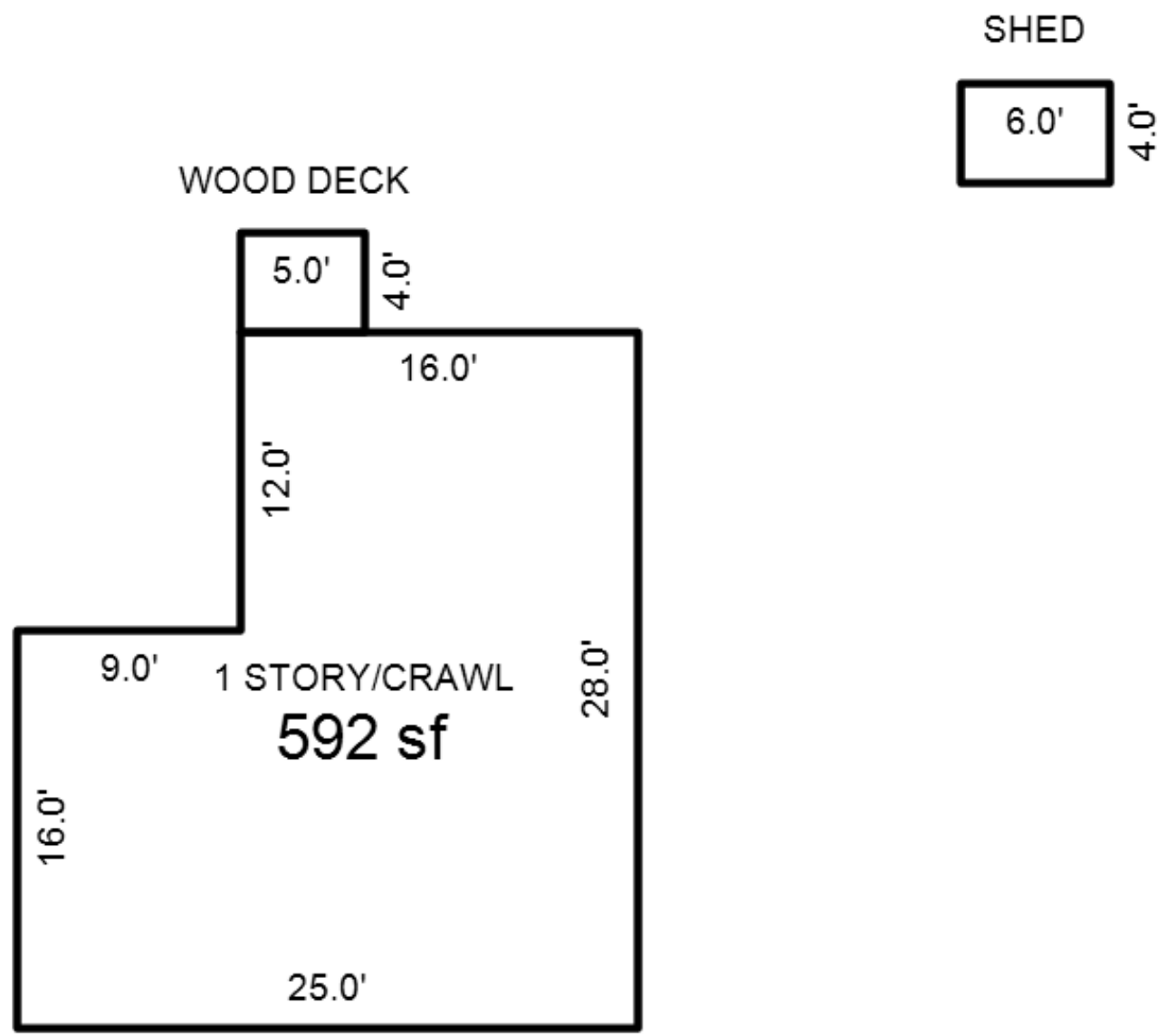
Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X Dirt Road	2025	123,400	38,200	161,600			58,165C	
X Gravel Road	2024	103,400	35,400	138,800			56,417C	
X Paved Road	2023	61,600	33,700	95,300			53,731C	
X Storm Sewer	2022	61,500	28,700	90,200			51,173C	
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								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
Who	When	What	2025	123,400	38,200	161,600		58,165C
TPC 04/30/2021	INSPECTED		2024	103,400	35,400	138,800		56,417C
TPC 12/27/2017	INSPECTED		2023	61,600	33,700	95,300		53,731C
TPC 04/02/2012	INSPECTED		2022	61,500	28,700	90,200		51,173C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type Treated Wood	Year Built: 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													
Building Style: 1S			Drywall Paneled	X			Plaster Wood T&G								
Yr Built 1938		Remodeled 1970			Ex	X	Ord								
Condition: Average		Size of Closets					Min								
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			(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 592 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X			(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof			(9) Basement Finish												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle		(10) Floor Support												
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 592 SF Floor Area = 592 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 592 Total: 71,776 43,066										E.C.F. X 1.600		Cls CD Blt 1938			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Deck Treated Wood 20 882 494 Totals: 79,631 47,744															
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 76,390															

*** 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.
FERRICK BRIAN & KARYN	NOORDYKE MATT & STEPHANIE	390,000	05/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-01610	DEED	100.0
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/3946	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6186 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 407,201 TCV/TFA: 348.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 18 BUENA VISTA PARK.	X			A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			250,000

Comments/Influences	X	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
									Description	Rate	Size	% Good	Cash Value
									Residential Local Cost Land Improvements				
									Description	Rate	Size	% Good	Cash Value
									LAND IMPROVE 1000	1,000.00	1	95	950
									Total Estimated Land Improvements True Cash Value = 950				

Topography of Site	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



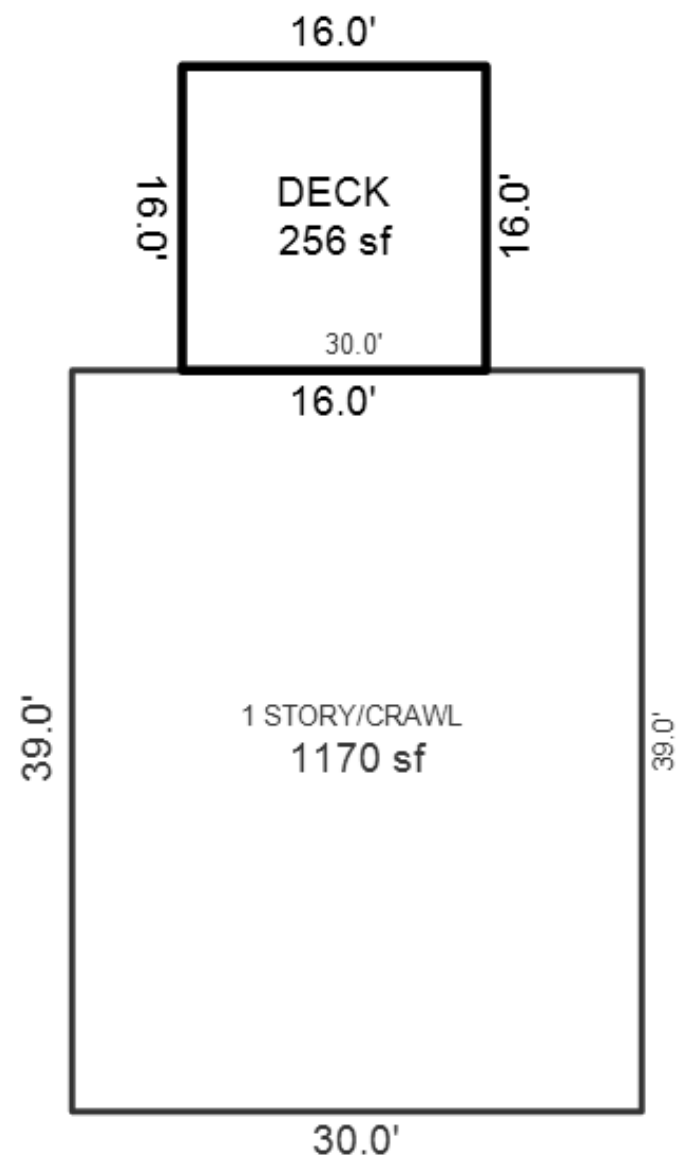
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	105,000	72,800	177,800			137,040C
TPC	12/27/2017	INSPECTED	2023	62,500	69,500	132,000			130,515C
TPC	04/02/2012	INSPECTED	2022	62,500	61,800	124,300			124,300S

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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 256	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																												
Yr Built 1939		Remodeled 1974		Ex	X	Ord	Min																										
Condition: Average		Size of Closets		Lg	X	Ord	Small																										
Room List		Doors	Solid	X	H.C.																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																													
(1) Exterior		Kitchen: Other: Other:		100	Amps Service																												
		No./Qual. of Fixtures		Ex.	X	Ord.	Min																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets																													
(2) Windows				Many	X	Ave.	Few																										
		(7) Excavation		(13) Plumbing																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1170 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer																													
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water																												
X	Gable Hip Flat	Gambrel Mansard Shed		1	Public Sewer																												
X	Asphalt Shingle	(10) Floor Support		1	Water Well																												
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic																													
				Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1170 SF Floor Area = 1170 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Brick</td> <td>Crawl Space</td> <td>1,170</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>141,727</td> <td>85,037</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Brick Veneer 240 3,742 2,245 Plumbing Average Fixture(s) 1 1,212 727 Deck Treated Wood 256 4,692 2,815 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Exterior 1 Story 1 5,626 3,376 Totals: 162,760 97,657									Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Brick	Crawl Space	1,170			Total:				141,727	85,037
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Brick	Crawl Space	1,170																														
Total:				141,727	85,037																												
				Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 156,251																										

*** 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			
6190 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
SAGE BRUCE J & KAREN E 2594 DERBY BIRMINGHAM MI 48009		MAP #:		2025 Est TCV 358,213 TCV/TFA: 481.47							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 19 BUENA VISTA PARK.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100	250,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	250,000	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X 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			
		Who	When	What	2025	125,000	54,100	179,100			71,126C
		TPC 12/27/2017 INSPECTED			2024	105,000	50,100	155,100			68,988C
		TPC 04/02/2012 INSPECTED			2023	62,500	47,800	110,300			65,703C
					2022	62,500	43,100	105,600			62,575C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame		(4) Interior	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				216 48 225	CGEP (1 Story) CGEP (1 Story) Treated Wood																			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: D +5 Effec. Age: 40 Floor Area: 744 Total Base New : 112,722 Total Depr Cost: 67,633 Estimated T.C.V: 108,213			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																	
Yr Built 1945	Remodeled 0	Ex	Ord	X	Min	Size of Closets																										
Condition: Average		Lg	Ord	X	Small																											
Room List		Doors	Solid	X	H.C.																											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service																												
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures																												
X		Ex.	X	Ord.	Min	No. of Elec. Outlets																										
		Many		Ave.	X	Few	(13) Plumbing																									
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0																												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish																													
(3) Roof				(14) Water/Sewer																												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
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: Forced Air w/ Ducts Ground Area = 744 SF Floor Area = 744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>744</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>88,394</td> <td>53,035</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 606 Porches CGEP (1 Story) 216 10,251 6,151 CGEP (1 Story) 48 3,611 2,167 Deck Treated Wood 225 4,221 2,533 Water/Sewer Public Sewer 1 1,158 695 Water Well, 50 Feet 1 2,462 1,477 Built-Ins Appliance Allow. 1 1,615 969 Totals: 112,722 67,633															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	744			Total:				88,394	53,035
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	744																													
Total:				88,394	53,035																											
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 108,213																																

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORLE KEITH D & CURTIS A	SWIONTONIOWSKI JOEL & MCK	219,900	07/06/2020	WD	03-ARM'S LENGTH	2020-01918	PROPERTY TRANSFER	100.0
BORLE LETA LE	BORLE KEITH D & CURTIS A	0	10/26/2010	WD	09-FAMILY	2010-5049WD	PROPERTY TRANSFER	100.0
BORLE HOMER	BORLE LETA LE	0	07/10/2010	WD	09-FAMILY	2010-3418WD	PROPERTY TRANSFER	0.0
ENGEL ALBERT J & BETHA M	BORLE HOMER & LETA	0	11/30/1944	WD	21-NOT USED/OTHER	2008/3571	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6198 W LAKEVIEW DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SWIONTONIOWSKI JOEL & MCKENZIE 10853 MAXWELL RD CARLETON MI 48117	2025 Est TCV 373,243 TCV/TFA: 512.70					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000 100	250,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	250,000

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W LOT 20 BUENA VISTA PARK.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	34.40	40 66	908
	X	Sewer	15.70	96 66	995
	X	Electric	Total Estimated Land Improvements True Cash Value = 1,903		
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	125,000	61,600	186,600			123,992C
X Low	2024	105,000	57,100	162,100			120,264C
X High	2023	62,500	54,500	117,000			114,538C
Landscaped	2022	62,500	49,100	111,600			109,084C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



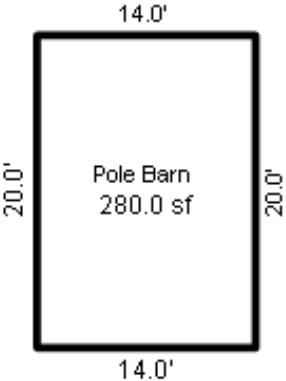
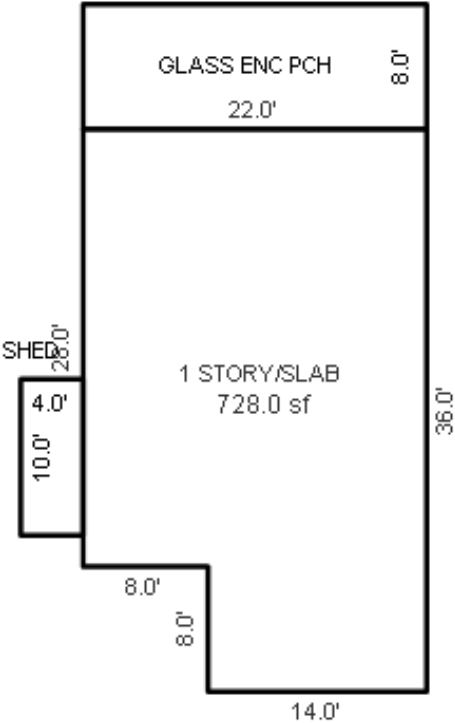
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/26/2020	INSPECTED	2024	105,000	57,100	162,100			120,264C
TPC	05/06/2018	INSPECTED	2023	62,500	54,500	117,000			114,538C
TPC	12/27/2017	INSPECTED	2022	62,500	49,100	111,600			109,084C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 176	Type CGEP (1 Story)	Year Built: 1985 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: 280 % Good: 76 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1947		Remodeled 0			Ex	Ord	X	Min								
Condition: Average		Size of Closets			Lg	Ord	X	Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	Ord.	X	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: 728 S.F. Height to Joists: 0.0			(13) Plumbing											
X		(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X		(9) Basement Finish		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(10) Floor Support			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 728 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1947				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 728 Total: 83,468 54,256																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,212 788																
Porches																
CGEP (1 Story) 176 9,946 6,465																
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost 280 9,114 6,927 *																
Water/Sewer																
Public Sewer 1 1,307 850																
Water Well, 50 Feet 1 2,548 1,656																
Built-Ins																
Appliance Allow. 1 1,906 1,239																
Fireplaces																
Exterior 1 Story 1 5,626 3,657																
Totals: 115,127 75,838																
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 121,340																

*** 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.
VENEMA DOUGLAS & DIANE	VENEMA DOUGLAS J & DIANE	0	05/22/2023	QC	09-FAMILY	2023-01611	PROPERTY TRANSFER	0.0
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	03-ARM'S LENGTH	2014-00055 WD	PROPERTY TRANSFER	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMAN ELLEN M TTEE	0	02/23/2009	WD	21-NOT USED/OTHER	2009/769	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6220 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/24/2005	20050375	Complete

Owner's Name/Address	MAP #:
VENEMA DOUGLAS J & DIANE L TRUST 3024 40TH AVE HUDSONVILLE MI 49426	2025 Est TCV 606,477 TCV/TFA: 349.35

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 21 BUENA VISTA PARK.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000	
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	250,000

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Residential Local Cost Land Improvements	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	125,000	178,200	303,200			191,781C

X Rolling	2024	105,000	165,100	270,100			186,015C
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X Low	2023	62,500	166,400	228,900			177,158C
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X High	2022	62,500	150,100	212,600			168,722C
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X Landscaped							
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X Swamp							
---------	--	--	--	--	--	--	--

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

X Pond							
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X Waterfront							
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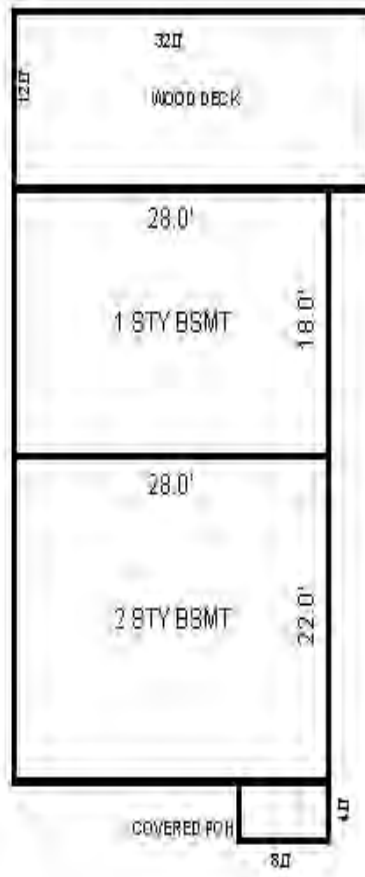


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +5 Effec. Age: 15 Floor Area: 1,736 Total Base New : 259,132 Total Depr Cost: 221,314 Estimated T.C.V: 354,102		32	WCP (1 Story)			
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min		Size of Closets		Central Air Wood Furnace		E.C.F. X 1.600		Bsmnt Garage:		Carport Area: Roof:		
Yr Built 2005	Remodeled 0	Lg X Ord Small		Doors Solid X H.C.		(5) Floors		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1736 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls C 5 Blt 2005				
Condition: Average		Kitchen: Other:		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Basement 504 2 Story Siding Basement 616 Total: 229,740 195,304				
(1) Exterior		(6) Ceilings		X Drywall		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT)		1 2,523 2,145 1 1,455 1,237 2 9,159 7,785 32 2,310 2,218 * 384 6,263 6,012 * 1 1,473 1,252 1 2,648 2,251 1 2,727 2,318 160 834 792 *				
(2) Windows		(7) Excavation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Lump Sum Items:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		Totals: 259,132 221,314		354,102		
X	Many Avg. X Avg. Few Small	Basement Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(10) Floor Support										
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(10) Floor Support										
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(10) Floor Support										
X	Asphalt Shingle	Chimney: Brick														

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



Sketch by Apex I/M

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MILLER RACHELLE LEA SMITH	TREVORROW NANCY & SMITH R	1	07/17/2019	QC	09-FAMILY	2019-02202	PROPERTY TRANSFER	50.0						
TREVORROW NANCY J	MILLER RACHELLE LEA SMITH	0	05/13/2019	QC	09-FAMILY	2019-01502	DEED	0.0						
MILLER JEFFERY	MILLER RACHELLE	0	05/04/2018	QC	06-COURT JUDGEMENT	2018-02693	DEED	0.0						
MILLER JEFFERY Q & RACHEL	MILLER JEFFERY Q & RACHEL	0	01/10/2014	QC	21-NOT USED/OTHER	2015-00052	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6226 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 100% 01/01/2015												
TREVORROW NANCY & SMITH RACHELLE 6710 W BROADWAY LAKE CITY MI 49651		MAP #:		2025 Est TCV 370,773 TCV/TFA: 594.19										
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 22 BUENA VISTA PARK.		Public Improvements				* Factors *								
Comments/Influences		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
10 FT ADDED TO LOT FF FOR 97		Gravel Road				A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100	250,000	
		Paved Road				50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	250,000
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate	Size	% Good	Cash Value			
		Water				D/W/P: 3.5 Concrete		6.07	144	71	621			
		Sewer				Wood Frame		23.81	140	50	1,666			
		Electric				Total Estimated Land Improvements True Cash Value =							2,287	
		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	125,000	60,400	185,400		113,698C					
TPC 05/06/2018 INSPECTED		2024	105,000	56,000	161,000			110,280C						
TPC 12/27/2017 INSPECTED		2023	62,500	53,400	115,900			105,029C						
TPC 04/02/2012 INSPECTED		2022	62,500	48,100	110,600			100,028C						

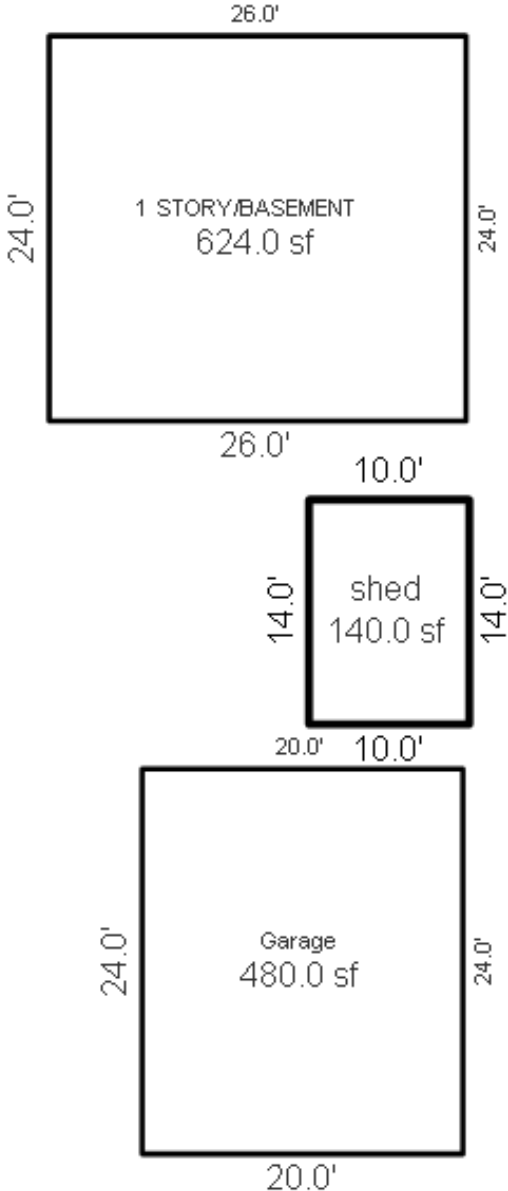


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																									
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: CD Effec. Age: 45 Floor Area: 624 Total Base New : 134,645 Total Depr Cost: 74,054 Estimated T.C.V: 118,486		E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:																																																																																																																									
	Building Style: 1S	X Drywall X Paneled	Plaster Wood T&G											Trim & Decoration	Central Air Wood Furnace	(12) Electric	200 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																																																																																																												
	Yr Built 1957	Remodeled 0	Ex X Ord Min																																																																																																																																			
	Condition: Average	Size of Closets																																																																																																																																				
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	(1) Exterior	Kitchen: Other: Other:																																																																																																																																				
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>89,277</td> <td>49,102</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>624</td> <td>11,394</td> <td>6,267</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Above Grade</td> <td></td> <td>1</td> <td>1,632</td> <td>898</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,212</td> <td>667</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>2,559</td> <td>1,407</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>480</td> <td>17,184</td> <td>9,451</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,307</td> <td>719</td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td></td> <td>1</td> <td>2,548</td> <td>1,401</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>1,048</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Exterior 1 Story</td> <td></td> <td>1</td> <td>5,626</td> <td>3,094</td> </tr> <tr> <td colspan="4">Totals:</td> <td>134,645</td> <td>74,054</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	624			Total:				89,277	49,102	Other Additions/Adjustments							Recreation Room		624	11,394	6,267		Basement, Outside Entrance, Above Grade		1	1,632	898	Plumbing							Average Fixture(s)		1	1,212	667		2 Fixture Bath		1	2,559	1,407	Garages						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							Base Cost		480	17,184	9,451	Water/Sewer							Public Sewer		1	1,307	719		Water Well, 50 Feet		1	2,548	1,401	Built-Ins							Appliance Allow.		1	1,906	1,048	Fireplaces							Exterior 1 Story		1	5,626	3,094	Totals:				134,645	74,054	Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 118,486	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMILTON R LYNN & LOIS &	LINE ROBERT S & BARBARA C	150,000	08/06/2014	WD	03-ARM'S LENGTH	2014-03153	PROPERTY TRANSFER	100.0
HAMILTON R LYNN & LOIS (H	HAMILTON R LYNN & LOIS ET	40,000	01/03/2006	QC	21-NOT USED/OTHER	06-0/486	DEED	20.0
HAMILTON R LYNN & LOIS (	HAMILTON R LYNN & LOIS ET	40,000	12/28/2005	QC	21-NOT USED/OTHER	06-0/485	DEED	20.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6230 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346	MAP #:					
	2025 Est TCV 387,342 TCV/TFA: 436.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 23 BUENA VISTA PARK.	X		A50'@5000/FF	50.00	100.00	250,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 250,000			

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.07	100 0	0
	X	Gravel Road	Residential Local Cost Land Improvements			
	X	Paved Road	Description	Rate	Size % Good	Cash Value
	X	Storm Sewer	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Sidewalk	Total Estimated Land Improvements True Cash Value = 950			
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	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	X	Low	2025	125,000	68,700	193,700			102,564C
High		Landscaped	2024	105,000	63,600	168,600			99,481C
Swamp		Wooded	2023	62,500	55,700	118,200			94,744C
Pond		Pond	2022	62,500	50,200	112,700			90,233C
Waterfront	X	Ravine							
Wetland		Flood Plain							

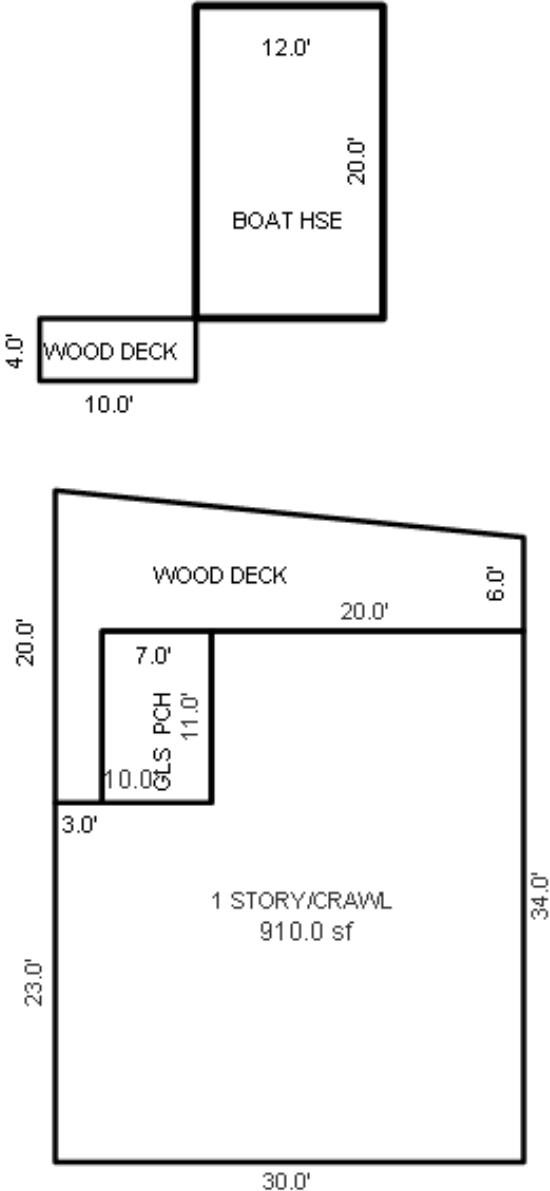


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 77 280 40	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % 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: 888 Total Base New : 142,073 Total Depr Cost: 85,245 Estimated T.C.V: 136,392		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Cls CD Blt 1957			
Yr Built 1957	Remodeled 0		Ex X Ord		Min	Size of Closets Lg Ord X Small			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 888 SF Floor Area = 888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 888 104,869 62,921			
Condition: Average						No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments		Total:		1,212 727			
Room List		Doors		Solid X	H.C.	(12) Electric 100 Amps Service			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		Plumbing Average Fixture(s) 1 1,212 727		Porches CGEP (1 Story) 77 5,557 3,334			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Deck Treated Wood 280 4,981 2,989 Treated Wood 40 1,541 925		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 240 12,526 7,516		Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529		
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Built-Ins Appliance Allow. 1 1,906 1,144		Fireplaces Exterior 1 Story 1 5,626 3,376		Totals: 142,073 85,245		
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		136,392				
	Insulation	(9) Basement Finish		(10) Floor Support			Lump Sum Items:									
(2) Windows		Many Avg. X Few	Large Avg. X Small	Chimney: Block Unsuported Len: Cntr.Sup:												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

*** 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.
WHIPPLE SUSAN RAE	WHIPPLE AARON D & SUE R	0	12/30/2024	QC	09-FAMILY	2025-00036	DEED	0.0
WHIPPLE AARON D & SUE R	WHIPPLE AARON D & SUE R	0	12/30/2024	QC	15-LADY BIRD	2025-0037	DEED	0.0
WHIPPLE SUSAN RAE	WHIPPLE SUSAN RAE	0	01/27/2022	QC	09-FAMILY	2022-00450	PROPERTY TRANSFER	0.0
WHIPPLE AARON D	WHIPPLE SUSAN RAE	0	02/25/2021	WD	09-FAMILY	2021-00701	DEED	0.0

Property Address: 6240 W LAKEVIEW DR
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/31/2017

Owner's Name/Address: WHIPPLE AARON D & SUE R
 6240 W LAKEVIEW DR
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 378,034 TCV/TFA: 508.11

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 A50'@5000/FF 50.00 100.00 1.0000 1.0000 5000 100 250,000
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 250,000

Tax Description: . SEC 12 T22N R8W LOT 24 BUENA VISTA PARK.
 Comments/Influences

Public Improvements: X Improved Vacant
 X Sewer
 X Electric
 X 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



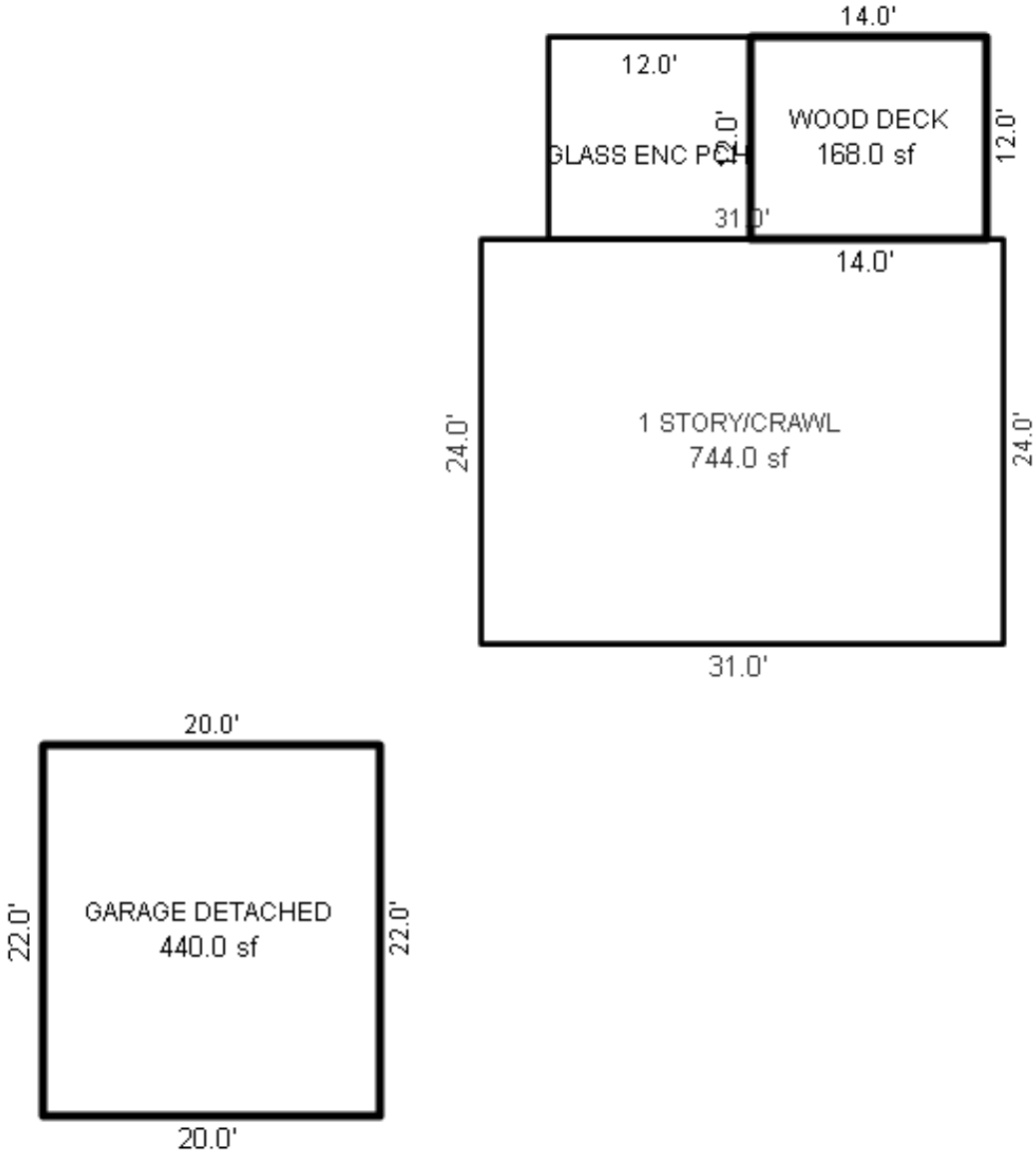
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	64,000	189,000			115,256C
2024	105,000	59,300	164,300			111,791C
2023	62,500	56,600	119,100			106,468C
2022	62,500	51,000	113,500			101,399C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 144 168	Type CGEP (1 Story) Treated Wood	Year Built: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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: 744 Total Base New : 133,369 Total Depr Cost: 80,021 Estimated T.C.V: 128,034		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1957	
Yr Built	Remodeled	Ex	X	Ord		Min	No. of Elec. Outlets		Ground Area = 744 SF Floor Area = 744 SF.					
1957	1970						Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Condition: Average		Size of Closets		Lg Ord X Small			(13) Plumbing		Building Areas					
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		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service		1 Story Siding Crawl Space		Total: 89,851 53,910			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) 2 Fixture Bath		1 1,212 727 1 2,559 1,535			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0					Porches CGEP (1 Story)		144 8,626 5,176			
X	Many Avg. X Few	Large Avg. Small							Deck Treated Wood		168 3,560 2,136			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		440 16,174 9,704			
X	Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish							Water/Sewer Public Sewer Water Well, 50 Feet		1 1,307 784 1 2,548 1,529			
X	Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Built-Ins Appliance Allow. Fireplaces Exterior 1 Story		1 5,626 3,376			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv:		Totals: 133,369 80,021		128,034	
Chimney: Block														

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



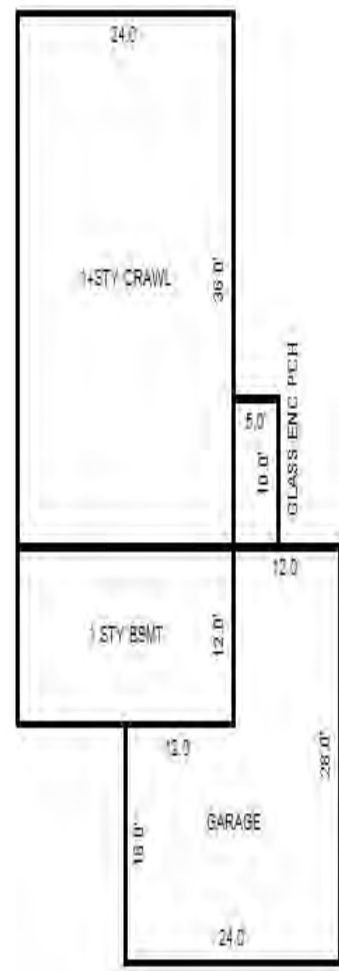
*** Information herein deemed reliable but not guaranteed***

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				
6260 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 414,060 TCV/TFA: 359.43						
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Taxpayer's Name/Address		X Dirt Road		Gravel Road		A50'@5000/FF 50.00 100.00 1.0000 1.0000 5000 100 250,000								
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		X Paved Road		Storm Sewer		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 250,000								
Tax Description		X Sidewalk		Water		Land Improvement Cost Estimates								
. SEC 12 T22N R8W LOT 25 BUENA VISTA PARK.		X Sewer		D/W/P: 3.5 Concrete		Description Rate Size % Good Cash Value								
Comments/Influences		X Electric		Wood Frame		25.24 80 45 909								
		X Gas		Curb		Total Estimated Land Improvements True Cash Value = 3,628								
		X Street Lights		Standard Utilities		Underground Utils.								
		Topography of Site		Level		Rolling								
		X High		Landscaped		Swamp								
		X Waterfront		Wooded		Pond								
		X Ravine		Wetland		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		2025	125,000	82,000	207,000			84,945C
		TPC 12/27/2017 INSPECTED		TPC 04/02/2012 INSPECTED				2024	105,000	76,100	181,100			82,391C
								2023	62,500	72,600	135,100			78,468C
								2022	62,500	65,400	127,900			74,732C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50	Type CGEP (1 Story)	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: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D +5 Effec. Age: 40 Floor Area: 1,152 Total Base New : 167,128 Total Depr Cost: 100,270 Estimated T.C.V: 160,432		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1+S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S		Cls D 5 Blt 1935			
Yr Built 1935	Remodeled 1975	Ex	Ord	X	Min	100 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
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 Siding Crawl Space 864						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			1 Story Siding Basement 288		Total: 138,540		83,117	
(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			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,010 606			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 288 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Porches		CGEP (1 Story) 50 3,665 2,199			
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Many Avg. X Few	Large Avg. X Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 528 20,676 12,406		Common Wall: 1 Wall 1 -2,476 -1,486			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Door Opener 1 478 287		Water/Sewer		Public Sewer 1 1,158 695	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes:			Water Well, 50 Feet 1 2,462 1,477		Built-Ins		Appliance Allow. 1 1,615 969	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 167,128 100,270			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 160,432					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK NEIL D & JOYCE T	OLIVER CHRISTOPHER & DAWN	240,000	08/26/2016	WD	03-ARM'S LENGTH	2016-02809	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6270 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
OLIVER CHRISTOPHER & DAWN 3646 ATWATER HILLS COURT GRAND RAPIDS MI 49525	MAP #:					
	2025 Est TCV 441,186 TCV/TFA: 315.13					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W LOT 26 BUENA VISTA PARK.	X		* Factors *					
			A50'@5000/FF	53.00	100.00	0.9798	1.0000	5000 100	259,650
Comments/Influences			53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 259,650					
	X		Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			Dirt Road	17.00	24	0	0	
			Gravel Road	6.07	574	0	0	
			Paved Road	12.89	240	75	2,320	
			Storm Sewer	Residential Local Cost Land Improvements				
			Sidewalk	Description	Rate	Size	% Good	Cash Value
			Water	Fencing: Wd, Picket, 12-24	17.00	24	0	0
			Sewer	D/W/P: 3.5 Concrete	6.07	574	0	0
			Electric	Metal Prefab	12.89	240	75	2,320
			Gas	Residential Local Cost Land Improvements				
			Curb	Description	Rate	Size	% Good	Cash Value
			Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950
			Standard Utilities	Total Estimated Land Improvements True Cash Value =				3,270
			Underground Utils.					



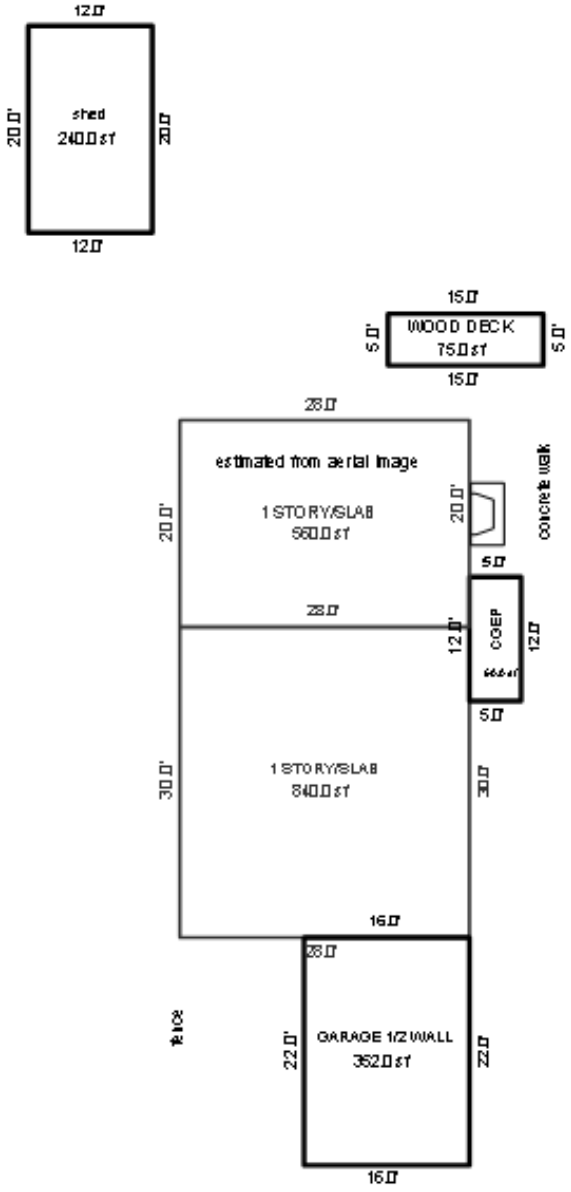
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	129,800	90,800	220,600			128,236C
X	Rolling		2024	109,700	84,100	193,800			124,381C
X	Low		2023	65,300	80,300	145,600			118,459C
X	High		2022	65,500	72,400	137,900			112,819C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
	Who	When	What						
	JWV	07/21/2018	INSPECTED						
	TPC	12/27/2017	INSPECTED						
	TPC	04/02/2012	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 75	Type CGEP (1 Story) Treated Wood	Year Built: 1953 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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:		
Building Style: 1+S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S			Cls CD			Blt 1953			
Yr Built 1953	Remodeled 1976	Ex	X	Ord		Min	100 Amps Service			Total Base New : 185,695			Storage Area: 0			
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas			Depr. Cost			
Room List		Lg	X	Ord		Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			1 Average Fixture(s)			1 Story Siding Slab 1,400			Total: 150,392 90,234			
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.		Few	Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		1 3 Fixture Bath			Plumbing			Average Fixture(s)			1 1,212 727			
(2) Windows		(7) Excavation		1 2 Fixture Bath			Porches			2 Fixture Bath			1 2,559 1,535			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1400 S.F. Height to Joists: 0.0		Softener, Auto			Deck			Solar Water Heat			1 4,685 2,811			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Softener, Manual			Garages			No Plumbing			60 4,685 2,811			
X	Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Extra Sink			75 2,096 1,258			
X	Storms & Screens	(9) Basement Finish		Separate Shower			Base Cost			Ceramic Tile Floor			1 15,840 9,504			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Wains			Common Wall: 1 Wall			Ceramic Tub Alcove			1 -2,476 -1,486			
X	Gable Hip Flat	Gambrel Mansard Shed		Vent Fan			Water/Sewer			Ceramic Tub Alcove			1 1,307 784			
X	Asphalt Shingle	(10) Floor Support		Public Water			Built-Ins			Ceramic Tub Alcove			1 2,548 1,529			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 Public Water			Appliance Allow.			Water Well			1 1,906 1,144			
				1 Water Well			Fireplaces			1000 Gal Septic			1 5,626 3,376			
				2000 Gal Septic			Exterior 1 Story			2000 Gal Septic			Totals: 185,695 111,416			
				Lump Sum Items:			Notes:						ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 178,266			

*** 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.
TOWER BETTY A & TOWER KEL	HERRON SCOTT	195,000	12/01/2017	WD	03-ARM'S LENGTH	2017-03837	PROPERTY TRANSFER	100.0
TOWER WALTER B & HELLEN	TOWER HELLEN D &	0	11/08/2004	QC	09-FAMILY	2017-02224	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6280 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Alteration	01/30/2024	PE24-0011	100%
Owner's Name/Address	P.R.E. 0%		REPAIR	06/25/2020	2020-0267	100%
HERRON SCOTT 37551 LESLIE DR NEW BOSTON MI 48164-0112	MAP #:					
	2025 Est TCV 428,257 TCV/TFA: 343.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 12 T22N R8W LOT 27 BUENA VISTA PARK.	X	Dirt Road		A50'@5000/FF	53.00	100.00	0.9798	1.0000	5000	100		259,650
Comments/Influences		Gravel Road		53 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =				259,650
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description			Rate	Size % Good			Cash Value	
		Sidewalk		D/W/P: Patio Blocks			14.07	73 50			513	
	X	Water		Metal Prefab			15.70	96 0			0	
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description			Rate	Size % Good			Cash Value	
	X	Gas		LAND IMPROVE 1000			1,000.00	1 100			1,000	
	X	Curb		Total Estimated Land Improvements True Cash Value = 1,513								
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										



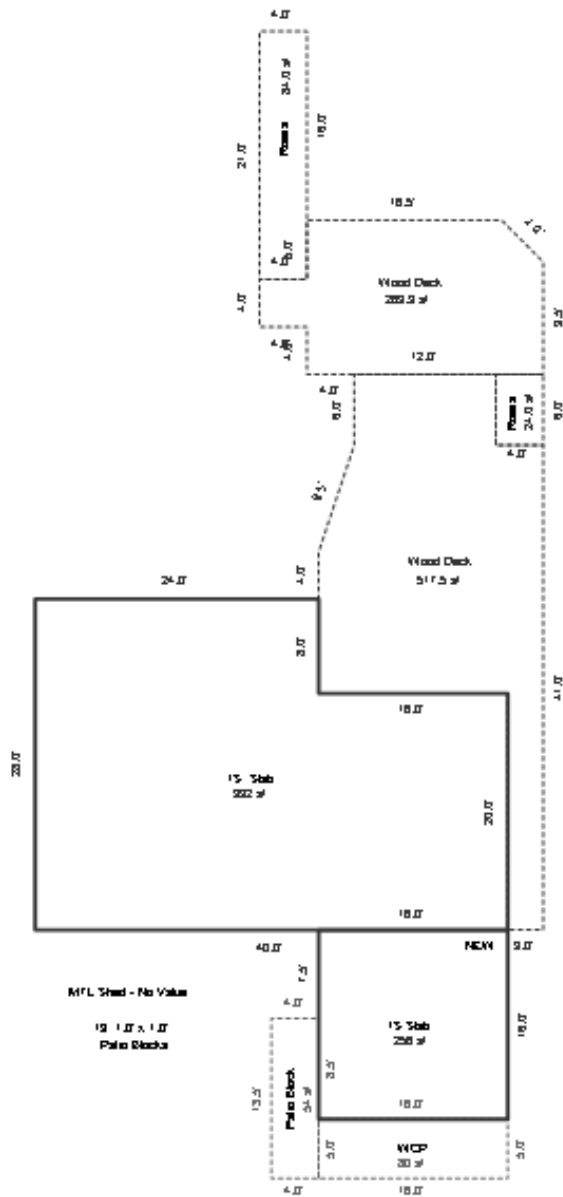
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	129,800	84,300	214,100			132,507C
X	Rolling		2024	109,700	78,100	187,800			128,523C
	Low		2023	65,300	74,600	139,900		139,900R	122,403C
	High		2022	65,500	67,200	132,700		132,700R	116,575C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	JWV	09/09/2020	INSPECTED						
	TPC	07/23/2018	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 80 894	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																				
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,248 Total Base New : 160,667 Total Depr Cost: 104,434 Estimated T.C.V: 167,094			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:										
Yr Built 1947	Remodeled 2020	Ex	Ord	X	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1947											
Condition: Average		Size of Closets		No./Qual. of Fixtures			100 Amps Service			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			No. of Elec. Outlets			1 Story			Siding			Slab			992				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Many X Ave. Few			1 Story			Siding			Slab			256			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			1 Story			Siding			Slab			256			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1248 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1 Story			Siding			Slab			992			
(2) Windows		Many Avg. X Avg. Few Small		Basement			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1 Story			Siding			Slab			256			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			1 Story			Siding			Slab			256			
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish			Plumbing			1 Story			Siding			Slab			256				
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			1 Story			Siding			Slab			256			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			1 Story			Siding			Slab			256			
		Lump Sum Items:		Notes: 2020 ADDITION ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			1 Story			Siding			Slab			256			
		Totals:		133,119			86,527			1,212			788			3,774			2,453			1,307		850	
		Totals:		160,667			104,434			1,906			1,239			5,626			3,657			11,175		7,264	
		Totals:		167,094			167,094			167,094			167,094			167,094			167,094			167,094		167,094	

*** 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.
BRANDT GREGORY A & JEANEN	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6290 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	01/20/2006	20060009	Complete
Owner's Name/Address	P.R.E. 0%		Deck/Porch	05/10/2005	20050108	Complete
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 432,112 TCV/TFA: 445.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 12 T22N R8W LOT 28 BUENA VISTA PARK.	X		A50'@5000/FF	53.00	100.00	0.9798	1.0000	5000	100	259,650
Comments/Influences			53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 259,650							
839-2457	X		Land Improvement Cost Estimates							
	X		Description	Rate	Size	% Good	Cash Value			
	X		D/W/P: 3.5 Concrete	6.49	624	71	2,875			
	X		Total Estimated Land Improvements True Cash Value = 2,875							

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
															Who	When	What	2025	129,800	86,300	216,100
			2024	109,700	79,900	189,600								84,859C							
			2023	65,300	76,300	141,600								80,819C							
			2022	65,500	68,700	134,200								76,971C							

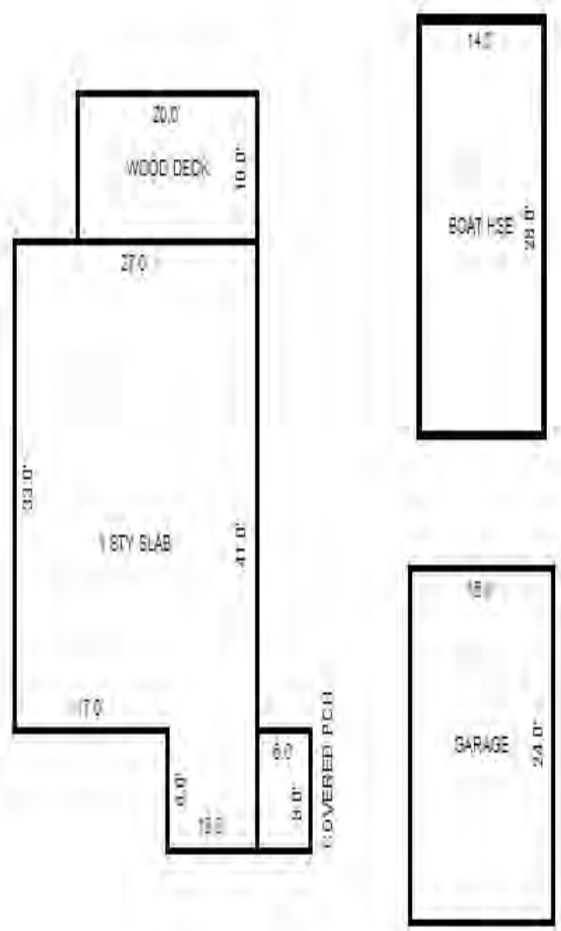


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 200	Type CCP (1 Story) Treated Wood	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 40 Floor Area: 971 Total Base New : 174,615 Total Depr Cost: 105,992 Estimated T.C.V: 169,587		E.C.F. X 1.600		Bsmnt Garage:									
Building Style: 1S		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1965											
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	100 Amps Service		Ground Area = 971 SF Floor Area = 971 SF.		Total		124,298		74,579									
Condition: Average		Lg		X	Ord	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		Doors		Solid		X	H.C.	Many		X	Ave.	Few		1 Story		Siding		Slab		971			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen:		Other:		Average Fixture(s)		Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		No Plumbing	
(1) Exterior		(6) Ceilings		Other:		No. of Elec. Outlets		1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		No Plumbing	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 971 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor	
(2) Windows		Many		X	Avg.	Large		Avg.		Small		Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	Many		X	Avg.	Large		Avg.		Small		Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor	
X	Storms & Screens	(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
(3) Roof		Asphalt Shingle Metal		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 169,587	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
Chimney: Metal		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 169,587					
		Totals:		174,615		105,992																	

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAY JOSEPH M & BRIDGETTE	KAY JOSEPH M & BRIDGETT	0	09/10/2024	QC	09-FAMILY	2024-02477	PROPERTY TRANSFER	0.0
OLSON EDWARD B & PEGGY H	KAY JOSEPH M BRIDGETTE M	300,000	01/13/2020	WD	03-ARM'S LENGTH	2020-00107	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6300 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	12/18/2020	2020-0746	100%
Owner's Name/Address	P.R.E. 0%		Remodel	09/12/2005	20050307	100%
KAY JOSEPH M & BRIDGETTE M TRUSTS 2725 BERMAN RD NORTH AURORA IL 60542	MAP #:					
	2025 Est TCV 512,777 TCV/TFA: 339.14					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
. SEC 12 T22N R8W LOT 29 BUENA VISTA PARK.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			A50'@5000/FF	53.00	100.00	0.9798 1.0000 5000 100 259,650
			53 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 259,650

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 4in Concrete	6.87	509	50	1,748
X Electric	Wood Frame/Conc.	28.75	528	50	7,590
X Gas	Total Estimated Land Improvements True Cash Value =				9,338

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	129,800	126,600	256,400			179,697C
X Rolling	2024	109,700	117,600	227,300			174,294C
X Low	2023	65,300	103,200	168,500			165,995C
X High	2022	65,500	93,000	158,500			158,091C



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/01/2021	INSPECTED	2025	129,800	126,600	256,400			179,697C
TPC	12/27/2017	INSPECTED	2024	109,700	117,600	227,300			174,294C
TPC	04/02/2012	INSPECTED	2023	65,300	103,200	168,500			165,995C
			2022	65,500	93,000	158,500			158,091C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 992 % 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: 35 Floor Area: 1,512 Total Base New : 234,402 Total Depr Cost: 152,368 Estimated T.C.V: 243,789		35 164 1200	CCP (1 Story) Treated Wood Composite	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.600					
Yr Built 1948	Remodeled 1976	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S				Cls C -5 Blt 1948		
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Total Area = 864 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors	Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings	No. of Elec. Outlets			Plumbing			1.75 Story Siding Crawl Space		Total: 163,559		106,320		
X	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			2			Other Additions/Adjustments						
(2) Windows		(8) Basement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing						
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath		1 1,455 946 1 4,580 2,977				
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Porches		1 1,114 724					
X	Double Hung Horiz. Slide Casement	(10) Floor Support			1			Deck		35 1,114 724					
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			1			Garages		164 3,583 2,329 1200 17,952 11,669					
(3) Roof		Lump Sum Items:			1			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		992 32,796 21,317					
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Water/Sewer		1 1,473 957 1 2,648 1,721				
X	Asphalt Shingle	Chimney: Block			1			Built-Ins		1 2,727 1,773					
		Notes:			1			Fireplaces		1 2,515 1,635					
		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY:			1			Wood Stove		1 2,515 1,635					
		Totals:			1			Totals:		234,402 152,368					

*** 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.
		224,400	08/01/2001	WD	33-TO BE DETERMINED	01-0:3493	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6320 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	02/27/2004	20040018	Complete

Owner's Name/Address	MAP #:
KLEIN ROGER K & CAROL J 752 BURNSHILL ROAD LEONARD MI 48367	2025 Est TCV 550,652 TCV/TFA: 410.93

Tax Description	Public Improvements	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W LOT 30 BUENA VISTA PARK.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@5000/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>5000</td> <td>100</td> <td></td> <td>250,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 250,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 250,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000																					
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 250,000																					

Comments/Influences	Topography of Site	Land Improvement Cost Estimates																														
	X Level X Rolling X Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	<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>900</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 2500</td> <td>2,500.00</td> <td>1</td> <td>100</td> <td>2,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,500</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.06	900	0	0	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	100	2,500	Total Estimated Land Improvements True Cash Value =				2,500
Description	Rate	Size	% Good	Cash Value																												
D/W/P: 4in Ren. Conc.	8.06	900	0	0																												
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Description	Rate	Size	% Good	Cash Value																												
LAND IMPROVE 2500	2,500.00	1	100	2,500																												
Total Estimated Land Improvements True Cash Value =				2,500																												



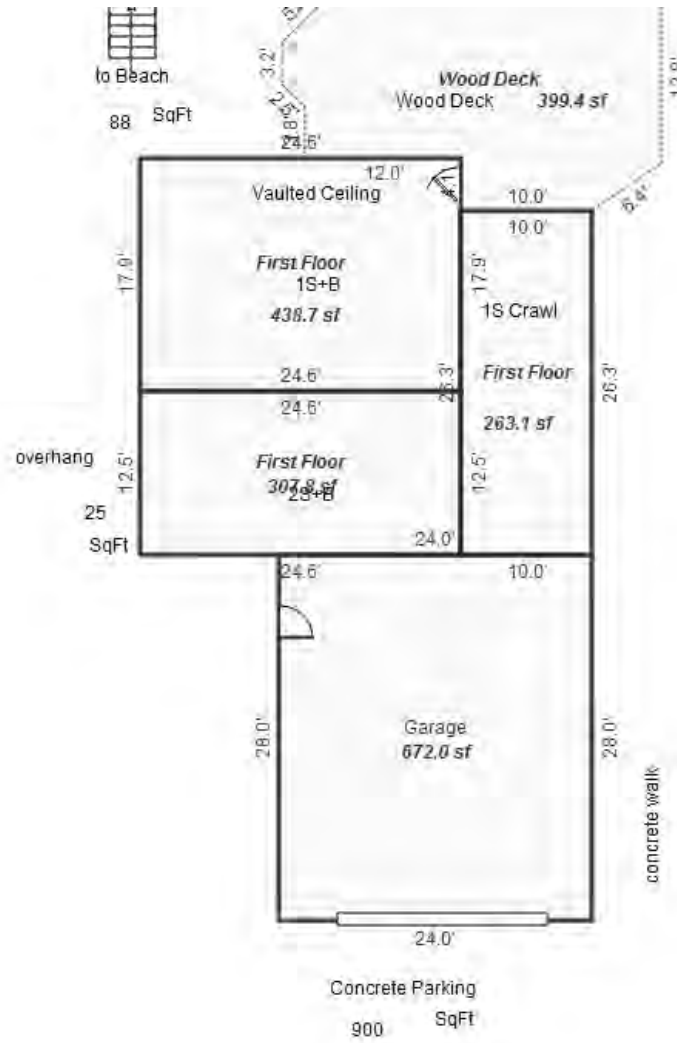
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	150,300	275,300			147,987C
2024	105,000	139,300	244,300			143,538C
2023	62,500	133,000	195,500			136,703C
2022	62,500	119,900	182,400			130,194C

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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 36 399 88	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: 1998 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	(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: 25 Floor Area: 1,340 Total Base New : 248,488 Total Depr Cost: 186,345 Estimated T.C.V: 298,152			E.C.F. X 1.600		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 = 1008 SF Floor Area = 1340 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 5 Blt 1980		Building Areas																																																																																																	
Yr Built 1980	Remodeled 1991	Ex	Ord	X	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost																																																																																																							
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			1 Story Siding Basement 438																																																																																																						
Room List		Lg	Ord	X	Small	Many X Ave. Few			2 Story Siding Basement 307																																																																																																							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Crawl Space 263																																																																																																						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)			(14) Water/Sewer			1 Story Siding Overhang 25																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Other Additions/Adjustments																																																																																																						
(2) Windows		(7) Excavation		Lump Sum Items:			Plumbing			Plumbing																																																																																																						
X	Many Avg. X Few	Basement: 745 S.F. Crawl: 263 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			Average Fixture(s)			Plumbing																																																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing																																																																																																						
X	Horiz. Slide Casement Double Glass Patio Doors	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s)			Average Fixture(s)			Plumbing																																																																																																						
X	Storms & Screens	(9) Basement Finish		Average Fixture(s)			Average Fixture(s)			Plumbing																																																																																																						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			Average Fixture(s)			Plumbing																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed		Average Fixture(s)			Average Fixture(s)			Plumbing																																																																																																						
X	Asphalt Shingle	(10) Floor Support		Average Fixture(s)			Average Fixture(s)			Plumbing																																																																																																						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			Average Fixture(s)			Plumbing																																																																																																						
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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.
COREY THOMAS J & PRICILL	DITMAR BRAD A & KIMBERLY	195,000	06/29/2015	WD	03-ARM'S LENGTH	2015-02263	DEED	100.0
COUNTY TREASURER	COREY THOMAS	0	11/03/2014	OTH	27-REDEMPTION		DEED	0.0
COREY THOMAS (DECEASED)	COREY EDWARD	0	02/10/2010	AFF	07-DEATH CERTIFICATE	2010/492	DEED	0.0
COREY THOMAS J	COREY THOMAS J & COREY ED	0	05/11/1984	QC	21-NOT USED/OTHER	231-788	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6330 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/07/2022	2022-0632	100%
	P.R.E. 100% 05/31/2023					

Owner's Name/Address	MAP #:
DITMAR BRAD A & KIMBERLY A 6330 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 796,661 TCV/TFA: 399.93

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000 100	250,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	250,000

Tax Description	X	Land Improvement Cost Estimates
. SEC 12 T22N R8W LOT 31 BUENA VISTA PARK.		Description
	X	Dirt Road
	X	Gravel Road
	X	Paved Road
	X	Storm Sewer
	X	Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
	X	Standard Utilities
	X	Underground Utils.

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	D/W/P: 4in Ren. Conc.	8.06	1801	50	7,258
	Total Estimated Land Improvements True Cash Value =				7,258

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	273,300	398,300			318,901C
2024	105,000	253,300	358,300			309,313C
2023	62,500	94,800	157,300			146,965C
2022	62,500	47,300	109,800			95,930C

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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 364 48 36	Type WCP (1 Story) CCP (1 Story) WPP	Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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			Class: C +10 Effec. Age: 1 Floor Area: 1,992 Total Base New : 340,529 Total Depr Cost: 337,127 Estimated T.C.V: 539,403			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 2023	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 1.5S			Cls C 10 Blt 2023								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 1328 SF Floor Area = 1992 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99								
	Insulation			Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		(13) Plumbing			1.5 Story Siding Basement 1,328			Total: 272,574 269,851								
Many Avg. Few	Large Avg. Small	Basement: 1328 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,523 2,498								
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			Water/Sewer			Plumbing			Average Fixture(s) 3 Fixture Bath 1 1,455 1,440 2 Fixture Bath 2 9,159 9,067 1 3,064 3,033						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1000 Gal Septic Water Well, 100 Feet			Porches			WCP (1 Story) 364 11,743 11,626 CCP (1 Story) 48 1,434 1,420 WPP 36 1,728 1,711					
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,063 22,832 Door Opener 1 539 534							
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,727 2,700								
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Notes:			Totals: 340,529 337,127			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 539,403					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	QC	21-NOT USED/OTHER	2012-00992 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	10/23/2009	20090581	100%
	P.R.E. 100% 06/01/2014					

Owner's Name/Address	MAP #:
SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 842,035 TCV/TFA: 317.03

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@5000/FF</td> <td>100.00</td> <td>100.00</td> <td>0.7846</td> <td>1.0000</td> <td>5000</td> <td>100</td> <td></td> <td>392,292</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 392,292</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	100.00	100.00	0.7846	1.0000	5000	100		392,292	100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 392,292
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Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOTS 32 & 33 BUENA VISTA PARK.	X Dirt Road	Wood Frame	26.62	144	97	3,718
Comments/Influences	X Gravel Road	Residential Local Cost Land Improvements				
CORRECTED SEWER COST FOR 06	X Paved Road	LAND IMPROVE 2500	2,500.00	1	97	2,425
	X Storm Sewer	Total Estimated Land Improvements True Cash Value =				6,143
	X Sidewalk					
	X Water					
	X Sewer					
	X Electric					
	X Gas					
	X Curb					
	X 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	196,100	224,900	421,000			216,017C
X Rolling	2024	176,600	208,400	385,000			209,522C
X Low	2023	105,100	198,900	304,000			199,545C
X High	2022	95,800	179,300	275,100			190,043C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



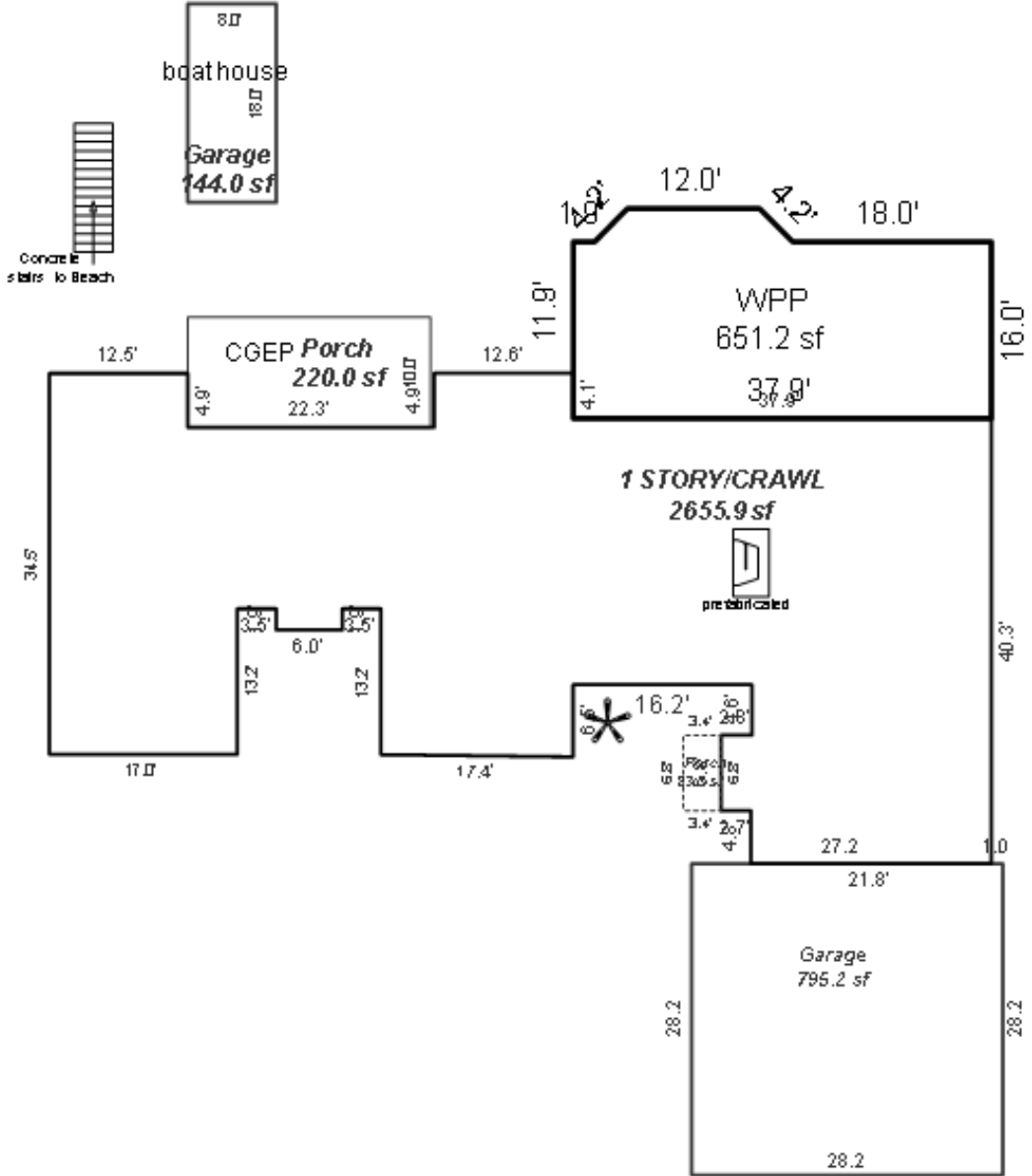
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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/25/2017	INSPECTED

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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 1 Direct-Vented Ga	Area 220 651	Type CGEP (1 Story) WPP	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 795 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																														
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1 Story	Siding	Crawl Space	1,248																																																																																																
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Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td></td> <td>946</td> </tr> <tr> <td>3</td> <td>Fixture Bath</td> <td>1</td> <td>4,580</td> <td></td> <td>2,977</td> </tr> <tr> <td>2</td> <td>Fixture Bath</td> <td>1</td> <td>3,064</td> <td></td> <td>1,992</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>CGEP (1 Story)</th> <th>WPP</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>220</td> <td></td> <td>13,136</td> <td></td> <td>8,538</td> <td></td> </tr> <tr> <td>651</td> <td></td> <td>10,709</td> <td></td> <td>6,961</td> <td></td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>795</td> <td></td> <td>37,047</td> <td>24,081</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> <td>-1,721</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> <td>350</td> </tr> </tbody> </table> Class: C Exterior: Block Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>144</td> <td></td> <td>7,416</td> <td>4,820</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>Water Well, 50 Feet</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>1,473</td> <td>957</td> </tr> <tr> <td>1</td> <td></td> <td>2,648</td> <td>1,721</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>2,727</td> <td>1,773</td> </tr> </tbody> </table> Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Average Fixture(s)						1	Average Fixture(s)	1	1,455		946	3	Fixture Bath	1	4,580		2,977	2	Fixture Bath	1	3,064		1,992	CGEP (1 Story)	WPP					220		13,136		8,538		651		10,709		6,961		Base Cost				795		37,047	24,081	Common Wall: 1 Wall	1	-2,647	-1,721	Door Opener	1	539	350	Base Cost				144		7,416	4,820	Public Sewer	Water Well, 50 Feet			1		1,473	957	1		2,648	1,721	Appliance Allow.				1		2,727	1,773
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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.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
SPURGEON WILLIAM K & MARY	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	21-NOT USED/OTHER	06-0/3047	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 06/01/2014					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 249,986
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A50'@5000/FF	50.26	99.03	0.9982	0.9966	5000	100		249,986
--------------	-------	-------	--------	--------	------	-----	--	---------

50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	249,986
--	--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Dirt Road
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SEC 12 T22N R8W LOT 175 BUENA VISTA PARK AMENDED L2 P 224.	X	Gravel Road
--	---	-------------

FORMERLY SEC 12 T22N R8W LOT 34 BUENA VISTA PARK.	X	Paved Road
---	---	------------

Comments/Influences	X	Storm Sewer
---------------------	---	-------------

06 SPLIT/COMBINE 3 FT TO 009-160-035-00 FOR 07.	X	Sidewalk
---	---	----------

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

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

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

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

	X	Curb
--	---	------

	X	Street Lights
--	---	---------------

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

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

Topography of Site

Level	
-------	--

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

Low	
-----	--

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

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

Swamp	
-------	--

Wooded	
--------	--

Pond	
------	--

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

Ravine	
--------	--

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	125,000	0	125,000			41,369C
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2024	105,200	0	105,200			40,126C
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2023	62,600	0	62,600			38,216C
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2022	62,800	0	62,800			36,397C
------	--------	---	--------	--	--	---------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LC REAL ESTATE ACQUISTION	FRASER BRIAN J & ANGELA	350,000	07/30/2021	WD	03-ARM'S LENGTH	2021-02669	PROPERTY TRANSFER	100.0		
SKOWRONSKI RICHARD & SKOW	LC REAL ESTATE ACQUISTION	200,000	04/22/2017	WD	03-ARM'S LENGTH	2017-01444	PROPERTY TRANSFER	100.0		
SKOWRONSKI LAURA B ESTATE	SKOWRONSKI RICHARD & SKOW	0	01/04/2017	QC	09-FAMILY	2017-00123	PROPERTY TRANSFER	0.0		
SPURGEON WILLIAM & MARY K	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	21-NOT USED/OTHER	06-0/3047	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
6376 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
FRASER BRIAN J & ANGELA 5472 FERN DR FENTON MI 48430		MAP #:								
		2025 Est TCV 481,607 TCV/TFA: 476.84								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
SEC 12 T22N R8W LOTS 35 & 36 BUENA VISTA PARK.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
06 COMBINE 3 FT SPLIT FROM 009-160-034-00 FOR 07.		Gravel Road		A50'@5000/FF	94.00	100.00	0.8018 1.0000	5000 100	376,828	
		Paved Road		94 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =	376,828
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	5.70	602	66	2,264		
		X Sewer		Total Estimated Land Improvements True Cash Value =					2,264	
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	188,400	52,400	240,800		151,064C
		TPC 05/07/2021	INSPECTED		2024	168,600	48,600	217,200		146,522C
		TPC 12/27/2017	INSPECTED		2023	100,300	46,400	146,700		139,545C
		TPC 05/08/2017	INSPECTED		2022	91,100	41,800	132,900		132,900S

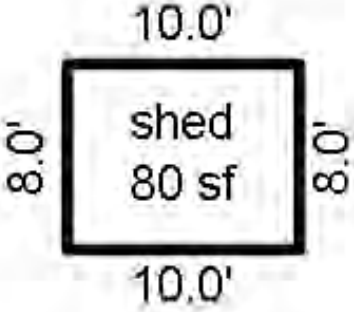


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 1940		Remodeled 0			X	Ex	Ord	X	Min						
Condition: Average		Trim & Decoration			Size of Closets										
Room List			Lg		Ord	X	Small								
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors			Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings			(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No./Qual. of Fixtures			150 Amps Service										
(2) Windows		Ex. X Ord. Min			No. of Elec. Outlets										
X	Many Avg. X Few	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	(7) Excavation			(13) Plumbing										
(3) Roof		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										
X	Gable Hip Flat	(8) Basement			(14) Water/Sewer										
X	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:										
Chimney: Brick		(10) Floor Support			Notes:										
		Joists: Unsupported Len: Cntr.Sup:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 102,515										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 930 SF Floor Area = 1010 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas											Cls D		Blt 1940		
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Piers 610															
1.25 Story Siding Piers 320															
Total: 95,937 52,764															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,010 555															
Porches															
CGEP (1 Story) 192 9,418 5,180															
Water/Sewer															
Public Sewer 1 1,158 637															
Water Well, 50 Feet 1 2,462 1,354															
Built-Ins															
Appliance Allow. 1 1,615 888															
Fireplaces															
Exterior 1 Story 1 4,898 2,694															
Totals: 116,498 64,072															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUMNARS MICHAEL	SUMNARS MICHAEL & KRISTEN	0	03/05/2021	WD	15-LADY BIRD	2021-00843	PROPERTY TRANSFER	0.0
QUEHL DONALD W	SUMMARS MICHAEL	320,000	10/23/2020	WD	03-ARM'S LENGTH	2020-03203	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6390 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/28/2005	20050335	Complete

Owner's Name/Address	MAP #:
SUMNARS MICHAEL & KRISTEN L 3045 PERRY ST HUDSONVILLE MI 49426	2025 Est TCV 437,946 TCV/TFA: 558.60

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A50'@5000/FF	47.00	100.00	1.0219	1.0000	5000	100	240,145
47 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value =	240,145

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
D/W/P: 3.5 Concrete		6.07	480 78	2,273
Total Estimated Land Improvements True Cash Value =				2,273

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	120,100	98,900	219,000			160,744C
2024	100,200	91,700	191,900			155,911C
2023	59,700	91,100	150,800			148,487C
2022	59,500	82,100	141,600			141,417C

Who	When	What
TPC 12/27/2017	INSPECTED	
TPC 04/02/2012	INSPECTED	

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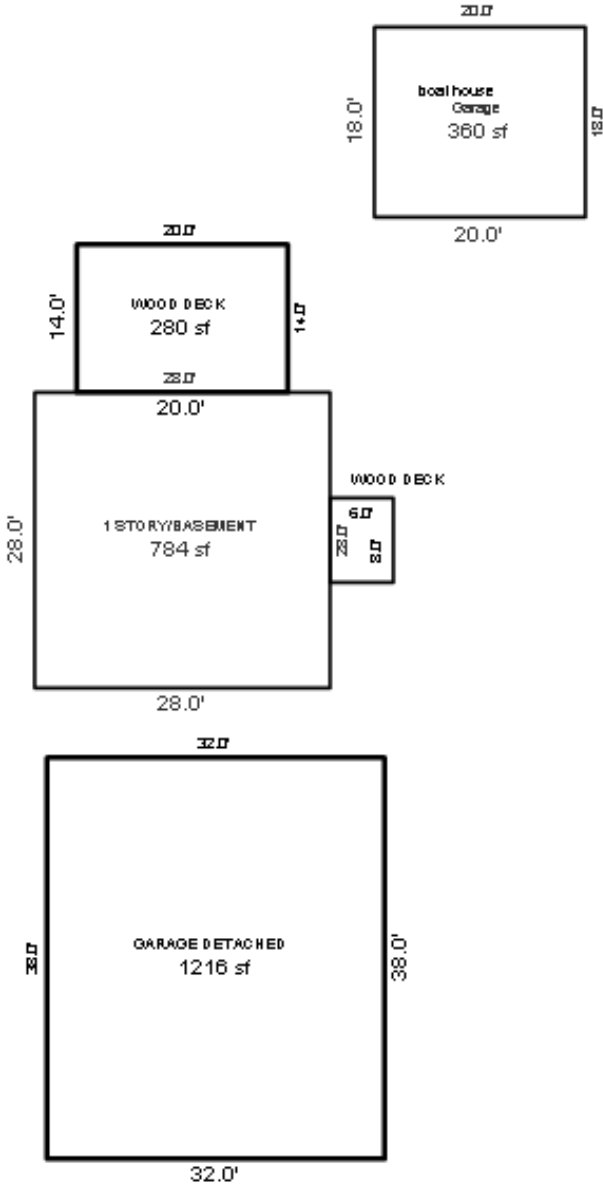
*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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 280 48	Type Treated Wood Treated Wood	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1216 % 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: 784 Total Base New : 174,401 Total Depr Cost: 122,205 Estimated T.C.V: 195,528		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1983		
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 784 SF Floor Area = 784 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas						
Room List		Lg	X	Ord		Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	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 784		Total: 108,688		76,081		
(1) Exterior		(5) Floors		(12) Electric			Other Additions/Adjustments			Basement Living Area 392		12,920		9,044		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s) 3 Fixture Bath		1,212		848		
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 784 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Deck		Treated Wood 280		3,487	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(7) Excavation		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer 1		1,307		
X	Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		(9) Basement Finish			Lump Sum Items:			Water Well, 50 Feet		Water Well 1		2,548		
X	Storms & Screens	(9) Basement Finish		(10) Floor Support			Notes:			Appliance Allow.		1,906		1,334		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		392			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		1216		34,534		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Unit-in-Place Cost Items		BOAT HOUSE (BY SQ FT)		160		834	
X	Asphalt Shingle	(10) Floor Support		Chimney: Block			Totals:			174,401		122,205		*		
<p>*** Information herein deemed reliable but not guaranteed***</p>																

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

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 195,528



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS BRENT L	LALIN JONATHON & MARK	415,000	11/22/2019	WD	03-ARM'S LENGTH	2019-03622	PROPERTY TRANSFER	100.0
NICHOLS MARY SUE ELLEN	NICHOLS BRENT L	0	02/10/2016	QC	06-COURT JUDGEMENT	2016-00542	DEED	0.0
		97,500	08/01/1997	WD	33-TO BE DETERMINED	313:810	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6404 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/16/2003	20030349	Complete

Owner's Name/Address	MAP #:
LALIN JONATHON & MARK 1848 VALLEYVIEW DR KOKOMO IN 46902	2025 Est TCV 617,922 TCV/TFA: 319.34

Tax Description	SEC 12 T22N R8W LOT 38 BUENA VISTA PARK.	Comments/Influences
ADD GRG W/GSA FOR 01 REMOVE OLD HOUSE FOR 04		
NEW CONST..NO VALUE FOR 04		
SPLIT OFF LOT 39 FOR 1997		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Improved	Dirt Road	47.00	100.00	1.0219	1.0000	5000	100		240,145	
	Gravel Road	47 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	240,145
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
X Sewer	D/W/P: Patio Blocks					12.91	640	0	0	
X Electric	D/W/P: 4in Concrete					5.98	200	0	0	
X Gas	Residential Local Cost Land Improvements									
	Description					Rate	Size	% Good	Cash Value	
X Curb	LAND IMPROVE 5000					5,000.00	1	95	4,750	
X Street Lights	Total Estimated Land Improvements True Cash Value =								4,750	
	Standard Utilities									
	Underground Utils.									

Topography of Site	Level
X Rolling	
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
2025	120,100	188,900	309,000			244,314C
2024	100,200	175,100	275,300			236,968C
2023	59,700	187,700	247,400			225,684C
2022	59,500	169,300	228,800			214,938C

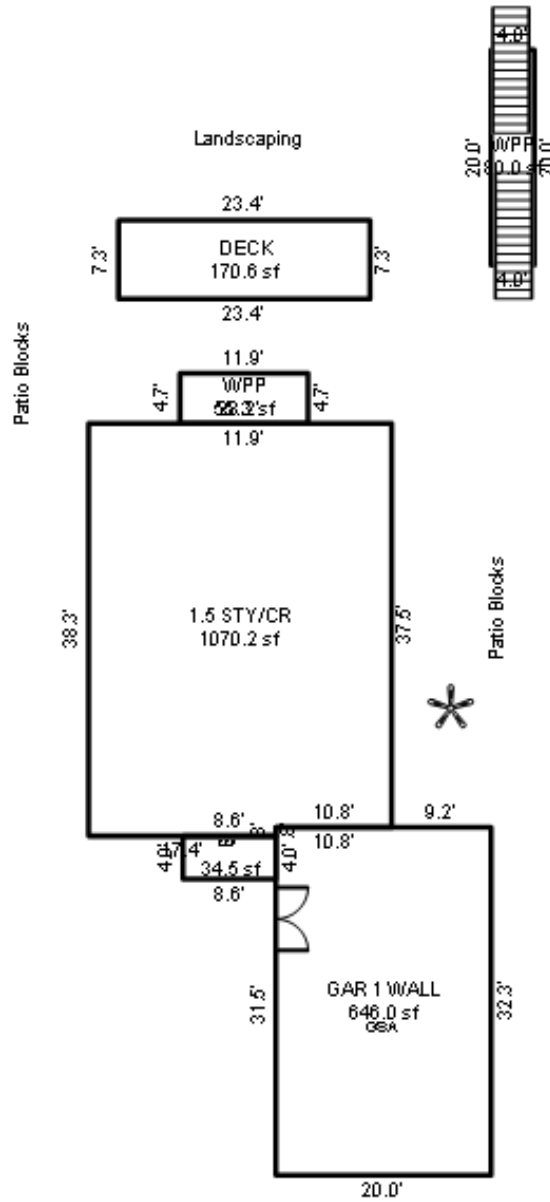
Who When What

TPC 05/06/2018 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 05/01/2017 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 34 56 170 80	Type CCP (1 Story) WPP Treated Wood Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 646 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,935 Total Base New : 291,410 Total Depr Cost: 233,142 Estimated T.C.V: 373,027			E.C.F. X 1.600			
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			No. of Elec. Outlets			E.C.F.		Bsmnt Garage:			
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			No./Qual. of Fixtures			X		Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 10		Blt 2004			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1070 SF Floor Area = 1935 SF.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many			X	Ave.		Few	(13) Plumbing							
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1.5 Story 2 1 Story			Exterior Siding Siding			Foundation Crawl Space Overhang		Size 1,070 330		Cost New 235,603 188,495	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1070 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
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 2 Fixture Bath Softener, Auto 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		(9) Basement Finish		(14) Water/Sewer			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			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			Deck							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		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 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
										Base Cost Common Wall: 1/2 Wall Door Opener Water/Sewer Public Sewer Water Well, 50 Feet								
										Built-Ins								
										Appliance Allow. Fireplaces								
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6416 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MCGEE JEFFREY M & DODY C 8751 ONANDAGA ROAD CLARKSTON MI 48348		MAP #:		2025 Est TCV 577,171 TCV/TFA: 379.97								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
MCGEE JEFFREY M & DODY C 8751 ONANDAGA ROAD CLARKSTON MI 48348		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W LOT 39 BUENA VISTA PARK.		Gravel Road		A50'@5000/FF	47.00	100.00	1.0219	1.0000	5000	100		240,145
Comments/Influences		Paved Road		47 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		240,145		
SPLIT FROM 038 FOR 1997		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 2500		2,500.00	1	95	2,375			
		Gas		Total Estimated Land Improvements True Cash Value =					2,375			
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	120,100	168,500	288,600			152,522C	
		TPC 12/27/2017	INSPECTED		2024	100,200	156,100	256,300			147,936C	
		TPC 09/11/2017	INSPECTED		2023	59,700	158,200	217,900			140,892C	
		TPC 04/02/2012	INSPECTED		2022	59,500	142,700	202,200			134,183C	

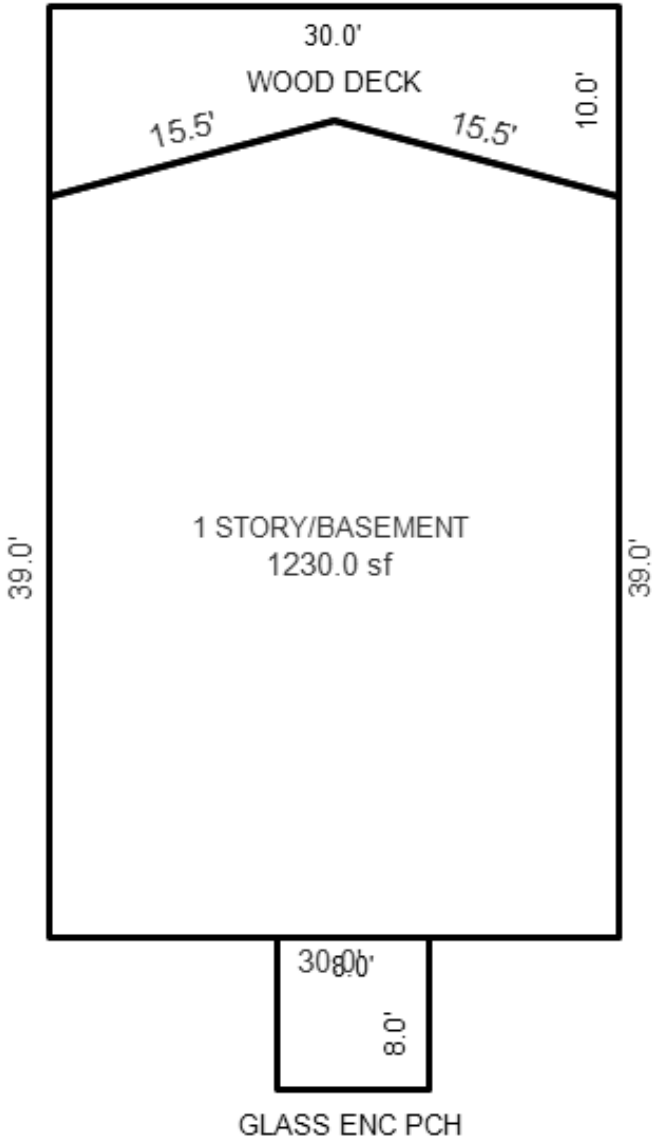


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 64 255	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors		(5) Floors					
Building Style: 1.25S		Yr Built 1998		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		KITCHEN: Other: Other:		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation					
Condition: Average		Ex		X		Ord		Min		Lg		X		Ord		Small					
Room List		Doors		Solid		X		H.C.		Central Air Wood Furnace		(12) Electric		200		Amps Service					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen:		Other:		Other:		No./Qual. of Fixtures		Ex.		X		Ord.					
(1) Exterior		(6) Ceilings		X		Drywall				No. of Elec. Outlets		Many		X		Ave.					
Wood/Shingle Aluminum/Vinyl Brick		X		Drywall						(13) Plumbing		1		Average Fixture(s)		2					
Insulation		(7) Excavation		Basement: 1215 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		1		2 Fixture Bath		Softener, Auto					
(2) Windows		X		Many		X		Large		Avg.		Few		Small		Softener, Manual					
Wood Sash Metal Sash Vinyl Sash		X		Double Hung		X		Casement		X		Double Glass		X		Patio Doors					
X		X		Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X		Double Hung		X		Casement					
X		X		Storms & Screens		(9) Basement Finish		(14) Water/Sewer		1		Public Water		1		Public Sewer					
(3) Roof		810		Recreation SF		Living SF		1		Walkout Doors (B)		No Floor SF		1		Walkout Doors (A)					
X		Gable		X		Gambrel		1		Hip		X		Mansard		Shed					
X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		334,651											
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls C 5 Blt 1998											
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1215 SF			Floor Area = 1519 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Building Areas											
Stories Exterior Foundation Size Cost New Depr. Cost																					
1.25 Story Siding Basement 1,215										Total:		210,032		168,042							
Other Additions/Adjustments																					
Recreation Room 810										15,439		12,351									
Basement, Outside Entrance, Below Grade										1		2,523		2,018							
Plumbing																					
Average Fixture(s)																					
3 Fixture Bath																					
2 Fixture Bath																					
Softener, Auto																					
Softener, Manual																					
Solar Water Heat																					
No Plumbing																					
Extra Toilet																					
Extra Sink																					
Separate Shower																					
Ceramic Tile Floor																					
Ceramic Tile Wains																					
Ceramic Tub Alcove																					
Vent Fan																					
(14) Water/Sewer																					
Public Water																					
Public Sewer																					
Water Well																					
1000 Gal Septic																					
2000 Gal Septic																					
Lump Sum Items:																					
Notes:																					
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:																					
Totals:												261,427		209,157							
Totals:												261,427		209,157							

*** 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.
COLT COOK JUDITH (MW)	SCHROEDER JAMES G	0	10/04/2007	WD	21-NOT USED/OTHER	2007/3552	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6430 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST	Replacement	09/13/2024	PM24-0149	100%	
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SCHROEDER JAMES G 5088 LOGANBERRY DRIVE Saginaw MI 48603	2025 Est TCV 513,723 TCV/TFA: 333.59

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 40 BUENA VISTA PARK.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	250,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	6.49	256	71	1,179
X Electric					
X Gas					
X Curb					
X Street Lights					
Standard Utilities					
Underground Utils.					
	Total Estimated Land Improvements True Cash Value =				1,179

Topography of Site	Level
X Rolling	
X 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
2025	125,000	131,900	256,900			130,915C
2024	105,000	109,600	214,600			126,979C
2023	62,500	104,700	167,200			120,933C
2022	62,500	94,300	156,800			115,175C

Who When What

TPC 05/30/2022 INSPECTED	2024	105,000	109,600	214,600			126,979C
TPC 04/30/2021 INSPECTED	2023	62,500	104,700	167,200			120,933C
TPC 12/27/2017 INSPECTED	2022	62,500	94,300	156,800			115,175C

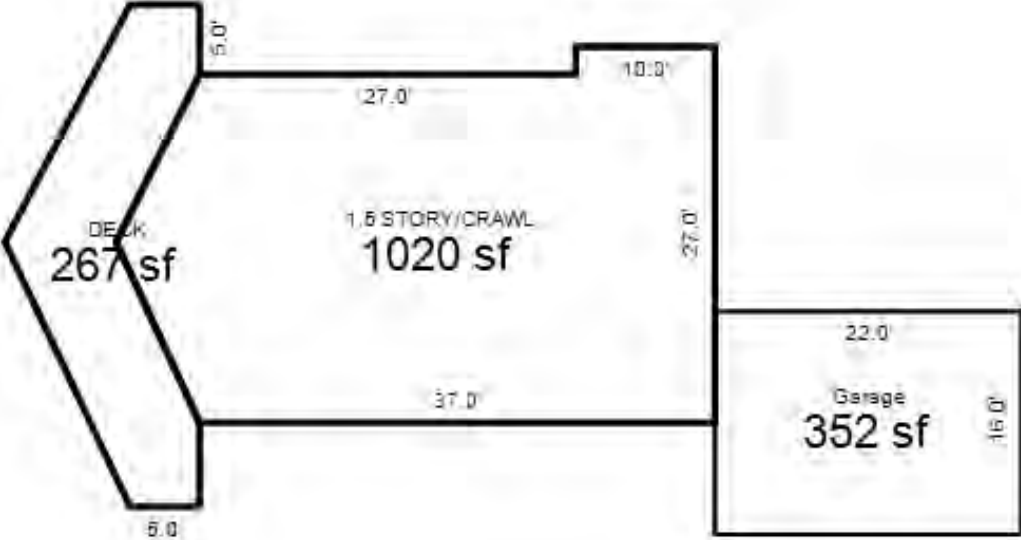
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 268	Type Treated Wood	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal 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: C +5 Effec. Age: 35 Floor Area: 1,540 Total Base New : 252,444 Total Depr Cost: 164,090 Estimated T.C.V: 262,544		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		X	Drywall							Trim & Decoration						
Yr Built 1950		Remodeled 1982	X	Paneled						Size of Closets						
Condition: Average			Ex	X	Ord											
Room List			Lg	X	Ord											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			150 Amps Service		No./Qual. of Fixtures							
(1) Exterior		Kitchen: Other: Other:		150 Ex. X Ord. Min			No. of Elec. Outlets		Many X Ave. Few							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(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		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1027 SF Floor Area = 1540 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 Crawl Space 1,027 Total: 184,772 120,104							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1027 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing Average Fixture(s) 2 Fixture Bath		Deck Treated Wood							
X	Many Avg. Few	X	Large Avg. Small	Basement			(8) Basement		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 352 17,646 Common Wall: 1/2 Wall 1 -1,324 -861 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 28,613 18,598 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Exterior 1 Story 1 6,420 4,173 Local Cost Items SANITARY SEWER 1 0 0 *							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Water/Sewer Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:		Totals: 252,444 164,090							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer					Totals: 252,444 164,090							
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:					<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							
X	Asphalt Shingle															
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.
TOMPKINS JEFFREY J & KATH	TOMPKINS JEFFREY JON TRUS	0	05/09/1999	QC	09-FAMILY	328P21	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6438 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/09/2003	20030391	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:
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TOMPKINS JEFFREY JON TRUST PO BOX 407 LAKE CITY MI 49651	2025 Est TCV 701,846 TCV/TFA: 308.10
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	250,000

Tax Description	X	Dirt Road	Land Improvement Cost Estimates					
. SEC 12 T22N R8W LOT 41 BUENA VISTA PARK.		Gravel Road	Description	Rate	Size	% Good	Cash Value	

Comments/Influences	X	Paved Road	D/W/P: 4in Concrete	6.87	700	0	0
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	X	Storm Sewer	D/W/P: 3.5 Concrete	6.49	475	0	0
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	X	Sidewalk	Wood Frame	25.13	180	50	2,261
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	X	Water	Residential Local Cost Land Improvements					
	X	Sewer	Description	Rate	Size	% Good	Cash Value	

	X	Electric	LAND IMPROVE 2500	2,500.00	1	95	2,375
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	X	Gas	Total Estimated Land Improvements True Cash Value =					4,636
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	X	Curb						
--	---	------	--	--	--	--	--	--

	X	Street Lights						
--	---	---------------	--	--	--	--	--	--

	X	Standard Utilities						
--	---	--------------------	--	--	--	--	--	--

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

	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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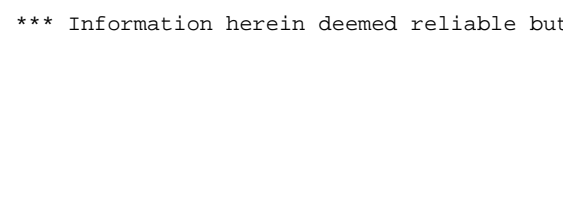
	X	Level	2025	125,000	225,900	350,900			222,215C
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	X	Rolling	2024	105,000	209,300	314,300			215,534C
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	X	Low	2023	62,500	199,800	262,300			205,271C
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	X	High	2022	62,500	180,100	242,600			195,497C
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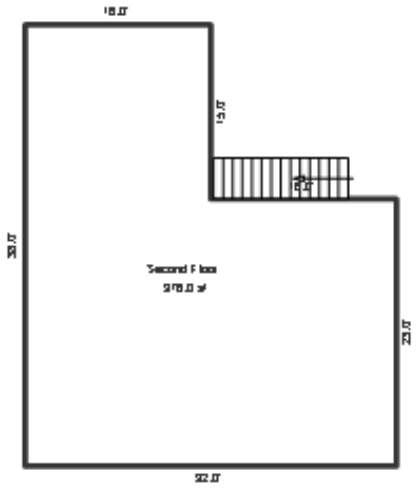
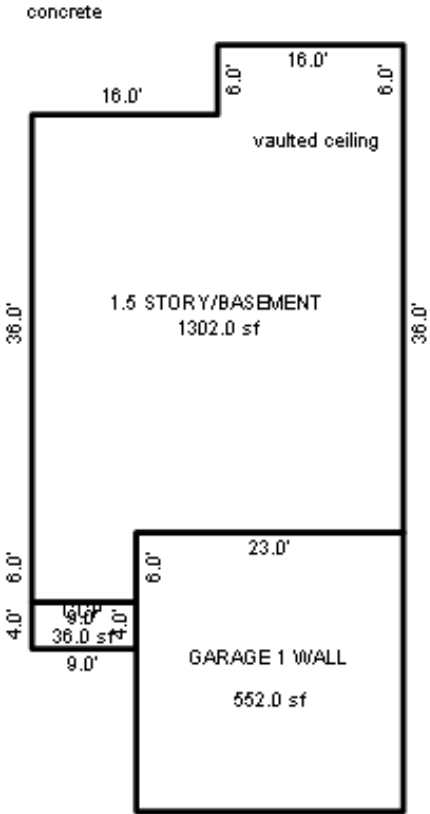
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 72 CGEP (1 Story) 24 Wood Balcony		Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 552 % 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 +5 Effec. Age: 20 Floor Area: 2,278 Total Base New : 349,371 Total Depr Cost: 279,506 Estimated T.C.V: 447,210			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C 5 Blt 2004		
Condition: Average		Size of Closets		X			(12) Electric			Ground Area = 1302 SF Floor Area = 2278 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas				
Room List		Doors		Solid	X	H.C.	150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors					No./Qual. of Fixtures			1.75 Story Siding Basement 1,302			Total:		286,969 229,586		
(1) Exterior		Kitchen: Other: Other:					X Ex. Ord. Min			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			No. of Elec. Outlets			Exterior Stone Veneer 136 5,089 4,071							
(2) Windows		(7) Excavation		X			Many X Ave. Few			Plumbing							
X	Many Avg. X Few	Large Avg. Small	Basement: 1302 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)			Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			2 3 Fixture Bath			Exterior							
X			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
X				1			1 2 Fixture Bath			Porches							
(3) Roof		(9) Basement Finish		1			3 Fixture Bath			CGEP (1 Story)							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Balcony						
X	Asphalt Shingle	(10) Floor Support		1			3 Fixture Bath			Wood Balcony							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			2 Fixture Bath			Garages							
				1			2 Fixture Bath			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
				1			2 Fixture Bath			Base Cost							
				1			2 Fixture Bath			Common Wall: 1 Wall							
				1			2 Fixture Bath			Door Opener							
				1			2 Fixture Bath			Water/Sewer							
				1			2 Fixture Bath			Public Sewer							
				1			2 Fixture Bath			Water Well, 100 Feet							
				1			2 Fixture Bath			Built-Ins							
				1			2 Fixture Bath			Appliance Allow.							
				1			2 Fixture Bath			Fireplaces							
				1			2 Fixture Bath			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



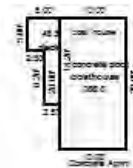
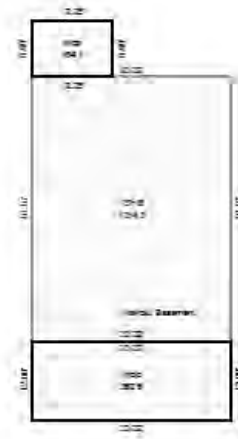
*** Information herein deemed reliable but not guaranteed***

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		
6446 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		New House		08/05/2013		2013-0357	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 600,690 TCV/TFA: 494.80						
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Taxpayer's Name/Address		Public Improvements		* Factors *								
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A50'@5000/FF 50.00 100.00 1.0000 1.0000 5000 100 250,000								
. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.		X	Paved Road	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 250,000								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description Rate Size % Good Cash Value								
		X	Water	D/W/P: Patio Blocks 15.39 100 0 0								
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description Rate Size % Good Cash Value								
		X	Gas	LAND IMPROVE 2500 2,500.00 1 95 2,375								
		X	Curb	Total Estimated Land Improvements True Cash Value = 2,375								
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		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	125,000	175,300	300,300			160,647C	
		TPC 12/27/2017	INSPECTED		2024	105,000	162,400	267,400			155,817C	
		TPC 09/29/2014	INSPECTED		2023	62,500	160,200	222,700			148,398C	
		TPC 11/20/2013	INSPECTED		2022	62,500	144,400	206,900			141,332C	

*** Information herein deemed reliable 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 362 104 45	Type WPP WCP (1 Story) Treated Wood	Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior			(12) Electric			Class: C +10 Effec. Age: 10 Floor Area: 1,214 Total Base New : 241,882 Total Depr Cost: 217,697 Estimated T.C.V: 348,315
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			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1214 SF Floor Area = 1214 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Cls C 10 Blt 2014				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			No. of Elec. Outlets Many Ave. Few			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,214		Cost New Depr. Cost				
Yr Built 2014	Remodeled 0	Ex	Ord	Min	X			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			Total: 200,015 180,018					
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Other Additions/Adjustments Exterior Stone Veneer 40 1,497 1,347 Basement, Outside Entrance, Below Grade 1 2,523 2,271 Plumbing Average Fixture(s) 2 Fixture Bath 1 3,064 2,758 Water/Sewer 1000 Gal Septic 1 4,795 4,315 Water Well, 100 Feet 1 5,725 5,152 Porches WPP 362 6,006 5,405 WCP (1 Story) 104 4,838 4,354 Deck Treated Wood 45 1,664 1,498 Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 200 10,300 9,270 Totals: 241,882 217,697		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv: 348,315				
Room List		Doors	Solid	H.C.	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv: 348,315								
Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Lump Sum Items:												
(1) Exterior		Kitchen: Other: Other:		(12) Electric 0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. Min												
Insulation		(7) Excavation		No. of Elec. Outlets Many Ave. Few												
(2) Windows		Basement: 1214 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Many Avg. Few	Large Avg. Small	(8) Basement		Lump Sum Items:												
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		(13) Plumbing												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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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.				
HAVERKAMP THOMAS L & AMY	HAVERKAMP FAMILY TRUST	0	08/21/2014	QC	09-FAMILY	2014-03004	PROPERTY TRANSFER	0.0				
VENEMA WILBERT J & BARBAR	HAVERKAMP THOMAS L & AMY	0	08/20/2014	QC	09-FAMILY	2014-03303	PROPERTY TRANSFER	0.0				
VENEMA DOUGLAS J & DIANE	VENEMA DOUGLAS J & DIANE	0	08/18/2014	QC	09-FAMILY	2014-03000	PROPERTY TRANSFER	0.0				
VENEMA DOUGLAS J & DIANE	VENEMA WILBERT J & BARBAR	0	08/18/2014	QC	09-FAMILY	2014-03002	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6450 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HAVERKAMP FAMILY TRUST 3330 GOLDEN EAGLE CT HUDSONVILLE MI 49426		2025 Est TCV 451,589 TCV/TFA: 327.24										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 43 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 250,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 4in Ren. Conc.				Rate	Size	% Good	Cash Value	
		Sewer						8.18	1060	50	4,335	
		Electric		D/W/P: 4in Concrete				6.97	529	50	1,843	
		Gas		Wood Frame				35.77	60	50	1,073	
		Curb		Total Estimated Land Improvements True Cash Value = 7,251								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	125,000	100,800	225,800			102,091C	
		TPC 07/21/2018 INSPECTED			2024	105,000	92,300	197,300			99,022C	
		TPC 12/27/2017 INSPECTED			2023	62,500	88,000	150,500			94,307C	
		TPC 04/02/2012 INSPECTED			2022	62,500	79,900	142,400			89,817C	

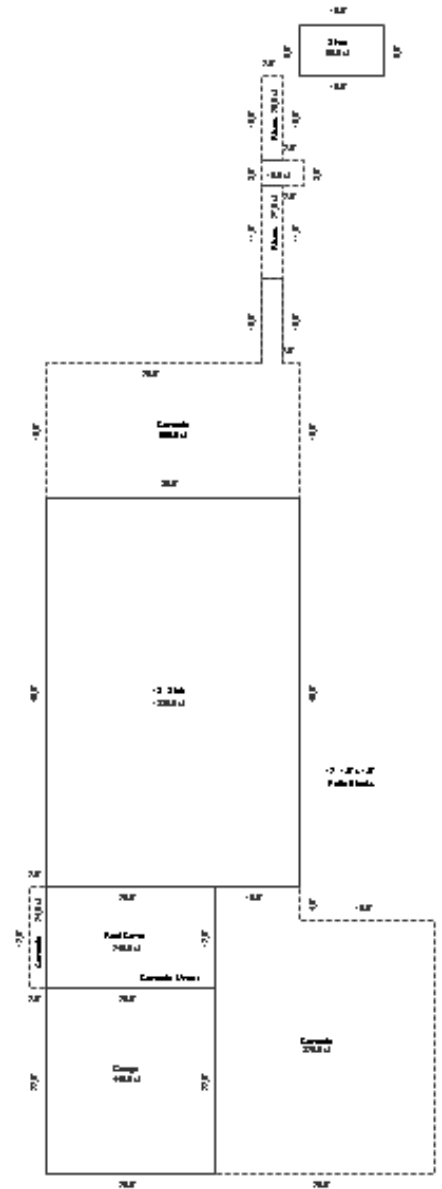


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																											
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X	Wood Frame Block		(4) Interior Drywall X 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																																																																																																				
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X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1380 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																				
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		202,403	121,461																																																																																																						

*** 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.
JOSEPH ROBERT L & PAMELA	JOSEPH ROBERT L & PAMELA	0	07/18/2022	QC	09-FAMILY	2022-02364	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6474 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/27/2006	20060323	Complete

Owner's Name/Address	MAP #:
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651	2025 Est TCV 666,006 TCV/TFA: 308.76

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 44 BUENA VISTA PARK.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100	250,000
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	250,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
ADD OHG W/BATH ABOVE GRG FOR 01		Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	D/W/P: 3.5 Concrete	6.49	900 0	0
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 2500	2,500.00	1 94	2,350
	X	Water	Total Estimated Land Improvements True Cash Value = 2,350			
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	208,000	333,000			193,714C
2024	105,000	192,600	297,600			187,890C
2023	62,500	183,900	246,400			178,943C
2022	62,500	165,800	228,300			170,422C

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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 400 222 32 240	Type CGEP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																												
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																				
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G																																																																																																				
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		1000 Gal Septic 2000 Gal Septic																																																																																																							
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		(9) Basement Finish																																																																																																							
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																							
		(10) Floor Support																																																																																																							
		Joists: Unsupported Len: Cntr.Sup:																																																																																																							
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Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 1374 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,374</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>96</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>276,403</td> <td>207,276</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>1,455</td> <td>1,091</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4,580</td> <td>3,435</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>CGEP (1 Story)</td> <td>400</td> <td>21,496</td> <td>16,122</td> </tr> <tr> <td>CCP (1 Story)</td> <td>222</td> <td>5,672</td> <td>4,254</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>32</td> <td>1,384</td> <td>1,038</td> </tr> <tr> <td>Treated Wood</td> <td>240</td> <td>4,603</td> <td>3,452</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>440</td> <td>24,416</td> <td>18,312</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> <td>-1,985</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> <td>404</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,473</td> <td>1,105</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,648</td> <td>1,986</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>2,045</td> </tr> </tbody> </table> Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,374			1 Story	Siding	Overhang	96			Total:				276,403	207,276	Average Fixture(s)	Cost	Depr. Cost	1	1,455	1,091	3 Fixture Bath	4,580	3,435	Type	Area	Cost	Depr. Cost	CGEP (1 Story)	400	21,496	16,122	CCP (1 Story)	222	5,672	4,254	Type	Area	Cost	Depr. Cost	Treated Wood	32	1,384	1,038	Treated Wood	240	4,603	3,452	Type	Area	Cost	Depr. Cost	Base Cost	440	24,416	18,312	Common Wall: 1 Wall	1	-2,647	-1,985	Door Opener	1	539	404	Type	Area	Cost	Depr. Cost	Public Sewer	1	1,473	1,105	Water Well, 50 Feet	1	2,648	1,986	Type	Area	Cost	Depr. Cost	Appliance Allow.	1	2,727	2,045
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Sketch by Angel WTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEFT GORDON J & DEBRA L	HOEFT FAMILY TRUST	0	12/17/2019	QC	09-FAMILY	2020-00030	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6478 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/19/2017	2017-0462	100%
Owner's Name/Address	P.R.E. 0%		Addition	04/30/2010	20100175	100%
HOEFT FAMILY TRUST 1548 BARRON HOWELL MI 48855	MAP #:					
	2025 Est TCV 665,880 TCV/TFA: 266.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 45 BUENA VISTA PARK.	X		A50'@5000/FF	50.00	100.00	250,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			250,000

Tax Description	X Improved	Vacant	* Factors *				
			Description	Rate	Size % Good	Cash Value	
Comments/Influences	X		Dirt Road	8.06	1322 50	5,327	
	X		Gravel Road	17.76	120 50	1,065	
	X		Paved Road	6.87	223 94	1,440	
	X		Storm Sewer	35.95	56 94	1,892	
	X		Sidewalk	Residential Local Cost Land Improvements			
	X		Water	Description	Rate	Size % Good	Cash Value
	X		Sewer	D/W/P: 4in Ren. Conc.	8.06	1322 50	5,327
	X		Electric	D/W/P: Brick on Sand	17.76	120 50	1,065
	X		Gas	D/W/P: 4in Concrete	6.87	223 94	1,440
	X		Curb	Wood Frame	35.95	56 94	1,892

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
Comments/Influences	X		LAND IMPROVE 1000	1,000.00	2 95	1,900
			Total Estimated Land Improvements True Cash Value =			11,624
			Topography of Site			

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			JWV 11/26/2018 INSPECTED	2025	125,000	207,900	332,900			156,049C
JWV 12/20/2017 INSPECTED	2024	105,000	193,000	298,000			151,357C		
TPC 04/07/2012 INSPECTED	2023	62,500	184,100	246,600			144,150C		
	2022	62,500	166,000	228,500			137,286C		

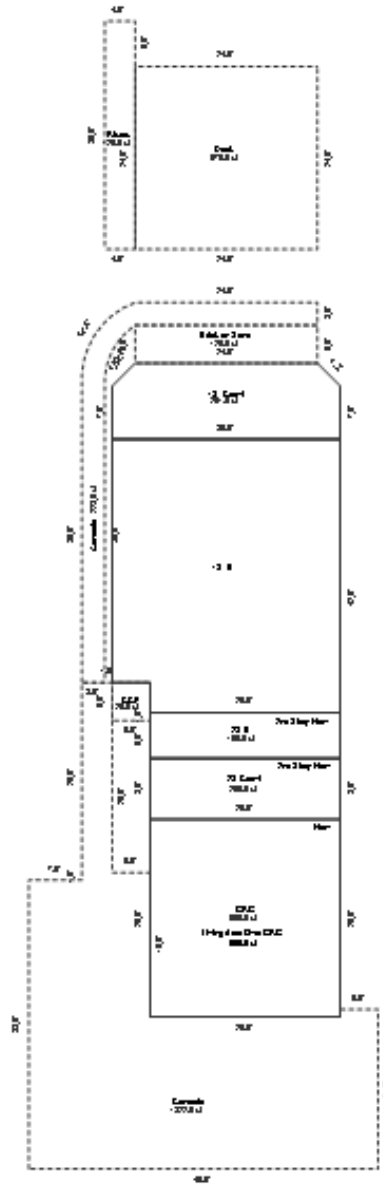
*** Information herein deemed reliable but not guaranteed***



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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 650 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
		0	Front Overhang												25	CCP (1 Story)
		0	Other Overhang	120	Treated Wood										
	X Wood Frame		(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 2,501 Total Base New : 360,948 Total Depr Cost: 252,660 Estimated T.C.V: 404,256	E.C.F. X 1.600	Bsmt Garage: Carport Area: Roof:				
	X Drywall X Paneled		Plaster Wood T&G			Central Air Wood Furnace									
Trim & Decoration				(12) Electric											
Ex		X Ord		100 Amps Service											
Min		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S									
Condition: Average		Size of Closets					(11) Heating System: Forced Heat & Cool Ground Area = 1701 SF Floor Area = 2501 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				Cls C Blt 1928				
Room List		Doors		X Ord		Min		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 291 1 Story Siding Basement 1,060 2 Story Siding Basement 150 1 Story Siding Crawl Space 200 1 Story Siding Overhang 650 Total: 306,244 214,368							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors					Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Porches CCP (1 Story) 25 833 583 Deck Treated Wood 120 2,905 2,033 Treated Wood 576 8,173 5,721 Treated Wood 20 900 630								
(1) Exterior		Kitchen: Other:													
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets											
Insulation															
(2) Windows		(7) Excavation		(13) Plumbing											
X Many Avg. X Large Avg. Few Small		Basement: 1210 S.F. Crawl: 491 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											
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer											
X Gable Hip Flat		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish		Lump Sum Items:											
X Asphalt Shingle															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		188,000	10/01/1997	WD	33-TO BE DETERMINED	314:209	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6484 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	03/24/2017	2017-0067	100%

Owner's Name/Address	MAP #:
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507	2025 Est TCV 592,575 TCV/TFA: 335.93

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507	X		<table border="1"> <thead> <tr> <th colspan="5">* Factors *</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj. Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@5000/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>5000 100</td> <td>250,000</td> </tr> <tr> <td colspan="5">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value =</td> <td>250,000</td> </tr> </tbody> </table>	* Factors *						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000 100	250,000	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	250,000
* Factors *																														
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value																								
A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000 100	250,000																								
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	250,000																								

Tax Description	X	Public Improvements	Land Improvement Cost Estimates										
SEC 12 T22N R8W LOT 46 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>1542</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.49	1542	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: 3.5 Concrete	6.49	1542	0	0									

Tax Description	X	Electric	Residential Local Cost Land Improvements															
SEC 12 T22N R8W LOT 46 BUENA VISTA PARK.	X	Gas Curb	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>100</td> <td>2,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,500</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	100	2,500	Total Estimated Land Improvements True Cash Value =				2,500
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 2500	2,500.00	1	100	2,500														
Total Estimated Land Improvements True Cash Value =				2,500														

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

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/26/2018	INSPECTED	2025	125,000	171,300	296,300			181,654C
TPC	08/16/2018	INSPECTED	2024	105,000	158,700	263,700			176,193C
TPC	12/27/2017	INSPECTED	2023	62,500	151,500	214,000			167,803C
			2022	62,500	136,600	199,100			159,813C



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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 296 116	Type Treated Wood Treated Wood	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: 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			1		Class: C +5 Effec. Age: 30 Floor Area: 1,764 Total Base New : 303,685 Total Depr Cost: 212,547 Estimated T.C.V: 340,075		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration		Size of Closets		Lg X Ord		Small		
Yr Built 1988	Remodeled 2018	Ex	X	Ord	Min			Central Air Wood Furnace		200		Amps Service		No./Qual. of Fixtures		
Condition: Average		Lg	X	Ord	Small			(12) Electric		200		Amps Service		No. of Elec. Outlets		
Room List		Doors		Solid	X	H.C.			No. of Elec. Outlets		Ex. X Ord. Min		Many X Ave. Few		(13) Plumbing	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric		200		Amps Service		No. of Elec. Outlets		Ex. X Ord. Min	
(1) Exterior		(6) Ceilings		X Drywall			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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	
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
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			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
(3) Roof		(11) Heating/Cooling		588 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
X	Gable Hip Flat	Gambrel Mansard Shed	588 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
Chimney: Brick		(11) Heating/Cooling		588 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03308	PROPERTY TRANSFER	0.0
TRIM RALPH A & JOANNE L H	TRIM RALPH A & JOANNE L T	1	11/30/2012	QC	21-NOT USED/OTHER	2012-03876	DEED	0.0
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L H	1	11/28/2012	QC	21-NOT USED/OTHER	2012-03869	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6490 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/29/2020					

Owner's Name/Address	MAP #:
TRIM RALPH A & JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 674,546 TCV/TFA: 316.69


X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	50.00	100.00	1.0000	1.0000	5000	100		250,000	
	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	250,000

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOT 47 BUENA VISTA PARK.	X		D/W/P: 3.5 Concrete	6.49	840	0	0

Comments/Influences	X	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value	
	X		Gas	2,500.00	1	95	2,375	
	X		Curb					
	X		Street Lights					
			Standard Utilities					
			Underground Utils.					
			Total Estimated Land Improvements True Cash Value =					2,375

Topography of Site

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

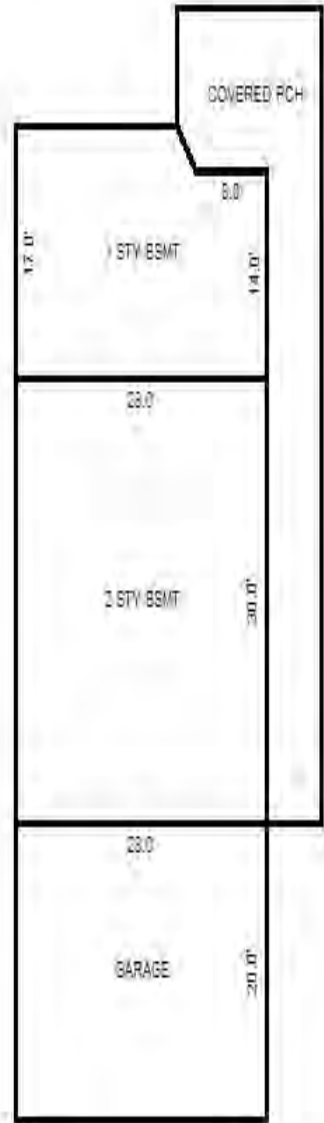
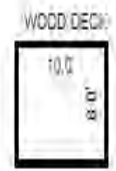
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	212,300	337,300			164,852C
2024	105,000	196,600	301,600			159,896C
2023	62,500	187,700	250,200			152,282C
2022	62,500	169,200	231,700			145,031C

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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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 434	Type CCP (1 Story) 80 Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 560 % 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 +10 Effec. Age: 25 Floor Area: 2,130 Total Base New : 351,824 Total Depr Cost: 263,857 Estimated T.C.V: 422,171			E.C.F. X 1.600		Bsmnt Garage:																																																													
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min																																																																						
Condition: Average		Size of Closets		Lg	X	Ord		Small																																																																				
Room List		Doors		Solid	X	H.C.																																																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			No./Qual. of Fixtures																																																																		
	(1) Exterior	Kitchen: Other: Other:		Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1290 SF Floor Area = 2130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1991																																																														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	Building Areas																																																																
	(2) Windows	(7) Excavation		(13) Plumbing			1	Average Fixture(s)		1 Story Siding			Size	Cost New	Depr. Cost																																																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1290 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2	3 Fixture Bath		2 Story Siding			450																																																															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments			840																																																																
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Plumbing			Average Fixture(s)			1	1,455	1,091																																																													
	(3) Roof	(10) Floor Support		(14) Water/Sewer			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			1	4,580	3,435																																																													
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			Average Fixture(s)			1	3,064	2,298																																																													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Porches CCP (1 Story)			Average Fixture(s)			1	10,468	7,851																																																													
	Chimney: Metal						Deck Treated Wood			Average Fixture(s)			1	2,232	1,674																																																													
<table border="1"> <thead> <tr> <th>Garages</th> <th>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</th> <th>Base Cost</th> <th>560</th> <th>24,007</th> <th>18,005</th> </tr> </thead> <tbody> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td>-2,647</td> <td>-1,985</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,473</td> <td>1,105</td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,725</td> <td>4,294</td> <td></td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,727</td> <td>2,045</td> <td></td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 1 Story</td> <td></td> <td>1</td> <td>5,262</td> <td>3,946</td> <td></td> </tr> <tr> <td>Prefab 1 Story</td> <td></td> <td>1</td> <td>2,555</td> <td>1,916</td> <td></td> </tr> </tbody> </table>																	Garages	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	560	24,007	18,005	Common Wall: 1 Wall		1	-2,647	-1,985		Water/Sewer						Public Sewer		1	1,473	1,105		Water Well, 100 Feet		1	5,725	4,294		Built-Ins						Appliance Allow.		1	2,727	2,045		Fireplaces						Interior 1 Story		1	5,262	3,946		Prefab 1 Story		1	2,555	1,916	
Garages	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	560	24,007	18,005																																																																							
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<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																																																												

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMERSKY J & HUXTABLE P &	HUXTABLE COTTAGE LLC	0	07/31/2020	WD	09-FAMILY	2020-02264	PROPERTY TRANSFER	0.0
HUXTABLE-KOCH MARY J TRUS	HAMERSKY JEAN A & HUXTABL	0	07/29/2020	QC	09-FAMILY	2020-02263	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6500 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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HUXTABLE COTTAGE LLC	MAP #:					
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2533 BISHOPS LN	2025 Est TCV 376,205 TCV/TFA: 332.34					
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NEENAH WI 54956	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000
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		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	250,000
--	--	--	--	--	--	--	-------------------------	---------

		Land Improvement Cost Estimates								
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		Description	Rate	Size	% Good	Cash Value
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		Wood Frame	30.75	64	50	984
--	--	------------	-------	----	----	-----

		Residential Local Cost Land Improvements				
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		Description	Rate	Size	% Good	Cash Value
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		LAND IMPROVE 1000	1,000.00	1	95	950
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		Total Estimated Land Improvements True Cash Value =					1,934
--	--	---	--	--	--	--	-------

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

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

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

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

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

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

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

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

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

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

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

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

		Who	When	What	2025	125,000	63,100	188,100			74,611C
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		TPC 12/27/2017 INSPECTED			2024	105,000	58,500	163,500			72,368C
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		TPC 04/07/2012 INSPECTED			2023	62,500	55,800	118,300			68,922C
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					2022	62,500	50,300	112,800			65,640C
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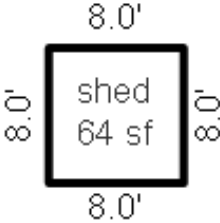
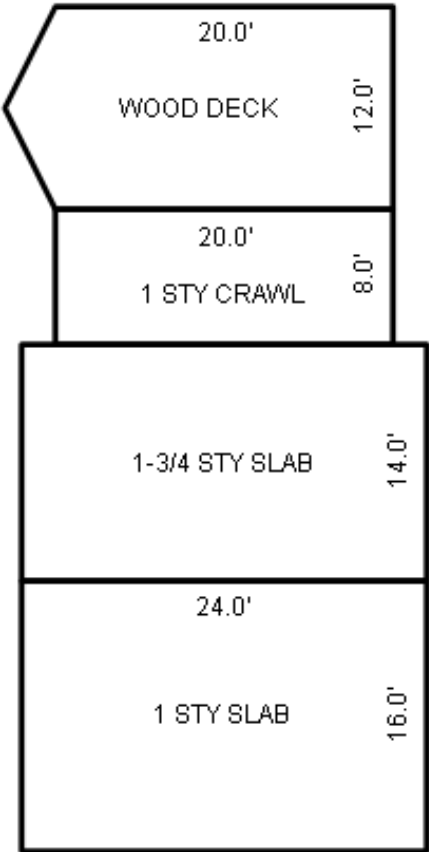
Licensed To: Township of Lake, County of

Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood	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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1932	Remodeled 0		Ex	X	Ord		Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Condition: Average		Size of Closets			Lg	X	Ord		Central Air Wood Furnace							
Room List		Doors		Solid	X	H.C.			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:				200	Amps Service							
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets				Many	X	Ave.		Few				
(2) Windows		(7) Excavation		(13) Plumbing				1	Average Fixture(s)							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 160 S.F. Slab: 720 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				1							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer				1	Public Water							
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Public Sewer				1	Water Well							
X	Gable Hip Flat		Gambrel Mansard Shed	1000 Gal Septic 2000 Gal Septic					Lump Sum Items:							
X	Asphalt Shingle	(10) Floor Support		Notes:												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:												
											Totals:		129,449		77,670	*

*** 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.
HEGLER VIOLA ESTATE	QUADERER CHARLES F & SALL	240,000	06/22/2007	OTH	21-NOT USED/OTHER	2007/2364	DEED	100.0
HEGLER VIOLA (DECEASED)	HEGLER GARY G (PERSONAL R	0	02/20/2007	OTH	21-NOT USED/OTHER	2007/710	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6510 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/14/2018	2018-0246	100%

Owner's Name/Address	MAP #:
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616	2025 Est TCV 430,394 TCV/TFA: 394.13

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@5000/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>5000</td> <td>100</td> <td></td> <td>250,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 250,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 250,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000																					
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 250,000																					

Taxpayer's Name/Address	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	D/W/P: 4in Concrete	6.87	364	0	0

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOT 49 BUENA VISTA PARK.	X	Water	D/W/P: Brick on Sand	17.76	287	0	0
	X	Sewer	D/W/P: 3.5 Concrete	6.49	249	0	0
	X	Electric	D/W/P: Patio Blocks	15.39	218	0	0

Comments/Influences	X	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
	X	Street Lights Standard Utilities Underground Utils.	LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =							5,000

Topography of Site
Level Rolling Low High



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

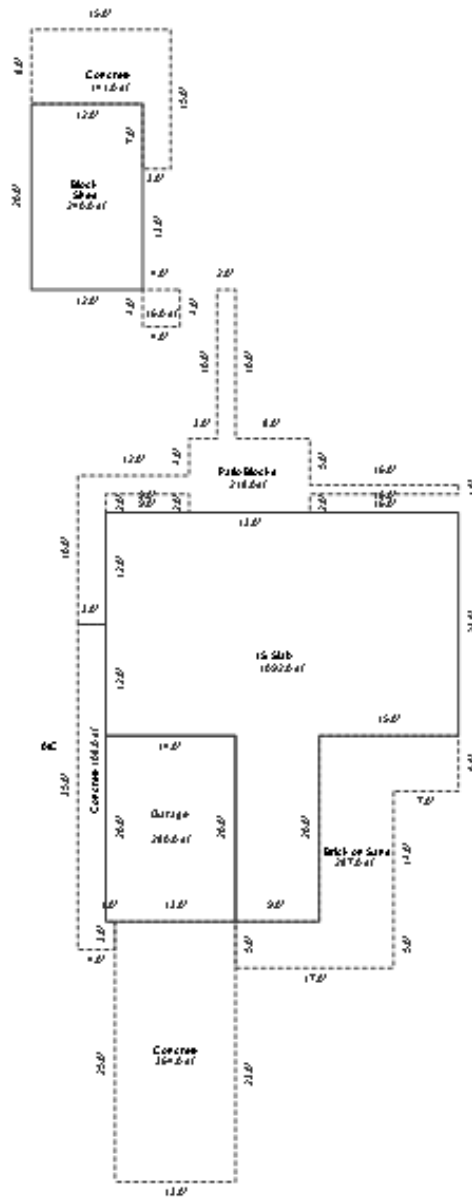
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	90,200	215,200			104,276C
2024	105,000	83,700	188,700			101,141C
2023	62,500	80,000	142,500			96,325C
2022	62,500	72,300	134,800			91,739C

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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: 1952 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: 280 % 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 1952	Remodeled 0		Ex	X	Ord		Min								
Condition: Average		Size of Closets			Lg		Ord	X	Small						
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation			No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 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			(13) Plumbing										
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle Metal	(10) Floor Support			(14) Water/Sewer										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			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 Heat & Cool Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C -5 Blt 1952					
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 1,092 Total: 134,937 87,726															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,455 946															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 280 15,369 9,990															
Common Wall: 1 Wall 1 -2,647 -1,721															
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)															
Base Cost 240 12,660 8,229															
Water/Sewer															
Public Sewer 1 1,473 957															
Water Well, 50 Feet 1 2,648 1,721															
Built-Ins															
Appliance Allow. 1 2,727 1,773															
Local Cost Items															
SANITARY SEWER 1 0 0 *															
Totals: 168,622 109,621															
Notes:															
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 175,394															

*** 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.
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6514 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2025 Est TCV 617,993 TCV/TFA: 300.73					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 50 BUENA VISTA PARK.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 250,000								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
		Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	Residential Local Cost Land Improvements			
	X	Paved Road	Description	Rate	Size % Good	Cash Value
		Storm Sewer	LAND IMPROVE 1000	1,000.00	2 95	1,900
		Sidewalk	Total Estimated Land Improvements True Cash Value = 1,900			
		Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
	X	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	125,000	184,000	309,000			126,266C
		Low							
	X	High	2024	105,000	170,400	275,400			122,470C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront	2023	62,500	162,700	225,200			116,639C
		Ravine							
		Wetland							
		Flood Plain	2022	62,500	146,700	209,200			111,085C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							105	WSEP (1 Story)			
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 25 Floor Area: 2,055 Total Base New : 305,138 Total Depr Cost: 228,808 Estimated T.C.V: 366,093			E.C.F. X 1.600		Bsmnt Garage: 2 Car Carport Area: Roof:				
Yr Built 1992	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 1992				
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		150 Amps Service			Ground Area = 1680 SF Floor Area = 2055 SF.									
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
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. X Few	Large Avg. Small	Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)	1 Story Siding Basement 909										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 Story Siding Basement 396										
(3) Roof		(9) Basement Finish		(14) Water/Sewer			2 Story Siding Basement 375									
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			Total: 277,871 208,359									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Other Additions/Adjustments									
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Exterior Stone Veneer 96 3,592 2,694 Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Porches WSEP (1 Story) 105 6,134 4,600 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,580 2,685 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 50 Feet 1 2,648 1,986 Built-Ins Appliance Allow. 1 2,727 2,045 Local Cost Items SANITARY SEWER 1 0 0 *									
Totals: 305,138 228,808																
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																

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



Sketch by Apex VM

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HALL LISA	HALL LISA R & MAURICE	1	06/04/2018	QC	09-FAMILY	2018-01825	DEED	0.0					
TRIM RALPH & JOANNE	HALL LISA	1	09/23/2016	QC	09-FAMILY	2016-03141	PROPERTY TRANSFER	0.0					
BORLE DONALD A & BORLE KE	TRIM RALPH & JOANNE	46,000	08/01/2016	WD	03-ARM'S LENGTH	2016-02554	PROPERTY TRANSFER	100.0					
BORLE DONALD ALBERT	BORLE DONALD A & BORLE KE	0	08/31/2013	QC	09-FAMILY	2014-01670	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6521 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
HALL LISA R & MAURICE PO BOX 250253 WEST BLOOMFIELD MI 48325		2025 Est TCV 116,556 TCV/TFA: 168.92											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOTS 51 & 52 BUENA VISTA PARK.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		BACK 50' @ 500	49.00	109.00	0.8452	0.9968	500	100	LOT 51	20,640
		X	Paved Road		BACK 50' @ 500	49.00	109.00	0.8452	0.9968	500	100	LOT 52	20,640
		X	Storm Sewer		98 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 41,280								
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer		Wood Frame	26.46	71	50	939				
		X	Electric		Residential Local Cost Land Improvements								
		X	Gas		Description	Rate	Size	% Good	Cash Value				
		X	Curb		LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Street Lights		Total Estimated Land Improvements True Cash Value = 1,889								
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2025	20,600	37,700	58,300			32,721C		
		X	Low		2024	26,200	32,400	58,600			31,738C		
		X	High		2023	17,500	28,300	45,800			30,227C		
		X	Landscaped		2022	12,500	25,600	38,100			28,788C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who When What											
		TPC 12/27/2017 INSPECTED											
		TPC 04/07/2012 INSPECTED											

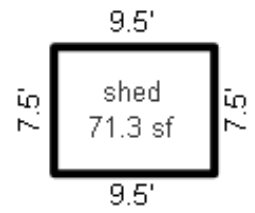
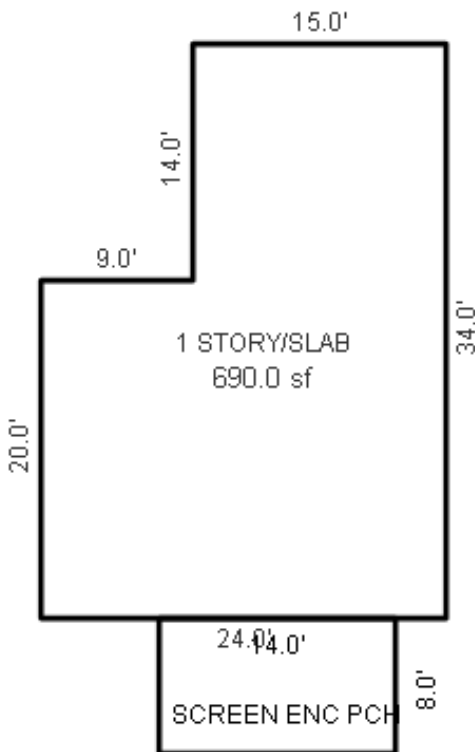
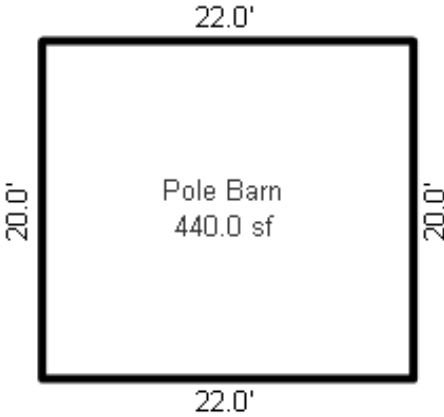


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type CSEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 690 Total Base New : 102,644 Total Depr Cost: 56,452 Estimated T.C.V: 73,387			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:																							
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace																												
Yr Built 1928	Remodeled 0	Ex	Ord		X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls D	Blt 1928																						
Condition: Average		Lg	Ord		X	Small	100 Amps Service			(11) Heating System: Electric Wall Heat Ground Area = 690 SF Floor Area = 690 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Pine Logs</td> <td>Piers</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>210</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>76,805</td> <td>42,242</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Piers	480			1 Story	Siding	Slab	210			Total:				76,805	42,242
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
1 Story	Pine Logs	Piers	480																																	
1 Story	Siding	Slab	210																																	
Total:				76,805	42,242																															
Room List		Doors	Solid	X	H.C.	(12) Electric 100 Amps Service No. of Elec. Outlets <table border="1"> <thead> <tr> <th>Many</th> <th>Ave.</th> <th>X</th> <th>Few</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Many	Ave.	X	Few					(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 Porches CSEP (1 Story) 112 4,259 2,342 Garages Class: D Exterior: Pole (Unfinished) Base Cost 440 10,437 5,740 Water/Sewer Public Sewer 1 1,158 637 Water Well, 50 Feet 1 2,462 1,354 Built-Ins Appliance Allow. 1 1,615 888 Fireplaces Exterior 1 Story 1 4,898 2,694 Local Cost Items SANITARY SEWER 1 0 0																
Many	Ave.	X	Few																																	
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 73,387			Totals: 102,644 56,452		*																								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 210 S.F. Height to Joists: 0.0			(15) Fireplaces 1 1			(16) Porches/Decks 112 CSEP (1 Story)		(17) Garage 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Many Avg. Few	X	Large Avg. Small	(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 Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(12) Electric 100 Amps Service No./Qual. of Fixtures <table border="1"> <thead> <tr> <th>Ex.</th> <th>Ord.</th> <th>X</th> <th>Min</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Ex.	Ord.	X	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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Fireplaces 1 1			(16) Porches/Decks 112 CSEP (1 Story)		(17) Garage 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
Ex.	Ord.	X	Min																																	
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)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(12) Electric 100 Amps Service No./Qual. of Fixtures <table border="1"> <thead> <tr> <th>Ex.</th> <th>Ord.</th> <th>X</th> <th>Min</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Ex.	Ord.	X	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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Fireplaces 1 1			(16) Porches/Decks 112 CSEP (1 Story)		(17) Garage 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Ex.	Ord.	X	Min																																	
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(12) Electric 100 Amps Service No./Qual. of Fixtures <table border="1"> <thead> <tr> <th>Ex.</th> <th>Ord.</th> <th>X</th> <th>Min</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Ex.	Ord.	X	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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Fireplaces 1 1			(16) Porches/Decks 112 CSEP (1 Story)		(17) Garage 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Ex.	Ord.	X	Min																																	
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(12) Electric 100 Amps Service No./Qual. of Fixtures <table border="1"> <thead> <tr> <th>Ex.</th> <th>Ord.</th> <th>X</th> <th>Min</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Ex.	Ord.	X	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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Fireplaces 1 1			(16) Porches/Decks 112 CSEP (1 Story)		(17) Garage 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Ex.	Ord.	X	Min																																	
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			(12) Electric 100 Amps Service No./Qual. of Fixtures <table border="1"> <thead> <tr> <th>Ex.</th> <th>Ord.</th> <th>X</th> <th>Min</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Ex.	Ord.	X	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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Fireplaces 1 1			(16) Porches/Decks 112 CSEP (1 Story)		(17) Garage 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
Ex.	Ord.	X	Min																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MADDUX SUSAN	MADDUX SUSAN M FAMILY TRU	0	05/03/2017	QC	09-FAMILY	2017-0196	PROPERTY TRANSFER	0.0
KANIPE FORREST ESTATE	MADDUX SUSAN	85,000	08/02/2013	WD	08-ESTATE	2013-02693	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1625 S BACON AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MADDUX SUSAN M FAMILY TRUST 2230 CRANBROOK DR NE GRAND RAPIDS MI 49507	MAP #:					
	2025 Est TCV 153,410 TCV/TFA: 182.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 12 T22N R8W LOTS 53, 54 & 55 BUENA VISTA PARK.	X		Dirt Road	BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 53	18,243
			Gravel Road	BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 54	18,243
			Paved Road	BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 55	18,243
			Storm Sewer	150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							54,730	

Comments/Influences	X Sewer	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
Water	X	D/W/P: 3.5 Concrete	6.07	280	0	0
		Electric				
		Gas				
		Curb				
Sidewalk	X	Street Lights				
		Standard Utilities				
		Underground Utils.				
		Residential Local Cost Land Improvements				
		Description	Rate	Size <td>% Good <td>Cash Value</td> </td>	% Good <td>Cash Value</td>	Cash Value
		LAND IMPROVE 1000	0.00	0	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	27,400	49,300	76,700			44,011C
Rolling	2024	37,000	42,400	79,400			42,688C
Low	2023	24,700	36,900	61,600			40,656C
High	2022	15,000	33,300	48,300			38,720C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

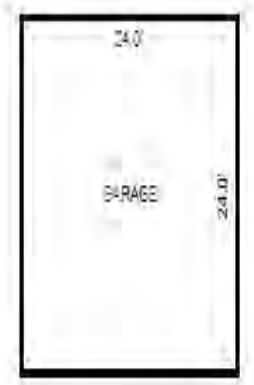
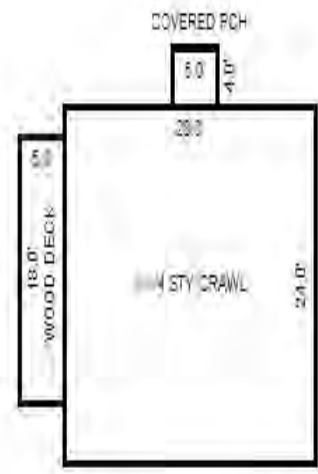
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	37,000	42,400	79,400			42,688C
TPC	04/07/2012	INSPECTED	2023	24,700	36,900	61,600			40,656C
			2022	15,000	33,300	48,300			38,720C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 90	Type WCP (1 Story) Treated Wood	Year Built: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
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: 840 Total Base New : 125,295 Total Depr Cost: 75,177 Estimated T.C.V: 97,730		E.C.F. X 1.300		Bsmnt Garage:	
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1965	
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas		Size		Cost New	Depr. Cost	
Condition: Average		Size of Closets		100 Amps Service			Stories		Foundation		Total:			
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Exterior		Crawl Space				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Many			Siding		Foundation		Total:			
(1) Exterior		Kitchen: Other: Other:		X Ave.			Plumbing		Foundation		Total:			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		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			(13) Plumbing		Foundation		Total:			
(2) Windows		(7) Excavation		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer		Foundation		Total:			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)		Foundation		Total:			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:			Average Fixture(s)		Foundation		Total:			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)		Foundation		Total:		
X	Storms & Screens	(10) Floor Support		Lump Sum Items:			Average Fixture(s)		Foundation		Total:			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Average Fixture(s)		Foundation		Total:			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Average Fixture(s)		Foundation		Total:		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s)		Foundation		Total:			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s)		Foundation		Total:			
<p>Notes:</p> <p>ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 97,730</p>														

*** 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.
VANDERSTOW GARDNER	VANDERSTOW HOWARD J	1	08/06/2012	QC	09-FAMILY	2012-02649	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
6518 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VADERSTOW HOWARD J 215 BOSTICK RD #293 BOWLING GREEN FL 33834-4037	MAP #:					
		2025 Est TCV 41,296				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 56 & 57 BUENA VISTA PARK.	X			BACK 50' @ 500	49.00	100.00	0.8452	0.9672	500	100	LOT 56	20,027
				BACK 50' @ 500	49.00	100.00	0.8452	0.9672	500	100	LOT 57	20,027
				98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 40,054								

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
		Wood Frame	25.88	96	50	1,242
		Total Estimated Land Improvements True Cash Value = 1,242				

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	20,000	600	20,600			14,675C
			2024	25,900	600	26,500			14,234C
			2023	17,200	600	17,800			13,557C
			2022	15,000	500	15,500			12,912C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
NICHOLS BRENT L	SMITH MATTHEW	0	01/02/2018	WD	16-LC PAYOFF	2018-00119	DEED	0.0											
NICHOLS BRENT L & MARY SU	SMITH MATTHEW	147,500	02/12/2016	LC	03-ARM'S LENGTH	2016-00454	PROPERTY TRANSFER	100.0											
MICHOLS MARY SUE ELLEN	NICHOLS BRENT L	1	02/10/2016	QC	06-COURT JUDGEMENT	2016-00453	DEED	0.0											
LASALLE BANK NATIONAL ASS	NICHOLS BRENT L&MARY SUE	70,000	05/10/2007	WD	21-NOT USED/OTHER	2007/1952	DEED	100.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
1656 S OAKWOOD DR		School: LAKE CITY AREA SCHOOL DIST		Remodel		12/07/2009		2009-9999	Complete										
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 245,568 TCV/TFA: 185.47													
SMITH MATTHEW 15055 LOXLEY LN LANSING MI 48906		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
Tax Description		Public Improvements		* Factors *															
. SEC 12 T22N R8W LOTS 58 & 59 BUENA VISTA PARK.		X		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		X		Dirt Road		50.00		98.00		0.8409		0.9604		500 100		LOT 58		20,189	
		X		Gravel Road		50.00		98.00		0.8409		0.9604		500 100		LOT 59		20,189	
		X		Paved Road		100 Actual Front Feet,		0.23 Total Acres		Total Est. Land Value =								40,379	
		X		Storm Sewer															
		X		Sidewalk															
		X		Water															
		X		Sewer		Description		Rate		Size % Good		Cash Value							
		X		Electric		D/W/P: 3.5 Concrete		6.49		1200 0		0							
		X		Gas		D/W/P: Brick on Sand		17.76		144 0		0							
		X		Curb		Residential Local Cost Land Improvements													
		X		Street Lights		Description		Rate		Size % Good		Cash Value							
				Standard Utilities		LAND IMPROVE 1000		1,000.00		2 95		1,900							
				Underground Utils.		Total Estimated Land Improvements True Cash Value =						1,900							
				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		20,200		102,600		122,800				75,532C	
				TPC 05/30/2022		INSPECTED		2024		26,200		86,500		112,700				73,261C	
				TPC 04/30/2021		INSPECTED		2023		17,500		75,400		92,900				69,773C	
				TPC 12/27/2017		INSPECTED		2022		15,000		68,000		83,000				66,451C	



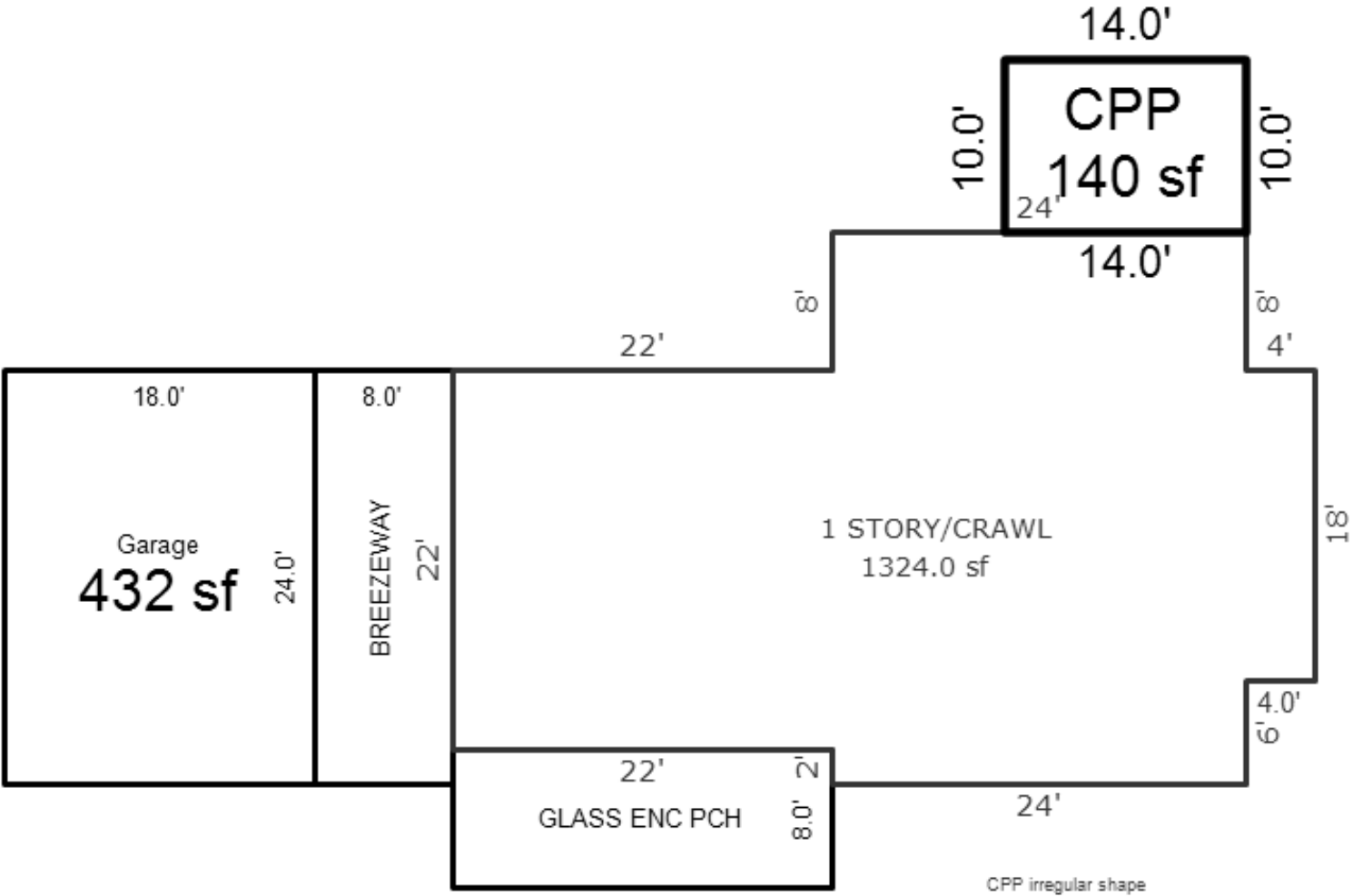
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 176 140 100 192	Type CGEP (1 Story) CPP CPP Brzwy, FW	Year Built: 1971 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: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +5 Effec. Age: 35 Floor Area: 1,324 Total Base New : 240,551 Total Depr Cost: 156,376 Estimated T.C.V: 203,289				E.C.F. X 1.300		Bsmnt Garage:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration				Central Air Wood Furnace						Carport Area:		
Yr Built 1975	Remodeled 2009	Ex	X		Ord		Min	No./Qual. of Fixtures						Roof:			
Condition: Average		Lg	X		Ord		Small	200 Amps Service									
Room List		Doors		Solid	X	H.C.	(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C 5 Blt 1975		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing				Ground Area = 1324 SF Floor Area = 1324 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets				Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many X Ave. Few				Stories Exterior Foundation Size Cost New Depr. Cost									
(2) Windows		(7) Excavation		(14) Water/Sewer				1 Story Siding Slab 1,324				Total:		171,608 111,563			
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1324 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				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Porches CGEP (1 Story) 176 11,213 7,288 CPP 140 2,668 1,734 CPP 100 1,992 1,295 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 432 24,106 15,669 Door Opener 1 539 350 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Wood Stove 1 2,515 1,635 Breezeways Frame Wall 192 13,027 8,468 Local Cost Items					
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				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish		Lump Sum Items:				Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

*** 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.
NOVASTAR MORTGAGE INC	NEDERHOOD NATHAN & COURTN	35,900	06/05/2008	WD	21-NOT USED/OTHER	2008/2170	DEED	100.0
OCHAMPAUGH WILLIAM V JR	NOVASTAR MORTGAGE INC	54,496	05/04/2008	OTH	21-NOT USED/OTHER	2008/1770	DEED	0.0
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	0	09/21/2006	OTH	21-NOT USED/OTHER	06-0/3435	DEED	0.0
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	62,000	08/09/2004	LC	21-NOT USED/OTHER	04-0/3441	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1676 S OAKWOOD AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	05/26/2017	2017-0209	100%
	P.R.E. 100% 06/11/2008					

Owner's Name/Address	MAP #:
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651	2025 Est TCV 246,000 TCV/TFA: 125.90

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			BACK 50' @ 500	50.00	90.00	1.0000	0.9322	500 100	23,304
			50 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =		23,304

Taxpayer's Name/Address	X	Public Improvements	Description	Rate	Size % Good	Cash Value
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	D/W/P: 4in Ren. Conc.	8.06	910 0	0
	X	Water	Wood Frame	31.84	80 50	1,273
	X	Sewer	Residential Local Cost Land Improvements			
	X	Electric	Description	Rate	Size % Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1,000.00	2 100	2,000
	X	Curb	Total Estimated Land Improvements True Cash Value =			3,273

Tax Description	X	Street Lights Standard Utilities Underground Utilis.
SEC 12 T22N R8W LOT 60 BUENA VISTA PARK.	X	

160058
04 Split lot 61 to 160-061-00 for 05



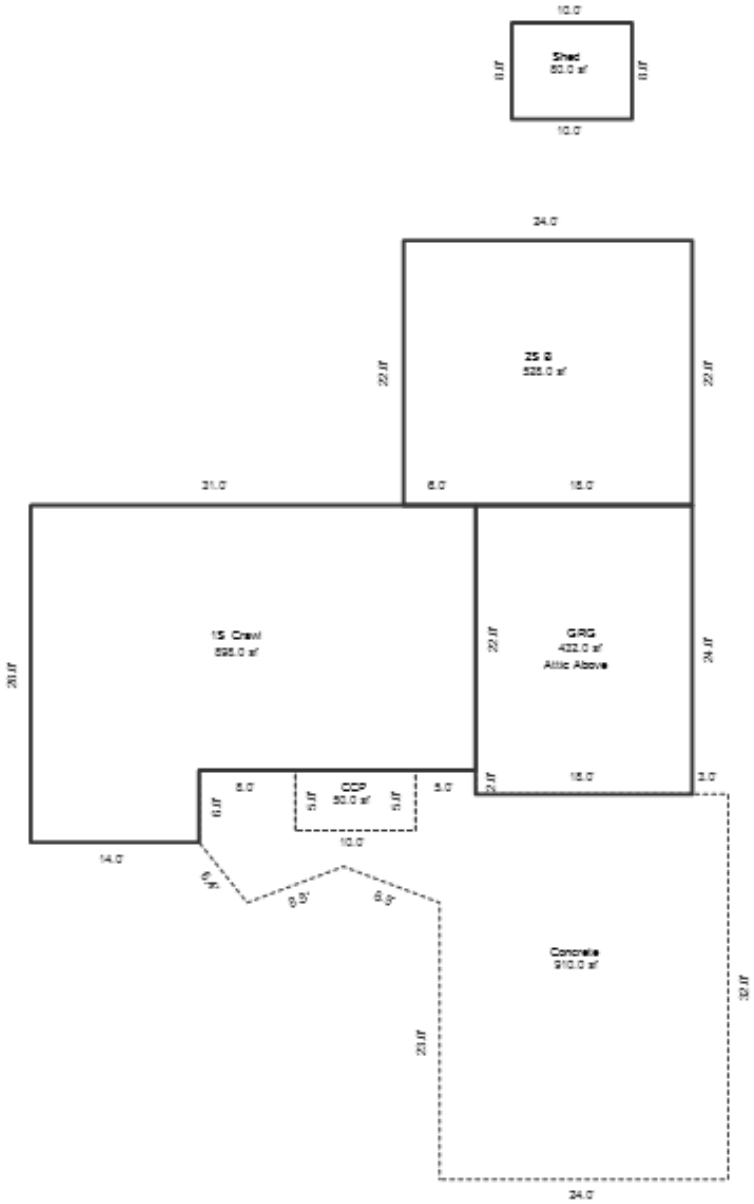
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	11,700	111,300	123,000			71,176C
Rolling	2024	14,400	95,800	110,200			69,036C
Low	2023	9,600	83,500	93,100			65,749C
High	2022	7,500	75,300	82,800			62,619C
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	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 50	Type CCP (1 Story)	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 200 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 1,954 Total Base New : 259,690 Total Depr Cost: 168,787 Estimated T.C.V: 219,423		E.C.F. X 1.300		Bsmnt Garage:		
Building Style: 1S		Drywall	Plaster	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1969		Roof:		
Yr Built 1969 197		Remodeled 2017		Ex	X	Ord		Min	100 Amps Service			No. of Elec. Outlets		Ground Area = 1426 SF Floor Area = 1954 SF.		
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			Many X Ave. Few			1 Story Siding Crawl Space 898		2 Story Siding Basement 528		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,455 946		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Porches		CCP (1 Story) 50 1,479 961		Garages		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	Basement: 528 S.F. Crawl: 898 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 432 20,153 13,099		Storage Over Garage 200 2,708 1,760		
(2) Windows		(7) Excavation		Basement: 528 S.F. Crawl: 898 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Water/Sewer		Public Sewer 1 1,473 957		Water Well, 50 Feet 1 2,648 1,721		
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Built-Ins		Appliance Allow. 1 2,727 1,773		Fireplaces			
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		
(3) Roof		(9) Basement Finish		Lump Sum Items:			SANITARY SEWER 1 0 0 *			Water/Sewer		Public Sewer 1 1,473 957		Water Well, 50 Feet 1 2,648 1,721		
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			Built-Ins		Appliance Allow. 1 2,727 1,773		Fireplaces			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			SANITARY SEWER 1 0 0 *			Water/Sewer		Public Sewer 1 1,473 957		Water Well, 50 Feet 1 2,648 1,721		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			SANITARY SEWER 1 0 0 *			Water/Sewer		Public Sewer 1 1,473 957		Water Well, 50 Feet 1 2,648 1,721		
Totals: 259,690 168,787												<<<<< 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.
FOSTER MARCIA	NEDERHOOD NATHAN & COURTNY	7,500	01/16/2009	WD	03-ARM'S LENGTH	2009/188	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/16/2009					
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD Lake City MI 49651	MAP #: 2025 Est TCV 18,702					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @ 500	50.00	48.00	1.0000	0.7481	500	100		18,702
			50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 18,702								

Taxpayer's Name/Address	X	Topography of Site
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD Lake City MI 49651	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb
SEC 12 T22N R8W LOT 61 BUENA VISTA PARK.	X	Street Lights Standard Utilities Underground Utils.
Comments/Influences	X	
2004 Split from 160-00 for 2005.		



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

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,400	0	9,400			1,265C
2024	13,100	0	13,100			1,227C
2023	8,700	0	8,700			1,169C
2022	7,500	0	7,500			1,114C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAFFNEY JACK S & DEBORAH	GAFFNEY JACK S & DEBORA L	0	06/23/2021	QC	09-FAMILY	2021-02250	PROPERTY TRANSFER	0.0
GAFFNEY JACK S	GAFFNEY JACK S & DEBORAH	0	04/11/2018	QC	09-FAMILY	2018-01294	DEED	0.0
		72,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2849	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1696 S OAKWOOD ALY	School: LAKE CITY AREA SCHOOL DIST		Addition	06/28/2018	2018-0287	100%
	P.R.E. 100% 04/11/2002		Shed	10/14/2014	2014-0450	100%
Owner's Name/Address	MAP #:					
GAFFNEY JACK S & DEBORA L TRUST 1696 S OAKWOOD AVE Lake City MI 49651	2025 Est TCV 262,024 TCV/TFA: 150.16					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 62 & 63 BUENA VISTA PARK.	X	Dirt Road		BACK 50' @ 500	50.00	98.00	0.8202	0.9604	500	100	LOT 62	19,692
		Gravel Road		BACK 50' @ 500	60.50	102.50	0.8202	0.9756	500	100	LOT 63	24,204
		Paved Road		111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 43,896								
		Storm Sewer										
		Sidewalk										
		Water										
	X	Sewer										
	X	Electric										
	X	Gas										
		Curb										
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	X	Topography of Site		Land Improvement Cost Estimates							
		Description	Rate	Size	% Good	Cash Value					
		D/W/P: 3.5 Concrete	6.07	928	0	0					
		Wood Frame	21.61	200	50	2,161					
		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 =				4,661					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,900	109,100	131,000			66,571C
2024	28,700	93,900	122,600			64,570C
2023	19,100	82,000	101,100			61,496C
2022	15,000	74,100	89,100			58,568C

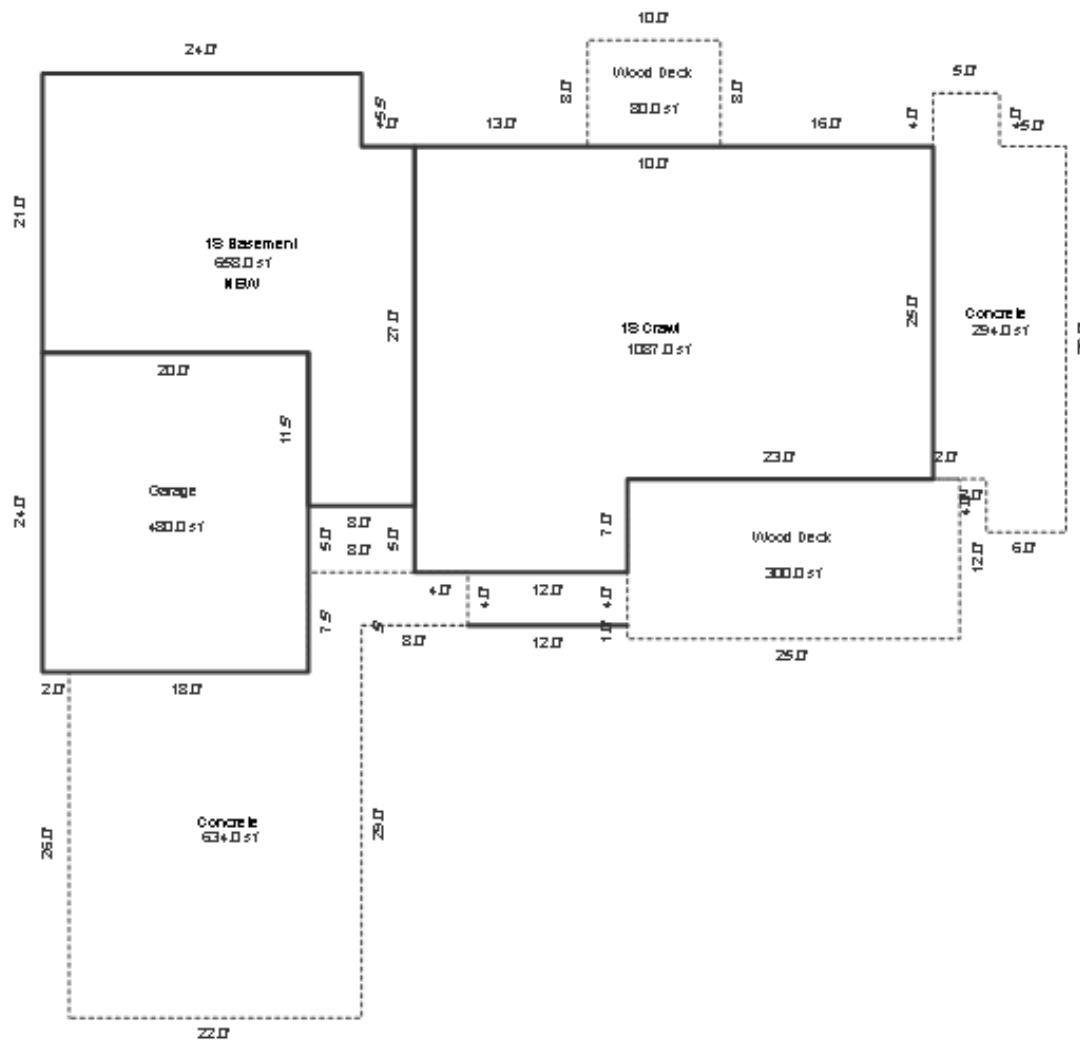
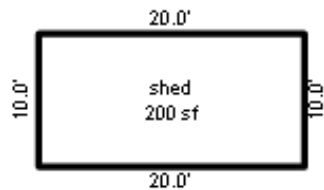


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*** Information herein deemed reliable but not guaranteed***

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 300 80	Type Treated Wood Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % 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: 35 Floor Area: 1,745 Total Base New : 252,620 Total Depr Cost: 164,205 Estimated T.C.V: 213,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	Plaster												
Yr Built 1969 197		Remodeled 2018		Ex		X	Ord	Min								
Condition: Average		Size of Closets		Lg		Ord	X	Small								
Room List		Doors		Solid		X	H.C.									
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior		No./Qual. of Fixtures		Ex.			X	Ord.	Min							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.	Few				
Insulation		X Tile		(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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1745 SF Floor Area = 1745 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1969			
(2) Windows		(7) Excavation		Basement: 658 S.F. Crawl: 1087 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			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Many Avg. X Few	Large Avg. X Small		Basement: 658 S.F. Crawl: 1087 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 1,087 1 Story Siding Basement 658 Total: 200,879 130,573						
X	Wood Sash	(8) Basement		Basement: 658 S.F. Crawl: 1087 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			Other Additions/Adjustments			Recreation Room 658 12,015 7,810			
X	Metal Sash	(9) Basement Finish		Basement: 658 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,212 788 2 Fixture Bath 1 2,559 1,663			
X	Vinyl Sash	(10) Floor Support		Basement: 658 S.F. Crawl: 1087 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			Deck			Treated Wood 300 5,202 3,381 Treated Wood 80 2,182 1,418			
X	Double Hung	(14) Water/Sewer		Basement: 658 S.F. Crawl: 1087 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			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,184 11,170			
X	Horiz. Slide Casement	(15) Fireplaces		Basement: 658 S.F. Crawl: 1087 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			Water/Sewer			Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656			
X	Double Glass Patio Doors Storms & Screens	(16) Porches/Decks		Basement: 658 S.F. Crawl: 1087 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			Built-Ins			Appliance Allow. 1 1,906 1,239			
(3) Roof		(17) Garage		Basement: 658 S.F. Crawl: 1087 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			Fireplaces			Exterior 1 Story 1 5,626 3,657			
X	Gable	658		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			Local Cost Items			SANITARY SEWER 1 0 0 *			
X	Hip	Gambrel		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			Totals:			252,620 164,205			
X	Flat	Mansard		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Asphalt Shingle	Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROBERT & ABBEY NICOL	HARRIS RYAN R & TARA C &	260,000	02/07/2018	WD	19-MULTI PARCEL ARM'S LE	2018-00387	PROPERTY TRANSFER	100.0
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	WD	32-SPLIT VACANT	2017-02356	PROPERTY TRANSFER	0.0
STROBAUGH RICHARD & LINDA	HALL ROBERT & ABBEY	30,000	02/09/2005	WD	03-ARM'S LENGTH	05-0/531	DEED	100.0
		12,000	08/01/1999	WD	03-ARM'S LENGTH	337:882	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 02/27/2018

Owner's Name/Address: HARRIS RYAN R & TARA C & HOOT PATRICIA ANN
 1701 S OAKWOOD AVE Lake City MI 49651
 MAP #: 2025 Est TCV 26,587

Improved X Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	BACK 50' @ 500	53.47	113.60	0.9834	1.0113	500	100		26,587
	61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	26,587

Tax Description: LOT 64 BUENA VISTA PARK SEC12 T22N R8W 7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00 FORMERLY SEC 12 T22N R8W LOTS 64, 65 BUENA VISTA PARK SPLIT ON 07/31/2012 INTO 009-160-066-00, 009-160-067-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

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

Comments/Influences: 7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00

Topography of Site

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

2018 Lake Township Parcel Map

0-064-00;
-066-00,

ASSESS LOT 66

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	13,300	0	13,300			7,043C
2024	15,700	0	15,700			6,832C
2023	10,500	0	10,500			6,507C
2022	7,500	0	7,500			6,198C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEDERHOOD NATHAN KENDAL &	NEDERHOOD NATHAN & NEDERH	0	09/14/2018	QC	09-FAMILY	2018-02998	DEED	0.0
HALL ROBERT & ABBEY	NEDERHOOD NATHAN KENDAL &	15,000	07/28/2017	WD	32-SPLIT VACANT	2017-02356	PROPERTY TRANSFER	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 08/08/2017

Owner's Name/Address: NEDERHOOD NATHAN & NEDERHOOD DERRIC
 1676 S OAKWOOD DR
 Lake City MI 49651
 MAP #: 2025 Est TCV 26,485

Improved X Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	BACK 50' @ 500	54.00	110.00	0.9809	1.0000	500	100		26,485
Gravel Road	61 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	26,485

Tax Description: LOT 65 BUENA VISTA PARK SEC10 T22N R8W
 7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00
 Comments/Influences: 7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	13,200	0	13,200			7,043C
TPC 04/30/2021	INSPECTED		2024	15,800	0	15,800			6,832C
TPC 05/06/2018	INSPECTED		2023	10,500	0	10,500			6,507C
TPC 12/27/2017	INSPECTED		2022	7,500	0	7,500			6,198C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINKEL JAMES & KIMBERLY	NEDEREHOOD DERRICK & JENN	38,000	12/20/2024	WD	03-ARM'S LENGTH	2024-03234	PROPERTY TRANSFER	100.0
SWANSON BRADLEY & SARA	WINKEL JAMES & KIMBERLY	28,000	08/20/2024	WD	03-ARM'S LENGTH	2024-02036	PROPERTY TRANSFER	100.0
HALL ROBERT & ABBY H&W	SWANSON BRADLEY & SARA	15,000	12/21/2012	WD	16-LC PAYOFF	2012-04148 WD	DEED	0.0
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	LC	32-SPLIT VACANT	2012-02368	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
NEDEREHOOD DERRICK & JENNY 9082 SOUTH CALL RD MC BAIN MI 49657	2025 Est TCV 25,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
BACK 50' @ 500	50.00	110.00	1.0000	1.0000	500 100	25,000
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	25,000

Tax Description	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
SEC 12 T22N R8W LOT 66 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY: SEC 12 T22N R8W LOTS 64, 65, 66 67 & 68 BUENA VISTA PARK.	X												
Comments/Influences	X												
Split/Comb. on 07/31/2012 completed 07/31/2012 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-160-064-00; Child Parcel(s): 009-160-066-00, 009-160-067-00;	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,500	0	12,500			12,500S
2024	14,800	0	14,800			6,832C
2023	9,900	0	9,900			6,507C
2022	7,500	0	7,500			6,198C

ASSESS LOT 66



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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LADOUCE MARK A & JENNIFER	SAPH DAVID J JR & LISA R	235,000	07/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02474	PROPERTY TRANSFER	100.0
FLORY PATRICK & TAMMY S	LADOUCE MARK A & JENNIFER	15,090	09/28/2012	WD	31-SPLIT IMPROVED	2012-031 WD	PROPERTY TRANSFER	100.0
HALL ROBERT & ABBEY	FLORY PATRICK & TAMMY S	15,000	08/03/2012	WD	03-ARM'S LENGTH	2012-02632	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1665 S OAKWOOD DR	School: LAKE CITY AREA SCHOOL DIST		New House	04/24/2014	2014-0080	100%

Owner's Name/Address	MAP #:
SAPH DAVID J JR & LISA R 1665 S OAKWOOD DR LAKE CITY MI 49651	2025 Est TCV 201,709 TCV/TFA: 201.31

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
SEC 12 T22N R8W LOT 67 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00; SEC 12 T22N R8W LOTS 67 & 68 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00;	X		<p>Public Improvements</p> <p>* Factors * LOT 67</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>BACK 50' @ 500</td> <td>50.00</td> <td>83.50</td> <td>1.0000</td> <td>0.9080</td> <td>500</td> <td>100</td> <td></td> <td>22,701</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.10 Total Acres</td> <td>Total Est. Land Value = 22,701</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @ 500	50.00	83.50	1.0000	0.9080	500	100		22,701	50 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 22,701
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
BACK 50' @ 500	50.00	83.50	1.0000	0.9080	500	100		22,701																						
50 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 22,701																						

Tax Description	X	Land Improvement Cost Estimates																																								
SEC 12 T22N R8W LOT 67 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00; SEC 12 T22N R8W LOTS 67 & 68 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00;	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Dirt Road</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gravel Road</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Paved Road</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storm Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sidewalk</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>300</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Dirt Road					Gravel Road					Paved Road					Storm Sewer					Sidewalk					Water					D/W/P: 3.5 Concrete	6.49	300	0	0
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	X	Residential Local Cost Land Improvements																																								
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Comments/Influences	Topography of Site
Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT IN SUBDIVISION; Parent Parcel(s): 009-160-067-00; Child Parcel(s): 009-160-068-00;	X Level

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	11,400	89,500	100,900			86,712C
Rolling	2024	14,200	76,900	91,100		91,100A	84,105C
Low	2023	9,500	70,600	80,100			80,100S
High	2022	7,500	55,700	63,200			53,367C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

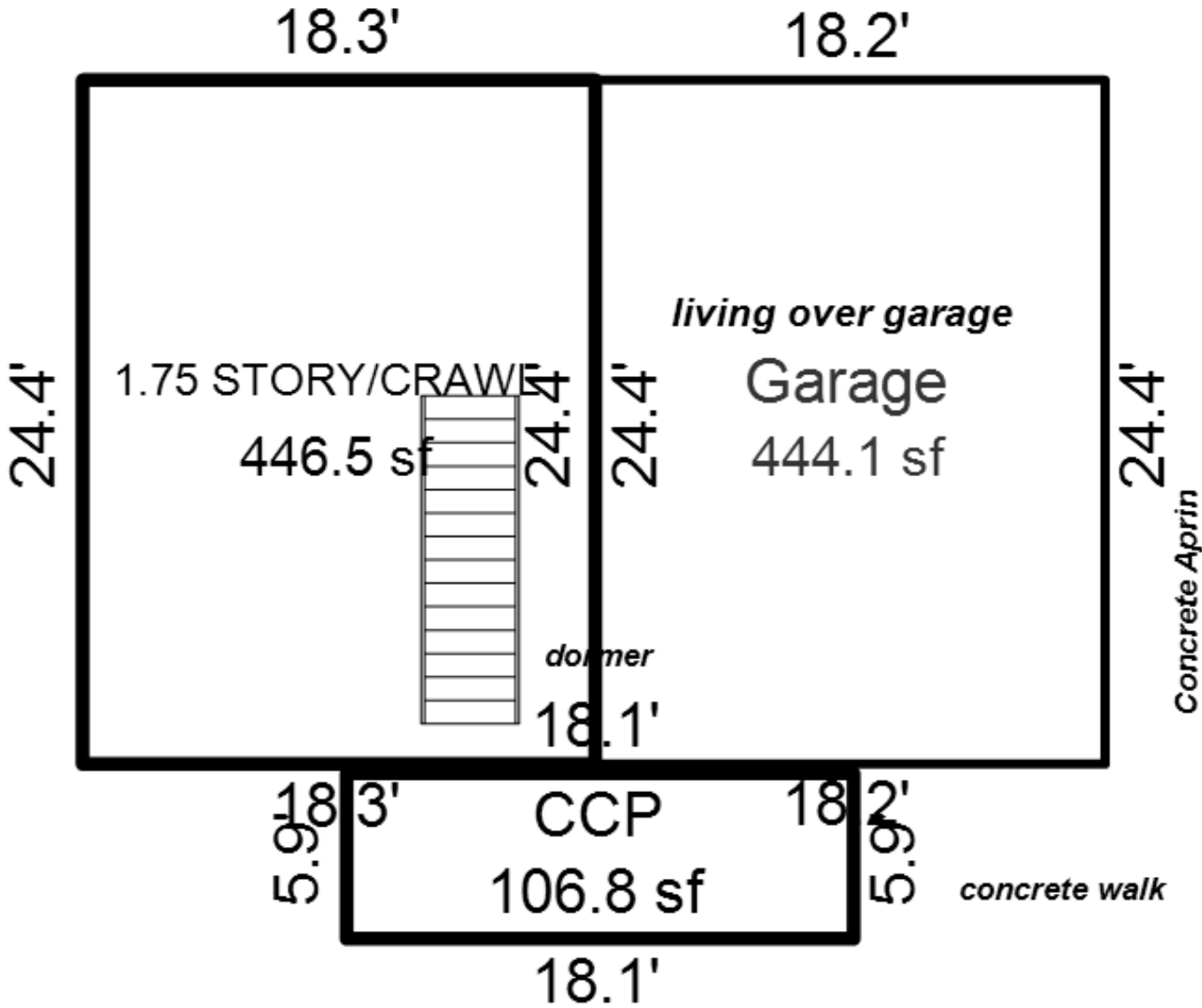


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*** Information herein deemed reliable but not guaranteed***

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: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 444 % 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								106	CCP	(1 Story)																																															
Building Style: 1.5S			Drywall Paneled																																																											
Yr Built 2014			Plaster Wood T&G																																																											
Remodeled 0			Trim & Decoration																																																											
Condition: Average			Ex																																																											
Room List			Ord																																																											
	Basement 1st Floor 2nd Floor 2 Bedrooms		Min																																																											
(1) Exterior			Size of Closets																																																											
	Wood/Shingle Aluminum/Vinyl Brick		Lg																																																											
	Insulation		Ord																																																											
(2) Windows			Small																																																											
	Many Avg. Few		Doors																																																											
	Large Avg. Small		Solid																																																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		H.C.																																																											
(3) Roof			(5) Floors																																																											
X	Gable Hip Flat		Kitchen: Other: Other:																																																											
	Gambrel Mansard Shed		Other:																																																											
	Asphalt Shingle		(6) Ceilings																																																											
Chimney:			(7) Excavation																																																											
			Basement: 0 S.F. Crawl: 446 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																											
(3) Roof			(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)																																																											
(3) Roof			(10) Floor Support																																																											
			Joists: Unsupported Len: Cntr.Sup:																																																											
(3) Roof			(14) Water/Sewer																																																											
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																											
(3) Roof			Lump Sum Items:																																																											
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 446 SF Floor Area = 1002 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>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>446</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>222</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>122,810</td> <td>110,541</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>1,455</td> <td>1,309</td> </tr> <tr> <td>2 Fixture Bath</td> <td>3,064</td> <td>2,758</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>CCP (1 Story)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>106</td> <td>2,920</td> <td>2,628</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>Common Wall: 1 Wall</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td>444</td> <td>1</td> <td>152,173</td> </tr> <tr> <td></td> <td>-2,647</td> <td>136,968</td> </tr> </tbody> </table> Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCv: 178,058															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	446			1 Story	Siding	Overhang	222			Total:				122,810	110,541	Average Fixture(s)	Cost	Depr. Cost	1	1,455	1,309	2 Fixture Bath	3,064	2,758	CCP (1 Story)	Cost	Depr. Cost	106	2,920	2,628	Base Cost	Common Wall: 1 Wall	Totals:	444	1	152,173		-2,647	136,968
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LADOUCE MARK A & JENNIFER	SAPH DAVID J JR & LISA R	235,000	07/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02474	DEED	100.0
TRIM R LV TRUST & TRIM J	ANTHONY MARK & LADOUCE JE	8,000	05/26/2015	WD	03-ARM'S LENGTH	2015-01926	PROPERTY TRANSFER	100.0
HALL ROBERT & ABBEY	TRIM R LV TRUST & TRIM J	15,000	08/10/2012	WD	03-ARM'S LENGTH	2012-02689	PROPERTY TRANSFER	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 09/05/2024

Owner's Name/Address: SAPH DAVID J JR & LISA R
 1665 S OAKWOOD DR
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 21,975

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *		LOT 68 IRR SHAPE	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
BACK 50' @ 500	33.67	132.00	1.0664	1.0659	500 100	19,133
BACK 50' @ 500	5.00	132.00	1.0664	1.0659	500 100	2,842
57 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =						21,975

Tax Description
 SEC 12 T22N R8W LOT 68 BUENA VISTA PARK.
 SPLIT/COMBINED ON 09/22/2012 FROM
 009-160-067-00;
 SPLIT/COMBINED ON 07/31/2012 FROM
 009-160-064-00;
 FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66,
 67 & 68 BUENA VISTA PARK.

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

Comments/Influences

Split/Comb. on 09/22/2012 completed
 09/22/2012 TIM SEPARATE PIN FOR LOT
 IN SUBDIVISION;

Parent Pa
 Child Pa



Split/Com
 07/31/2012
 SEPARATE
 Parent Pa
 Child Pa
 009-160-0

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,000	0	11,000			4,871C
2024	6,200	0	6,200		6,200A	4,725C
2023	4,500	0	4,500			4,500S
2022	5,000	0	5,000			4,132C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
TRIM RALPH A & JOANNE L	DRACT MICHELLE & TRIM JOA	0	06/15/2020	QC	09-FAMILY	2020-01682	PROPERTY TRANSFER	0.0							
TRIM RALPH & JOANNE	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03307	PROPERTY TRANSFER	0.0							
SPURGEON WILLIAM ETAL	TRIM RALPH & JOANNE	76,500	07/01/2016	WD	03-ARM'S LENGTH	2016-02263	PROPERTY TRANSFER	100.0							
MICHALSKI ANN M	SPURGEON WILLIAM &	0	12/31/2015	OTH	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6495 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME		09/12/2019		2019-0494	100%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 136,442 TCV/TFA: 176.05									
DRACT MICHELLE & TRIM JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
Tax Description		Public Improvements		* Factors *											
SEC 12 T22N R8W 2019-02987 L S-5 P0295 A PART OF LOT 69 BUENA VISTA PARK, PART OF SECTION 12, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 69: THENCE N00°03'51"W, 110.23 FEET: THENCE S86°37'55"E. 58.35 FEET: THENCE 122.81 FEET ALONG A CURVE TO THE LEFT (RADIUS=250.00 FEET. LONG CHORD=S28°32'50"W, 121 .58 FEET) TO THE POINT OF BEGINNING. .06 A M/L 9/25/2019 SPLIT PLATTED LOT 70 FOMERLY . SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.		X Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		X Paved Road		Storm Sewer		BACK 50' @ 500		58.35	44.79	0.9621	0.7302	500	100	LOTS 70&69 IRR	20,496
VOICER RELOCATED FROM DEN 160-072-00		X Sidewalk		Water		58 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =				20,496			
		X Sewer		Electric											
		X Gas		Curb											
		X Street Lights		Standard Utilities											
		X Topography of Site		Underground Utils.											
		X Level		Rolling											
		Low		High											
		Landscaped		Swamp											
		Wooded		Pond											
		Waterfront		Ravine											
		Wetland		Flood Plain											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who		When		What		2025	10,200	58,000	68,200	41,185C			
		TPC 04/30/2021		INSPECTED				2024	14,800	49,700	64,500	39,947C			
		TPC 01/03/2020		INSPECTED				2023	9,800	43,300	53,100	38,045C			
		TPC 10/21/2019		INSPECTED				2022	3,500	39,000	42,500	36,234C			

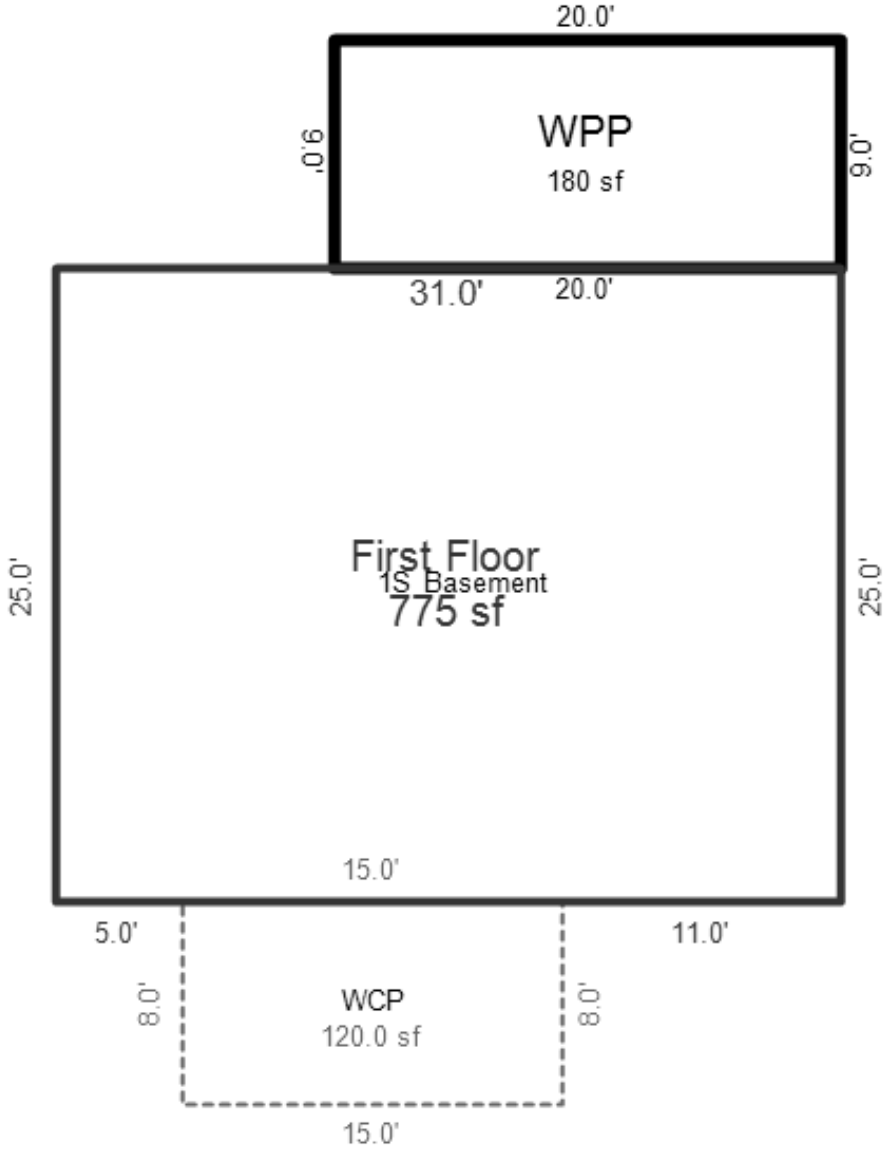


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*** Information herein deemed reliable but not guaranteed***

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 96 120	Type WPP 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 1.300	Bsmnt Garage: Carport Area: Roof:																			
	0 Front Overhang 0 Other Overhang													0	0																	
Wood Frame		(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 775 Total Base New : 137,214 Total Depr Cost: 89,189 Estimated T.C.V: 115,946																								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G																													
Yr Built Remodeled 1957 REL 2019		Trim & Decoration																														
Condition: Average		Ex	Ord	Min																												
Room List		Size of Closets			Central Air Wood Furnace																											
Basement 1st Floor 2nd Floor 2 Bedrooms		Lg	Ord	Small	(12) Electric																											
(1) Exterior		(5) Floors			0 Amps Service																											
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:			No./Qual. of Fixtures																											
Insulation		(6) Ceilings			Ex. Ord. Min																											
(2) Windows		(7) Excavation			No. of Elec. Outlets																											
Many Avg. Few	Large Avg. Small	Basement: 775 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(13) Plumbing																											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
(3) Roof		(9) Basement Finish			(14) Water/Sewer																											
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
Asphalt Shingle		(10) Floor Support			Lump Sum Items:																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 775 SF Floor Area = 775 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>775</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>120,663</td> <td>78,431</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Porches WPP 96 2,805 1,823 WCP (1 Story) 120 5,443 3,538 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721 Built-Ins Appliance Allow. 1 2,727 1,773 Totals: 137,214 89,189															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	775			Total:				120,663	78,431
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	775																													
Total:				120,663	78,431																											
Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCv: 115,946																																

*** 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.
TRIM RALPH & JOANNE	TRIM RALPH A & JOANNE L	0	08/31/2019	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6495 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Equipment	06/05/2024	PM24-0066	100%
Owner's Name/Address	P.R.E. 0%		Addition	10/10/2007	20070766	Complete
TRIM RALPH A & JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 268,133 TCV/TFA: 199.50					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			BACK 50' @2000/	55.00	134.64	0.9765	1.0292	2000 100 LOTS 70&69 IRR	110,546
			55 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		110,546

Tax Description	Public Improvements	Land Improvement Cost Estimates				
2019-02987 LS-5P0295 A PART OF LOTS 69 & 70. PLAT OF BUENA VISTA PARK, PART OF SECTION 12 T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 70: THENCE S01°41'16"E 133.93 FEET: THENCE N86°37'55"W 58.35 FEET: THENCE N00°03'05"W 121.77 FEET: THENCE N80°56'59"E. 55.10 FEET TO THE POINT OF BEGINNING. 9/25/2019 SPLIT PLATTED LOT 69 FROM 009-160-069-00 FOMERLY . SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
		D/W/P: 4in Concrete	5.98	319	50	954
		Total Estimated Land Improvements True Cash Value =				954

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Split/Combined 10/21/2019 completed		Rolling	2025	55,300	78,800	134,100			51,750C
		Low	2024	33,200	66,100	99,300			50,194C
		High	2023	22,100	58,300	80,400			47,804C
		Landscaped	2022	20,000	52,600	72,600			45,528C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

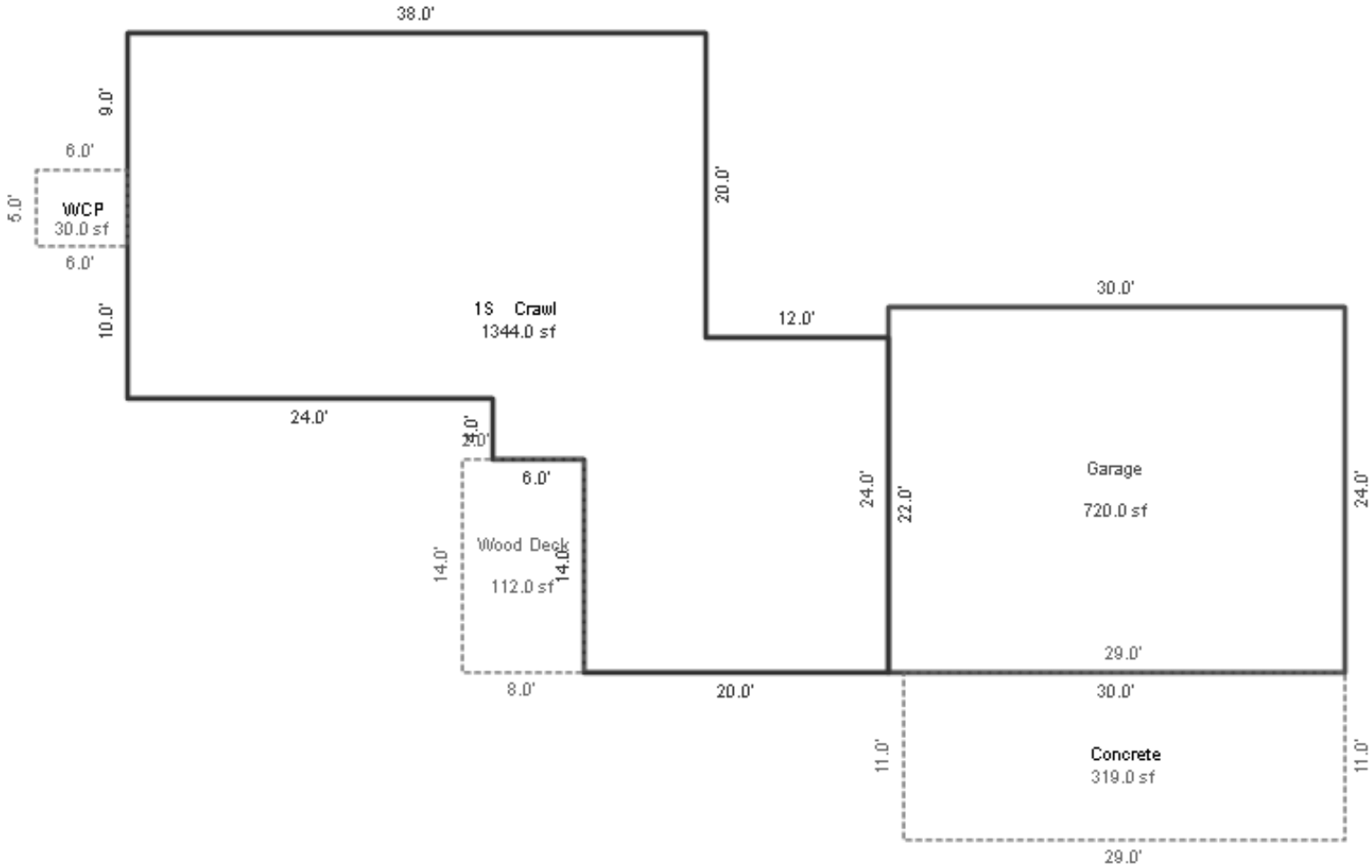


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*** Information herein deemed reliable but not guaranteed***

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 30 112	Type WCP (1 Story) Treated Wood	Year Built: 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																													
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																													
Yr Built 1958		Remodeled 2007	Ex	Ord	X	Min																												
Condition: Average		Size of Closets			Lg	Ord	X	Small																										
Room List		Doors	Solid	X	H.C.																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																													
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.	Min																										
(2) Windows		(7) Excavation			No. of Elec. Outlets																													
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0			(13) Plumbing																													
X		(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																													
X		(9) Basement Finish		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																													
(3) Roof		(10) Floor Support			(14) Water/Sewer																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Lump Sum Items: GENERATOR SANITARY SEWER																													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items: GENERATOR SANITARY SEWER																													
Chimney: Block																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 1344 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>Slab</td> <td>1,344</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>149,588</td> <td>97,231</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,344			Total:				149,588	97,231		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Slab	1,344																															
Total:				149,588	97,231																													
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Porches WCP (1 Story) 30 2,051 1,333 Deck Treated Wood 112 2,690 1,748 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,690 16,698 Common Wall: 1 Wall 1 -2,476 -1,609 Door Opener 1 478 311 Water/Sewer Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656 Built-Ins Appliance Allow. 1 1,906 1,239 Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) 44 243 241 * Local Cost Items GENERATOR 1 1 1 * SANITARY SEWER 1 0 0 *																																		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																		

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



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

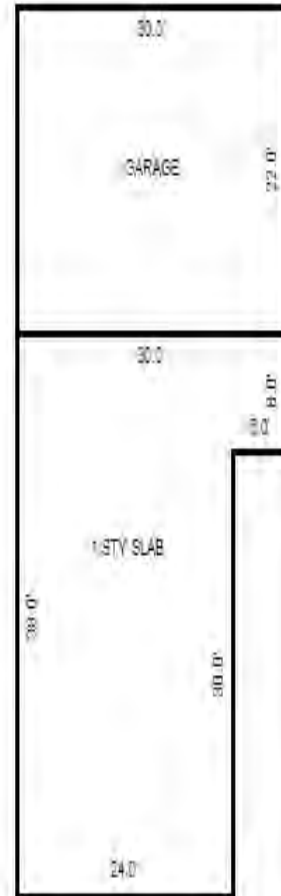
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DRACHT JONATHAN D & MICHE	DRACHT JONATHAN D & MICHE	1	10/11/2019	QC	09-FAMILY	2019-03221	PROPERTY TRANSFER	0.0				
TRIM RALPH & JOANNE	DRACHT JONATHAN D & MICHE	0	10/04/2019	QC	09-FAMILY	2019-03126	PROPERTY TRANSFER	0.0				
DRACHT MICHELLE & TRIM JO	DRACHT JONATHAN D & MICHE	1	10/04/2019	QC	09-FAMILY	2019-03135	PROPERTY TRANSFER	0.0				
DRACHT MICHELLE ANNE	DRACHT JONATHAN D & MICHE	0	01/28/2017	QC	09-FAMILY	2017-00384	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6491 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		03/15/2006		20060034	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 241,641 TCV/TFA: 251.71						
DRACHT JONATHAN D & MICHELLE A 23338 10TH AVE MARION MI 49665		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Tax Description		Public Improvements		* Factors *								
QC 2019-03136 & 2019-03137 NEW PARCEL "B" AS SHOWN IN BOOK OF SURVEYS S-5 PAGE 295, DOCUMENT #2019-02987 MORE FULLY DESCRIBED AS: A PART OF LOTS 72 AND 73, PLAT OF BUENA VISTA PARK, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 72; THENCE S09DEG34'15"E 80.86 FEET; THENCE 62.63 FEET ALONG A CURVE TO THE LEFT (RADIUS= 250.00 FEET, LONG CHORD= S67DEG26'36"W 62.47 FEET); THENCE N05DEG50'13"W 95.43 FEET; THENCE N80DEG46'20"E 54.66 FEET TO THE POINT OF		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Sewer	BACK 50' @2000/	55.00	119.00	0.9765	0.9979	2000	100		107,185
		X	Electric	55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 107,185								
		X	Gas	Land Improvement Cost Estimates								
		X	Curb	Description	Rate	Size	% Good	Cash Value				
		X	Street Lights	D/W/P: 3.5 Concrete	6.07	870	0	0				
		X	Standard Utilities	Residential Local Cost Land Improvements								
		X	Underground Utils.	Description	Rate	Size	% Good	Cash Value				
		X	Topography of Site	LAND IMPROVE 1000	1,000.00	2	95	1,900				
		X	Level	Total Estimated Land Improvements True Cash Value = 1,900								
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2025	53,600	67,200	120,800			47,620C	
					2024	32,200	57,800	90,000			46,189C	
					2023	21,400	50,500	71,900			43,990C	
					2022	20,000	45,500	65,500			41,896C	

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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: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 660 % 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: 26 Floor Area: 960 Total Base New : 137,791 Total Depr Cost: 101,966 Estimated T.C.V: 132,556		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall	Plaster	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74		Cls CD		Blt 1956					
Yr Built	Remodeled	Trim & Decoration		100 Amps Service			No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost			
1956	2006	Ex	X Ord	Min	No. of Elec. Outlets			Stories		Exterior		Foundation						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing		1 Story		Siding		Slab					
Room List		Lg	X Ord	Small	Average Fixture(s)			1		Average Fixture(s)		1		1,212		897		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1		2		2		2		2,559		1,894	
(1) Exterior		(6) Ceilings		(7) Excavation			1		1		1		1		1,212		897	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1		1		1		1		1,212		897	
(2) Windows		Many	X Avg.	Large	(9) Basement Finish			1		1		1		1,212		897		
X	Avg. Few	X Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		1		1		1		1,212		897	
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)			1		1		1		1		1,212		897	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1		1		1		1		1,212		897	
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1		1		1		1,212		897		
X	Asphalt Shingle	Lump Sum Items:			SANITARY SEWER			1		0		0		0		0		
Chimney: Metal		Totals:			137,791			101,966		132,556		132,556		132,556		132,556		
Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCY: 132,556																		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLIESENER STANLEY G & MAR	W LAKEVIEW DR LLC	425,000	02/09/2024	MLC	03-ARM'S LENGTH	2024-00520	PROPERTY TRANSFER	100.0				
DRACHT MICHELLE & TRIM JO	BLIESENER STANLEY G & MAR	65,000	10/04/2019	WD	03-ARM'S LENGTH	2019-030137	PROPERTY TRANSFER	100.0				
JOSEPH ROBERT L & PAMELA	DRACHT MICHELLE & TRIM JO	1	10/02/2019	QC	09-FAMILY	2019-03134	PROPERTY TRANSFER	0.0				
FEDERAL NATIONAL MORTGAGE	DRACHT MICHELLE & TRIM JO	65,000	11/14/2013	CD	11-FROM LENDING INSTITUT	2013-04045 WD	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6477 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		New House		01/10/2020		2020-0013	100%			
Owner's Name/Address		P.R.E. 0%		Deck/Porch		09/25/2009		20090512	Complete			
W LAKEVIEW DR LLC PO BOX 250253 WEST BLOOMFIELD MI 48325		MAP #:		2025 Est TCV 362,126 TC/TFA: 377.21								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		BACK 50' @2000/	55.00	95.00	0.9765	0.9433	2000	100		101,316
		Paved Road		55 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 101,316								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete								
		X Sewer		Rate 6.49 Size % Good 64 0 Cash Value 0								
		X Electric		D/W/P: 4in Ren. Conc. 8.06 567 0 0								
		X Gas		Residential Local Cost Land Improvements								
		X Curb		Description								
		X Street Lights		LAND IMPROVE 2500 2,500.00 1 100 2,500								
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,500								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	50,700	130,400	181,100	181,100S			
		TPC 04/30/2021	INSPECTED		2024	30,400	112,100	142,500	117,388C			
		JWV 09/09/2020	INSPECTED		2023	20,300	101,400	121,700	111,799C			
		TPC 11/11/2019	INSPECTED		2022	20,000	91,600	111,600	106,476C			

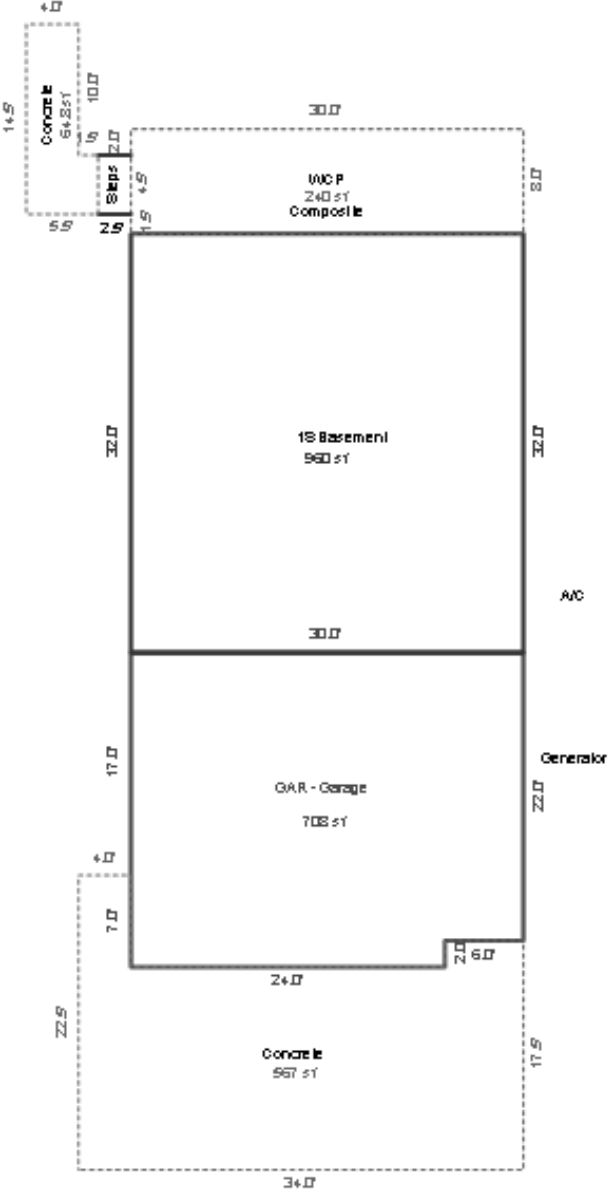


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 240	Type WCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 708 % Good: 0 Storage Area: 0 No Conc. Floor: 0	240	WCP (1 Story)	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 4 Floor Area: 960 Total Base New : 206,983 Total Depr Cost: 198,700 Estimated T.C.V: 258,310
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: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 156,044 149,798			Cls C 5 Blt 2020							
Building Style: 1S		(6) Ceilings			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,397 3 Fixture Bath 1 4,580 4,397 Porches WCP (1 Story) 240 8,801 8,449 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 708 28,285 27,154 Common Wall: 1 Wall 1 -2,647 -2,541 Door Opener 1 539 517 Water/Sewer Public Sewer 1 1,473 1,414 Water Well, 100 Feet 1 5,725 5,496 Built-Ins Appliance Allow. 1 2,727 2,618 Local Cost Items GENERATOR 1 1 1 *			Totals: 206,983 198,700							
Yr Built 2020	Remodeled 0	(7) Excavation Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 258,310										
Condition: Average		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Room List		(9) Basement Finish																
Basement		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																
1st Floor																		
2nd Floor																		
2 Bedrooms																		
(1) Exterior																		
Wood/Shingle																		
Aluminum/Vinyl																		
Brick																		
Insulation																		
(2) Windows																		
Many Avg. Few																		
Large Avg. Small																		
Wood Sash																		
Metal Sash																		
Vinyl Sash																		
Double Hung																		
Horiz. Slide																		
Casement																		
Double Glass																		
Patio Doors																		
Storms & Screens																		
(3) Roof																		
Gable																		
Hip																		
Flat																		
Gambrel																		
Mansard																		
Shed																		
Asphalt Shingle																		
Chimney:																		

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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		
6474 LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/25/1994								
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651		MAP #:								
		2025 Est TCV 133,862 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		BACK 50' @2000/	55.00	85.00	0.9765 0.9174	2000 100	98,538	
		Paved Road		55 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	98,538
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Ren. Conc.	8.06	675	0	0		
		X Sewer		Residential Local Cost Land Improvements						
		X Electric		Description	Rate	Size	% Good	Cash Value		
		X Gas		LAND IMPROVE 1000	1,000.00	1	97	970		
		X Curb		Total Estimated Land Improvements True Cash Value =					970	
		X 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	49,300	17,600	66,900			14,970C
		Low		2024	29,600	15,200	44,800			14,520C
		High		2023	19,700	14,300	34,000			13,829C
		Landscaped		2022	20,000	12,900	32,900			13,171C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 04/30/2021	INSPECTED							
		TPC 05/06/2018	INSPECTED							
		TPC 12/27/2017	INSPECTED							

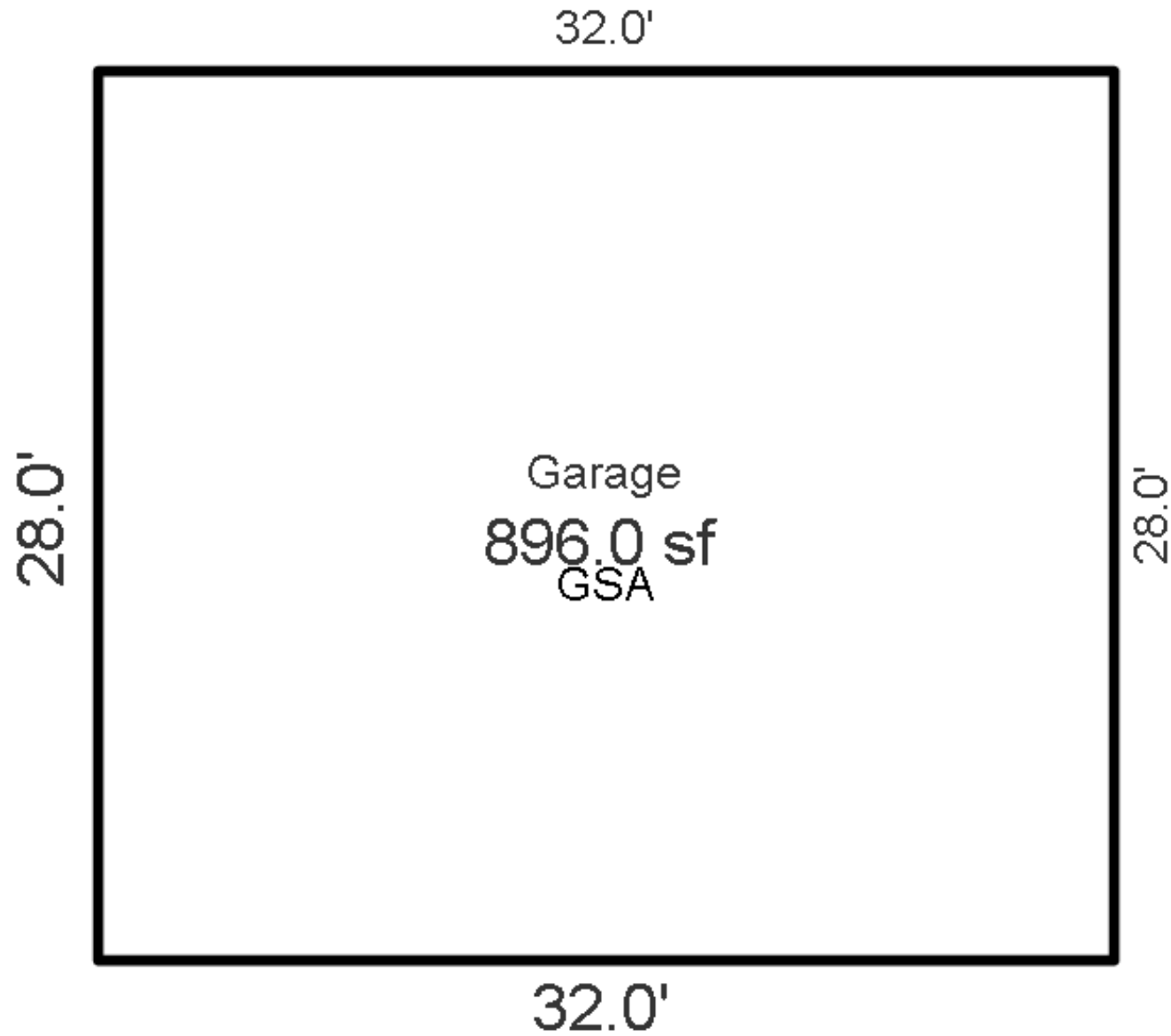


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1988				
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Car Capacity:				Class: C				
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Exterior: Siding		Brick Ven.: 0				
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story		Exterior 2 Story		Stone Ven.: 0		Common Wall: Detache				
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Prefab 1 Story		Prefab 2 Story		Foundation: 42 Inch		Finished?:			
	Wood Frame	Drywall		Plaster		Electric Baseboard			Hot Tub		Heat Circulator		Auto. Doors: 2		Mech. Doors: 0			
	Building Style:		Paneled	Wood T&G		Elec. Ceil. Radiant			Unvented Hood		Raised Hearth		Wood Stove		Area: 896		% Good: 0	
	GRG		Trim & Decoration			Radiant (in-floor)			Vented Hood		Wood Stove		Direct-Vented Ga		Storage Area: 450		No Conc. Floor: 0	
	Yr Built	Remodeled	Ex	Ord	Min	Electric Wall Heat			Intercom		Class: C		E.C.F.		Bsmnt Garage:			
	1988	0	Size of Closets			Space Heater			Jacuzzi Tub		Effec. Age: 35		X 1.300		Roof:			
Condition: Average		Lg	Ord	Small	Wall/Floor Furnace			Jacuzzi repl.Tub		Floor Area: 0								
Room List		Doors	Solid	H.C.	Heat Pump			Oven		Total Base New : 40,655								
	Basement	(5) Floors			No Heating/Cooling			Microwave		Total Depr Cost: 26,426								
	1st Floor	Kitchen:			Central Air			Standard Range		Estimated T.C.V: 34,354								
	2nd Floor	Other:			Wood Furnace			Self Clean Range										
	Bedrooms	Other:			(12) Electric			Sauna										
(1) Exterior		No./Qual. of Fixtures			0 Amps Service			Trash Compactor										
	Wood/Shingle	Ex.	Ord.	Min	No. of Elec. Outlets			Central Vacuum										
	Aluminum/Vinyl	(6) Ceilings			Many			Security System										
	Brick				Ave.			Cost Est. for Res. Bldg: 1 Single Family GRG						Cls C Blt 1988				
	Insulation				Few			Notes:										
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas										
	Many	Basement: 0 S.F.			Average Fixture(s)			Stories										
	Avg.	Crawl: 0 S.F.			1			Exterior										
	Few	Slab: 0 S.F.			3 Fixture Bath			Foundation										
	Large	Height to Joists: 0.0			2 Fixture Bath			Size										
	Avg.				Softener, Auto			Cost New										
	Small				Softener, Manual			Depr. Cost										
	Wood Sash	(8) Basement			Solar Water Heat			Garages										
	Metal Sash	Conc. Block			No Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
	Vinyl Sash	Poured Conc.			Extra Toilet			Base Cost										
	Double Hung	Stone			Extra Sink			Storage Over Garage										
	Horiz. Slide	Treated Wood			Separate Shower			Door Opener										
	Casement	Concrete Floor			Ceramic Tile Floor			Totals:										
	Double Glass	(9) Basement Finish			Ceramic Tile Wains			40,655										
	Patio Doors				Ceramic Tub Alcove			26,426										
	Storms & Screens				Vent Fan			2										
(3) Roof		(14) Water/Sewer						1,078										
	Gable	Public Water						701										
	Hip	Public Sewer						40,655										
	Flat	Water Well						26,426										
	Asphalt Shingle	1000 Gal Septic																
	Chimney:	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.
YEADON NANCY L FKA MEGGIT	YEADON NANCY L & THOMAS M	0	08/17/2022	QC	09-FAMILY	2022-02635	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1616 S PARK BLVD	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	10/09/2024	PE24-0197	100%
Owner's Name/Address	P.R.E. 100% 08/17/2022		Pole Barn	09/10/2024	PB24-0164	20%
YEADON NANCY L & THOMAS M 1616 S PARK BLVD LAKE CITY MI 49651	MAP #:		Deck/Porch	06/08/2021	2021-0352	100%
	2025 Est TCV 241,671 TCV/TFA: 251.74		ALTERATION	04/20/2021	2021-0191	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
. SEC 12 T22N R8W LOT 74. BUENA VISTA PARK.			* Factors *					
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			BACK 50' @2000/	46.00	100.00	1.0211 0.9554	2000 100	89,752
			46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value = 89,752

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



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

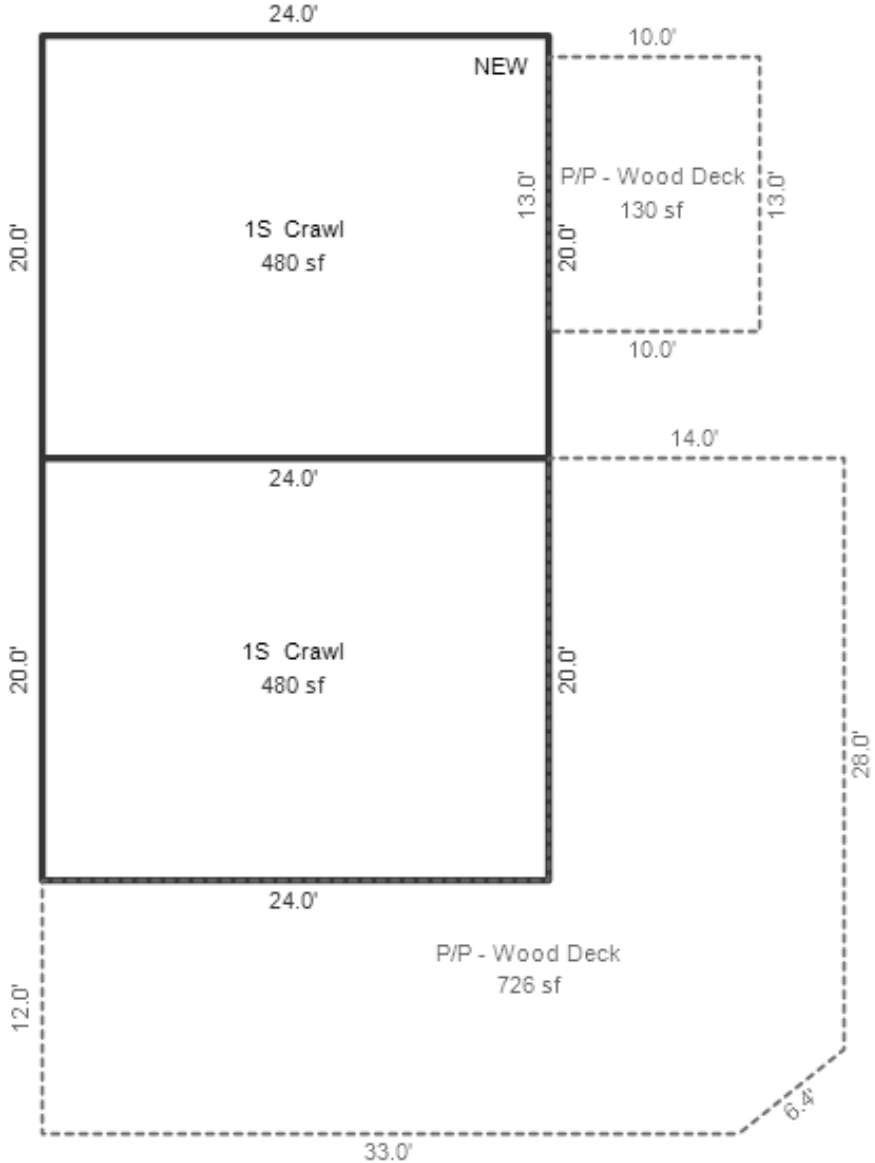
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	44,900	75,900	120,800			52,815C
2024	13,600	64,300	77,900			49,464C
2023	9,100	56,000	65,100			47,109C
2022	7,500	49,400	56,900		56,900W	43,723C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 726 130	Type Treated Wood Treated Wood	Year Built: 2024 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 154 % 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: 25 Floor Area: 960 Total Base New : 155,818 Total Depr Cost: 116,861 Estimated T.C.V: 151,919		E.C.F. X 1.300		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 1960		
Yr Built 1960	Remodeled 2021	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 960 SF Floor Area = 960 SF.						
Condition: Average		Size of Closets		Lg			X	Ord		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 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			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space		Total: 126,910		95,180		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
(2) Windows		Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 960 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						
X	Wood Sash Metal Sash Vinyl Sash	X	Small	Basement: 0 S.F. Crawl: 960 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			Deck						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages				
Chimney: Brick		Lump Sum Items:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Pole (Unfinished) Base Cost Local Cost Items SANITARY SEWER		154 5,720 4,290				
		Notes:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Wood Stove		1 2,515 1,886				
		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			154 5,720 4,290		1 0 0		* 116,861		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03308	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1929 S OAKWOOD AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 23,608					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. LOT 75 BUENA VISTA PARK.		X		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
2012 MOVED GRG TO PIN 076-00		X		BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100	22,714
		X		46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 22,714							

Public Improvements	Land Improvement Cost Estimates			
Dirt Road	Description	Rate	Size % Good	Cash Value
Gravel Road	Metal Prefab	18.62	96 50	894
Paved Road	Total Estimated Land Improvements True Cash Value = 894			
Storm Sewer				
Sidewalk				
Water				
X Sewer				
X Electric				
X Gas				
Curb				
X 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	11,400	400	11,800			5,149C
Rolling	2024	13,600	400	14,000			4,995C
Low	2023	9,100	400	9,500			4,758C
High	2022	7,500	0	7,500			4,532C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03308	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/11/2006	20060194	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
TRIM RALPH A & JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 85,434 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714	
46 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value =					22,714	

Tax Description		Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description		Description					
. SEC 12 T22N R8W LOT 76 BUENA VISTA PARK.	X	Dirt Road		8.06	440	50	1,773
Comments/Influences	X	Gravel Road		Total Estimated Land Improvements True Cash Value = 1,773			
2012 GRG MOVED FROM 075-00	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	11,400	31,300	42,700			26,036C
	Rolling	2024	13,600	27,100	40,700			25,254C
	Low	2023	9,100	24,900	34,000			24,052C
	High	2022	7,500	21,700	29,200			22,907C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



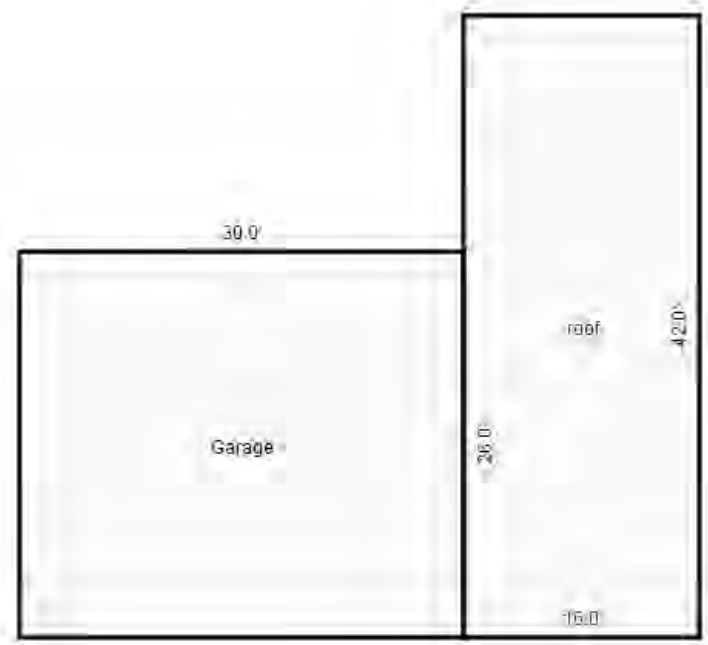
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	11,400	31,300	42,700			26,036C
TPC	05/06/2018	INSPECTED	2024	13,600	27,100	40,700			25,254C
TPC	12/27/2017	INSPECTED	2023	9,100	24,900	34,000			24,052C
			2022	7,500	21,700	29,200			22,907C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2006 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: 780 % 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: 15 Floor Area: 0 Total Base New : 55,156 Total Depr Cost: 46,882 Estimated T.C.V: 60,947	E.C.F. X 1.300	Bsmnt Garage: Carport Area: 672 Roof: Wood Shingle	Trim & Decoration		Size of Closets										
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Ex	X	Ord				Min	Lg	X	Ord	Small								
Yr Built 2006	Remodeled 0	Doors			Solid		X				H.C.	(5) Floors		Kitchen: Other: Other:									
Condition: Average		Room List		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2006									
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		0 Amps Service			Ex. X Ord. Min			Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
(1) Exterior		(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		(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			Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Finished)		Base Cost		780		36,574		31,088	
(2) Windows		(9) Basement Finish		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Solar Water Well, 100 Feet		1		5,725		4,866					
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Lump Sum Items:			Carports		Wood Shingle		672		12,318		10,470					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:			Totals:		55,156		46,882		60,947							
(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																			
X	Gable Hip Flat	Gambrel Mansard Shed		1																			
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.
TOMPKINS JEFFREY J & KATH	TOMPKINS JEFFREY & KATHLE	0	12/23/2020	QC	03-ARM'S LENGTH	2020-03906	PROPERTY TRANSFER	0.0
TRIM RALHP A & JONNE E	TOMPKINS JEFFREY JON & KA	18,000	05/01/1997	WD	33-TO BE DETERMINED	311:80	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TOMPKINS JEFFREY & KATHLEEN TRUST PO BOX 407 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 22,714					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 77 BUENA VISTA PARK.	Public Improvements			* Factors *							
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X Gravel Road			BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100	22,714
	X Paved Road			46 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		22,714	

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	11,400	0	11,400			1,833C
TPC 04/30/2021	INSPECTED		2024	13,600	0	13,600			1,778C
TPC 05/06/2018	INSPECTED		2023	9,100	0	9,100			1,694C
TPC 12/27/2017	INSPECTED		2022	7,500	0	7,500			1,614C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOMPKINS JEFFREY J & KATH	TOMPKINS JEFFREY & KATHLE	0	12/23/2020	QC	03-ARM'S LENGTH	2020-03906	PROPERTY TRANSFER	0.0
TRIM RALHP A & JONNE E	TOMPKINS JEFFREY JON & KA	18,000	05/01/1997	WD	33-TO BE DETERMINED	311:80	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TOMPKINS JEFFREY & KATHLEEN TRUST PO BOX 407 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 51,934 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 78 BUENA VISTA PARK.	X		BACK 50' @ 500	46.00	100.00	22,714
Comments/Influences			46 Actual Front Feet, 0.11 Total Acres	1.0211	0.9672	22,714

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road	6.49	144 0	0
	X	Gravel Road	29.11	96 50	1,397
	X	Paved Road	Total Estimated Land Improvements True Cash Value = 1,397		
	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	11,400	14,600	26,000			12,098C
X Rolling	2024	13,600	12,600	26,200			11,735C
X Low	2023	9,100	11,700	20,800			11,177C
X High	2022	7,500	10,600	18,100			10,645C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

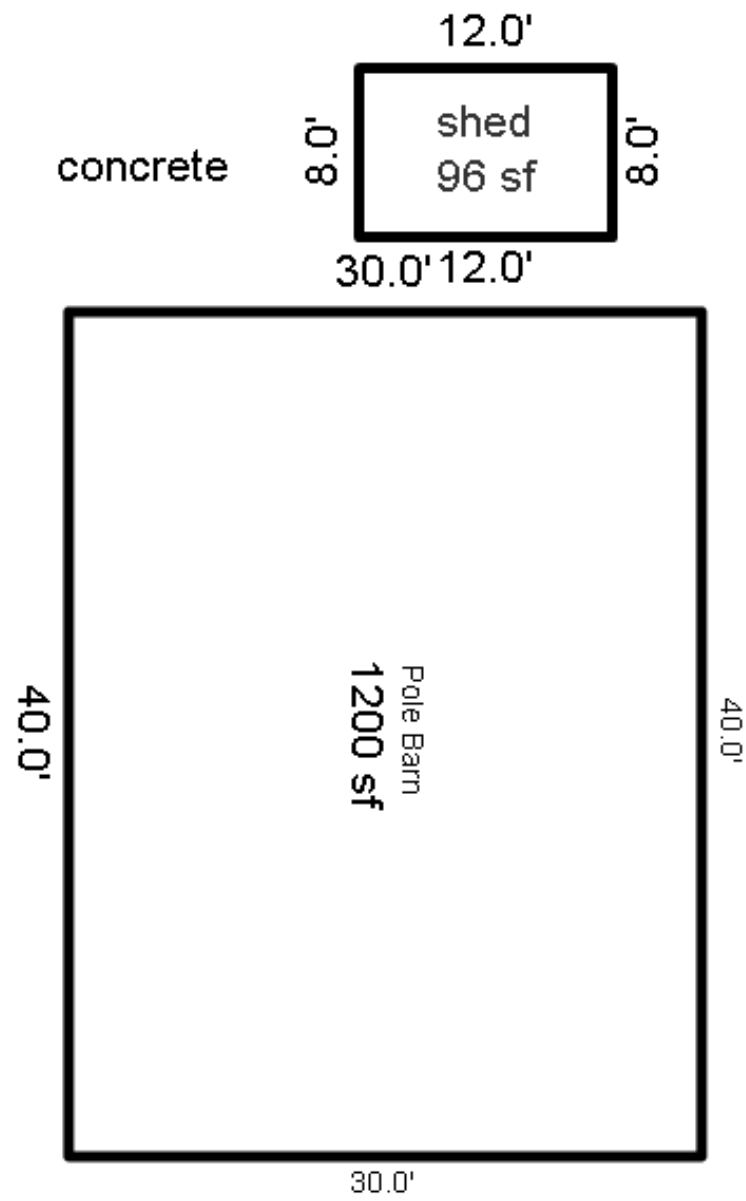


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	13,600	12,600	26,200			11,735C
TPC	05/06/2018	INSPECTED	2023	9,100	11,700	20,800			11,177C
TPC	12/27/2017	INSPECTED	2022	7,500	10,600	18,100			10,645C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 28,536 Total Depr Cost: 21,402 Estimated T.C.V: 27,823							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.300								
	Yr Built 1992	Remodeled 0	Ex	Ord	Min	Size of Closets									
	Condition: Average	Lg	Ord	Small	Room List			Bsmnt Garage:							
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.	(5) Floors			Bsmnt Garage:							
	(1) Exterior	Kitchen: Other: Other:			(12) Electric			Carport Area: Roof:							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls	C	Blt	1992	
	Insulation	No./Qual. of Fixtures			No. of Elec. Outlets			(11) Heating System: No Heating/Cooling			Ground Area = 0 SF Floor Area = 0 SF.				
	(2) Windows	Ex.	Ord.	Min	Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas				
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation			Size	Cost New	Depr. Cost	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Garages				
	(3) Roof	(9) Basement Finish			(14) Water/Sewer			Class: C Exterior: Pole (Unfinished)			1200	28,536	21,402		
	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			Base Cost			Totals:	28,536	21,402	
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCv: 27,823				
	Chimney:	Joists: Unsupported Len: Cntr.Sup:													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMSTER PETER A & SHIRL	FAIRBURN BRYCE	205,500	06/29/2023	WD	03-ARM'S LENGTH	2023-01763	PROPERTY TRANSFER	100.0
		48,000	07/01/1996	WD	33-TO BE DETERMINED	340:749	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6471 W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST		Enlargement	02/12/2024	PE24-0025	100%
Owner's Name/Address	P.R.E. 100% 07/05/2023		Addition	08/04/2023	2023-0458	100%
FAIRBURN BRYCE 6471 W CIRCLE DR Lake City MI 49651	MAP #:		FOUNDATION	01/04/2022	2022-0003	100%
	2025 Est TCV 244,287 TCV/TFA: 142.69					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
. SEC 12 T22N R8W LOT 79 BUENA VISTA PARK.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			BACK 50' @ 500	46.00	100.00	1.0211 0.9672 500 100 22,714
			46 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value = 22,714

Public Improvements	Land Improvement Cost Estimates			
Dirt Road	Description	Rate	Size % Good	Cash Value
Gravel Road	D/W/P: 4in Concrete	6.87	378 50	1,298
Paved Road	Wood Frame	28.43	100 50	1,421
Storm Sewer	Wood Frame	28.43	100 50	1,421
Sidewalk	Total Estimated Land Improvements True Cash Value =			4,140
Water				
X Sewer				
X Electric				
X Gas				
Curb				
X 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	11,400	110,700	122,100			113,590C
Rolling							
Low							
X High	2024	13,600	86,100	99,700			99,700S
Landscaped							
Swamp							
Wooded	2023	9,100	43,700	52,800			34,914C
Pond							
Waterfront	2022	7,500	36,400	43,900			33,252C
Ravine							
Wetland							
Flood Plain							

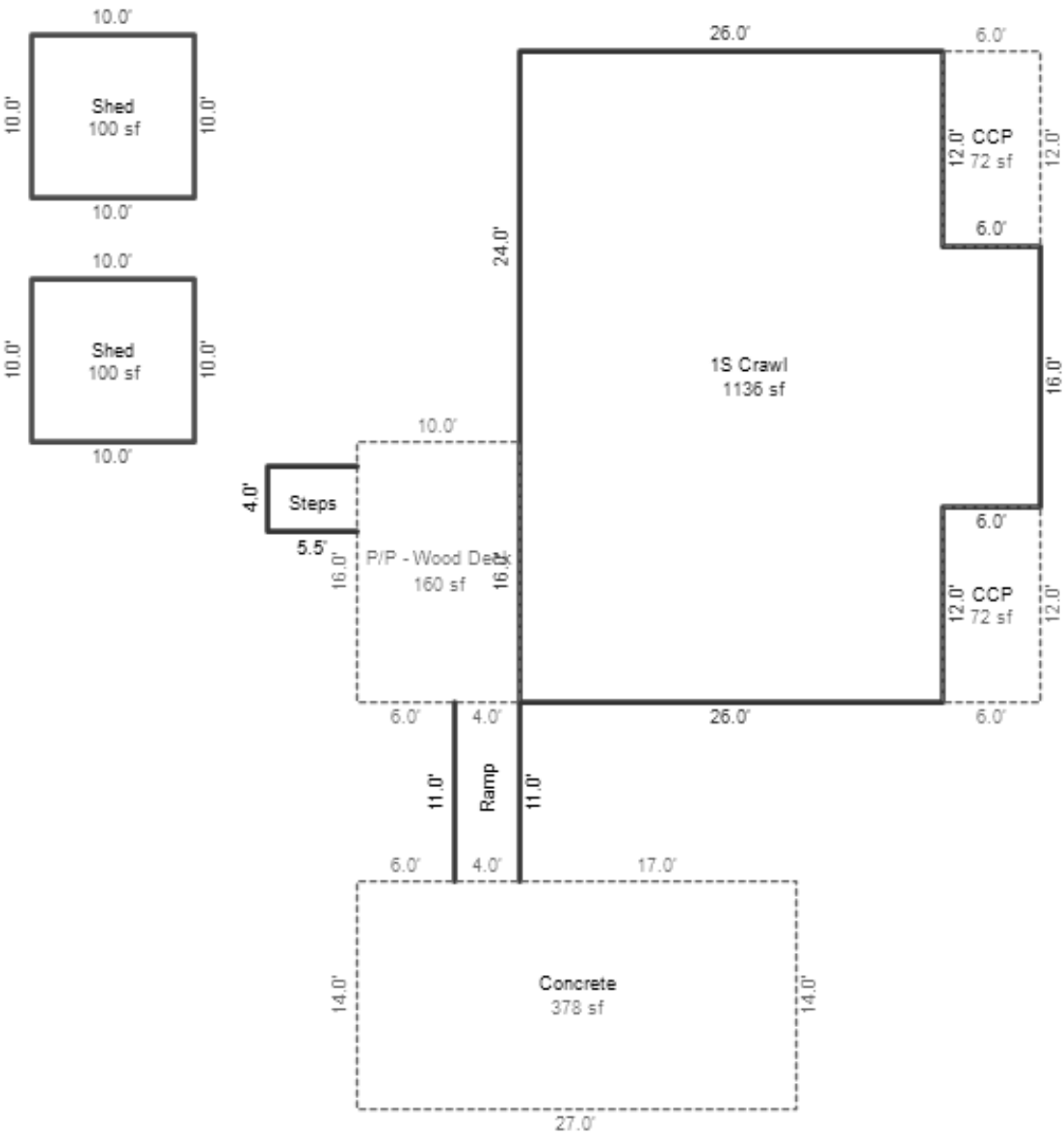


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*** Information herein deemed reliable but not guaranteed***

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 72 72	Type CCP (1 Story) CCP (1 Story)	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: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 30 Floor Area: 1,712 Total Base New : 238,938 Total Depr Cost: 167,256 Estimated T.C.V: 217,433			E.C.F. X 1.300			Bsmnt Garage:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1136 SF Floor Area = 1712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 5 Blt 1968			Roof:					
Yr Built Remodeled 1968 197 2024		Trim & Decoration		(12) Electric			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Ex	X Ord	Min	100 Amps Service			Ex. X Ord. Min			1 Story Siding Crawl Space 1,136			1 Story Siding Overhang 576				
Room List		Lg	X Ord	Small	No. of Elec. Outlets			Many X Ave. Few			Total: 204,150 142,904			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(13) Plumbing			(14) Water/Sewer			Other Additions/Adjustments			Plumbing					
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s)					
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Lump Sum Items:			Notes:			Porches			CCP (1 Story) 72 2,068 1,448 CCP (1 Story) 72 2,068 1,448					
Insulation		(7) Excavation		Lump Sum Items:			Notes:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 17,120 Common Wall: 1 Wall 1 -2,647 -1,853 Door Opener 1 539 377					
(2) Windows		Basement: 0 S.F. Crawl: 1136 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Notes:			Water/Sewer			Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854					
Many Avg. X Large Avg. Small		(8) Basement		Lump Sum Items:			Notes:			Built-Ins			Appliance Allow. 1 2,727 1,909					
Wood Sash Metal Sash Vinyl Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Notes:			Local Cost Items			SANITARY SEWER 1 0 0					
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Notes:			Totals:			238,938 167,256					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			Totals:			238,938 167,256					
X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:			Notes:			Totals:			238,938 167,256					
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Notes:			Totals:			238,938 167,256					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Totals:			238,938 167,256					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN LAUREN H NKA DAVIDS	ALLEN MARK W (SM-FORMER S	0	08/18/2008	QC	21-NOT USED/OTHER	2009/545	DEED	0.0
HANCHETT ROBERT W & PATRI	ALLEN MARK W & LAUREN H (	10,000	09/30/2005	WD	03-ARM'S LENGTH	05-0/3895	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1694 S PARK BLVD	School: LAKE CITY AREA SCHOOL DIST		Alteration	07/31/2024	PM24-0114	100%
Owner's Name/Address	P.R.E. 0%		Alteration	06/25/2024	PE24-0102	100%
ALLEN MARK W PO BOX 61 LAKE CITY MI 49651-0061	MAP #:		Alteration	05/08/2024	PB24-0057	100%
	2025 Est TCV 148,283 TCV/TFA: 205.95		Pole Barn	08/26/2010	20100487	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOTS 80 & 81 BUENA VISTA PARK.			
Comments/Influences			
CORRECT LOC ADJ FROM -60 TO -35 FOR 05			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	BACK 50' @ 500	36.00	110.00	0.9129	1.0000	500	100		16,432	
X Gravel Road	BACK 50' @ 500	36.00	110.00	0.9129	1.0000	500	100	NEEDS FILL	16,432	
X Paved Road	72 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	32,863



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	16,400	57,700	74,100			56,629C
Rolling	2024	18,400	20,700	39,100			22,337C
Low	2023	12,600	18,000	30,600			21,274C
High	2022	10,000	16,200	26,200			20,261C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

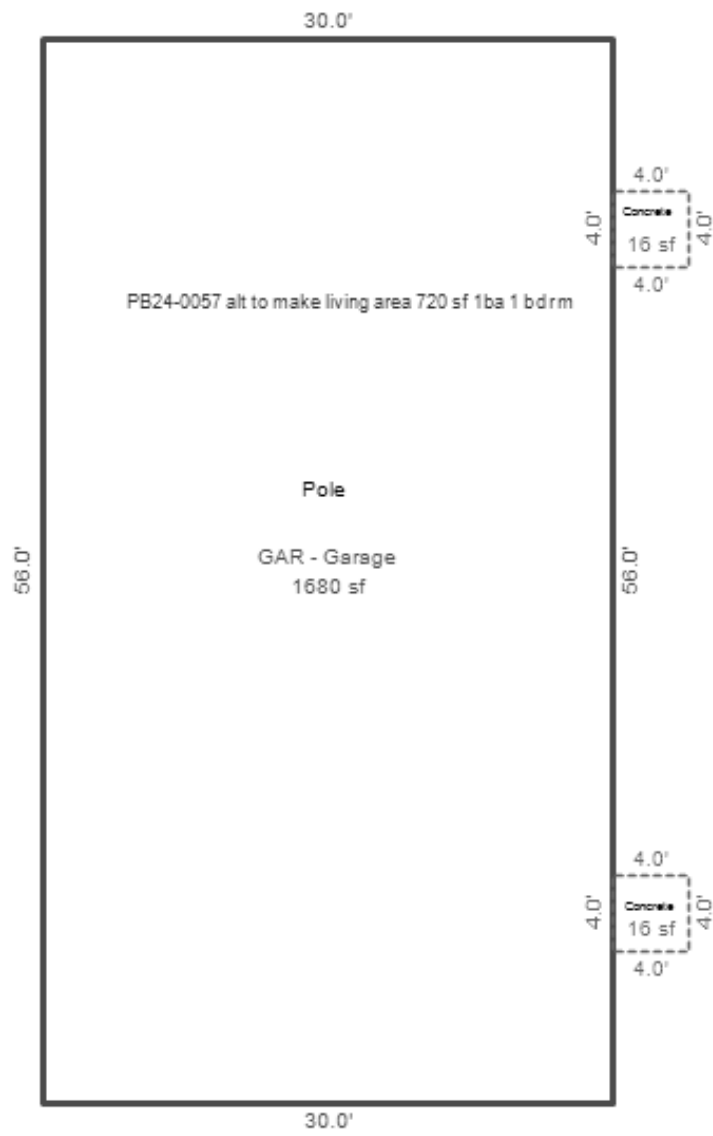
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	18,400	20,700	39,100			22,337C
TPC	04/30/2021	INSPECTED	2023	12,600	18,000	30,600			21,274C
TPC	12/27/2017	INSPECTED	2022	10,000	16,200	26,200			20,261C

*** Information herein deemed reliable 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: 2010 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 968 % Good: 0 Storage Area: 0 No Conc. Floor: 0	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: 15 Floor Area: 720 Total Base New : 104,452 Total Depr Cost: 88,785 Estimated T.C.V: 115,420
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		E.C.F. X 1.300		Cls D		Blt 2010		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Total Area = 720 SF		Total Area = 720 SF		Total Area = 720 SF		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Building Areas		
Wood Frame		Ex Ord Min		Many Ave. Few			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		Stories Exterior Foundation Size Cost New Depr. Cost		Stories Exterior Foundation Size Cost New Depr. Cost		
Building Style: 1S		Lg Ord Small		Average Fixture(s)			(14) Water/Sewer		1 Story Siding Slab 720		Total: 77,957 66,264		Total: 77,957 66,264		
Yr Built Remodeled 2010 2024		Size of Closets		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:		Other Additions/Adjustments		Garages		Garages		
Condition: Average		Doors Solid H.C.		1 Average Fixture Bath 2 Fixture Bath Softener, Auto 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 (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		Class: D Exterior: Pole (Unfinished)		Base Cost 968 19,060 16,201		Base Cost 968 19,060 16,201		
Room List		(5) Floors		1 Average Fixture Bath 2 Fixture Bath Softener, Auto 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		Door Opener 2 849 722		Door Opener 2 849 722		Door Opener 2 849 722		
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer		Water/Sewer		Public Sewer 1 1,158 984		Public Sewer 1 1,158 984		
(1) Exterior		(6) Ceilings		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well		Public Sewer 1 5,428 4,614		Water Well 1 5,428 4,614		Water Well 1 5,428 4,614		
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic		Water Well 1 5,428 4,614		Water Well 1 5,428 4,614		Water Well 1 5,428 4,614		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2000 Gal Septic		Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		
(2) Windows		(8) Basement		1 Average Fixture Bath 2 Fixture Bath Softener, Auto 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:		Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		
Many Avg. Few Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		
Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		
Chimney:				1 Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Totals: 104,452 88,785		Totals: 104,452 88,785		Totals: 104,452 88,785		

*** 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.
LINE ROBERT S & BARBARA C	FLORY PATRICK G & TAMMY S	16,000	09/19/2014	WD	03-ARM'S LENGTH	2014-03200	PROPERTY TRANSFER	100.0
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	03-ARM'S LENGTH	2011-03008	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FLORY PATRICK G & TAMMY S 6470 TRINKLIN RD SAGINAW MI 48609	MAP #:					
	2025 Est TCV 36,982					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																				
2012 ROLL: SEC 12 T22N R8W LOTS 82, 83 BUENA VISTA PARK. SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85) AND 009-160-082-00 (LOTS 82 & 83) FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.	X			<p>Public Improvements</p> <p>* Factors *</p> <p>LOTS 82 & 83</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>BACK 50' @ 500</td> <td>42.50</td> <td>108.00</td> <td>0.8758</td> <td>0.9936</td> <td>500</td> <td>100</td> <td></td> <td>18,491</td> </tr> <tr> <td>BACK 50' @ 500</td> <td>42.50</td> <td>108.00</td> <td>0.8758</td> <td>0.9936</td> <td>500</td> <td>100</td> <td>LOT 82 - NEEDS FILL</td> <td>18,4</td> </tr> <tr> <td colspan="8">85 Actual Front Feet, 0.21 Total Acres</td> <td>Total Est. Land Value = 36,982</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500	100		18,491	BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500	100	LOT 82 - NEEDS FILL	18,4	85 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 36,982
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																
BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500	100		18,491																																
BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500	100	LOT 82 - NEEDS FILL	18,4																																
85 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 36,982																																

Comments/Influences

MLS 21003781\$102,500 SEE 160-084-00
Split/Comb. on 10/20/2011 completed
10/20/2011

OF PARCELS IN




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Missaukee, Michigan

Who	When	What
X	2025	Level
X	2024	Rolling
X	2023	Low
X	2022	High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain
		Topography of Site
		Standard Utilities
		Underground Utils.
		Street Lights
		Curb
		Gas
		Electric
		Sewer
		Water
		Sidewalk
		Storm Sewer
		Paved Road
		Gravel Road
		Dirt Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	18,500	0	18,500			9,314C
2024	23,200	0	23,200			9,034C
2023	10,000	0	10,000			8,604C
2022	8,500	0	8,500			8,195C

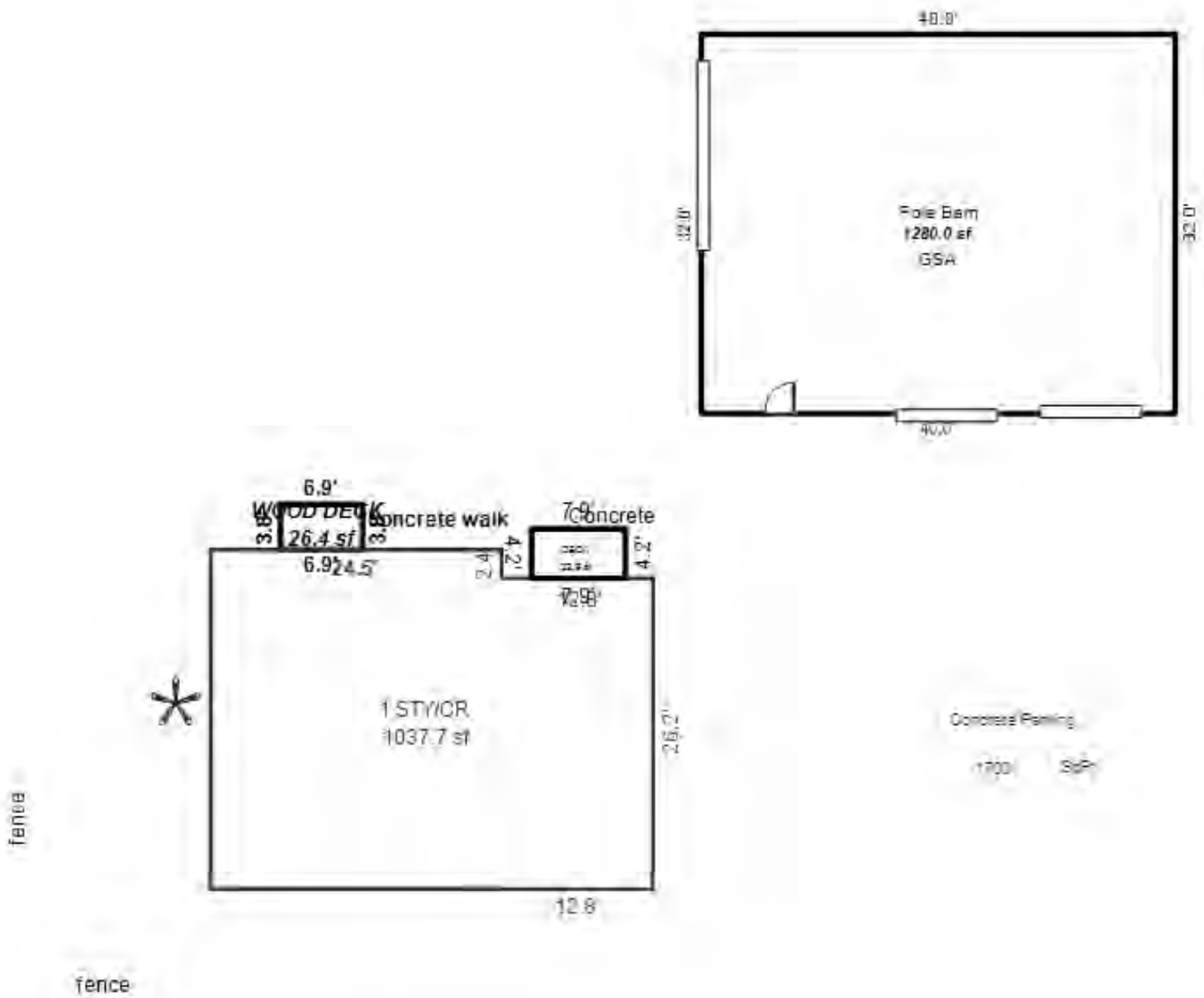
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLIESENER STANLEY G & MAR	FLORY PATRICK G & TAMMY S	110,000	01/31/2020	WD	03-ARM'S LENGTH	2020-00283	PROPERTY TRANSFER	100.0				
BLIESENER STANLEY & MARY	BLIESENER STANLEY G & MAR	1	08/14/2017	QC	09-FAMILY	2017-02603	PROPERTY TRANSFER	0.0				
ROWLAND TERESA M TRUSTEE	BLIESENER STANLEY & MARY	70,000	06/20/2013	WD	03-ARM'S LENGTH	2013-02165	PROPERTY TRANSFER	100.0				
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	03-ARM'S LENGTH	2011-03008	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6451 BUENA VISTA BLVD		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		06/04/2015		2015-0202	100%			
Owner's Name/Address		P.R.E. 0%		Addition		06/12/2014		2014-0179	100%			
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609		MAP #:		ALTERATION		06/18/2013		2013-0232	100%			
		2025 Est TCV 200,291 TCV/TFA: 193.14										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors * LOTS 84 & 85								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				BACK 50' @ 500	46.00	70.00	0.8586	0.8537	500	100		16,859
				BACK 50' @ 500	46.00	70.00	0.8586	0.8537	500	100		16,859
				92 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 33,717								
				Land Improvement Cost Estimates								
				Description	Rate		Size % Good		Cash Value			
				Fencing: Wd, Solid, 6 ft.	30.45		60 0		0			
				D/W/P: 4in Ren. Conc.	8.06		1700 0		0			
				D/W/P: 3.5 Concrete	6.49		133 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								
Comments/Influences		X Street Lights										
2010 MLS 21003781 \$88,900 11/27/10DOM366		Standard Utilities										
Split/Comb. on 10/20/2011 completed		Underground Utils.										
10/20/2011 tim SALE OF PARCELS IN												
		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	16,900	83,200	100,100		75,475C			
TPC 12/27/2017 INSPECTED				2024	23,200	71,700	94,900		73,206C			
TPC 11/02/2015 INSPECTED				2023	15,500	62,500	78,000		69,720C			
TPC 09/29/2014 INSPECTED				2022	10,000	56,400	66,400		66,400S			

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

Building Type		(3) Roof (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 26 32	Type Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 853 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,037 Total Base New : 194,348 Total Depr Cost: 126,326 Estimated T.C.V: 164,224		E.C.F. X 1.300		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.		Central Air Wood Furnace			
Yr Built 1965	Remodeled 2015	Ex	X	Ord	Min	(5) Floors		No. of Elec. Outlets Many X Ave. Few		(12) Electric 60 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1037 SF Floor Area = 1037 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1965			
Condition: Average		Size of Closets		Lg X Ord Small		Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		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		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,037 Total: 139,857 90,907	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 1037 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Deck Treated Wood 26 1,200 780 Treated Wood 32 1,384 900 Garages Class: C Exterior: Pole (Unfinished) Storage Over Garage 853 11,550 7,507 Door Opener 3 1,616 1,050 Base Cost 1280 30,438 19,785 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721 Built-Ins Appliance Allow. 1 2,727 1,773 Local Cost Items SANITARY SEWER 1 0 0		Totals: 194,348 126,326			
(2) Windows		Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney: Metal		Lump Sum Items:		Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 164,224		* 0			
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 164,224										

*** 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.
PHILLIPS ROSS D & VICKI L	FLORY PATRICK G & TAMMY S	110,000	07/03/2024	WD	19-MULTI PARCEL ARM'S LE	2024-01614	PROPERTY TRANSFER	100.0
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	0	06/26/2009	WD	20-MULTI PARCEL SALE REF	2009/2462	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
BUENA VISTA DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609	MAP #:					
	2025 Est TCV 20,634					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 86 BUENA VISTA PARK.	Public Improvements			* Factors *							
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GARAGE POSTED TO PIN 160-096-00	Gravel Road			BACK 50' @ 500	46.00	76.00	1.0211	0.8786	500	100	20,634
	Paved Road	X		46 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 20,634							
	Storm Sewer										
	Sidewalk										
	Water										
	X Sewer										
	X Electric										
	X Gas										
	Curb										
	X 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	10,300	0	10,300			10,300S
Rolling	2024	13,000	0	13,000			1,640C
Low	2023	8,700	0	8,700			1,562C
High	2022	7,500	0	7,500			1,488C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORSYTHE DOROTHY L	TERVO CLIFFORD A & FENILI	0	08/17/2024	OTH	07-DEATH CERTIFICATE	2024-02656	OTHER	0.0
FORSYTHE DOROTHY L	FORSYTHE DOROTHY L	0	12/14/2022	QC	09-FAMILY	2022-03860	PROPERTY TRANSFER	0.0
FORSYTHE JOHN W (DECEASED)	FORSYTHE DOROTHY (HIS SPO	0	02/02/2002	OTH	21-NOT USED/OTHER	02-0/701	DEED	0.0
		86,500	06/01/1999	WD	33-TO BE DETERMINED	328:1433	DEED	0.0

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

6431 W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
TERVO CLIFFORD A & FENILI KIMBERLY 6431 W CIRCLE DRIVE LAKE CITY MI 49651	2025 Est TCV 212,043 TCV/TFA: 148.49

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			BACK 50' @ 500	62.75	100.00	0.7945	0.9672	500	100	LOT 87	24,109
			BACK 50' @ 500	62.75	100.00	0.7945	0.9672	500	100	LOT 88	24,109
			126 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								48,218

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		

. SEC 12 T22N R8W LOTS 87 & 88 BUENA VISTA PARK.	X			Dirt Road				
	X			Gravel Road				
	X			Paved Road				
	X			Storm Sewer				
	X			Sidewalk				
	X			Water				
	X			Sewer	6.07	576	0	0
	X			Electric	19.57	54	50	528
	X			Gas				
	X			Curb				
	X			Street Lights				
	X			Standard Utilities				
	X			Underground Utils.				

REFUSED ENTRY..EXTENSIVE REMODELING SINCE LAST APPRAISAL GAVE SIZE ADJ OF +80 AND CHG'D LOC FROM -50 TO -35 FOR 05 CONSISTENT WITH NEIGHBORING PARCELS.	X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
	X			D/W/P: 3.5 Concrete	1,000.00	1	95	950
	X			Metal Prefab				
	X			Residential Local Cost Land Improvements				
	X			LAND IMPROVE 1000				
	X			Total Estimated Land Improvements True Cash Value =				1,478

Topography of Site	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X			2025	24,100	81,900	106,000			70,648C
	X			2024	31,900	88,600	120,500			68,524C
	X			2023	21,300	77,100	98,400			65,261C
	X			2022	15,000	66,700	81,700			62,154C



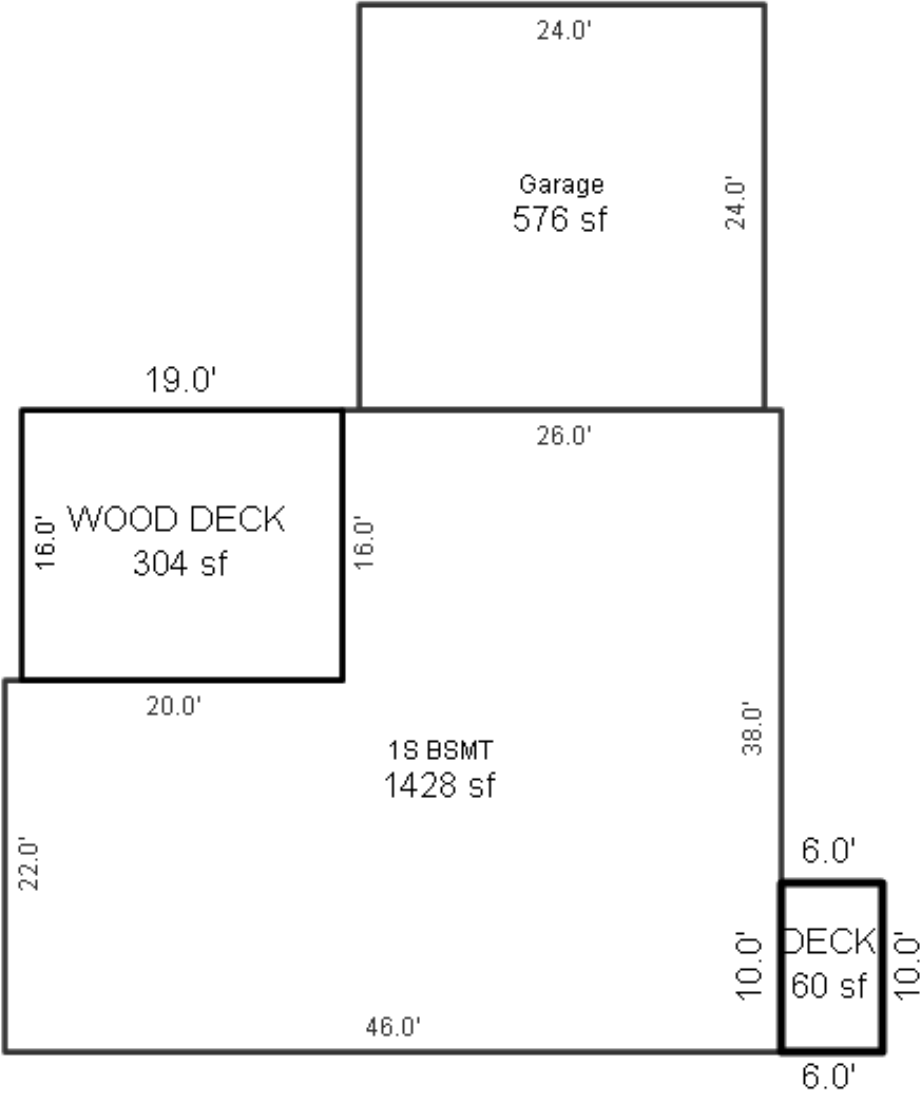
Who	When	What	2025	24,100	81,900	106,000			70,648C
		TPC 12/21/2024 INSPECTED	2024	31,900	88,600	120,500			68,524C
		TPC 04/30/2021 INSPECTED	2023	21,300	77,100	98,400			65,261C
		TPC 12/27/2017 INSPECTED	2022	15,000	66,700	81,700			62,154C

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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 304 60	Type Treated Wood Treated Wood	Year Built: 1971 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets		Ex X Ord Min		Lg X Ord Small		Doors Solid X H.C.	
Building Style: 1S		Yr Built 1971		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior			
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets	
Room List		(6) Ceilings		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
(2) Windows		(7) Excavation		Basement: 1428 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick									
Cost Est. for Res. Bldg: 1 Single Family 1S		(11) Heating System: Forced Heat & Cool		Ground Area = 1428 SF Floor Area = 1428 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,428		Total: 184,074 101,240	
Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,212 667		3 Fixture Bath		1 3,805 2,093		Deck		Treated Wood 304 5,250 2,887	
Treated Wood		Treated Wood		60 1,886 1,037		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 576 21,923 12,058		Common Wall: 1 Wall		1 -2,476 -1,362	
Water/Sewer		Public Sewer		1 1,307 719		Water Well, 50 Feet		1 2,548 1,401		Built-Ins		Appliance Allow.		1 1,906 1,048	
Fireplaces		Exterior 1 Story		1 5,626 3,094		Local Cost Items		1 0 0		SANITARY SEWER		Totals:		227,061 124,882	
Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TC		162,347											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL GORDON L & LUCY J	ANSON THOMAS & LANGTON-AN	260,000	09/06/2024	WD	03-ARM'S LENGTH	2024-02292	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1615 PARK BLVD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
ANSON THOMAS & LANGTON-ANSON CARMEN 12843 CALKINS RD CARLETON MI 48117	2025 Est TCV 192,182 TCV/TFA: 218.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 89 BUENA VISTA PARK.			BACK 50' @2000/	46.00	100.00	89,752
Comments/Influences			46 Actual Front Feet, 0.11 Total Acres			89,752

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate %Adj.	Reason	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: Crushed Rock	2.15	2200 50	2,365
	X	Sewer	Metal Prefab	18.28	68 50	621
	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Street Lights	Total Estimated Land Improvements True Cash Value = 3,936			
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Low	2025	44,900	51,200	96,100			96,100S
		High	2024	13,600	44,300	57,900			29,014C
		Landscaped	2023	9,100	38,600	47,700			27,633C
		Swamp	2022	7,500	33,600	41,100			26,318C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

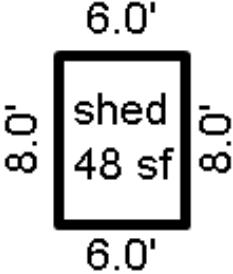
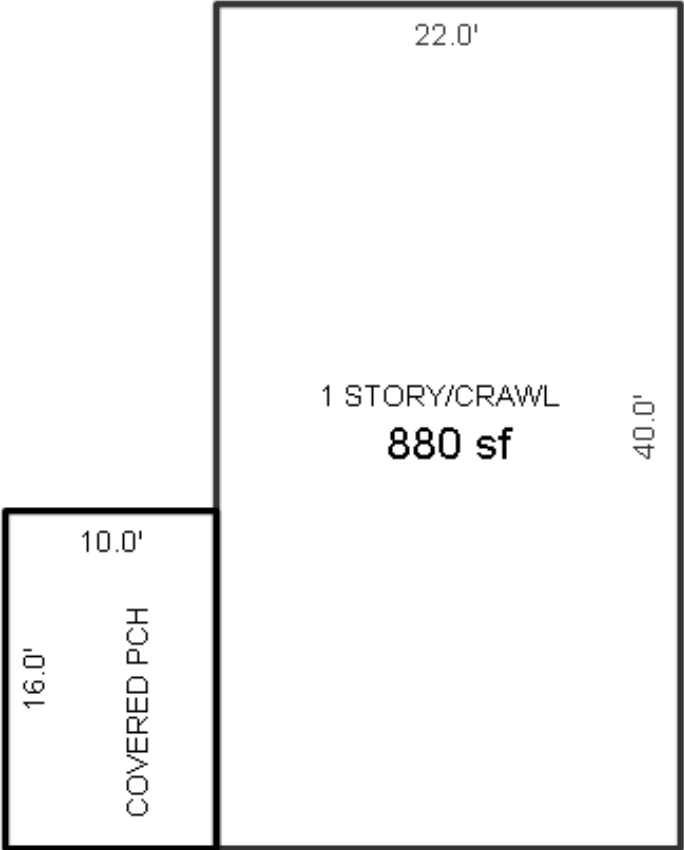


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*** Information herein deemed reliable but not guaranteed***

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	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 1 Wood Stove Direct-Vented Ga	Area 160	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: CD Effec. Age: 35 Floor Area: 880 Total Base New : 116,557 Total Depr Cost: 75,764 Estimated T.C.V: 98,494		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		E.C.F. X 1.300		Bsmnt Garage:		
Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	Size of Closets		200		E.C.F. X 1.300		Carport Area: Roof:		
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1960		
Room List		Doors	Solid	X	H.C.	(12) Electric		Ground Area = 880 SF Floor Area = 880 SF.		Total:		103,575 67,325		
Basement	1st Floor	(5) Floors		(12) Electric		200 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Total:		103,575 67,325		
2 Bedrooms	2 Bedrooms	Kitchen: Other: Other:		200 Amps Service		No. of Elec. Outlets		Building Areas		Total:		103,575 67,325		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost		Total:		103,575 67,325		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 880 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		1 Story Siding Crawl Space 880		Total:		103,575 67,325		
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Other Additions/Adjustments		Total:		103,575 67,325		
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 880 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		Total:		103,575 67,325		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		Total:		103,575 67,325		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		CCP (1 Story)		Total:		103,575 67,325		
X	Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Total:		103,575 67,325		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Built-Ins		Total:		103,575 67,325		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Appliance Allow.		Total:		103,575 67,325		
X	Asphalt Shingle	Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Total:		103,575 67,325		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Wood Stove		Total:		103,575 67,325		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Local Cost Items		Total:		103,575 67,325		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		SANITARY SEWER		Total:		103,575 67,325		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Notes:		Total:		103,575 67,325		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		Total:		103,575 67,325		

*** 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.
RIGGIE ALVERNA	BRENDA MILLS, YVONNE MONT	0	12/19/2019	AFF	07-DEATH CERTIFICATE	2020-01479	DEED	0.0
RIGGIE ALVERNA	RIGGIE ALVERNA (ETAL L/E)	0	05/12/2005	QC	21-NOT USED/OTHER	05-0/1980	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1601 S PARK BLVD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/01/2022	2022-0336	100%

Owner's Name/Address	MAP #:	2025 Est TC	198,885 TC	TFA: 248.61
BUNN DAWN ET AL 7807 E SAGINAW HWY LANSING MI 48917				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 90 BUENA VISTA PARK.			

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Dirt Road	BACK 50' @2000/	50.00	98.00	1.0000	0.9506	2000	100		95,063	
		Gravel Road	50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	95,063

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
			D/W/P: 3.5 Concrete	6.49	246	50	798	
			Wood Frame	31.84	80	50	1,273	
			Total Estimated Land Improvements True Cash Value =					2,071

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	47,500	51,900	99,400			31,004C
		JVW 08/16/2022 INSPECTED	2024	28,500	44,700	73,200			30,072C
		TPC 04/30/2021 INSPECTED	2023	19,000	39,000	58,000			28,640C
		TPC 12/27/2017 INSPECTED	2022	20,000	27,100	47,100			26,134C

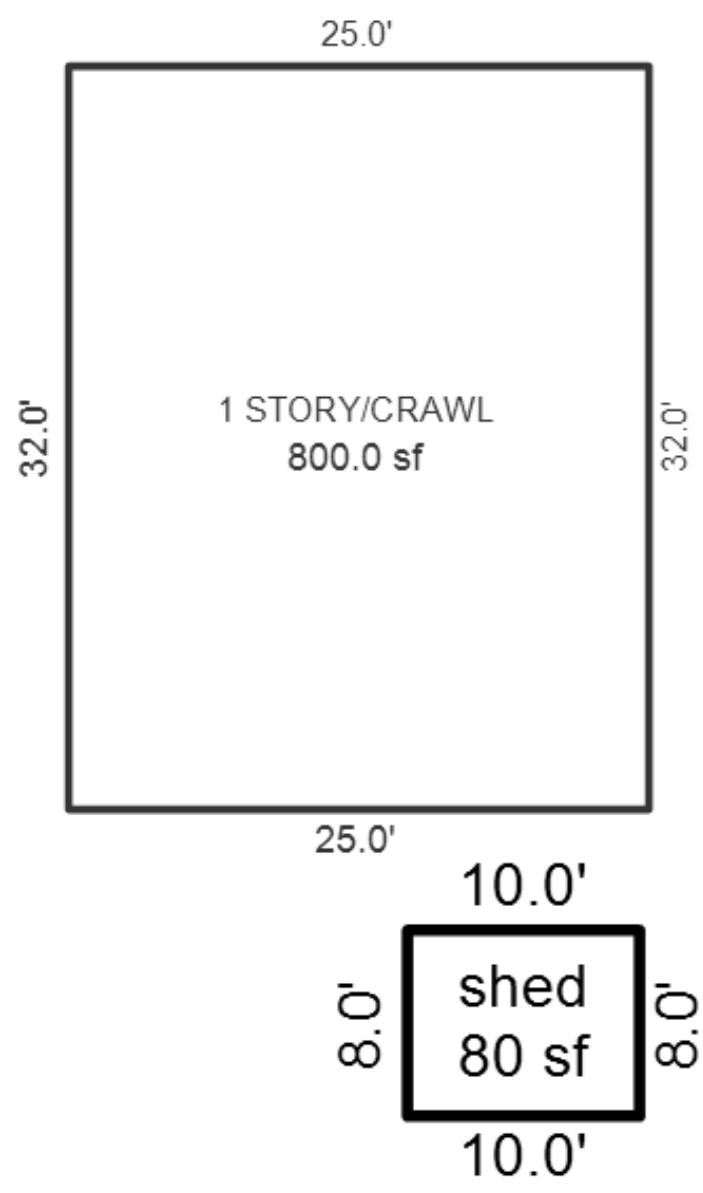
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 140 25	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 800 Total Base New : 120,416 Total Depr Cost: 78,270 Estimated T.C.V: 101,751		E.C.F. X 1.300		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 1964	
Yr Built 1964	Remodeled 0	Ex	Ord	X	Min	60 Amps Service			Ground Area = 800 SF Floor Area = 800 SF.		Total		107,714 70,014		
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost	
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space		800				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments		Plumbing			
(1) Exterior		(6) Ceilings		No. of Fixtures			Average Fixture(s)			Deck		Treated Wood		2,101	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. Ord. X Min			3 Fixture Bath			Treated Wood		25		758	
(2) Windows		(8) Basement		Many Ave. X Few			2 Fixture Bath			Water/Sewer		Public Sewer		1 1,473 957	
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s)			Softener, Auto			Built-Ins		Appliance Allow.		1 2,727 1,773	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 3 Fixture Bath			Softener, Manual			Local Cost Items		SANITARY SEWER		1 0 0 *	
(3) Roof		(10) Floor Support		1 3 Fixture Bath			Solar Water Heat			Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		101,751	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water			No Plumbing			Totals:		120,416		78,270	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Extra Toilet								
Chimney: Brick		(14) Water/Sewer		1 Water Well			Extra Sink								
		Lump Sum Items:		1 1000 Gal Septic			Separate Shower								
				1 2000 Gal Septic			Ceramic Tile Floor								

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	11/08/2022	2022-0820	100%

Owner's Name/Address	P.R.E. 0%	MAP #:				
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ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430	2025 Est TCV 145,206 TCV/TFA: 0.00					
--	------------------------------------	--	--	--	--	--

	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 91 BUENA VISTA PARK.	BACK 50' @2000/	50.00	117.00	1.0000	0.9937	2000	100		99,369
Comments/Influences	50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =		99,369				

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

		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	49,700	22,900	72,600			22,434C
2024	29,800	19,700	49,500			21,760C
2023	19,900	3,900	23,800			6,248C
2022	20,000	0	20,000			2,237C

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Who When What

JWV 09/05/2023 INSPECTED

JWV 06/08/2023 INSPECTED

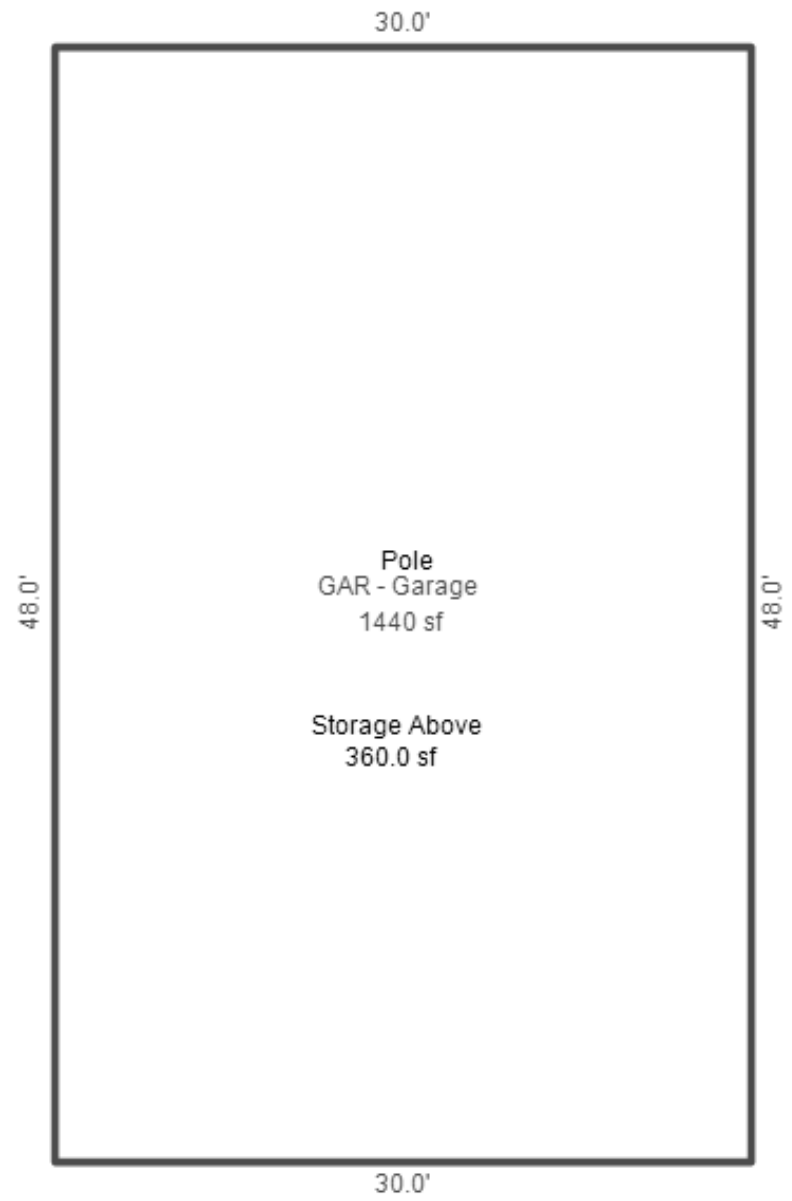
JWV 12/03/2022 INSPECTED

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2023 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 1440 % Good: 0 Storage Area: 360 No Conc. Floor: 0				
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 35,615 Total Depr Cost: 35,259 Estimated T.C.V: 45,837								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			E.C.F. X 1.300								
2023	0				Lg	Ord	Small	Bsmnt Garage:								
Condition: Average		Doors			Solid	H.C.	(5) Floors			Carport Area:						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen:			Other:			(12) Electric			Roof:					
		Other:			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG					
(1) Exterior		Ex.	Ord.	Min	No. of Elec. Outlets			(11) Heating System: No Heating/Cooling			Cls C Blt 2023					
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			Ave.	Few	Ground Area = 0 SF Floor Area = 0 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			
	Insulation	(7) Excavation			Average Fixture(s)			Building Areas			Stories Exterior Foundation			Size	Cost New	Depr. Cost
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Other Additions/Adjustments					
	Many Avg. Few	Large Avg. Small			(8) Basement			Plumbing			3 Fixture Bath			1	-4,580	-4,534
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Garages			Class: C Exterior: Pole (Unfinished)					
		(10) Floor Support			Lump Sum Items:			Storage Over Garage			Door Opener			360	4,874	4,825
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Base Cost			Totals:			1440	34,243	33,901
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:					45,837
	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FECHTER ERNEST C	SILER GREG R	167,000	08/31/2017	WD	03-ARM'S LENGTH	2017-02724	PROPERTY TRANSFER	100.0
FECHTER CHRISTOPHER & CAR	FECHTER ERNEST C A/K/A CH	1	12/15/2015	QC	09-FAMILY	2015-04181	PROPERTY TRANSFER	0.0
COLT JUDITH COOK	FECHTER CHRISTOPHER & CAR	147,000	10/22/2010	WD	03-ARM'S LENGTH	2010-4793WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6437 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	06/14/2011	2011-0263	100%
	P.R.E. 100% 09/19/2017		Other	07/30/2007	20070495	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 332,489 TCV/TFA: 230.90
SILER GREG R 6437 W LAKEVIEW DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 92 BUENA VISTA PARK.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @2000/	50.00	91.00	1.0000	0.9332	2000	100		93,318
			50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =							93,318	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size	% Good	Cash Value
		Gravel Road	D/W/P: 4in Concrete	6.87	223	0	0
	X	Paved Road	D/W/P: 4in Ren. Conc.	8.06	720	0	0
	X	Storm Sewer	Wood Frame	31.84	80	0	0
	X	Sidewalk	Residential Local Cost Land Improvements				
		Water	Description	Rate	Size	% Good	Cash Value
	X	Sewer	LAND IMPROVE 2500	2,500.00	1	97	2,425
	X	Electric	Total Estimated Land Improvements True Cash Value =				2,425
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

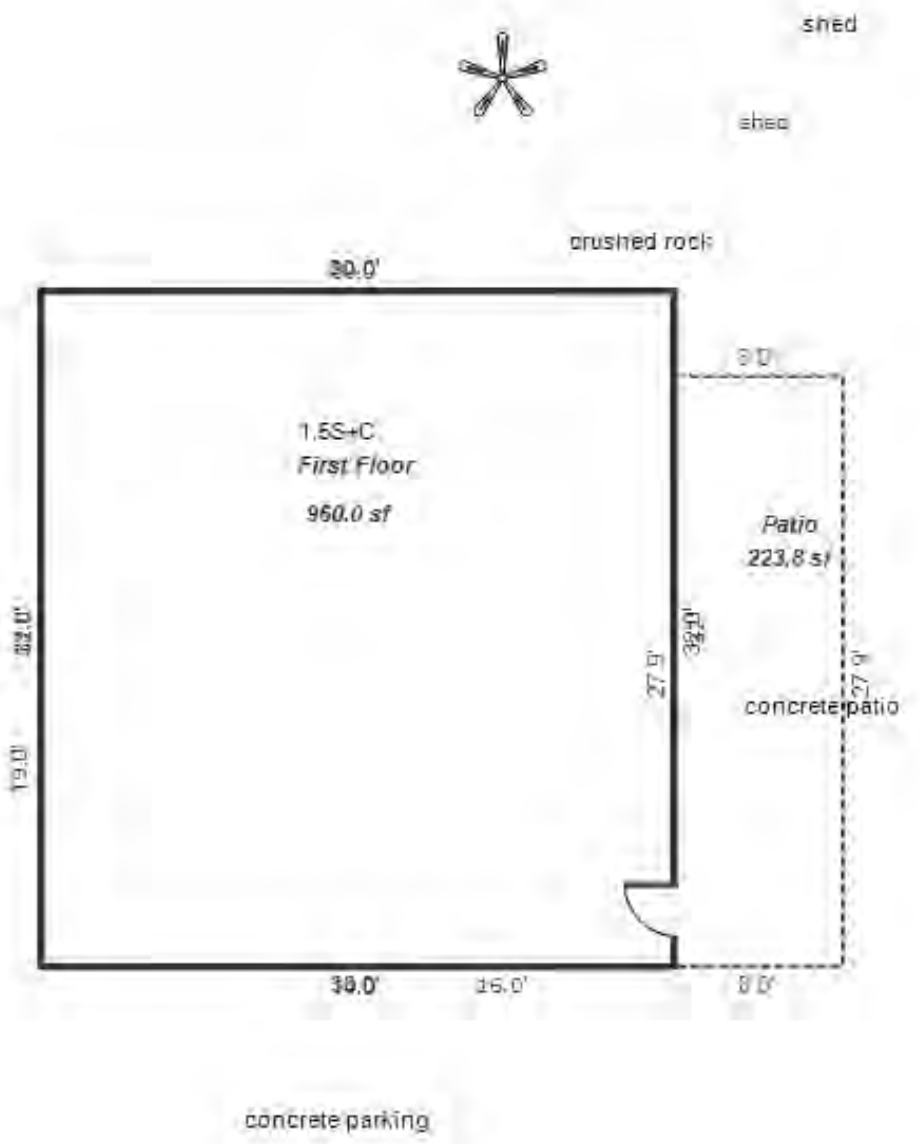


Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	46,700	119,500	166,200			88,949C
2024	28,000	102,800	130,800			86,275C
2023	18,700	89,600	108,300			82,167C
2022	20,000	80,800	100,800			78,255C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		69,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:3399	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status				
6431 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
CHILMAN DEBORAH ETAL 2306 WHITETAIL DRIVE CADILLAC MI 49601	2025 Est TCV 238,278 TCV/TFA: 264.75									
	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			BACK 50' @2000/	65.00	89.00	0.9365	0.9280	2000 100	112,982	
			65 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	112,982
			Land Improvement Cost Estimates							
			Description				Rate	Size % Good	Cash Value	
			Wood Frame				27.60	120 71	2,352	
			Residential Local Cost Land Improvements							
			Description				Rate	Size % Good	Cash Value	
			Gas				1,000.00	1 97	970	
			LAND IMPROVE 1000						Total Estimated Land Improvements True Cash Value =	3,322
			Tax Description							
			. SEC 12 T22N R8W LOT 93 BUENA VISTA PARK.							
			Comments/Influences							
			Topography of Site							
			X Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Who	When	What	2025	56,500	62,600	119,100	37,124C
			TPC 04/30/2021	INSPECTED		2024	33,900	54,000	87,900	36,008C
			TPC 12/27/2017	INSPECTED		2023	22,600	47,100	69,700	34,294C
			TPC 11/07/2011	INSPECTED		2022	20,000	42,500	62,500	32,661C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 216 160	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 26 Floor Area: 900 Total Base New : 126,792 Total Depr Cost: 93,826 Estimated T.C.V: 121,974		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
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		Cls C		Blt 1973				
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 600 SF		Floor Area = 900 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74				
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			1.5 Story	Siding	Crawl Space	600	Total:	108,150	80,030		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Deck		Treated Wood		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Treated Wood 1 Treated Wood			Water/Sewer		Public Sewer		1 1,473 1,090	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Treated Wood			Water Well, 50 Feet		1 2,648 1,960		Built-Ins	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1 Appliance Allow.			Fireplaces		1 2,727 2,018		Wood Stove	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			1 Wood Stove			Local Cost Items		1 2,515 1,861		SANITARY SEWER	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			1			Totals:		126,792		93,826	
Chimney: Metal		Chimney: Metal		E.C.F. (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCY:			121,974			* 0								

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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.
WHIPPLE ROBIN K	DOLLEY DEAN & SHONNA	110,000	11/18/2016	WD	03-ARM'S LENGTH	2016-03766	PROPERTY TRANSFER	100.0
WHIPPLE KIM W (SM)	WHIPPLE ROBIN K (SW)	0	03/07/2006	QC	21-NOT USED/OTHER	06-0/761	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6432 W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DOLLEY DEAN & SHONNA 908 BLUE HERON DR HIGHLAND MI 48357	MAP #:					
	2025 Est TCV 281,992 TCV/TFA: 208.88					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				* Factors *			LOT 94 & 95(IRR)	
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 94 & 95 BUENA VISTA PARK.	X			BACK 50' @2000/	50.00	96.00	0.8563	0.9457	2000	100	LOT 94	80,983
Comments/Influences				BACK 50' @ 500	43.00	90.00	0.8563	0.9322	500	100	LOT 95, IRR	17,162
				93 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 98,145								
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
	X			D/W/P: 3.5 Concrete					6.07	1000	0	0
	X			Metal Prefab					15.33	100	45	690
	X			Residential Local Cost Land Improvements								
				Description					Rate	Size	% Good	Cash Value
	X			LAND IMPROVE 1000					1,000.00	1	94	940
				Total Estimated Land Improvements True Cash Value = 1,630								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	49,100	91,900	141,000			66,590C
Rolling	2024	35,600	79,000	114,600			64,588C
Low	2023	23,700	68,800	92,500			61,513C
High	2022	11,000	62,000	73,000			58,584C
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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 457	Type CCP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 33 Floor Area: 1,350 Total Base New : 209,204 Total Depr Cost: 140,167 Estimated T.C.V: 182,217		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			E.C.F. X 1.300		Bsmnt Garage:		Carport Area: Roof:	
Yr Built 1967	Remodeled 2012	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1967	
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Ground Area = 1350 SF Floor Area = 1350 SF.					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many			Building Areas					
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			X			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		150 Amps Service			X			1 Story Siding Crawl Space 750					
(2) Windows		Other:		No./Qual. of Fixtures			X			1 Story Siding Basement 300					
X	Insulation	(7) Excavation		Ex. X Ord. Min			X			1 Story Siding Crawl Space 300					
X	Many Avg. X Few	Basement: 300 S.F. Crawl: 1050 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			X			Total: 163,772 109,728					
X	Large Avg. X Small	(8) Basement		Many			X			Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			X			Plumbing					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2			X			Average Fixture(s)					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			X			3 Fixture Bath					
X	Gable Hip Flat	Gambrel Mansard Shed		1			X			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		1			X			Porches					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			X			CCP (1 Story)					
				1			X			Deck					
				1			X			Treated Wood					
				1			X			Garages					
				1			X			Class: CD Exterior: Pole (Unfinished)					
				1			X			Base Cost					
				1			X			Water/Sewer					
				1			X			Public Sewer					
				1			X			Water Well, 100 Feet					
				1			X			Built-Ins					
				1			X			Appliance Allow.					
				1			X			Fireplaces					
				1			X			Interior 1 Story					
				1			X			Local Cost Items					
				1			X			SANITARY SEWER					
				1			X			Lump Sum Items:					
				1			X			<<<<< 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.
PHILLIPS ROSS D & VICKI L	FLORY PATRICK G & TAMMY S	110,000	07/03/2024	WD	19-MULTI PARCEL ARM'S LE	2024-01614	PROPERTY TRANSFER	100.0
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	62,500	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2462	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6431 W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609	MAP #:					
	2025 Est TCV 125,755 TCV/TFA: 179.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 96 BUENA VISTA PARK.	X		BACK 50' @ 500	50.00	128.00	26,362
Comments/Influences			50 Actual Front Feet, 0.15 Total Acres			26,362

Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
X Sewer	6.39	400	50	1,278
X Electric				
X Gas				
X Curb				
X Street Lights				
Standard Utilities				
Underground Utils.				

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



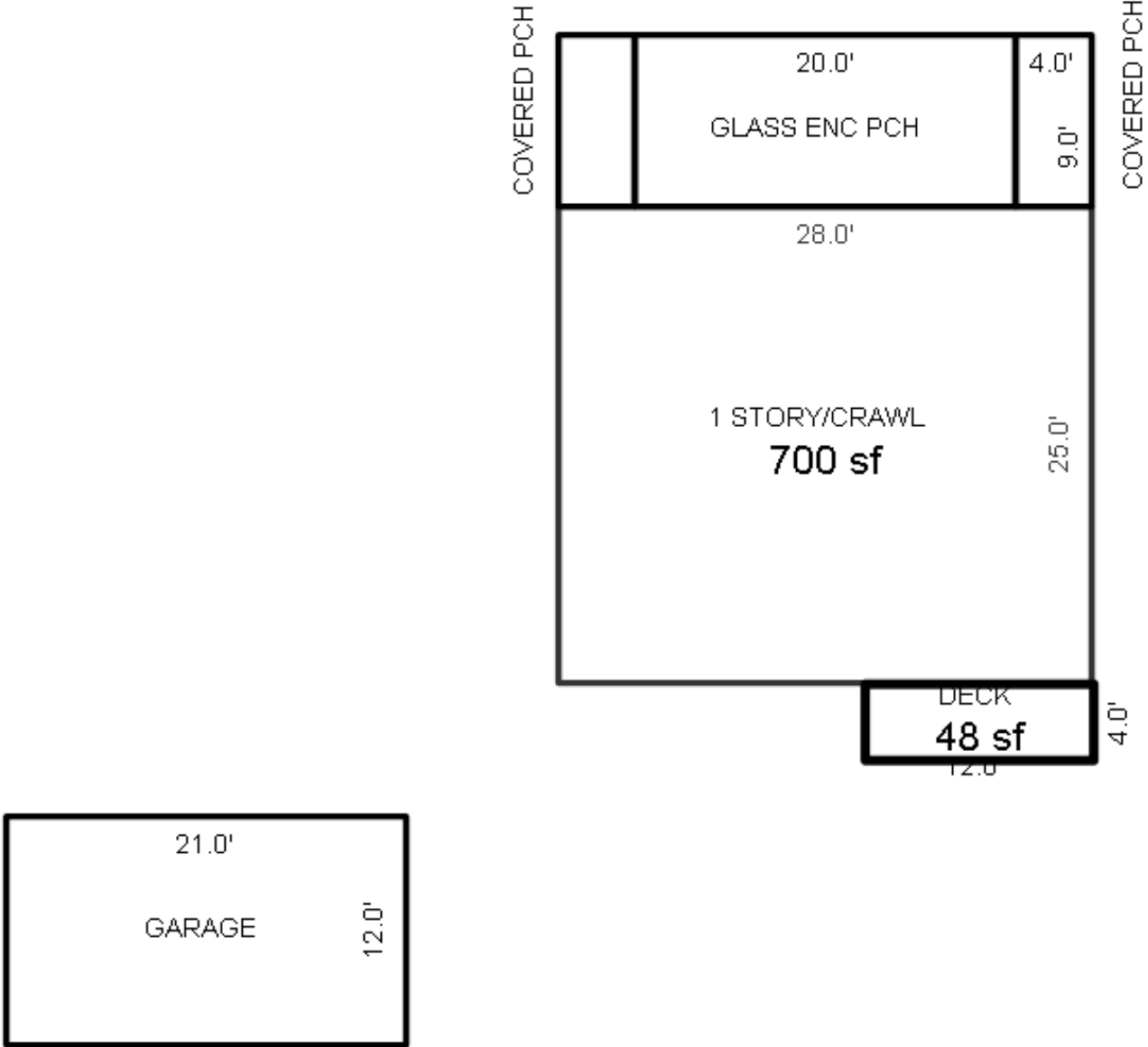
Who	When	What	2025	13,200	49,700	62,900		62,900S
TPC	04/30/2021	INSPECTED	2024	15,100	46,300	61,400		36,603C
TPC	12/27/2017	INSPECTED	2023	10,100	40,400	50,500		34,860C
TPC	04/08/2016	INSPECTED	2022	7,500	33,300	40,800		33,200C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior																
	Building Style: 1S	X	Drywall Paneled																
	Yr Built 1964		Plaster Wood T&G																
	Remodeled 0		Trim & Decoration																
	Condition: Average	Ex	Ord	X	Min														
	Room List	Lg	Ord	X	Small														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	X	H.C.														
	(1) Exterior		(5) Floors																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:																
	(2) Windows		(6) Ceilings																
X	Many Avg. Few	X	(7) Excavation																
X	Wood Sash Metal Sash Vinyl Sash		Basement: 0 S.F. Crawl: 700 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	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		(9) Basement Finish																
	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle		(10) Floor Support																
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																
			(11) Heating/Cooling																
			(12) Electric																
			60 Amps Service																
			No./Qual. of Fixtures																
			Ex.	X	Ord.														
			No. of Elec. Outlets																
			Many	X	Ave.														
			(13) Plumbing																
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
			(14) Water/Sewer																
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
			Lump Sum Items:																
			(15) Heating/Cooling																
			(16) Porches/Decks																
			Class: CD Effec. Age: 40 Floor Area: 700 Total Base New : 124,569 Total Depr Cost: 74,742 Estimated T.C.V: 97,165																
			E.C.F. X 1.300																
			(17) Garage																
			Bsmnt Garage: Carport Area: Roof:																
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 700 SF Floor Area = 700 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 700 Total: 87,443 52,466 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 Porches CGEP (1 Story) 180 10,105 6,063 CCP (1 Story) 36 1,050 630 CCP (1 Story) 36 1,050 630 Deck Treated Wood 36 1,455 873 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 252 11,363 6,818 Water/Sewer Public Sewer 1 1,307 784 Water Well, 100 Feet 1 5,560 3,336 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271 Totals: 124,569 74,742 Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCY: 97,165																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROB & ABBEY	FLORY PATRICK G & TAMMY S	23,500	09/28/2012	WD	03-ARM'S LENGTH	2012-03174	PROPERTY TRANSFER	100.0
ROWLAND TERESA M TRUSTEE	HALL ROB & ABBEY	12,500	08/24/2012	WD	03-ARM'S LENGTH	2012-02915 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6430 W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST		New House	04/29/2014	2014-0089	100%

Owner's Name/Address	MAP #:
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609	2025 Est TCV 307,891 TCV/TFA: 182.40

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																				
		<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>BACK 50' @ 500</td> <td>46.00</td> <td>108.00</td> <td>0.8586</td> <td>0.9936</td> <td>500</td> <td>100</td> <td></td> <td>19,622</td> </tr> <tr> <td>BACK 50' @ 500</td> <td>46.00</td> <td>107.00</td> <td>0.8586</td> <td>0.9904</td> <td>500</td> <td>100</td> <td></td> <td>19,558</td> </tr> <tr> <td colspan="8">92 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =</td> <td>39,179</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @ 500	46.00	108.00	0.8586	0.9936	500	100		19,622	BACK 50' @ 500	46.00	107.00	0.8586	0.9904	500	100		19,558	92 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								39,179
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																														
BACK 50' @ 500	46.00	108.00	0.8586	0.9936	500	100		19,622																														
BACK 50' @ 500	46.00	107.00	0.8586	0.9904	500	100		19,558																														
92 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								39,179																														

Tax Description	X	Public Improvements	Land Improvement Cost Estimates										
. SEC 12 T22N R8W LOTS 97 & 98 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>400</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.06	400	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: 4in Ren. Conc.	8.06	400	0	0									

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

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



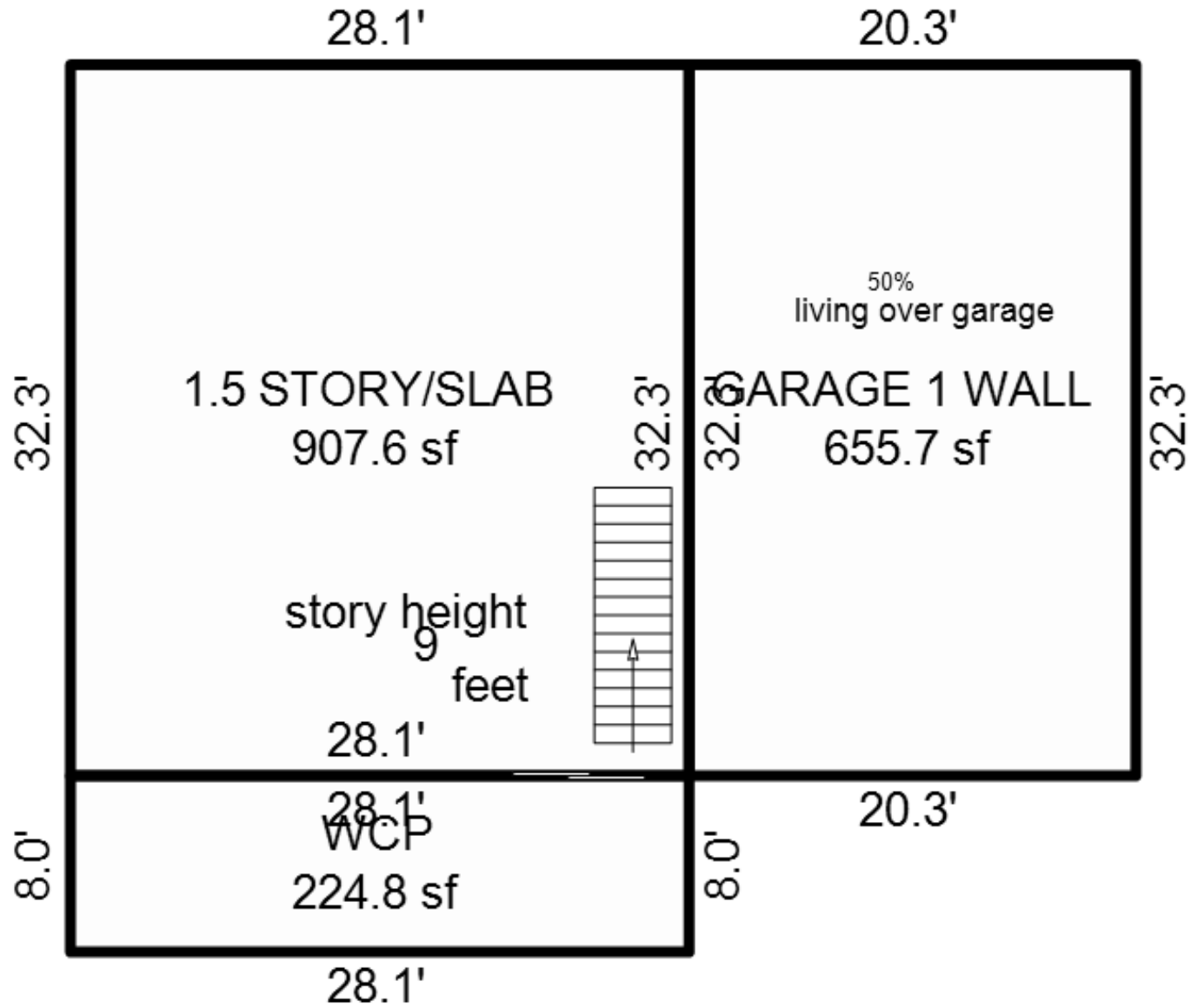
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	19,600	134,300	153,900			99,190C
2024	24,800	115,400	140,200			96,208C
2023	16,500	103,800	120,300			91,627C
2022	12,500	93,500	106,000			87,264C

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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	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type CCP (1 Story)	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: 0 Mech. Doors: 1 Area: 655 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	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: C Effec. Age: 9 Floor Area: 1,688 Total Base New : 226,341 Total Depr Cost: 205,971 Estimated T.C.V: 267,762
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C Blt 2015								
Duplex		Trim & Decoration		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 907 SF Floor Area = 1688 SF.								
A-Frame		Ex Ord Min		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Building Areas								
Building Style: 1.25S		Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1.5 Story Siding Slab 907								
Yr Built 2015		Lg Ord Small		Ex. Ord. Min			1 Story Siding Overhang 328			Total: 186,342 169,572								
Remodeled 0		Doors Solid H.C.		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing								
Condition: Average		(5) Floors		Many Ave. Few			Average Fixture(s)			1 1,455 1,324								
Room List		Kitchen: Other: Other:		(13) Plumbing			3 Fixture Bath			3 Fixture Bath 4,580 4,168								
Basement		(6) Ceilings		1 Average Fixture(s)			Extra Toilet			Porches								
1st Floor		No. of Elec. Outlets		2 3 Fixture Bath			Extra Sink			CCP (1 Story) 224 5,714 5,200								
2nd Floor		No. of Elec. Outlets		2 Fixture Bath			Separate Shower			Garages								
2 Bedrooms		No. of Elec. Outlets		Softener, Auto			Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
(1) Exterior		(7) Excavation		Softener, Manual			Ceramic Tile Floor			Base Cost 655 26,776 24,366								
Wood/Shingle		Basement: 0 S.F.		No Plumbing			Ceramic Tile Wains			Common Wall: 1 Wall 1 -2,647 -2,409								
Aluminum/Vinyl		Crawl: 0 S.F.		Extra Toilet			Ceramic Tub Alcove			Water/Sewer								
Brick		Slab: 907 S.F.		Extra Sink			Vent Fan			Public Sewer 1 1,473 1,340								
Insulation		Height to Joists: 0.0		Separate Shower			Water Well, 50 Feet			Water Well 1 2,648 2,410								
(2) Windows		(8) Basement		Ceramic Tile Floor			Totals: 226,341 205,971			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM								
Many Avg. Few		Conc. Block		Ceramic Tile Wains			E.C.F. (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 267,762											
Large Avg. Small		Poured Conc.		Ceramic Tub Alcove														
Wood Sash		Stone		Vent Fan														
Metal Sash		Treated Wood		(14) Water/Sewer														
Vinyl Sash		Concrete Floor		Public Water														
Double Hung		(9) Basement Finish		Public Sewer														
Horiz. Slide		Recreation SF		Water Well														
Casement		Living SF		1000 Gal Septic														
Double Glass		Walkout Doors (B)		2000 Gal Septic														
Patio Doors		No Floor SF		Lump Sum Items:														
Storms & Screens		Walkout Doors (A)																
(3) Roof		(10) Floor Support																
Gable		Joists:																
Hip		Unsupported Len:																
Flat		Cntr.Sup:																
Gambrel																		
Mansard																		
Shed																		
Asphalt Shingle																		
Chimney:																		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,500	08/01/1999	WD	33-TO BE DETERMINED	330:781	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/05/2008					
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651	MAP #:	2025 Est TCV 28,160				

	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				BACK 50' @ 500	60.70	102.00	0.9527	0.9739	500 100	28,160
				61 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =		28,160

Taxpayer's Name/Address	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.
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651	
Tax Description	
. SEC 12 T22N R8W W 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.	
Comments/Influences	
REMOVE SWAMP ADJ..CHG SIZE ADJ FROM +15 TO +21 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
2025	14,100	0	14,100			1,475C
2024	17,300	0	17,300			1,431C
2023	11,500	0	11,500			1,363C
2022	8,500	0	8,500			1,299C

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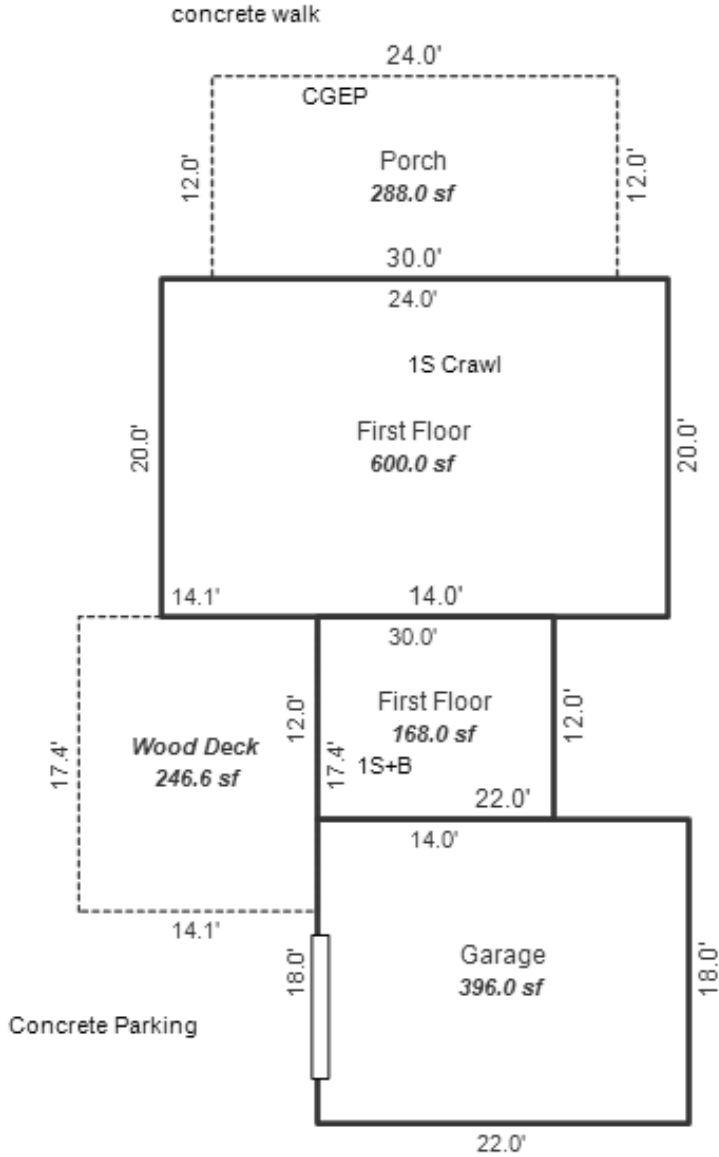
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6401 W BUENA VISTA BLVD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		05/08/2012	2012-0165	100%				
Owner's Name/Address		P.R.E. 100% 02/05/2008		MAP #:		2025 Est TCV 140,996 TCV/TFA: 183.59						
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Taxpayer's Name/Address		Public Improvements		* Factors *								
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	BACK 50' @ 500 61.80 132.00 0.9484 1.0659 500 100 31,237								
. SEC 12 T22N R8W LOT 101 BUENA VISTA PARK.		X	Paved Road	62 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 31,237								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete 6.07 510 0 0								
		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 = 950								
		X	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	15,600	54,900	70,500			38,175C		
			Low	2024	18,200	47,200	65,400			37,028C		
			High	2023	12,100	41,100	53,200			35,265C		
			Landscaped	2022	7,500	37,100	44,600			33,586C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What								
		TPC	04/30/2021	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	04/17/2017	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	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 288 246	Type CGEP (1 Story) Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % 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												
Yr Built 1962	Remodeled 0	Ex	X Ord				Min									
Condition: Average		Size of Closets		Lg		Ord	X Small									
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:	100	Amps	Service										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures												
		Ex.	X Ord.				Min									
		No. of Elec. Outlets		Many	X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing												
	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)											
				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water											
		(9) Basement Finish		1	Public Sewer											
		(10) Floor Support		1	Water Well											
			No Floor SF Walkout Doors (A)	1	1000 Gal Septic											
			Walkout Doors (B)	1	2000 Gal Septic											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
								Cost Est. for Res. Bldg: 1 Single Family 1S				Cls CD		Blt 1962		
								(11) Heating System: Space Heater								
								Ground Area = 768 SF Floor Area = 768 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 600								
								1 Story Siding Basement 168								
								Total: 95,889 57,532								
								Other Additions/Adjustments								
								Plumbing								
								Average Fixture(s)		1		1,212		727		
								Porches								
								CGEP (1 Story)		288		14,003		8,402		
								Deck								
								Treated Wood		246		4,571		2,743		
								Garages								
								Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
								Base Cost		396		15,052		9,031		
								Water/Sewer								
								Public Sewer		1		1,307		784		
								Water Well, 100 Feet		1		5,560		3,336		
								Built-Ins								
								Appliance Allow.		1		1,906		1,144		
								Local Cost Items								
								SANITARY SEWER		1		0		0		
								Totals:		139,500		83,699		*		
								Notes:								
								ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:				108,809				

*** 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.
EISING MICHELE M & KEWAY	KEWAY PHILIP TODD	0	08/02/2022	QC	09-FAMILY	2022-02555	DEED	0.0
KEWAY MARILYN J	EISING MICHELE M & KEWAY	0	12/02/2018	AFF	09-FAMILY	2019-00054	DEED	0.0
KEWAY MARILYN J	KEWAY MARILYN J	0	10/16/1992	QC	09-FAMILY	L274P307	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6385 W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST		Carport	04/14/2011	2011-0115	100%

Owner's Name/Address	MAP #:
KEWAY PHILIP TODD 6385 W BUENA VISTA DR LAKE CITY MI 49651	2025 Est TCV 197,961 TCV/TFA: 171.84

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 102 & E 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.			

Comments/Influences	X	Public Improvements	* Factors *
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description Frontage Depth Front Depth Rate %Adj. Reason Value BACK 50' @ 500 61.80 134.50 0.7993 1.0729 500 100 26,499 BACK 50' @ 500 60.70 55.00 0.7993 0.7846 500 100 19,033 123 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 45,532

Comments/Influences	X	Land Improvement Cost Estimates
	X	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.07 144 71 621 Wood Frame 21.91 192 50 2,103 Total Estimated Land Improvements True Cash Value = 2,724



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

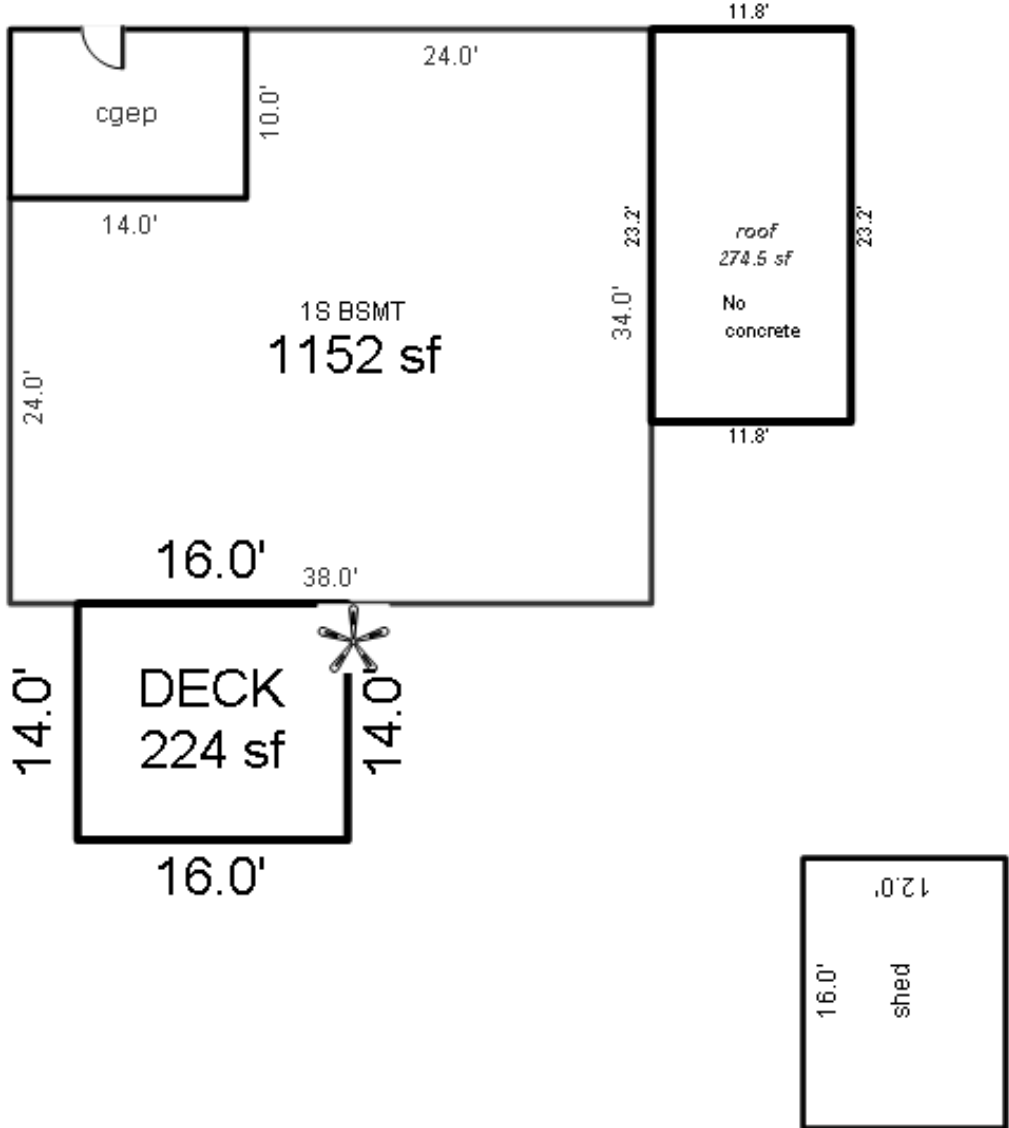
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	22,800	76,200	99,000			43,908C
		TPC 04/30/2021 INSPECTED	2024	30,600	65,700	96,300			42,588C
		TPC 12/27/2017 INSPECTED	2023	20,400	57,200	77,600		77,600A	40,560C
		TPC 04/17/2017 INSPECTED	2022	7,500	50,100	57,600			38,629C

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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 140 224 274	Type CGEP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G								
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: CD Effec. Age: 35 Floor Area: 1,152 Total Base New : 177,166 Total Depr Cost: 115,158 Estimated T.C.V: 149,705					
Yr Built 1965	Remodeled 2011	Ex	X	Ord		Min								
Condition: Average		Size of Closets		Central Air Wood Furnace					E.C.F. X 1.300				Bsmnt Garage: Carport Area: Roof:	
Room List		Doors		Solid	X	H.C.	(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation								Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls CD Blt 1965	
									Building Areas					
									Stories Exterior Foundation Size Cost New Depr. Cost					
									1 Story Siding Basement 1,152 Total: 153,562 99,815					
(2) Windows		(7) Excavation		No. of Elec. Outlets										
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 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Plumbing										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,212 788		Porches					
X	Storms & Screens	(9) Basement Finish		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		CGEP (1 Story)					
(3) Roof		(10) Floor Support		Deck										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Water/Sewer					Treated Wood w/Roof (Roof portion)					
X	Asphalt Shingle			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					Water/Sewer					
Chimney: Block				Lump Sum Items:					Public Sewer					
									Water Well					
									1000 Gal Septic					
									2000 Gal Septic					
									SANITARY SEWER					
									1		0		0 *	
									Totals:		177,166		115,158	
									Notes:					
									ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:				149,705	

*** 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.
COURTADE THERESA E	MCGEE JEFFREY M & DODY C	0	09/19/2017	WD	03-ARM'S LENGTH	2017-03004	PROPERTY TRANSFER	100.0
		27,500	11/01/1997	WD	33-TO BE DETERMINED	03-0:4839	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6384 W BUENA VISTA BLVD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MCGEE JEFFREY M & DODY C	P.R.E. 0%					
8751 ONANDAGA	MAP #:					
CLARKSTON MI 48348	2025 Est TCV 84,226 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE				BACK 50' @ 500	73.89	123.00	0.9070	1.0399	500	100	34,844
				74 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =	34,844	

2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE



Public Improvements		* Factors *						
Description	Rate	Size	% Good	Cash Value				
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
X Sewer	8.06	600	0	0				
X Electric	Residential Local Cost Land Improvements							
X Gas								
X Curb	2,500.00	1	95	2,375				
X Street Lights	Total Estimated Land Improvements True Cash Value =							
Standard Utilities	2,375							
Underground Utils.								

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	17,400	24,700	42,100			23,850C
Rolling		2024	21,000	21,400	42,400			23,133C
Low		2023	14,000	20,900	34,900			22,032C
High		2022	7,500	19,000	26,500			20,983C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

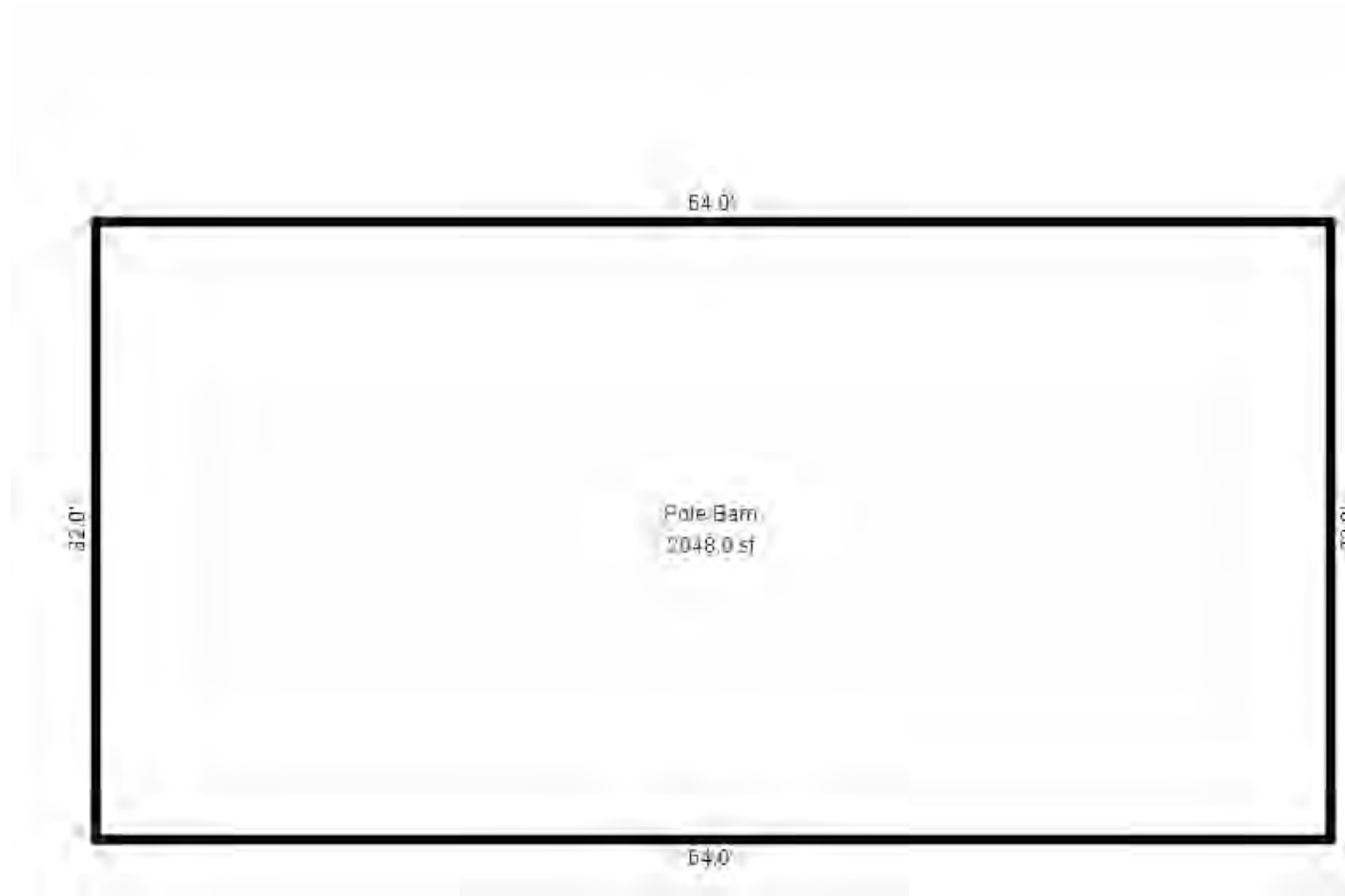
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Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	09/11/2017	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 45,199 Total Depr Cost: 36,159 Estimated T.C.V: 47,007	
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2003	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	
A-Frame		Trim & Decoration		Ex Ord Min			Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		Plumbing		Other Additions/Adjustments		3 Fixture Bath		1 -4,580 -3,664	
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Garages		Class: C Exterior: Pole (Unfinished)		2 1,078 862		2048 48,701 38,961	
Yr Built 2003		Remodeled 0		Kitchen: Other: Other:			Extra Toilet		Door Opener		Base Cost		2048 45,199 36,159		Totals:	
Condition: Average		(6) Ceilings			(7) Excavation			Extra Sink		Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		47,007		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Separate Shower								
(1) Exterior		(8) Basement			(9) Basement Finish			Ceramic Tile Floor								
Wood/Shingle Aluminum/Vinyl Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Ceramic Tile Wains								
Insulation		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tub Alcove								
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Vent Fan								
Many Avg. Few		Large Avg. Small			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:														
(3) Roof																
Gable Hip Flat		Asphalt Shingle														
Gambrel Mansard Shed																
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.
LAMB PAMELA LYNN	NEDERHOED MARION JO	502,780	01/05/2023	WD	03-ARM'S LENGTH	2023-00665	PROPERTY TRANSFER	100.0
FECHTER THERESA E FKA CO	LAMB PAMELA LYNN	499,900	06/13/2022	WD	03-ARM'S LENGTH	2022-01940	PROPERTY TRANSFER	100.0
COURTADE THERESA E	MCGEE JEFFREY M & DODY C	0	09/19/2017	AFF	21-NOT USED/OTHER	2017-03591	PROPERTY TRANSFER	0.0
PASH STANFORD J & ELIZABE	COURTADE THERESA E	255,000	05/26/2017	WD	03-ARM'S LENGTH	2017-01762	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6401 W LAKEVIEW DR			New House	08/08/2003	20030275	Complete
	P.R.E. 100% 04/03/2023					

Owner's Name/Address	MAP #:
NEDERHOED MARION JO PO BOX 3872 ANTHONY TX 79821-3872	2025 Est TCV 569,858 TCV/TFA: 296.03

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		* Factors * PRT 106, 105 & 104			
			Description	Frontage	Depth	Value
			BACK 50' @2000/	125.08	113.31	196,083
			125 Actual Front Feet, 0.33 Total Acres			Total Est. Land Value = 196,083

Tax Description	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'4D" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST 89.21 FEET; THENCE SOUTH 18'27'57" EAST 18.67 FEET; THENCE SOUTH 64'16'26" WEST	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					
		Topography of Site					
	X	Level					
		Rolling					
		Low					
		High					
		Landscaped					
		Swamp					
		Wooded					
		Pond					
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					



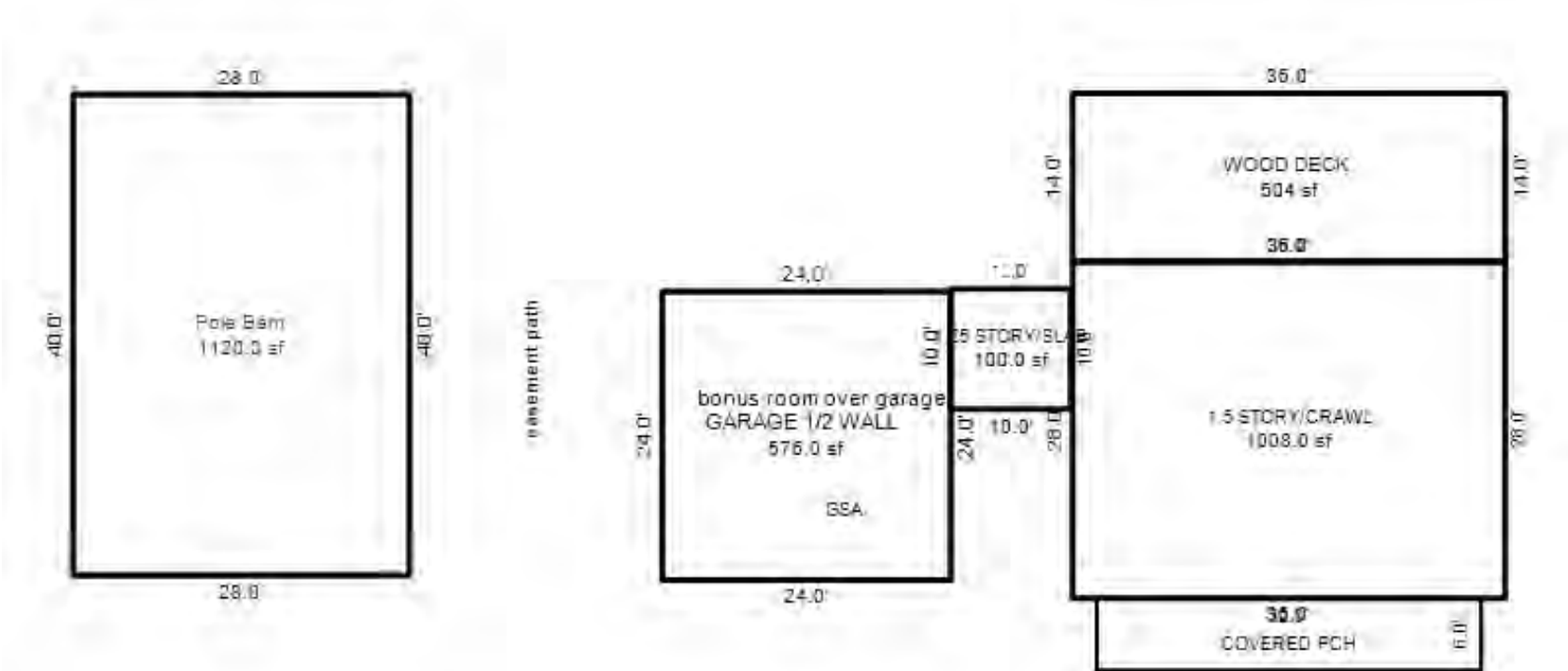
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	98,000	186,900	284,900			226,201C
2024	58,800	160,600	219,400			219,400S
2023	39,200	136,700	175,900			175,900S
2022	40,000	115,900	155,900			117,275C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 192 504	Type WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: 2 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 13 Floor Area: 1,925 Total Base New : 328,252 Total Depr Cost: 285,596 Estimated T.C.V: 371,275		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1108 SF Floor Area = 1925 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87	
Condition: Average		Size of Closets Lg X Ord Small		X			200 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Cls C 10 Blt 2003	
Room List		Doors		Solid		H.C.	(12) Electric			1.5 Story Siding Foundation 1,008		1.25 Story Siding Slab 100		1 Story Siding Overhang 288	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures Ex. X Ord. Min			1.5 Story Siding Foundation 1,008		1.25 Story Siding Slab 100		1 Story Siding Overhang 288	
(1) Exterior		(6) Ceilings		X			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath Separate Shower		Total: 235,897 205,245	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 100 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			Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Separate Shower		Total: 235,897 205,245	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Porches		WCP (1 Story) 192 7,709 6,707		Deck	
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 25,608 Door Opener 1 539 469		Class: CD Exterior: Pole (Unfinished) Base Cost 1120 23,845 20,745	
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)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer 1 1,473 1,282 Water Well, 100 Feet 1 5,725 4,981		Built-Ins	
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 25,608 Door Opener 1 539 469		Class: CD Exterior: Pole (Unfinished) Base Cost 1120 23,845 20,745	

*** 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.
WETHERELL BRANDI S FKA RO	IDES JESSICA M	175,000	06/15/2022	WD	03-ARM'S LENGTH	2022-01973	PROPERTY TRANSFER	100.0
		75,000	03/01/2003	WD	03-ARM'S LENGTH	03-0:1268	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6370 W BUENA VISTA	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
IDES JESSICA M 1855 VIOLET LN LAKE CITY MI 49651	MAP #:	2025 Est TCV 172,542 (32,000 MCL 211.2)				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
(4*2002) LOTS 107 & 108 & BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.	X	Dirt Road		BACK 50' @ 500	42.00	94.00	0.8771	0.9465	500	100		17,432
		Gravel Road		BACK 50' @ 500	42.50	94.00	0.8771	0.9465	500	100	LOT 108	17,640
		Paved Road		85 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 35,072								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
100% POVERTY 09	X	Wood Frame	37.32	48	56	1,003
02 SPLIT FROM 103-00 FOR 03	X	Total Estimated Land Improvements True Cash Value =				1,003

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



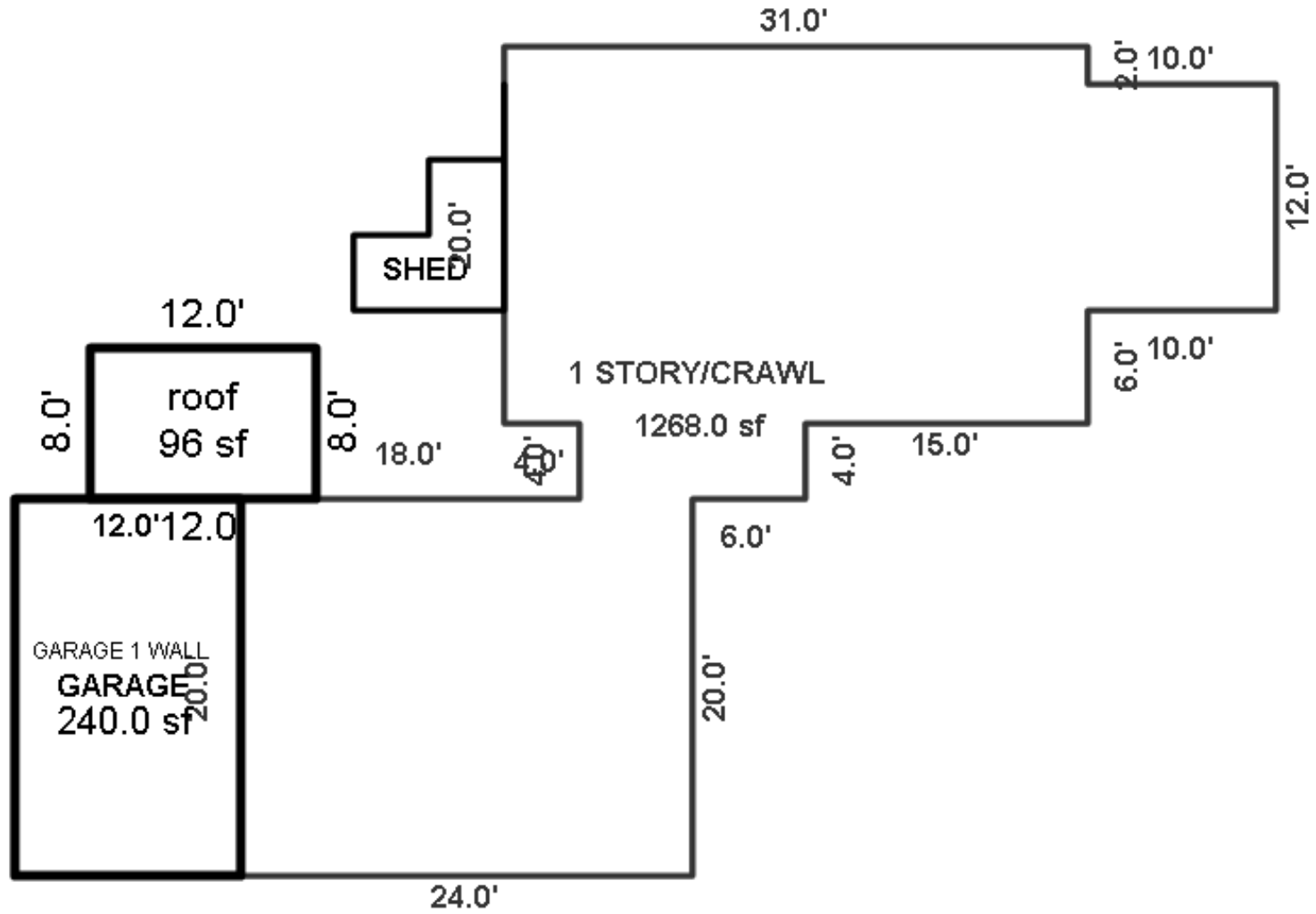
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,500	68,800	86,300			72,641C
2024	22,600	55,600	78,200			66,675C
2023	15,100	48,400	63,500			63,500S
2022	10,000	39,100	49,100			27,175C

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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	Type	Year Built: 1938 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: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							96	Roof Cover Onl			
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,275 Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		X			Central Air Wood Furnace			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
1938	196	2024	Ex	X	Ord	Min	No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors			Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Kitchen: Other: Other:		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		Basement: 0 S.F. Crawl: 1275 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg.	X	Large Avg.	X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Basement: 0 S.F. Crawl: 1275 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	X	Gambrel Mansard Shed	X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle Metal	(8) Basement		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Joists: Unsupported Len: Cntr.Sup:		(9) Basement Finish		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(14) Water/Sewer		Lump Sum Items:		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Notes:		Lump Sum Items:		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TC		Lump Sum Items:		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TC		Lump Sum Items:		X			No. of Elec. Outlets			Total Base New : 199,369 Total Depr Cost: 129,590 Estimated T.C.V: 168,467		E.C.F. X 1.300		Bsmnt Garage: Carport Area: 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.
SCHREMS JEFFREY R & LISA	RETHMANN GERALD J II & AN	83,000	06/11/2018	WD	03-ARM'S LENGTH	2018-01937	DEED	100.0
WING GREGORY R & KAREN A	SCHREMS JEFFREY R & LISA	62,000	01/13/2012	WD	03-ARM'S LENGTH	2012-00157	PROPERTY TRANSFER	100.0
PARKHURST MATTHEW P & KA	WING GREGORY R & KAREN A	89,500	03/31/2006	WD	03-ARM'S LENGTH	06-0/968	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6371 W BUENA VISTA DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	04/28/2005	20050087	Complete

Owner's Name/Address	MAP #:
RETHMANN GERALD J II & ANDREA J 6650 STROEBEL RD SAGINAW MI 48609	2025 Est TCV 129,174 TCV/TFA: 184.27

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 109 BUENA VISTA PARK.	X Dirt Road		BACK 50' @ 500	62.00	153.00	0.9476	1.1224	500	100		32,973
Comments/Influences	X Gravel Road		62 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								32,973

	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

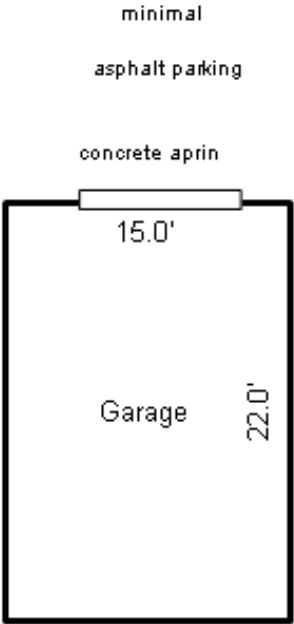
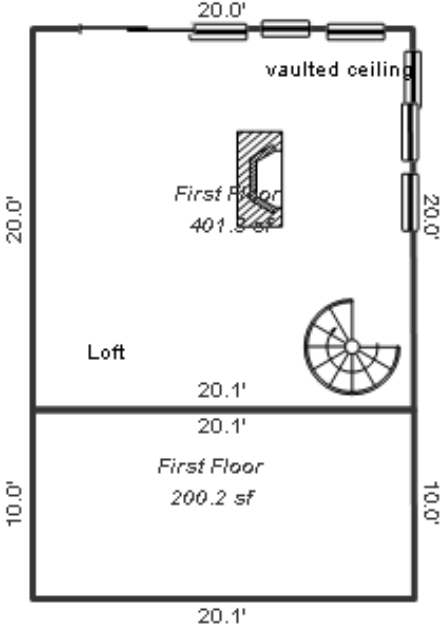
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,500	48,100	64,600			37,728C
2024	18,700	41,300	60,000			36,594C
2023	12,500	35,900	48,400			34,852C
2022	7,500	32,300	39,800			33,193C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1961 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: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C +5 Effec. Age: 40 Floor Area: 701 Total Base New : 123,334 Total Depr Cost: 74,001 Estimated T.C.V: 96,201		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		X	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 1961				
Yr Built 1961	Remodeled 0	Ex	Ord	X	Min	No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 1961						
Condition: Average		Size of Closets		100 Amps Service			Ground Area = 601 SF Floor Area = 701 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric		1.25 Story Siding Slab 401		1 Story Siding Slab 200		Total: 93,380 56,028				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,455 873			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 330 15,098 9,059		Water/Sewer		Public Sewer 1 1,473 884	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			1 Average Fixture(s) 1 3 Fixture Bath		Water Well, 50 Feet		Built-Ins		Appliance Allow. 1 2,727 1,636		Fireplaces	
	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 601 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Interior 2 Story 1 6,553 3,932		Local Cost Items		SANITARY SEWER 1 0 0 *	
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 601 S.F. Height to Joists: 0.0			(14) Water/Sewer		Notes:		Totals: 123,334 74,001		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCv: 96,201		
X	Avg. Few			Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:								
X	Wood Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Metal Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Vinyl Sash															
X	Double Hung															
X	Horiz. Slide															
X	Casement															
X	Double Glass															
X	Patio Doors															
X	Storms & Screens															
(3) Roof																
X	Gable															
X	Hip															
X	Flat															
X	Asphalt Shingle															
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.
BROWN BONNIE J	SHAFFER ERIC D & BONNIE J	0	12/10/2015	QC	09-FAMILY	2015-04016	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6367 W BUENA VISTA DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
SHAFFER ERIC D & BONNIE J & MAYES WENDEE J & HEBERT BRIDGET W PO BOX 238 LAKE CITY MI 49651	MAP #: 2025 Est TCV 187,658 TCV/TFA: 151.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 110 BUENA VISTA PARK.	X	Dirt Road		BACK 50' @ 500	61.25	140.00	0.9505	1.0881	500	100	31,674
Comments/Influences		Gravel Road		61 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	31,674
REMOVE 2 DECKS & CCP FOR 05	X	Paved Road		Land Improvement Cost Estimates							
	X	Storm Sewer		Description				Rate	Size % Good	Cash Value	
	X	Sidewalk		D/W/P: 4in Concrete				6.39	270 0	0	
	X	Water		Wood Frame				23.66	144 50	1,703	
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description				Rate	Size % Good	Cash Value	
	X	Gas		LAND IMPROVE 1000				1,000.00	1 95	950	
	X	Curb		Total Estimated Land Improvements True Cash Value =							2,653
	X	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	15,800	78,000	93,800			42,938C
Rolling	2024	18,200	67,200	85,400			41,647C
Low	2023	12,200	58,500	70,700			39,664C
High	2022	7,500	50,400	57,900			37,776C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

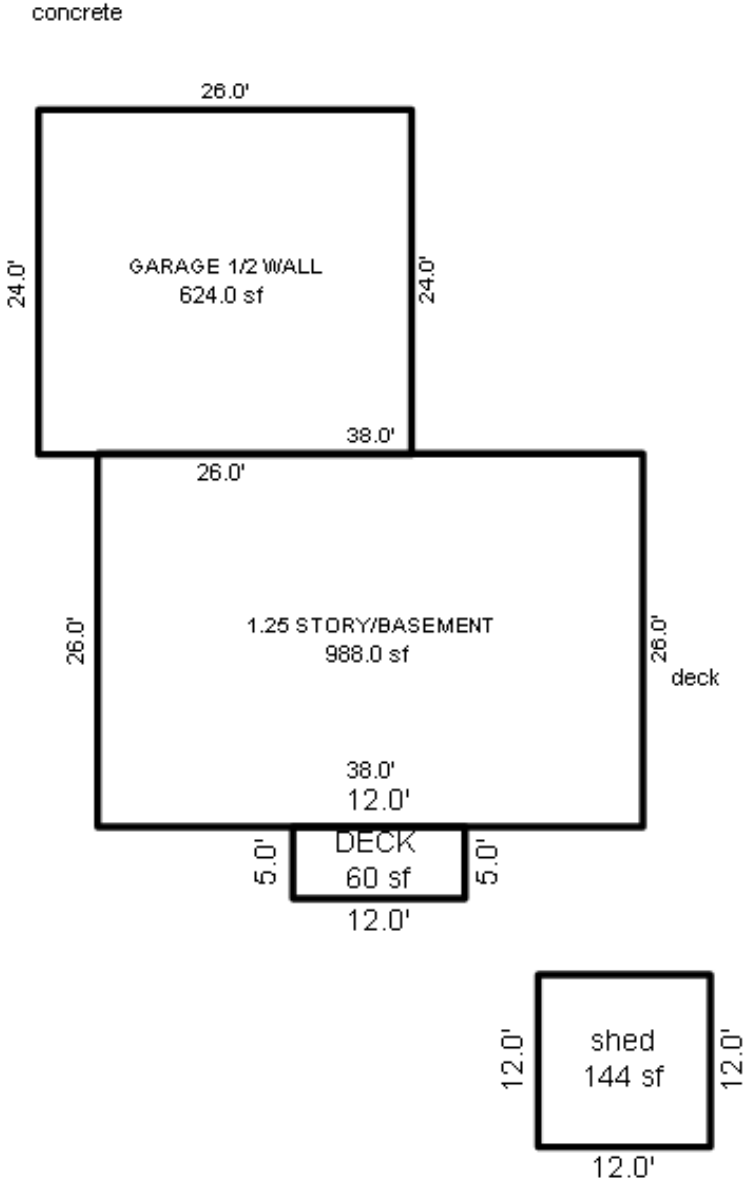
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	18,200	67,200	85,400			41,647C
TPC	12/27/2017	INSPECTED	2023	12,200	58,500	70,700			39,664C
TPC	08/28/2017	INSPECTED	2022	7,500	50,400	57,900			37,776C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 80	Type Treated Wood Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts 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: 35 Floor Area: 1,235 Total Base New : 181,457 Total Depr Cost: 117,947 Estimated T.C.V: 153,331		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg X Ord		Small				
Yr Built 1962	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few				
Condition: Average		Size of Closets		Lg X Ord Small			Room List			Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:			
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			X Drywall			(7) Excavation		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(9) Basement Finish			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			
(2) Windows		Many Avg. X Large Avg. Small		X Gable X Hip Flat			Gambrel Mansard Shed			Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(3) Roof		X Asphalt Shingle			Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 1235 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 988 Total: 147,957 96,172 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Deck Treated Wood 64 1,952 1,269 Treated Wood 80 2,182 1,418 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 23,150 15,047 Common Wall: 1/2 Wall 1 -1,235 -803 Door Opener 1 478 311 Water/Sewer Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656 Built-Ins Appliance Allow. 1 1,906 1,239 Totals: 181,457 117,947		Totals: 181,457 117,947		153,331			

*** 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 BUENA VISTA BLVD School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0% MAP #:

Owner's Name/Address: RETHMAN JERRY

6650 STROEBEL RD 2025 Est TCV 46,421

SAGINAW MI 48699 Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Improved X Vacant * Factors *

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

BACK 50' @ 500 55.00 119.00 0.8211 1.0279 500 100 23,210

BACK 50' @ 500 55.00 119.00 0.8211 1.0279 500 100 23,210

110 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 46,421

Tax Description: SEC 12 T22N R8W LOTS 111 & 112. BUENA VISTA PARK.

COMBINE FROM 009-160-011-10 & 009-160-112-00 ON 12/14/24

Comments/Influences: X Sewer

Split/Comb. on 12/27/2024 completed 12/27/2024 TIM ;

Parent Parcel(s): 009-160-112-00, 009-160-111-00;

Child Parcel(s): 009-160-111-02;

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	23,200	0	23,200			17,048C
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

Who When What 2025 23,200 0 23,200 17,048C

TPC 05/20/2022 INSPECTED 2024 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.
SNYDER ROBERT J	FRASER STEVE K & LOUISE E	13,000	11/02/2018	WD	03-ARM'S LENGTH	2018-03634	PROPERTY TRANSFER	100.0
SNYDER CONNIE LEE	SNYDER ROBERT JAMES	0	01/27/1994	QC	06-COURT JUDGEMENT	2017-00137	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S MAPLEWOOD AVE	School: LAKE CITY AREA SCHOOL DIST		Alteration	08/08/2024	PE24-0142	100%
Owner's Name/Address	P.R.E. 0%		Res. Add/Alter/Repair	03/08/2024	PB24-0013	100%
FRASER STEVE K & LOUISE E 372 S 8 MILE RD LAKE CITY MI 49651	MAP #:		New House	07/23/2019	2019-0360	0%
	2025 Est TCV 203,445 TCV/TFA: 289.81		Garage	07/23/2019	2019-0355	0%

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	44.17	112.00	1.0315	1.0063	500	100		22,923	
			48 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =			22,923	

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
2018. SEC 12 T22N R8W LOT 113 BUENA VISTA PARK. FORMERLY . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.					
Comments/Influences	Wood Frame	37.32	48 50	895	
Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;	Wood Frame	24.64	192 50	2,365	
Parent Parcel(s): 009-160-113-00;	Total Estimated Land Improvements True Cash Value =				3,260
Child Parcel(s): 009-160-114-00;					

 FOR ASSESSMENT PURPOSES, ASSESS LOTS 113



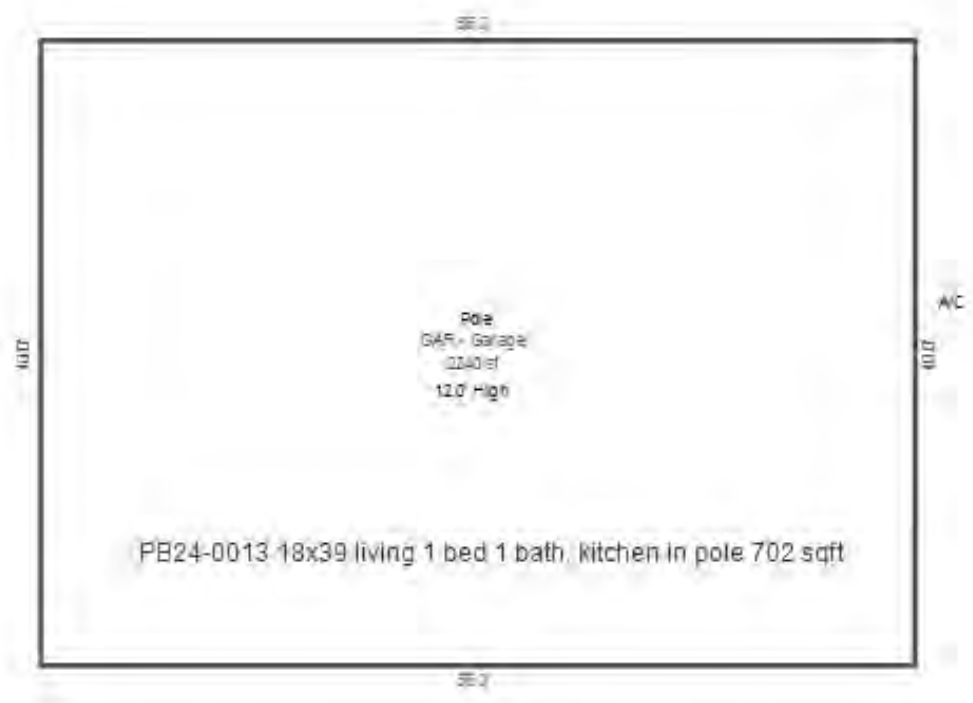
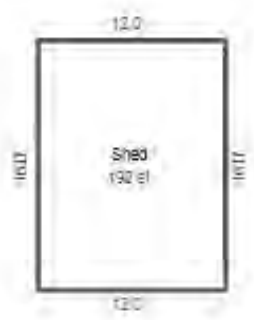
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	11,500	90,200	101,700			97,267C
	Rolling	2024	13,400	1,600	15,000			8,407C
	Low	2023	8,900	1,500	10,400			8,007C
	High	2022	7,500	0	7,500			6,198C
	Landscaped							
	Swamp							
	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	Type	Year Built: 2024 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1538 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D Effec. Age: 1 Floor Area: 702 Total Base New : 137,731 Total Depr Cost: 136,355 Estimated T.C.V: 177,262
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 702 SF Floor Area = 702 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls D		Blt 2024			
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
A-Frame		Trim & Decoration		X			Ex. Ord. Min			1 Story Siding Slab 702		Total: 88,852 87,964			
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few			Other Additions/Adjustments		Plumbing			
Building Style: 1S		Size of Closets		0 Amps Service			(13) Plumbing			Average Fixture(s)		1 3 Fixture Bath			
Yr Built 2024		Lg Ord Small		No. of Elec. Outlets			1 Average Fixture(s)			2 Fixture Bath		Softener, Auto			
Remodeled 0		Doors Solid H.C.		(12) Electric			1 3 Fixture Bath			Softener, Manual		Solar Water Heat			
Condition: Average		(5) Floors		0 Amps Service			1 3 Fixture Bath			No Plumbing		Extra Toilet			
Room List		Kitchen: Other: Other:		No. of Elec. Outlets			1 3 Fixture Bath			Extra Sink		Separate Shower			
Basement		(6) Ceilings		Many Ave. Few			1 3 Fixture Bath			Ceramic Tile Floor		Ceramic Tile Wains			
1st Floor		No. of Elec. Outlets		(13) Plumbing			1 3 Fixture Bath			Ceramic Tub Alcove		Vent Fan			
2nd Floor		Ex. Ord. Min		Average Fixture(s)			1 3 Fixture Bath			Water Well, 100 Feet		Built-Ins			
Bedrooms		Many Ave. Few		1 3 Fixture Bath			1 3 Fixture Bath			Appliance Allow.		Totals: 137,731 136,355			
(1) Exterior		(7) Excavation		1 3 Fixture Bath			1 3 Fixture Bath			Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 177,262			
Wood/Shingle		Basement: 0 S.F. Crawl: 0 S.F. Slab: 702 S.F. Height to Joists: 0.0		1 3 Fixture Bath			1 3 Fixture Bath								
Aluminum/Vinyl		(8) Basement		1 3 Fixture Bath			1 3 Fixture Bath								
Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath			1 3 Fixture Bath								
Insulation		(9) Basement Finish		1 3 Fixture Bath			1 3 Fixture Bath								
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 3 Fixture Bath			1 3 Fixture Bath								
Many Avg. Few		Large Avg. Small		1 3 Fixture Bath			1 3 Fixture Bath								
Wood Sash		(10) Floor Support		1 3 Fixture Bath			1 3 Fixture Bath								
Metal Sash		Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath			1 3 Fixture Bath								
Vinyl Sash		Lump Sum Items:		1 3 Fixture Bath			1 3 Fixture Bath								
Double Hung				1 3 Fixture Bath			1 3 Fixture Bath								
Horiz. Slide				1 3 Fixture Bath			1 3 Fixture Bath								
Casement				1 3 Fixture Bath			1 3 Fixture Bath								
Double Glass				1 3 Fixture Bath			1 3 Fixture Bath								
Patio Doors				1 3 Fixture Bath			1 3 Fixture Bath								
Storms & Screens				1 3 Fixture Bath			1 3 Fixture Bath								
(3) Roof				1 3 Fixture Bath			1 3 Fixture Bath								
Gable				1 3 Fixture Bath			1 3 Fixture Bath								
Hip				1 3 Fixture Bath			1 3 Fixture Bath								
Flat				1 3 Fixture Bath			1 3 Fixture Bath								
Asphalt Shingle				1 3 Fixture Bath			1 3 Fixture Bath								
Chimney:				1 3 Fixture Bath			1 3 Fixture Bath								

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



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

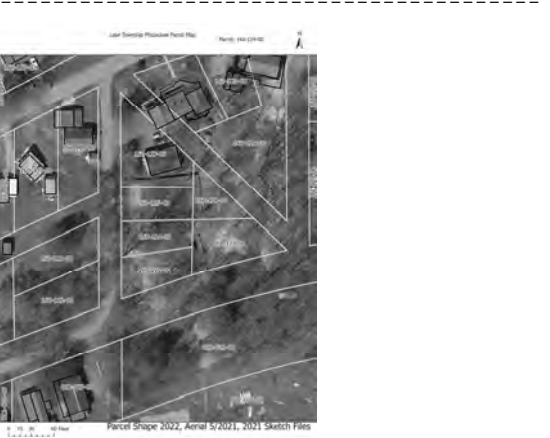
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	FRASER STEVE K & LOUISE	25,500	05/31/2018	WD	03-ARM'S LENGTH	2018-01773	PROPERTY TRANSFER	100.0
SNYDER ROBERT J	SHARP BRETT A & EMILY B	12,500	03/31/2017	WD	32-SPLIT VACANT	2017-00930	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1667 S MAPLEWOOD AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRASER STEVE K & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 21,613					

	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				BACK 50' @ 500	40.83	112.00	1.0519	1.0063	500 100	21,613
				43 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =		21,613

Tax Description
 2018. SEC 12 T22N R8W LOT 114 BUENA VISTA PARK.
 FORMERLY ASSESED WITH 160-113-00 . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Comments/Influences
 Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
 Parent Parcel(s): 009-160-113-00;
 Child Parcel(s): 009-160-114-00;



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	10,800	0	10,800			7,043C
2024	12,500	0	12,500			6,832C
2023	8,300	0	8,300			6,507C
2022	7,500	0	7,500			6,198C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	FRASER STEVE K & LOUISE	25,500	05/31/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01773	PROPERTY TRANSFER	100.0
QUEHL DONALD W & DIANE L	SHARP BRETT A & EMILY B	13,000	10/12/2016	WD	03-ARM'S LENGTH	2016-03420	PROPERTY TRANSFER	100.0
ROWELL ROBIN G (F)	QUEHL DONALD W & DIANE L	6,500	07/02/2007	WD	03-ARM'S LENGTH	2007/2399	DEED	100.0

Property Address: 1667 S MAPLEWOOD AVE
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: FRASER STEVE K & LOUISE
 372 S 8 MILE RD
 LAKE CITY MI 49651
 2025 Est TCV 25,000

Improved X Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	BACK 50' @ 500	50.00	110.00	1.0000	1.0000	500	100		25,000
Gravel Road	50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,000

Tax Description: LOT 115 BUENA VISTA PARK. SPLIT ON 11/27/2011 INTO 009-160-116-00, 009-160-115-00;
 Comments/Influences: Split/Comb. on 11/27/2011 completed 11/27/2011 TIM SPLIT LOTS IN PLAT; Parent Parcel(s): 009-160-115-00; Child Parcel(s): 009-160-116-00, 009-160-115-01;

2011 SPLIT LOT 116 FOR 2012 ROLL



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	12,500	0	12,500			7,043C
2024	14,800	0	14,800			6,832C
2023	9,900	0	9,900			6,507C
2022	7,500	0	7,500			6,198C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISSMAN DONALD A & PATRI	CRISSMAN COTTAGE TRUST	0	11/03/2017	QC	09-FAMILY	2017-03492	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6327 W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/17/2012	2012-0114	100%
Owner's Name/Address	P.R.E. 0%		Addition	04/05/2004	20040047	Complete
CRISSMAN COTTAGE TRUST 345 WESTMINISTER DR NOBLESVILLE IN 46060	MAP #:					
	2025 Est TCV 378,237 TCV/TFA: 180.89					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
LOTS 116, 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK. 12/2017 COMBINE LOT 116 FORMERLY LOTS 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.	X		* Factors * LOTS 117, 121, & 1/2 OF 122			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			BACK 50' @ 500	153.00	112.00	0.7561 1.0063 500 100 58,206
			153 Actual Front Feet, 0.39 Total Acres			Total Est. Land Value = 58,206

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
219-759-4741 ADD CITY SEWER FOR 05 12/2017 COMBINE 116 02 SPLIT FROM 115-00 FOR 03 03 COMBO W/ 121-00 FOR 04	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value
		Wood Frame	29.11	96 85	2,376
		Total Estimated Land Improvements True Cash Value =			2,376

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	29,100	160,000	189,100			82,643C
X Rolling	2024	38,400	137,500	175,900			80,159C
X Low	2023	25,600	119,700	145,300			76,342C
X High	2022	15,000	107,800	122,800			72,707C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



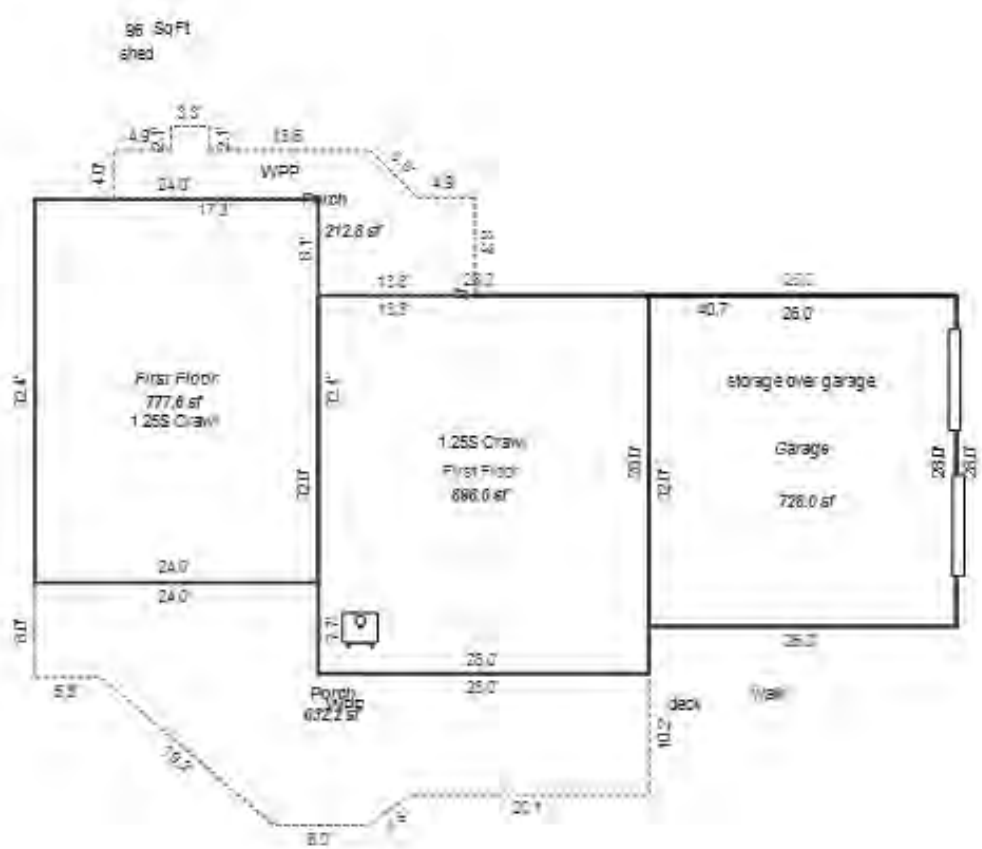
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 212 WPP 632 WPP 16 Treated Wood 344 Treated Wood		Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 485 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Class: C -5 Effec. Age: 30 Floor Area: 2,091 Total Base New : 349,083 Total Depr Cost: 244,350 Estimated T.C.V: 317,655			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1979 201	Remodeled 2004	Ex	X Ord	Min	No./Qual. of Fixtures X Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Space Heater Ground Area = 1673 SF Floor Area = 2091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C -5 Blt 1979				
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,673 Total: 227,560 159,285								
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Porches WPP 212 4,609 3,226 WPP 632 10,403 7,282 Deck Treated Wood 344 5,827 4,079 Treated Wood 16 720 504 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 28,829 20,180 Storage Over Garage 485 6,567 4,597 Common Wall: 1 Wall 1 -2,647 -1,853 Door Opener 2 1,078 755 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 1 539 377 Base Cost 1285 54,780 38,346 Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854								
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		(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			Lump Sum Items:								
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 1673 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish													
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal															

*** 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.
DAVIS FRANK D ESTATE	DAVIS MICKY I TRUST	0	04/27/2022	WD	06-COURT JUDGEMENT	2022-00778	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6371 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DAVIS MICKY I TRUST 501 E SIXTH ST CLARE MI 48617	2025 Est TCV 203,601 TCV/TFA: 256.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 118 BUENA VISTA PARK.	X		Dirt Road	50.00	112.00	0.8563	0.9829	2000	100		84,165
			Gravel Road	43.00	112.00	0.8563	1.0063	500	100		18,527
			93 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 102,692								

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
	X	Sewer	28.40	62	50	880
		Electric				
	X	Gas	Total Estimated Land Improvements True Cash Value =			880
	X	Curb				
	X	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	51,300	50,500	101,800			33,082C
Rolling	2024	36,900	43,400	80,300			32,088C
Low	2023	24,600	37,800	62,400			30,560C
High	2022	7,500	33,600	41,100			29,105C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

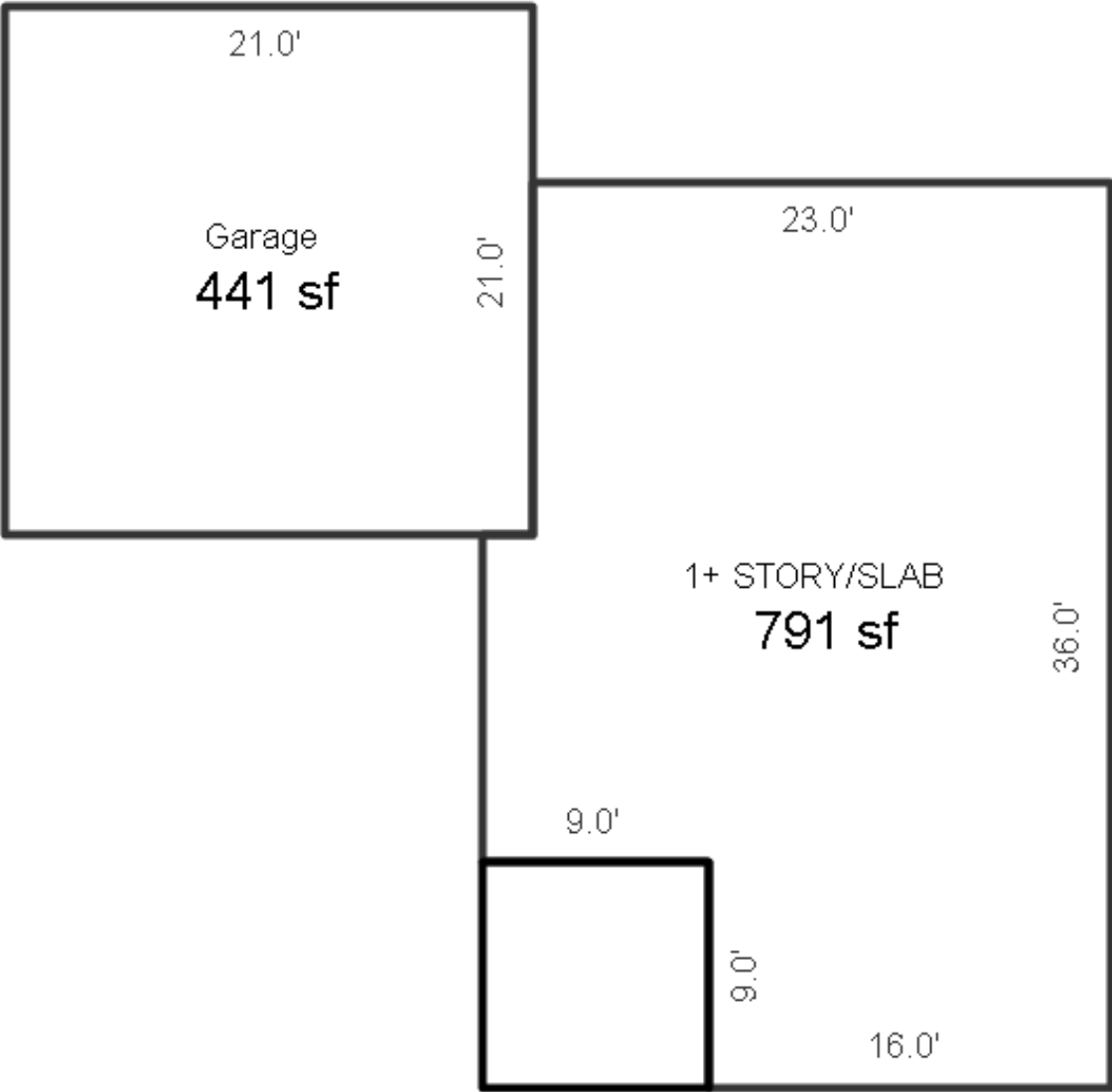


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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	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 81	Type CCP (1 Story)	Year Built: 1950 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 441 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex X Ord Min		Condition: Average		
Building Style: 1+S		Yr Built 1950		Remodeled 0		Condition: Average		Room List		Doors		Solid X H.C.		Basement 1st Floor 2nd Floor Bedrooms		
(1) Exterior		(6) Ceilings		(12) Electric			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1+S		Cls CD		Blt 1950			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	200 Amps Service		Ex. X Ord. Min		No. of Elec. Outlets		(11) Heating System: Forced Air w/ Ducts		Ground Area = 793 SF Floor Area = 793 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
(2) Windows		(7) Excavation		(13) Plumbing		Many X Ave. Few		(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 793 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1+ Story Siding Slab		Total: 96,606 57,963		Other Additions/Adjustments		Exterior		Brick Veneer 56 873 524		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Plumbing		Average Fixture(s)		Plumbing		Solar Water Heat		No Plumbing		
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Porches		CCP (1 Story)		81 2,108 1,265		
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Water/Sewer		Public Sewer		1 1,307 784		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Built-Ins		Appliance Allow.		1 1,906 1,144		
										Fireplaces		Interior 1 Story		1 4,633 2,780		
										Local Cost Items		SANITARY SEWER		1 0 0 *		
										Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		128,242 76,945 100,029		

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



COVERED PCH

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS FRANK D	DAVIS MICKY	0	03/28/2022	WD	06-COURT JUDGEMENT	2022-00778	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DAVIS MICKY 501 E SIXTH ST CLARE MI 48617	MAP #:					
	2025 Est TCV 21,448					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			BACK 50' @ 500	50.00	71.00	1.0000	0.8579	500	100	21,448
			50 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =	21,448	

Tax Description
 . SEC 12 T22N R8W LOT 119 BUENA VISTA PARK.
 Comments/Influences

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	10,700	0	10,700			2,258C
			2024	13,900	0	13,900			2,191C
			2023	9,200	0	9,200			2,087C
			2022	7,500	0	7,500			1,988C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

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

W LAKEVIEW DR School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 06/01/2014

Owner's Name/Address MAP #:

SPURGEON WILLIAM K & MARY K TRUST 2025 Est TCV 25,442

6350 W LAKEVIEW DR Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

LAKE CITY MI 49651 Improved X Vacant

Tax Description Public Improvements * Factors *

. SEC 12 T22N R8W LOT 120 BUENA VISTA PARK. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk

Water D/W/P: Asphalt Paving 2.85 3000 50 4,275

X Sewer Wood Frame 28.31 80 50 1,132

X Electric Residential Local Cost Land Improvements

X Gas Description Rate Size % Good Cash Value

X Curb LAND IMPROVE 1000 1,000.00 1 97 970

X Street Lights Ad-Hoc Unit-In-Place Items

Standard Utilities Description Rate Size % Good Cash Value

Underground Utils. /CI16/YARI/CHALF/04'/211 9.70 250 25 606

Topography of Site Total Estimated Land Improvements True Cash Value = 6,983

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	9,200	3,500	12,700			1,833C
2024	10,200	3,500	13,700			1,778C
2023	6,800	3,300	10,100			1,694C
2022	7,500	1,000	8,500			1,614C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 09/18/2017 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.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	PROPERTY TRANSFER	0.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 51,866 TCV/TFA: 0.00				
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
FRASER STEVE & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 123 & E 1/2 OF LOT 122 BUENA VISTA PARK.		X Gravel Road		BACK 50' @ 500	53.60	120.00	0.8880	1.0309	500	100		24,535
Comments/Influences		X Paved Road		BACK 50' @ 500	26.80	120.00	0.8880	1.0309	500	100		12,268
HOUSE ON 124-00		X Storm Sewer		80 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		36,803		
		X Sidewalk		Land Improvement Cost Estimates								
		X Water		Description				Rate	Size	% Good	Cash Value	
		X Sewer		D/W/P: 3.5 Concrete				6.49	144	71	664	
		X Electric		Total Estimated Land Improvements True Cash Value = 664								
		X Gas										
		X Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	18,400	7,500	25,900			10,714C	
		JWV	09/09/2021	INSPECTED	2024	17,000	6,500	23,500			10,392C	
		JWV	11/11/2020	INSPECTED	2023	11,500	5,700	17,200			9,898C	
		TPC	12/27/2017	INSPECTED	2022	5,000	5,100	10,100			9,427C	

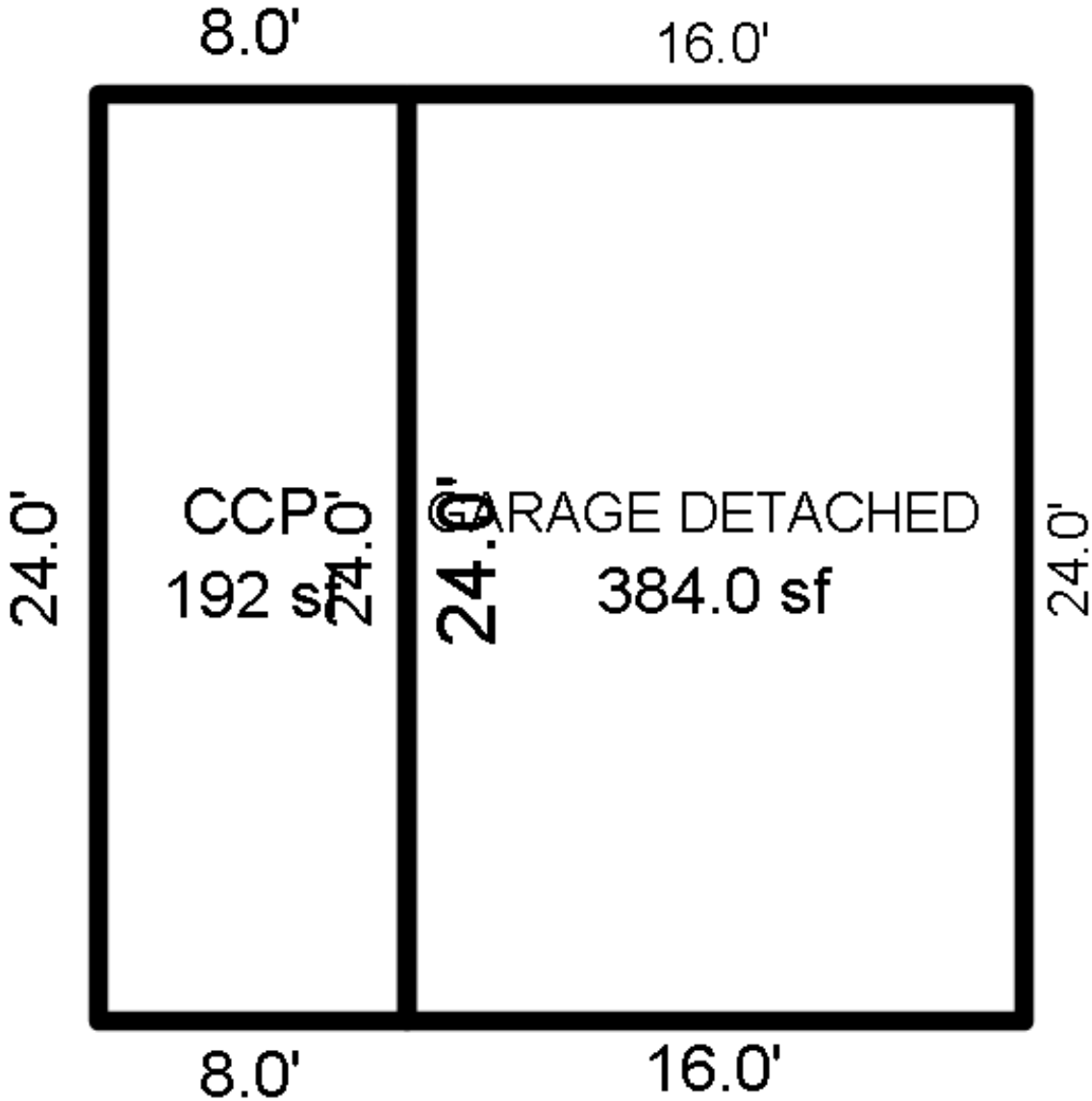


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*** Information herein deemed reliable but not guaranteed***

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 192	Type CCP (1 Story)	Year Built: 1977 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				
Wood Frame		(4) Interior			X No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 17,041 Total Depr Cost: 11,076 Estimated T.C.V: 14,399		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
Yr Built 1977	Remodeled 2020	Ex	Ord	Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. Ord. Min		Cls C Blt 1977		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,580 -2,977 Porches CCP (1 Story) 192 5,005 3,253 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 10,800 Totals: 17,041 11,076			
Condition: Average		Size of Closets Lg Ord Small												No. of Elec. Outlets Many Ave. Few	
Room List		Doors	Solid	H.C.	(12) Electric 0 Amps Service			Plumbing 3 Fixture Bath 1 -4,580 -2,977 Porches CCP (1 Story) 192 5,005 3,253 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 10,800 Totals: 17,041 11,076		Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCY: 14,399					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(1) Exterior		(6) Ceilings			(14) Water/Sewer			Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCY: 14,399							
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:										
Many Avg. X Large Avg. Small		(9) Basement Finish													
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:													
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	03-ARM'S LENGTH	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01846	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6313 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	02/12/2020	2020-00049	100%

Owner's Name/Address	MAP #:
FRASER STEVE & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651	2025 Est TCV 269,528 TCV/TFA: 218.60

X Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road			BACK 50' @2000/	53.60	120.00	0.7788	1.0000	2000	100	LOT 126	83,484
X Gravel Road			BACK 50' @ 500	82.33	158.00	0.7788	1.1351	500	100	LOT 125 & 126 TRIANGLE	3
X Paved Road			177 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 119,876								

Tax Description	Comments/Influences	Land Improvement Cost Estimates
SEC 12 T22N R8W LOTS 124, 125 & 126 BUENA VISTA PARK.		
GARAGE ON ADJ PIN		
X Water		Description
X Sewer		D/W/P: 4in Concrete
X Electric		Rate
X Gas		6.87
X Curb		Size % Good
X Street Lights		522 50
X Standard Utilities		Cash Value
X Underground Utils.		1,793
		Total Estimated Land Improvements True Cash Value = 1,793



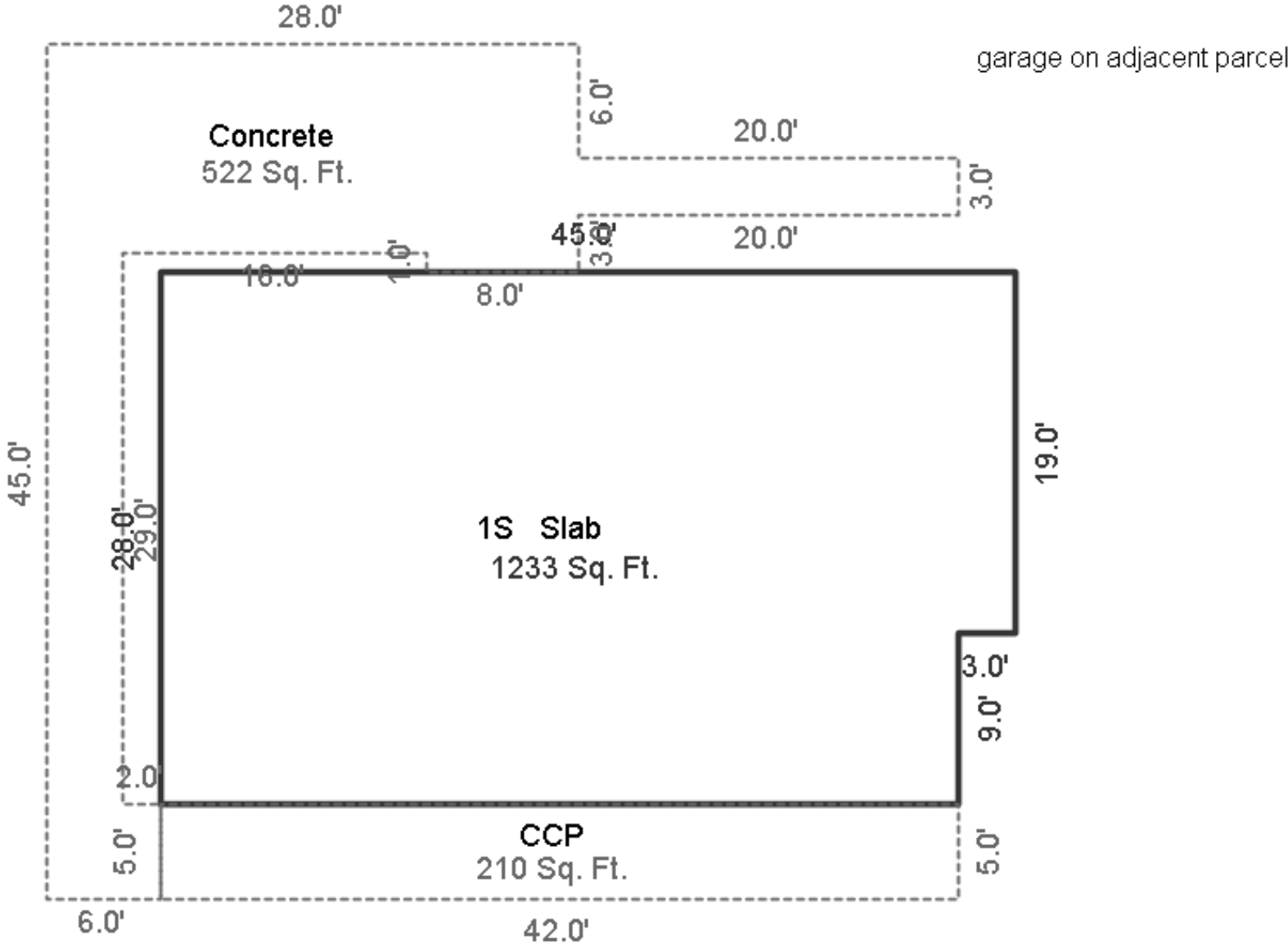
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	59,900	74,900	134,800			61,458C
Rolling	2024	40,000	64,400	104,400			59,611C
Low	2023	26,800	56,100	82,900			56,773C
High	2022	12,000	50,500	62,500			54,070C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
JWV 09/09/2021 INSPECTED							
JWV 11/11/2020 INSPECTED							
TPC 08/10/2019 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: 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									210	CCP (1 Story)				
Building Style: 1S		X	Drywall Paneled														
Yr Built 1949			Plaster Wood T&G														
Remodeled 2020			Trim & Decoration														
Condition: Average			Ex														
Room List			Ord														
Basement 1st Floor 2nd Floor 2 Bedrooms			X														
(1) Exterior			Small														
Wood/Shingle Aluminum/Vinyl Brick			Size of Closets														
Insulation			X														
(2) Windows			Doors														
Many Avg. Few			Large														
Wood Sash Metal Sash Vinyl Sash			(5) Floors														
Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Kitchen: Other: Other:														
(3) Roof			(6) Ceilings														
Gable Hip Flat			X														
Gambrel Mansard Shed			Tile														
Asphalt Shingle			(7) Excavation														
Chimney: Metal			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1233 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														
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
			(12) Electric														
			100 Amps Service														
			No./Qual. of Fixtures														
			Ex.														
			(13) Plumbing														
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
			(14) Water/Sewer														
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
			Lump Sum Items:														
			(15) Fireplaces														
			Class: C -5 Effec. Age: 35 Floor Area: 1,233 Total Base New : 174,952 Total Depr Cost: 113,738 Estimated T.C.V: 147,859														
			(16) Porches/Decks														
			E.C.F. X 1.300														
			(17) Garage														
			Bsmnt Garage: Carport Area: Roof:														
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1233 SF Floor Area = 1233 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,233 Total: 150,239 97,675 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Porches CCP (1 Story) 210 5,410 3,516 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Exterior 1 Story 1 6,420 4,173 Totals: 174,952 113,738														
			Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 147,859														

*** 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.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1667 S MAPLEWOOD AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 14,966					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @ 500	32.25	65.00	1.1159	0.8318	500	100	TRIANGLE	14,966
			32 Actual Front Feet, 0.05 Total Acres Total Est. Land Value = 14,966								

Tax Description	X	Value
. SEC 12 T22N R8W LOT 127 BUENA VISTA PARK.		

Comments/Influences	X	Value



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,500	0	7,500			3,520C
2024	9,400	0	9,400			3,415C
2023	6,300	0	6,300			3,253C
2022	3,500	0	3,500			3,099C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1667 S MAPLEWOOD AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 27,593					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACK 50' @ 500	64.50	84.50	0.9383	0.9118	500	100	27,593
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value = 27,593

Tax Description
 . SEC 12 T22N R8W LOT 128 BUENA VISTA PARK.

Comments/Influences
 BACK 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 Utils.

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	13,800	0	13,800			4,695C
		TPC 04/30/2021 INSPECTED	2024	8,800	0	8,800			4,554C
		TPC 12/27/2017 INSPECTED	2023	6,200	0	6,200			4,338C
		TPC 08/28/2017 INSPECTED	2022	5,000	0	5,000			4,132C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	11/01/1997	WD	33-TO BE DETERMINED	315:125	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
BEACHWOOD ST									
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:				
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284	2025 Est TCV 134,870 TCV/TFA: 200.70		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	X Improved	Vacant	* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			BACK 50' @ 500	59.00	112.00	0.7488	1.0063	500 100 LOT 129	22,231
			BACK 50' @ 500	50.00	110.00	0.7488	1.0000	500 100 LOT 130	18,721
			BACK 50' @ 500	50.00	110.00	0.7488	1.0000	500 100 LOT 131	18,721
			159 Actual Front Feet, 0.40 Total Acres		Total Est. Land Value =		59,673		
Taxpayer's Name/Address	X	Dirt Road							
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
Tax Description	X	Electric							
. SEC 12 T22N R8W LOTS 129, 130 & 131 BUENA VISTA PARK.	X	Gas							
	X	Curb							
Comments/Influences	X	Street Lights							
ADD GRG @ 40% FOR 02 50% FOR 03 COMP FOR 04 W/OHG & WW,SS1 SEE PIC FOR 03 & 04	X	Standard Utilities							
	X	Underground Utils.							
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2025	29,800	37,600	67,400		40,884C
				2024	39,600	32,300	71,900		39,655C
				2023	26,400	30,200	56,600		37,767C
				2022	15,000	27,200	42,200		35,969C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																																																
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																
Yr Built 2001		Remodeled 0		Ex	X	Ord	Min																																														
Condition: Average		Size of Closets		Lg	X	Ord	Small																																														
Room List		Doors	Solid	X	H.C.			Central Air Wood Furnace																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																	
(1) Exterior		Kitchen: Other: Other:		150 Amps Service																																																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures																																																	
		Ex.	X	Ord.	Min	No. of Elec. Outlets																																															
		Many		Ave.	X	Few	(13) Plumbing																																														
(2) Windows		(7) Excavation		Average Fixture(s)																																																	
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																																																
	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		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																														
		(9) Basement Finish		Lump Sum Items:																																																	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																																																	
X	Gable Hip Flat	Gambrel Mansard Shed		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																
X	Asphalt Shingle	(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:																																																	
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 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>Overhang</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>44,661</td> <td>35,729</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>780</td> <td>24,024</td> <td>19,219</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,158</td> <td>926</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,462</td> <td>1,970</td> </tr> <tr> <td colspan="2">Totals:</td> <td>72,305</td> <td>57,844</td> </tr> </tbody> </table> Notes: GRG W/UPPER LIVING AREA ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 75,197												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Overhang	672			Total:				44,661	35,729	Base Cost				780	24,024	19,219		Water/Sewer				Public Sewer	1	1,158	926	Water Well, 50 Feet	1	2,462	1,970	Totals:		72,305	57,844
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																
1 Story	Siding	Overhang	672																																																		
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Totals:		72,305	57,844																																																		



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.
SPITZLEY PHILLIS TRUST	SPITZLEY JAMES P & BARBAR	0	05/25/2011	QC	21-NOT USED/OTHER	2011-01789	DEED	100.0
SPITZLEY PHYLLIS I	SPITZLEY PHYLLIS I TRUSTE	0	10/09/1991	QC	21-NOT USED/OTHER	2011-01786	DEED	0.0

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

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

Owner's Name/Address	MAP #:					
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SPITZLEY JAMES P & BARBARA A 106 W HIGH ST GREENVILLE MI 48838	2025 Est TCV 218,629 TCV/TFA: 233.58					
--	--------------------------------------	--	--	--	--	--

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACK 50' @2000/	58.00	135.00	0.9636	1.0299	2000	100	115,115
58 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value = 115,115

Tax Description	Land Improvement Cost Estimates					
-----------------	---------------------------------	--	--	--	--	--

. SEC 12 T22N R8W LOT 132 BUENA VISTA PARK.	X	Dirt Road					
---	---	-----------	--	--	--	--	--

Comments/Influences	X	Gravel Road					
---------------------	---	-------------	--	--	--	--	--

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

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

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

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

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

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

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

	X	Curb					
--	---	------	--	--	--	--	--

	X	Street Lights					
--	---	---------------	--	--	--	--	--

		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	57,600	51,700	109,300		37,795C
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			TPC 04/30/2021 INSPECTED	2024	34,500	43,900	78,400		36,659C
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			TPC 12/27/2017 INSPECTED	2023	23,000	38,200	61,200		34,914C
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			TPC 04/27/2014 INSPECTED	2022	20,000	34,700	54,700		33,252C
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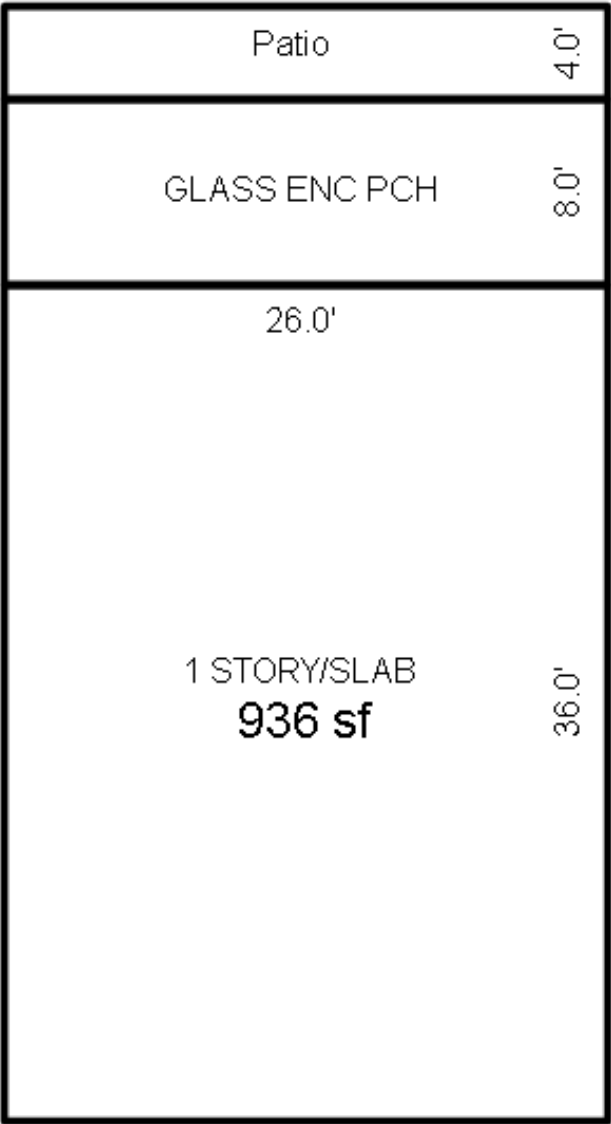


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 208	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	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: 40 Floor Area: 936 Total Base New : 131,457 Total Depr Cost: 78,873 Estimated T.C.V: 102,535		E.C.F. X 1.300		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 = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1947			
Yr Built 1947	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			100 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		100			No. of Elec. Outlets			1 Story Block Slab 936		Total: 108,703 65,221		Other Additions/Adjustments			
Room List		Doors	Solid X	H.C.	Many X Ave. Few			(13) Plumbing			Plumbing		Average Fixture(s)		Plumbing		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			1			Average Fixture(s)		Average Fixture(s)		
(1) Exterior		(6) Ceilings		(7) Excavation			1			1			Average Fixture(s)		Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0			1			1			Average Fixture(s)		Average Fixture(s)		
(2) Windows		(9) Basement Finish		(14) Water/Sewer			1			1			Average Fixture(s)		Average Fixture(s)		
X	Many Avg. X Few	Large Avg. Small	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			1			Average Fixture(s)		Average Fixture(s)	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Fireplaces		Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 102,535			1		Average Fixture(s)		Average Fixture(s)			
(3) Roof		(16) Porches/Decks		Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 102,535			1		Average Fixture(s)		Average Fixture(s)			
X	Gable Hip Flat	Gambrel Mansard Shed	(17) Garage		Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 102,535			1		Average Fixture(s)		Average Fixture(s)		
X	Asphalt Shingle	(17) Garage		Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 102,535			1		Average Fixture(s)		Average Fixture(s)			
Chimney: Block		(17) Garage		Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 102,535			1		Average Fixture(s)		Average Fixture(s)			

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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			
6293 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		07/28/2017	2017-0348	100%			
Owner's Name/Address		P.R.E. 100% 10/11/2021									
JAMROZY RICHARD J 6293 W LAKEVIEW DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 240,441 TCV/TFA: 231.19							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 133 BUENA VISTA PARK.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		BACK 50' @2000/ 59.00 118.00 0.9595 0.9958 2000 100 112,742							
		Paved Road		59 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 112,742							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Patio Blocks	12.91	90	0	0			
		X	Sewer	D/W/P: 4in Concrete	5.98	96	0	0			
		X	Electric	Residential Local Cost Land Improvements							
		X	Gas	Description	Rate	Size	% Good	Cash Value			
		X	Curb	LAND IMPROVE 1000	1,000.00	1	95	950			
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 950							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/30/2021	INSPECTED		2025	56,400	63,800	120,200			38,968C
		JWV 09/16/2017	INSPECTED		2024	33,800	58,400	92,200			37,797C
		TPC 04/02/2012	INSPECTED		2023	22,500	52,900	75,400			35,998C
					2022	20,000	45,500	65,500			34,284C

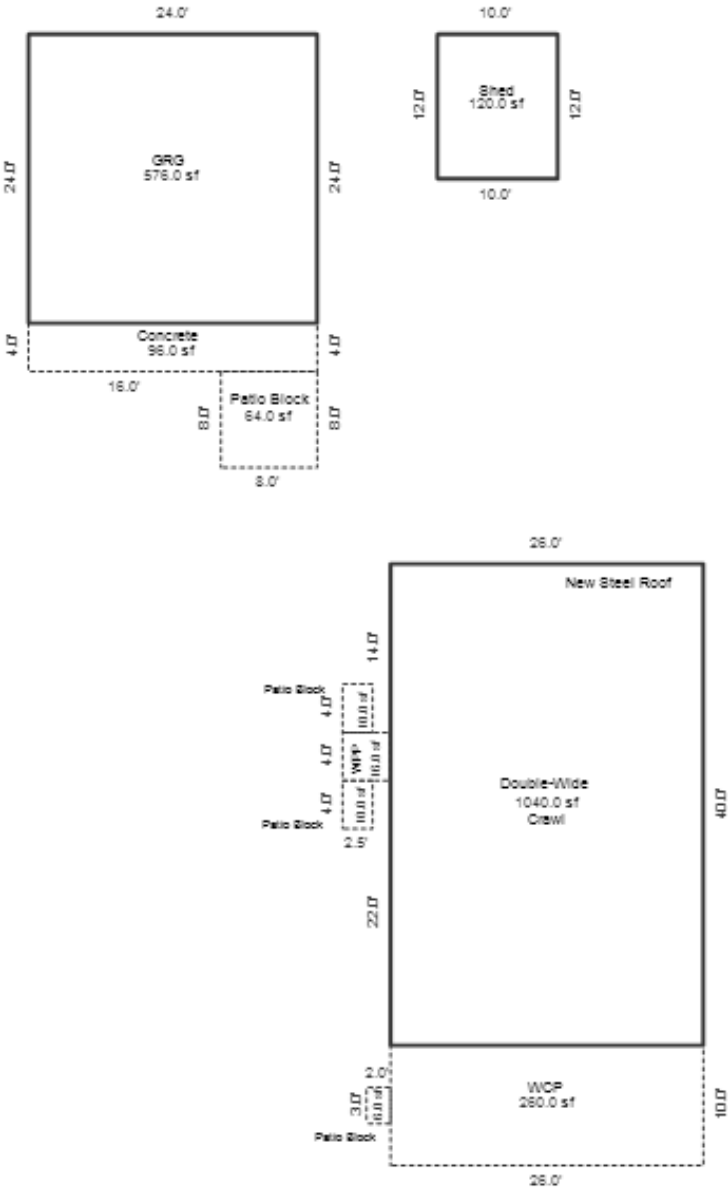


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 260	Type WCP (1 Story) WPP 16	Year Built: 1990 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 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: 1,040 Total Base New : 164,611 Total Depr Cost: 115,226 Estimated T.C.V: 126,749			Bsmnt Garage: Carport Area: Roof:					
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			200 Amps Service			E.C.F. X 1.100								
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D Blt 1990					
Condition: Average		Size of Closets		No. of Elec. Outlets			No. of Elec. Outlets			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story Siding Basement 1,040			Total: 125,047 87,532					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments								
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			3 Fixture Bath 2 Fixture Bath Softener, Auto 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								
(2) Windows		(8) Basement		Basement Finish			3 Fixture Bath			Average Fixture(s)								
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)								
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)			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)								
(3) Roof		(10) Floor Support		Public Water			Plumbing			Porches								
X	Gable Hip Flat	Gambrel Mansard Shed	Public Sewer			Average Fixture(s)			WCP (1 Story)									
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Water Well			Average Fixture(s)			WPP								
Chimney:		Lump Sum Items:		1000 Gal Septic			Average Fixture(s)			Garages								
				2000 Gal Septic			Average Fixture(s)			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Average Fixture(s)			Base Cost								
							Average Fixture(s)			Water/Sewer								
							Average Fixture(s)			Public Sewer								
							Average Fixture(s)			Water Well, 100 Feet								
							Average Fixture(s)			Built-Ins								
							Average Fixture(s)			Appliance Allow.								
							Average Fixture(s)			Totals:								
							Average Fixture(s)			Notes:								
							Average Fixture(s)			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:								

*** 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.							
WOLCOTT IV HENRY W & NELL	WOLCOTT HENRY W & NELL H	0	01/15/2018	WD	09-FAMILY	2018-00152	PROPERTY TRANSFER	0.0							
CLARK NEDRA R	WOLCOTT IV HENRY W & NELL	57,000	01/01/2012	WD	03-ARM'S LENGTH	2012-00315	PROPERTY TRANSFER	100.0							
CLARK NEDRA & SIMONS NICK	CLARK NEDRA R	0	08/29/2007	WD	21-NOT USED/OTHER	2007/4019	DEED	50.0							
SIMONS NELLIE (DECEASED)	CLARK NEDRA R	0	02/02/2007	OTH	21-NOT USED/OTHER	2007/3060	DEED	50.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6275 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Addition		07/23/2019		2019-0356	100%						
Owner's Name/Address		P.R.E. 0%		Addition		06/21/2012		2012-0263	100%						
WOLCOTT HENRY W & NELL H TRUST 1739 VASSAR DR LANSING MI 48912		MAP #:		2025 Est TCV 254,524 TCV/TFA: 178.86											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
. SEC 12 T22N R8W LOT 134 BUENA VISTA PARK.		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
201103855\$58,900 1/2012DOM30		X		Paved Road		BACK 50' @2000/		58.00	103.00	0.9636	0.9625	2000	100		107,586
		X		Storm Sewer		58 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =							
		X		Sidewalk		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X		Water		D/W/P: 3.5 Concrete		6.07		507	50		1,538		
		X		Sewer		Wood Frame		23.08		160	50		1,846		
		X		Electric		Wood Frame		23.08		160	50		1,846		
		X		Gas		Total Estimated Land Improvements True Cash Value =									
		X		Curb											
		X		Street Lights											
				Standard Utilities											
				Underground Utils.											
				Topography of Site											
		X		Level											
				Rolling											
				Low											
				High											
				Landscaped											
				Swamp											
				Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
				Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who		When		What		2025	53,800	73,500	127,300			49,595C	
		TPC 04/30/2021		INSPECTED				2024	32,300	63,400	95,700			48,104C	
		TPC 10/08/2019		INSPECTED				2023	21,500	55,400	76,900			45,814C	
		TPC 07/21/2018		INSPECTED				2022	20,000	49,900	69,900			43,633C	

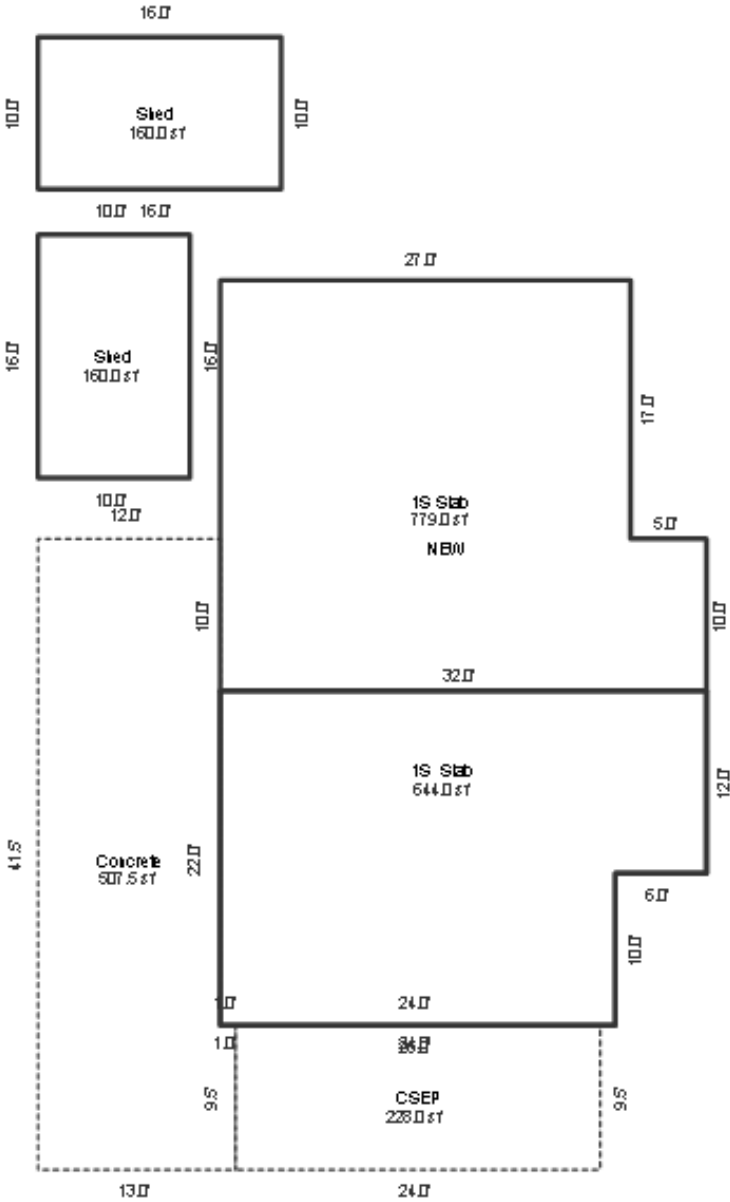


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*** Information herein deemed reliable but not guaranteed***

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 228	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 35 Floor Area: 1,423 Total Base New : 167,701 Total Depr Cost: 109,006 Estimated T.C.V: 141,708		E.C.F. X 1.300		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 = 1423 SF Floor Area = 1423 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1954	
Yr Built 1954	Remodeled 2019	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas		Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		60			Amps Service			Stories		779			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1 Story		644				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Plumbing		1	1,212	788	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1423 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		228	8,219	5,342	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Water/Sewer		1	1,307	850	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1			Built-Ins		1	2,548	1,656	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			Appliance Allow.		1	1,906	1,239	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1			Notes:		Totals:		167,701	109,006	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:				141,708	

*** 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.
LAPAK DONALD J	CAULFIELD JAMES & BENSON	1	04/23/2012	QC	09-FAMILY	2012-01487	PROPERTY TRANSFER	100.0
LAPAK JOSEPH L		0	10/11/2010	CD	07-DEATH CERTIFICATE	2011-02853	DEED	0.0
KAPAK JOSEPH & MARIE L H/	LAPAK JOSEPH & LAPAK DONA	1	08/11/1999	QC	21-NOT USED/OTHER	1999 330-502	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1616 S ELMWOOD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CAULFIELD JAMES & BENSON NANCY 800 HUDSON #202 SARASOTA FL 34236	MAP #:					
	2025 Est TCV 232,978 TCV/TFA: 255.46					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 135 BUENA VISTA PARK.	X			BACK 50' @2000/	58.00	88.00	0.9636	0.9254	2000	100	103,435
Comments/Influences				58 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 103,435							
				Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
	X			Fencing: Wd, Split, 2 Rail				14.41	40 0	0	
	X			D/W/P: 3.5 Concrete				5.70	300 0	0	
	X			Metal Prefab				14.51	80 35	406	
	X			Residential Local Cost Land Improvements							
	X			Description				Rate	Size % Good	Cash Value	
				LAND IMPROVE 1000				1,000.00	1 97	970	
				Total Estimated Land Improvements True Cash Value =						1,376	



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

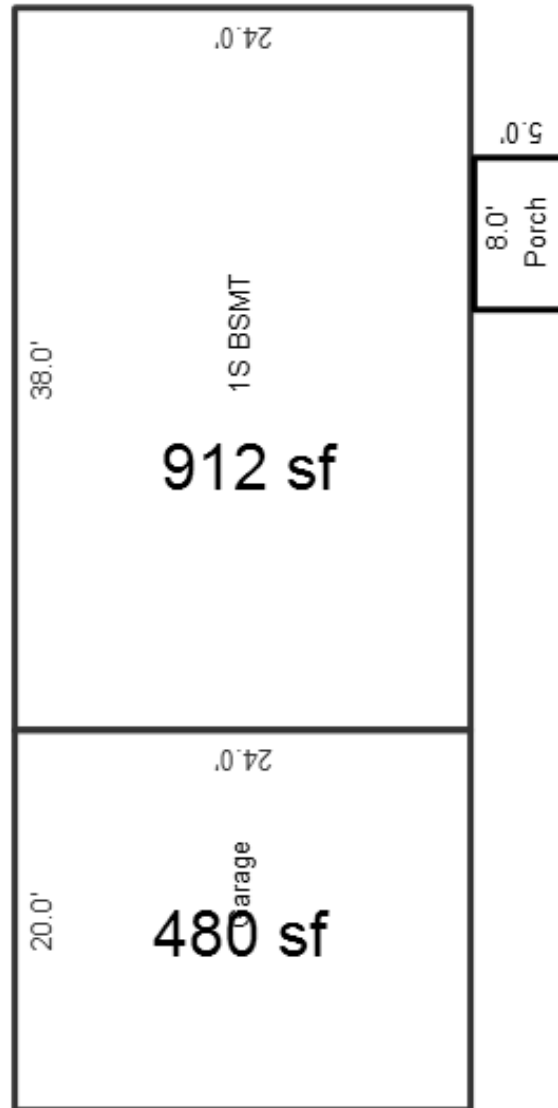
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	51,700	64,800	116,500			45,309C
2024	31,000	55,700	86,700			43,947C
2023	20,700	48,500	69,200			41,855C
2022	20,000	43,800	63,800			39,862C

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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	Type CPP	Year Built: 1976 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration		Ex X Ord Min		Size of Closets Lg X Ord Small		
Building Style: 1S		Yr Built 1976		Remodeled 1980		Condition: Average		Room List		Doors		Solid X H.C.		(5) Floors	
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric		100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 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) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish	
Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		Many Avg. X Avg. Few Small		(3) Roof		912 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal		Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		128,167	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 912 Total: 124,037 80,615		Other Additions/Adjustments		Recreation Room 912 16,307 1,631		Exterior		Brick Veneer 64 915 595	
Plumbing		Average Fixture(s)		1 1,010 656		2 Fixture Bath		1 2,121 1,379		Porches		CPP 40 897 583		Garages	
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		480 16,819 10,932		Common Wall: 1 Wall		1 -2,277 -1,480		Door Opener		1 424 276		Water/Sewer	
Public Sewer		1 1,158 753		Water Well, 50 Feet		1 2,462 1,600		Built-Ins		Appliance Allow.		1 1,615 1,050		Totals: 165,488 98,590	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCOMAS NEIL S & HEIDI A	MCCOMAS FAMILY REV TRUST	0	08/13/2013	WD	03-ARM'S LENGTH	2013-02858 WD	PROPERTY TRANSFER	0.0
HASELHUHN	MCCOMAS NEIL S & HEIDI A	86,500	09/15/2003	WD	03-ARM'S LENGTH	MLS 20802249	PROPERTY TRANSFER	0.0
WILLIAMS	HASELHUHN	77,000	06/01/2001	WD	33-TO BE DETERMINED	03-0:4791	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1626 S ELMWOOD ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 236,755 TCV/TFA: 234.88					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value				
. SEC 12 T22N R8W LOT 136 BUENA VISTA PARK.	X	Dirt Road		BACK 50' @2000/	50.00	110.00	1.0000	0.9785	2000	100		97,848	
Comments/Influences		Paved Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =				97,848	
20802249 \$87,900 2003		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description			Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete			6.07		600 0		0		
	X	Sewer		Wood Frame			28.31		80 50		1,132		
	X	Electric		Residential Local Cost Land Improvements									
	X	Gas		Description			Rate		Size % Good		Cash Value		
		Curb		LAND IMPROVE 1000			1,000.00		1 95		950		
	X	Street Lights		Total Estimated Land Improvements True Cash Value =								2,082	
		Standard Utilities											
		Underground Utils.											



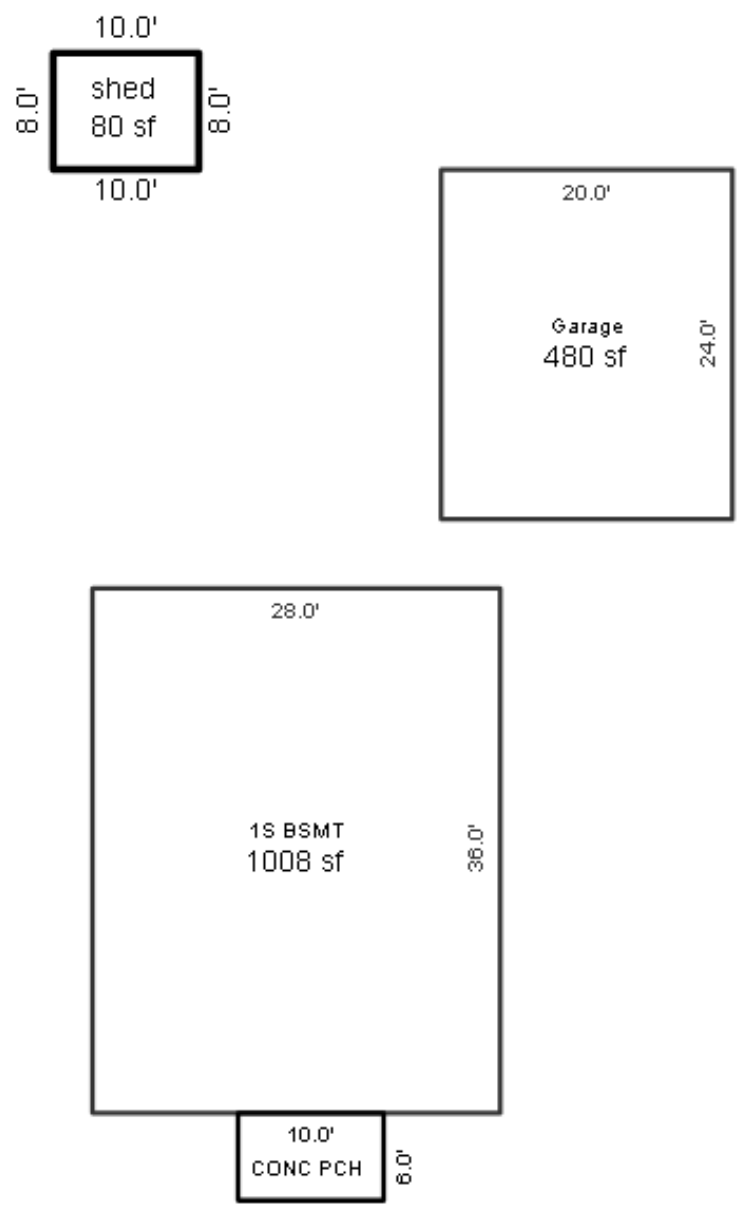
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	48,900	69,500	118,400			50,317C
	Rolling		2024	29,400	59,700	89,100			48,805C
	Low		2023	19,600	52,100	71,700			46,481C
	High		2022	7,500	46,800	54,300			44,268C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	04/30/2021	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	10/08/2012	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type CPP	Year Built: 1982 Car Capacity: 1.5 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,008 Total Base New : 161,921 Total Depr Cost: 105,250 Estimated T.C.V: 136,825			E.C.F. X 1.300		Bsmnt Garage:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls CD Blt 1962			
Yr Built 1962	Remodeled 1975	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures							
Condition: Average		Size of Closets		0 Amps Service			Ex. X Ord. Min			Building Areas					
Room List		Lg	X Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
Basement	1st Floor	(5) Floors		Many X Ave. Few			1 Story Siding Basement 1,008			Total: 133,934		87,058			
2 Bedrooms	2 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		Average Fixture(s)			Plumbing								
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		3 Fixture Bath			Average Fixture(s)								
Brick	Brick	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			2 Fixture Bath								
(2) Windows		(8) Basement		Softener, Auto			Porches								
Many	X Avg.	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual			CPP								
X	X Large	(9) Basement Finish		Solar Water Heat			Garages								
Wood Sash	X Avg.	Recreation SF		No Plumbing			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
Metal Sash	X Large	Living SF		Extra Toilet			Base Cost								
Vinyl Sash	X Large	Walkout Doors (B)		Extra Sink			Public Sewer								
Double Hung	X Large	No Floor SF		Separate Shower			Water Well, 50 Feet								
Horiz. Slide	X Large	Walkout Doors (A)		Ceramic Tile Floor			Built-Ins								
Casement	X Large	(10) Floor Support		Ceramic Tile Wains			Appliance Allow.								
Double Glass	X Large	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove			Totals: 161,921								
Patio Doors	X Large			Vent Fan			Notes: WALL UNIT AC								
X Storms & Screens	X Large			Lump Sum Items:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 136,825								
(3) Roof															
X	Gable														
	Hip														
	Flat														
	Gambrel														
	Mansard														
	Shed														
X	Asphalt Shingle														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAY JOSEPH & BIDGETTE	M2K ENTERPRISES LLC	10	09/10/2024	QC	21-NOT USED/OTHER	2024-02476	PROPERTY TRANSFER	0.0
JAMROZY LINDA M ETAL	KAY JOSEPH & BIDGETTE	139,000	09/18/2020	WD	03-ARM'S LENGTH	2020-02718	PROPERTY TRANSFER	100.0
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	09-FAMILY	2017-02675	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1636 S ELMWOOD ST
 School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0%

Owner's Name/Address
 M2K ENTERPRISES LLC
 2725 BERMAN RD N
 NORTH AURORA IL 60542
 MAP #:
 2025 Est TCV 219,189 TCV/TFA: 240.34

X Improved Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	50.00	110.00	1.0000	0.9785	2000	100		97,848	
	Gravel Road	50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	97,848

Tax Description
 . SEC 12 T22N R8W LOT 137 BUENA VISTA PARK.

Comments/Influences

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Water	6.07	750	0	0
X	Sewer	25.88	96	50	1,242
X	Electric	Residential Local Cost Land Improvements			
X	Gas	Description			
X	Curb	1,000.00	1	95	950
X	Street Lights	LAND IMPROVE 1000			2,192
	Standard Utilities	Total Estimated Land Improvements True Cash Value =			2,192
	Underground Utils.				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	48,900	60,700	109,600			54,597C
Rolling	2024	29,400	52,200	81,600			52,956C
Low	2023	19,600	45,500	65,100			50,435C
High	2022	7,500	41,100	48,600			48,034C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

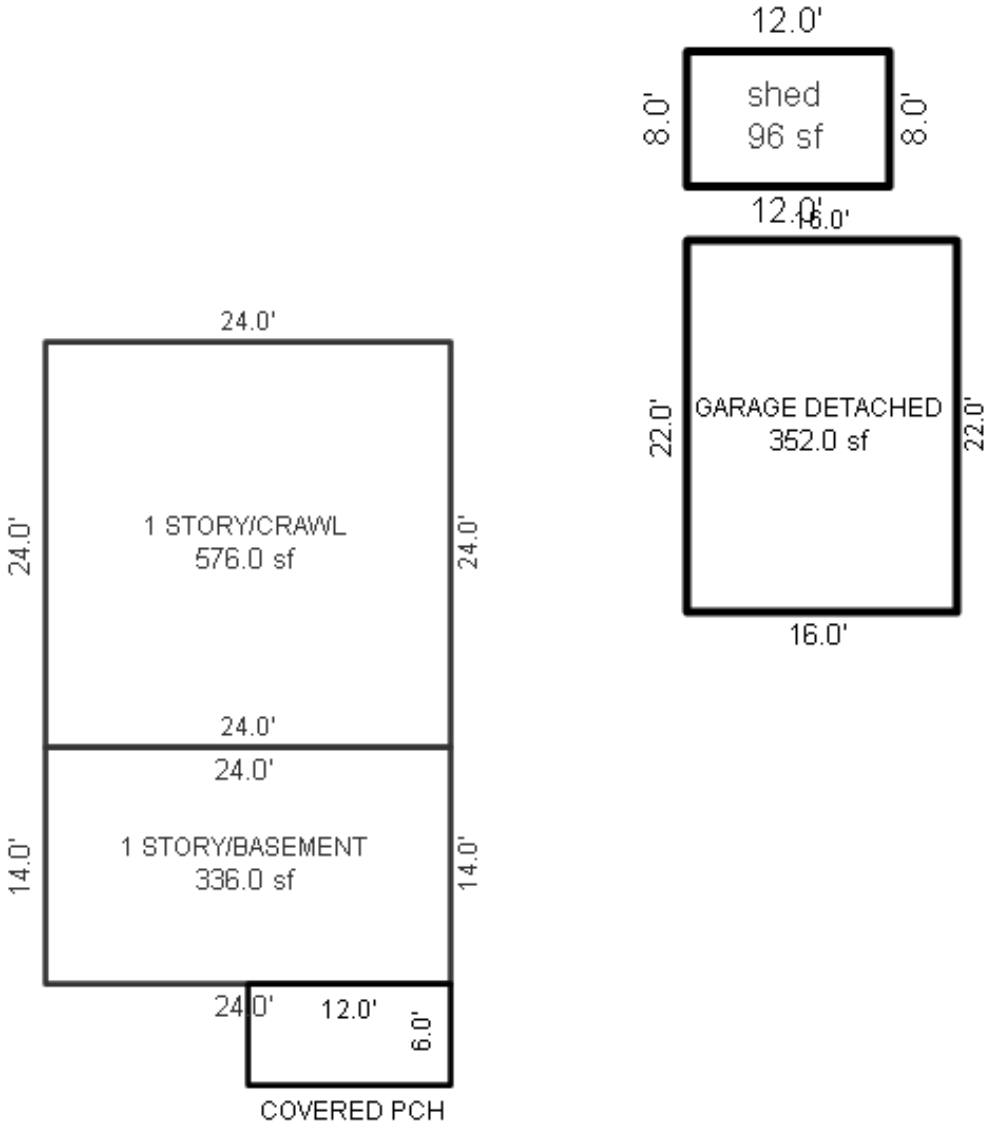
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	29,400	52,200	81,600			52,956C
TPC	12/27/2017	INSPECTED	2023	19,600	45,500	65,100			50,435C
TPC	09/12/2017	INSPECTED	2022	7,500	41,100	48,600			48,034C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type WCP (1 Story)	Year Built: 1964 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: 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: 35 Floor Area: 912 Total Base New : 141,002 Total Depr Cost: 91,653 Estimated T.C.V: 119,149		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1964					
Yr Built 1964	Remodeled 1986	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 912 SF Floor Area = 912 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas						
Condition: Average		Size of Closets		Lg X Ord Small			(12) Electric		100 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 576					
Room List		Doors	Solid X	H.C.	(13) Plumbing			1 Average Fixture(s)		1 Story Siding Basement 336		Total: 116,511		75,733				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath		Other Additions/Adjustments		Average Fixture(s) 1 1,212 788		Porches		WCP (1 Story) 72 3,540 2,301			
(1) Exterior		(6) Ceilings		Basement: 336 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		Plumbing		Average Fixture(s) 1 1,212 788		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			1 2 Fixture Bath		Plumbing		Average Fixture(s) 1 1,212 788		Base Cost 352 13,978 9,086		Water/Sewer			
(2) Windows		Many Avg. X Few	Large Avg. X Small	Basement: 336 S.F. Crawl: 576 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		Average Fixture(s) 1 1,212 788		Public Sewer 1 1,307 850		Water Well, 50 Feet 1 2,548 1,656			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Average Fixture(s) 1 1,212 788		Public Sewer 1 1,307 850		Water Well, 50 Feet 1 2,548 1,656			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow. 1 1,906 1,239		Local Cost Items		SANITARY SEWER 1 0 0 *			
(3) Roof		(14) Water/Sewer		Lump Sum Items:			Notes:		Appliance Allow. 1 1,906 1,239		Local Cost Items		SANITARY SEWER 1 0 0 *		Totals: 141,002 91,653			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes:		Appliance Allow. 1 1,906 1,239		Local Cost Items		SANITARY SEWER 1 0 0 *		Totals: 141,002 91,653		
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow. 1 1,906 1,239		Local Cost Items		SANITARY SEWER 1 0 0 *		Totals: 141,002 91,653	
Chimney: Metal		(14) Water/Sewer		Lump Sum Items:			Notes:		Appliance Allow. 1 1,906 1,239		Local Cost Items		SANITARY SEWER 1 0 0 *		Totals: 141,002 91,653			

*** 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.								
LAFOND SUSAN MARIE	ROUSSE MICHAEL J L/E & ET	0	03/23/2020	AFF	07-DEATH CERTIFICATE	2020-02593	PROPERTY TRANSFER	0.0								
ROUSSE DAVID ALLAN	ROUSSE MICHAEL J L/E & ET	0	10/02/2012	AFF	07-DEATH CERTIFICATE	2013-01481 DC	PROPERTY TRANSFER	0.0								
ROUSSE MARTIN J	ROUSSE GERALDINE M ET AL	0	09/05/2011	CD	07-DEATH CERTIFICATE	2012-01745 DC	PROPERTY TRANSFER	0.0								
ROUSSE GERALDINE M	ROUSSE GERALDINE M ET AL	0	08/13/2011	CD	07-DEATH CERTIFICATE	2012-01744	PROPERTY TRANSFER	100.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
1646 S ELMWOOD ST		School: LAKE CITY AREA SCHOOL DIST														
Owner's Name/Address		P.R.E. 100% 07/18/2012														
ROUSSE MICHAEL J L/E & ET AL J/T 1646 S ELMWOOD LAKE CITY MI 49651		MAP #:		2025 Est TCV 174,126 TCV/TFA: 259.12												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
. SEC 12 T22N R8W LOT 138 BUENA VISTA PARK.		X		Public Improvements		* Factors *										
Comments/Influences		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		BACK 50' @2000/		47.00		113.00	1.0156	0.9851	2000	100		94,042
		X		Paved Road		47 Actual Front Feet,		0.12		Total Acres		Total Est. Land Value =				94,042
		X		Storm Sewer												
		X		Sidewalk												
		X		Water												
		X		Sewer												
		X		Electric												
		X		Gas												
		X		Curb												
		X		Street Lights												
				Standard Utilities												
				Underground Utils.												
				Topography of Site												
		X		Level												
				Rolling												
				Low												
				High												
				Landscaped												
				Swamp												
				Wooded												
				Pond												
				Waterfront												
				Ravine												
				Wetland												
				Flood Plain												
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value
		Who		When		What		2025		47,000		40,100		87,100		29,390C
		TPC 04/30/2021		INSPECTED				2024		28,200		34,400		62,600		28,507C
		TPC 12/27/2017		INSPECTED				2023		18,800		29,900		48,700		27,150C
		TPC 10/08/2012		INSPECTED				2022		7,500		26,900		34,400		25,858C

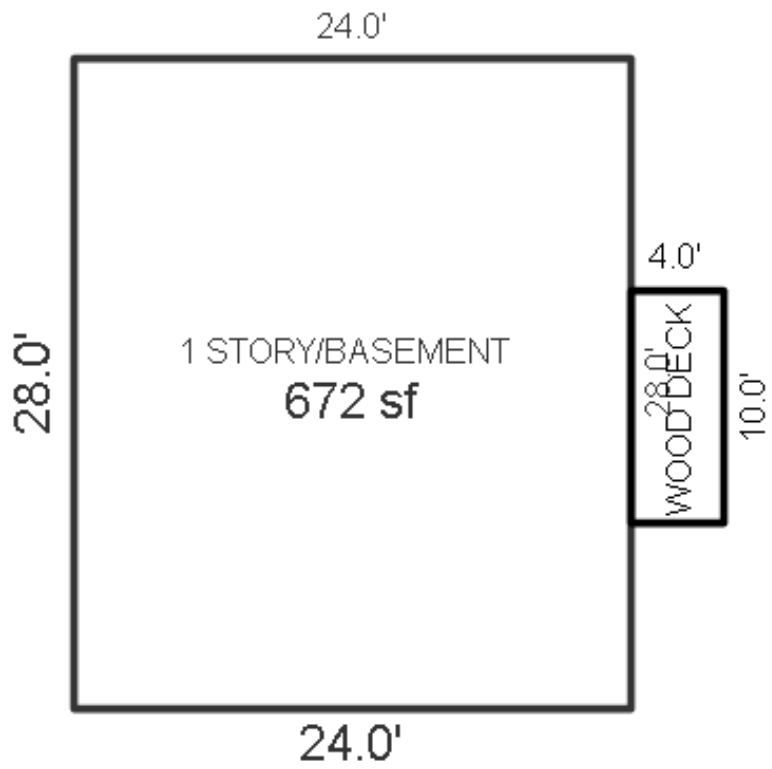
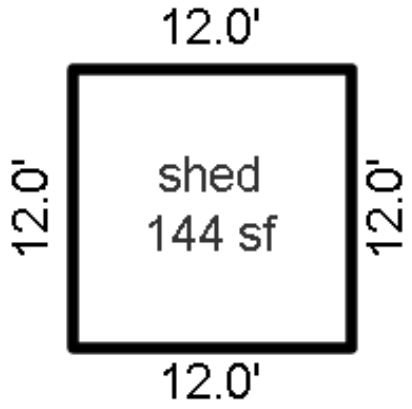


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*** Information herein deemed reliable but not guaranteed***

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	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			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		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: D Effec. Age: 35 Floor Area: 672 Total Base New : 94,775 Total Depr Cost: 61,603 Estimated T.C.V: 80,084		E.C.F. X 1.300		Cls D Blt 1977	
Yr Built 1977	Remodeled 2002	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Total		87,020		56,563	
Condition: Average		Size of Closets		100 Amps Service			Building Areas			Size 672		Cost New		Depr. Cost	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Total:		94,775		61,603	
	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			Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing		Average Fixture(s)		1 1,010 656	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck		Treated Wood		40 1,510 981	
(2) Windows		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer		Public Sewer		1 1,158 753	
X	Many Avg. X Few	Basement: 672 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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Water Well, 50 Feet		1 2,462 1,600	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1 1,615 1,050	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items		SANITARY SEWER		1 0 0 *	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:		94,775		61,603	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		80,084	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
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.
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	09-FAMILY	2017-02676	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S ELMWOOD ST	School: LAKE CITY AREA SCHOOL DIST		Shed	06/08/2022	2022-0359	100%

Owner's Name/Address	P.R.E. 0%	MAP #:				
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JAMROZY LINDA M ETAL JAMROZY RICHARD J & JAMROZY JAY 45539 BROOKSIDE SOUTH DR MACOMB MI 48044	2025 Est TCV 27,715		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
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Tax Description	Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W LOT 139 BUENA VISTA PARK.	X			BACK 50' @ 500	47.00	110.00	1.0156	1.0000	500	100		23,866
Comments/Influences				47 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 23,866

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
PARTIAL SPLIT TO 140-00 FOR 96		Wood Frame	22.91	336	50	3,849
	Total Estimated Land Improvements True Cash Value =					3,849

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2025	11,900	2,000	13,900			4,347C
X Gravel Road	2024	14,000	2,000	16,000			4,217C
X Paved Road	2023	9,400	1,800	11,200			4,017C
X Storm Sewer	2022	7,500	0	7,500			2,112C
X Sidewalk							
X Water							
X Sewer							
X Electric							
X Gas							
X Curb							
X Street Lights							
Standard Utilities							
Underground Utils.							

Topography of Site							
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Level	2025	11,900	2,000	13,900			4,347C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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JWV 08/16/2002 INSPECTED	2024	14,000	2,000	16,000			4,217C
TPC 04/30/2021 INSPECTED	2023	9,400	1,800	11,200			4,017C
TPC 12/27/2017 INSPECTED	2022	7,500	0	7,500			2,112C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRZELEWICZ DANGELINE	STRZELEWICZ DANGELINE	1	09/22/2017	WD	09-FAMILY	2017-02928	DEED	0.0
WACHTER DELLA M & RAYMOND	WACHTER DELLA M & LUCAS D	1	08/06/1980	QC	09-FAMILY	206P366	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6255 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	08/09/2012	2012-0375	100%

Owner's Name/Address	MAP #:
STRZELEWICZ DANGELINE 8427 CASTLE GARDEN RD PALMETTO FL 34221	2025 Est TCV 284,124 TCV/TFA: 348.19

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																																												
SEC 12 T22N R8W LOTS 140, 141, & 142 BUENA VISTA PARK.	X		<table border="1"> <thead> <tr> <th colspan="10">* Factors *</th> </tr> <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 colspan="2">Value</th> </tr> </thead> <tbody> <tr> <td>BACK 50' @2000/</td> <td>55.00</td> <td>102.50</td> <td>0.7477</td> <td>0.9614</td> <td>2000</td> <td>100</td> <td></td> <td colspan="2">79,066</td> </tr> <tr> <td>BACK 50' @2000/</td> <td>55.00</td> <td>119.00</td> <td>0.7477</td> <td>0.9979</td> <td>2000</td> <td>100</td> <td>LOT 141</td> <td colspan="2">82,072</td> </tr> <tr> <td>BACK 50' @ 500</td> <td>50.00</td> <td>110.00</td> <td>0.7477</td> <td>1.0000</td> <td>500</td> <td>100</td> <td>LOT 142</td> <td colspan="2">18,692</td> </tr> <tr> <td colspan="8">160 Actual Front Feet, 0.41 Total Acres</td> <td>Total Est. Land Value =</td> <td>179,830</td> </tr> </tbody> </table>	* Factors *										Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		BACK 50' @2000/	55.00	102.50	0.7477	0.9614	2000	100		79,066		BACK 50' @2000/	55.00	119.00	0.7477	0.9979	2000	100	LOT 141	82,072		BACK 50' @ 500	50.00	110.00	0.7477	1.0000	500	100	LOT 142	18,692		160 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value =	179,830
* Factors *																																																															
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																							
BACK 50' @2000/	55.00	102.50	0.7477	0.9614	2000	100		79,066																																																							
BACK 50' @2000/	55.00	119.00	0.7477	0.9979	2000	100	LOT 141	82,072																																																							
BACK 50' @ 500	50.00	110.00	0.7477	1.0000	500	100	LOT 142	18,692																																																							
160 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value =	179,830																																																						

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates																				
								<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.07</td> <td>144</td> <td>66</td> <td>577</td> </tr> <tr> <td>Wood Frame</td> <td>23.81</td> <td>140</td> <td>50</td> <td>1,666</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,243</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.07	144	66	577	Wood Frame	23.81	140	50	1,666	Total Estimated Land Improvements True Cash Value =				2,243
Description	Rate	Size	% Good	Cash Value																								
D/W/P: 3.5 Concrete	6.07	144	66	577																								
Wood Frame	23.81	140	50	1,666																								
Total Estimated Land Improvements True Cash Value =				2,243																								

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



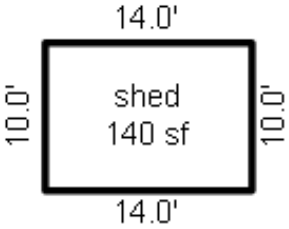
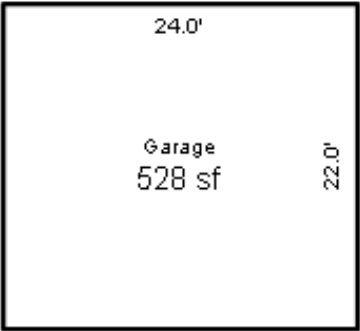
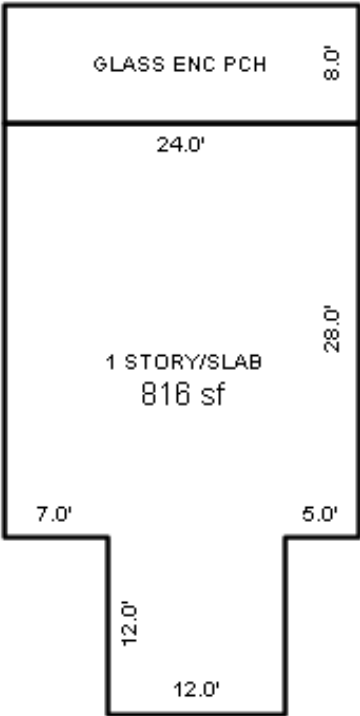
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	89,900	52,200	142,100			37,545C
TPC 04/30/2021	INSPECTED		2024	60,800	44,900	105,700			36,417C
TPC 12/27/2017	INSPECTED		2023	40,500	39,200	79,700			34,683C
TPC 04/02/2012	INSPECTED		2022	22,500	32,300	54,800			33,032C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 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: 1S		Trim & Decoration														
Yr Built 1951	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
				(12) Electric			150 Amps Service									
				No./Qual. of Fixtures			Ex. X Ord. Min									
				No. of Elec. Outlets			Many X Ave. Few									
				(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
				(14) Water/Sewer			1 Public Water 1 Public Sewer 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 = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls CD		Blt 1951				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Slab	816	Total:	94,460	56,676	
Other Additions/Adjustments																
Plumbing										Average Fixture(s)	1	1,212	727			
Porches										CGEP (1 Story)	192	10,560	6,336			
Garages										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost	528	18,364	11,018			
										Door Opener	1	478	287			
										Water/Sewer						
										Public Sewer	1	1,307	784			
										Water Well, 50 Feet	1	2,548	1,529			
										Built-Ins						
										Appliance Allow.	1	1,906	1,144			
										Totals:		130,835	78,501			
Notes:										ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		102,051				

*** 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.
THE LAPAK LIVING TRUST	LAPAK DAVID A & ANN M	50,000	04/13/2018	WD	09-FAMILY	2018-01433	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6225 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST	REPAIR	12/08/2020	2020-0728	100%	

Owner's Name/Address	MAP #:
LAPAK DAVID A & ANN M 7388 WILARD RD MONTROSE MI 48457	2025 Est TCV 303,612 TCV/TFA: 361.44

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOTS 143 AND W 1/2 OF LOTS 145 & 146 BUENA VISTA PARK.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	BACK 50' @2000/	55.00	85.50	0.8211	0.9187	2000	100		82,982	
Gravel Road	BACK 50' @2000/	55.00	99.00	0.8211	0.9530	2000	100	1/2 LOT 145 & 146	86,080	
Paved Road	110 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	169,062

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates
	X	X	X	X	X			

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	17.76	81	50	719
D/W/P: 4in Concrete	6.87	72	50	247
Total Estimated Land Improvements True Cash Value =				966



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	84,500	67,300	151,800			40,925C
2024	50,700	57,800	108,500			39,695C
2023	33,800	50,300	84,100			37,805C
2022	23,500	45,300	68,800			36,005C

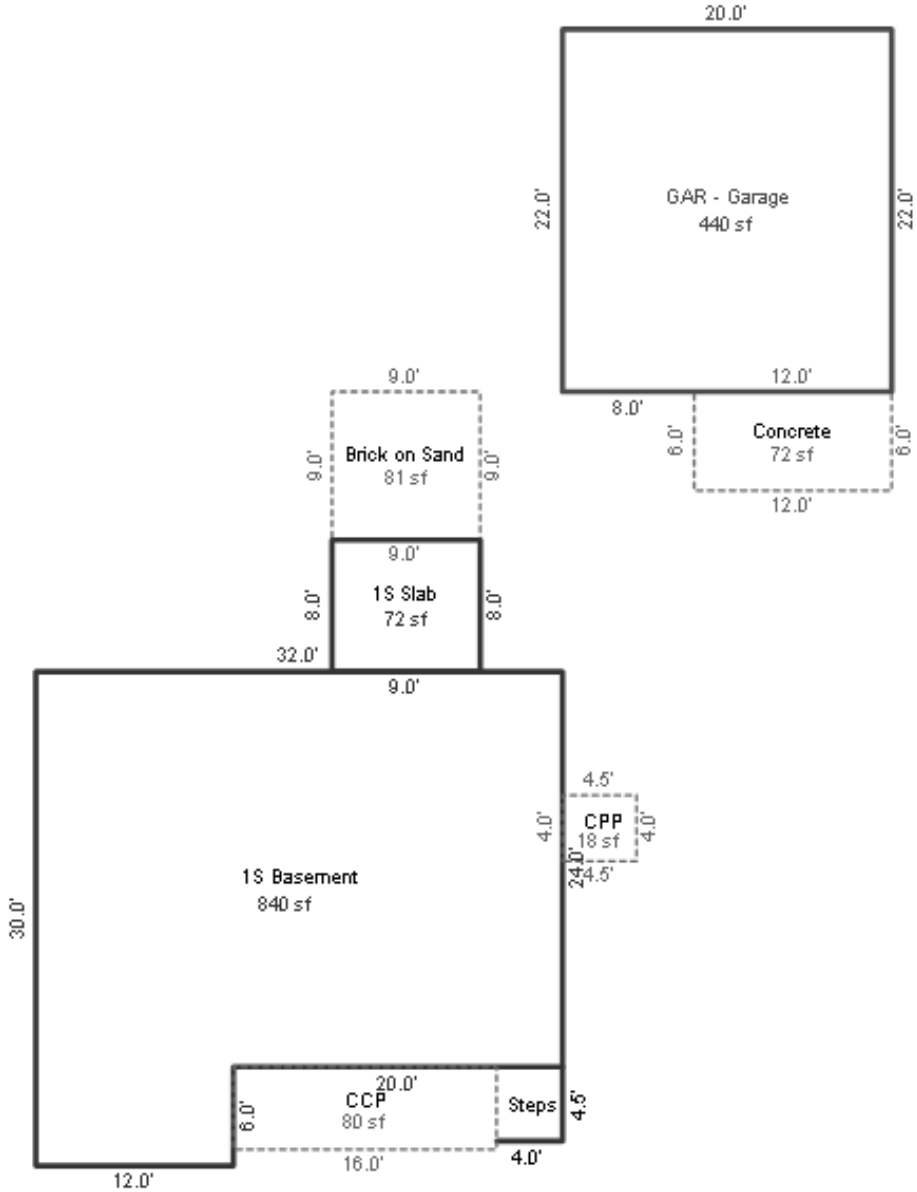
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Who	When	What
JWV	09/09/2021	INSPECTED
JWV	12/31/2020	INSPECTED
TPC	07/21/2020	INSPECTED

*** 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 72 80 18	Type CSEP (1 Story) CCP (1 Story) CPP	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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: 35 Floor Area: 840 Total Base New : 158,079 Total Depr Cost: 102,757 Estimated T.C.V: 133,584		E.C.F. X 1.300	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 1965						
Yr Built 1965	Remodeled 2021	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Basement 840						
	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 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 122,886 79,882						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,455 946						
(2) Windows		(8) Basement		No. of Elec. Outlets			Porches			CSEP (1 Story) 72 3,717 2,416 CCP (1 Story) 80 2,274 1,478 CPP 18 496 322						
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	Many X Ave. Few			Garages			Solar Water Heat CSEP (1 Story) 72 3,717 2,416 CCP (1 Story) 80 2,274 1,478 CPP 18 496 322						
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 20,403 13,262			Water/Sewer			Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Built-Ins			Appliance Allow. 1 2,727 1,773			Totals: 158,079 102,757						
(3) Roof		(14) Water/Sewer		Notes:			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 133,584									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
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.
VENEMA DOUGLAS & DIANE	VENEMA DOUGLAS J & DIANE	0	05/22/2023	QC	09-FAMILY	2023-01611	PROPERTY TRANSFER	0.0
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	03-ARM'S LENGTH	2014-00055 WD	PROPERTY TRANSFER	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMANN ELLEN M TTEE	0	02/23/2009	WD	21-NOT USED/OTHER	2009/769	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/03/2021	2021-0339	100%

Owner's Name/Address	MAP #:
VENEMA DOUGLAS J & DIANE L TRUST 3024 40TH AVE HUDSONVILLE MI 49426	2025 Est TCV 155,827 TCV/TFA: 0.00

Tax Description	Public Improvements	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 144. BUENA VISTA PARK.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value BACK 50' @2000/ 58.00 69.00 0.9636 0.8708 2000 100 97,333 58 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 97,333

Comments/Influences	Land Improvement Cost Estimates
GAVE XTRA ADJ FOR ROAD ON TWO SIDES OF SMALL LOT	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.06 3705 50 14,931 Total Estimated Land Improvements True Cash Value = 14,931

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	48,700	29,200	77,900			34,310C



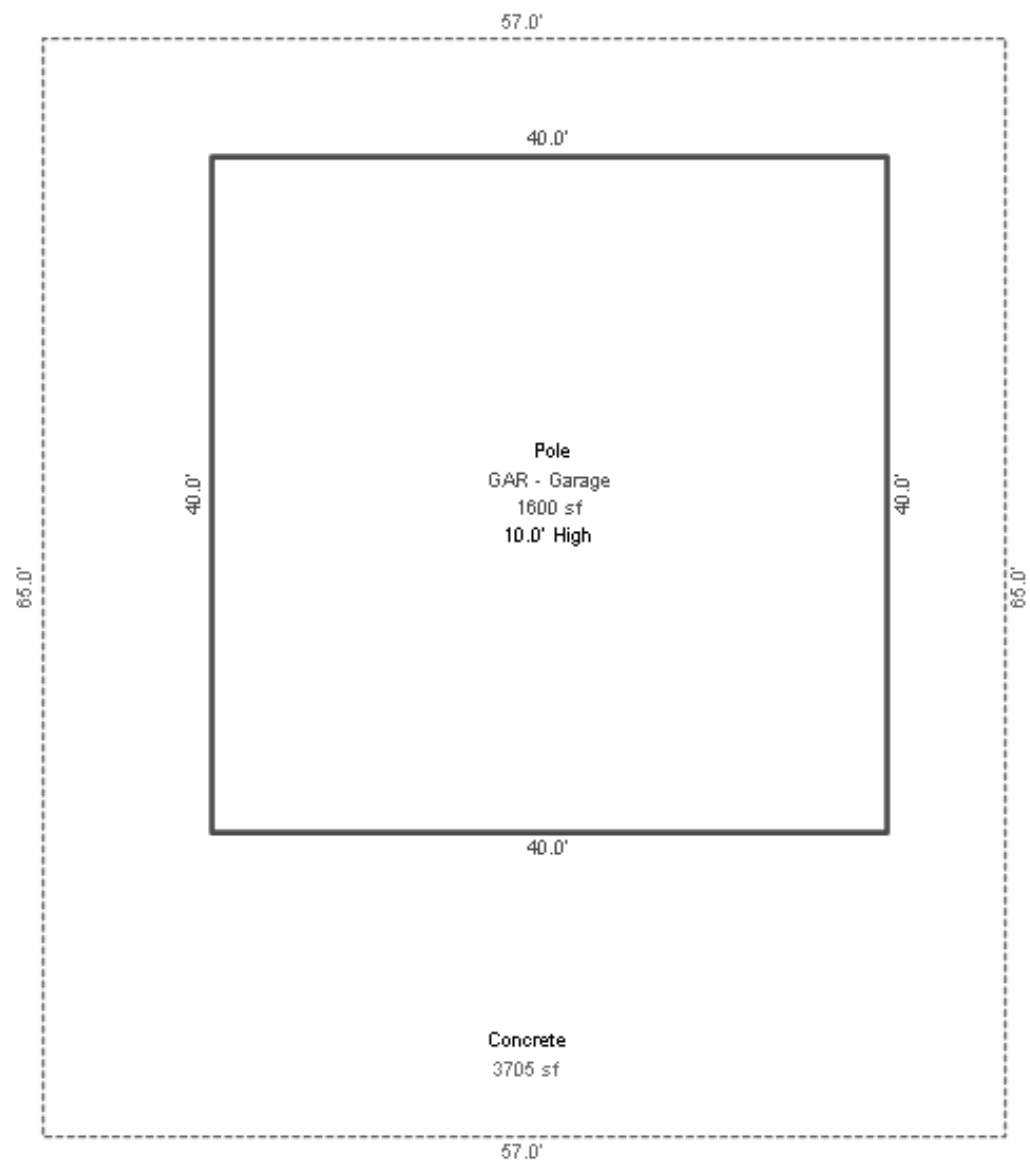
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/09/2021	INSPECTED	2024	29,200	26,300	55,500			33,279C
TPC	04/30/2021	INSPECTED	2023	19,500	23,600	43,100			31,695C
TPC	12/27/2017	INSPECTED	2022	20,000	21,300	41,300			30,186C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 34,546 Total Depr Cost: 33,510 Estimated T.C.V: 43,563
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2021		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2021		Remodeled 0		Basement 1st Floor 2nd Floor Bedrooms			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Lg Ord Small		(5) Floors			3 Fixture Bath		Other Additions/Adjustments		Class: C Exterior: Pole (Unfinished)				
Room List		Doors Solid H.C.		(6) Ceilings			2 Fixture Bath		Plumbing		Door Opener		1 -4,580 -4,443		
Basement		Doors Solid H.C.		(7) Excavation			Softener, Manual		Garages		Base Cost		2 1,078 1,046		
1st Floor		Doors Solid H.C.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat		Class: C Exterior: Pole (Unfinished)		Base Cost		1600 38,048 36,907		
2nd Floor		Doors Solid H.C.		(8) Basement			No Plumbing		Door Opener		Base Cost		Totals: 34,546 33,510		
Bedrooms		Doors Solid H.C.		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		43,563		
(1) Exterior		Doors Solid H.C.		(9) Basement Finish			Vent Fan								
Wood/Shingle		Doors Solid H.C.		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer								
Aluminum/Vinyl		Doors Solid H.C.		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Brick		Doors Solid H.C.		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
Insulation		Doors Solid H.C.													
(2) Windows		Doors Solid H.C.													
Many Avg. Few		Doors Solid H.C.													
Large Avg. Small		Doors Solid H.C.													
Wood Sash		Doors Solid H.C.													
Metal Sash		Doors Solid H.C.													
Vinyl Sash		Doors Solid H.C.													
Double Hung		Doors Solid H.C.													
Horiz. Slide		Doors Solid H.C.													
Casement		Doors Solid H.C.													
Double Glass		Doors Solid H.C.													
Patio Doors		Doors Solid H.C.													
Storms & Screens		Doors Solid H.C.													
(3) Roof		Doors Solid H.C.													
Gable		Doors Solid H.C.													
Hip		Doors Solid H.C.													
Flat		Doors Solid H.C.													
Asphalt Shingle		Doors Solid H.C.													
Chimney:		Doors Solid H.C.													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0
		74,000	07/01/2000	WD	33-TO BE DETERMINED	338:701	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
OTTAWA	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346	MAP #:					
	2025 Est TCV 25,972					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	55.00	100.00	0.9765	0.9672	500	100		25,972	
55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								25,972	

Tax Description
. SEC 12 T22N R8W E 1/2 OF LOTS 145 & 146. BUENA VISTA PARK.

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,000	0	13,000			1,411C
2024	15,800	0	15,800			1,369C
2023	10,600	0	10,600			1,304C
2022	7,500	0	7,500			1,242C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINE ROBERT S & BARBARA C	COOPER STEVEN & LAURIE	75,000	10/21/2016	WD	09-FAMILY	2016-03543	PROPERTY TRANSFER	0.0
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/3522	DEED	100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	105,000	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6195 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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COOPER STEVEN & LAURIE 13865 RATTALEE LAKE RD DAVISBURG MI 48350	2025 Est TCV 225,601 TCV/TFA: 247.37
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	55.00	155.00	0.9765	1.0661	2000	100		114,507
	Gravel Road	55 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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X	Water	6.39	446	0	0
	D/W/P: 4in Concrete	28.31	80	50	1,132

X Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
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X	Gas	1,000.00	1	95	950
	Curb	Total Estimated Land Improvements True Cash Value = 2,082			

X Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level	2025	57,300	55,500	112,800		39,957C
	Rolling	2024	34,400	47,800	82,200		38,756C
	Low	2023	22,900	41,700	64,600		36,911C
	High	2022	20,000	37,100	57,100		35,154C
	Landscaped						

	Swamp						
	Wooded						
	Pond						
	Waterfront						
	Ravine						
	Wetland						
	Flood Plain						

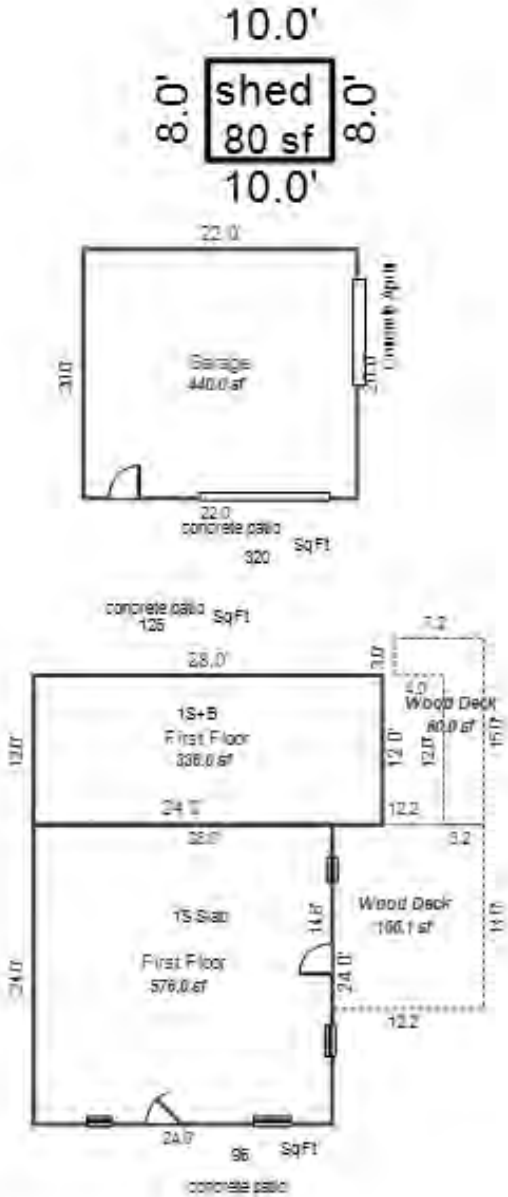


Who		When	What	2025	57,300	55,500	112,800		39,957C
The Equalizer. Copyright (c) 1999 - 2009.		TPC 04/30/2021	INSPECTED	2024	34,400	47,800	82,200		38,756C
Licensed To: Township of Lake, County of		TPC 12/27/2017	INSPECTED	2023	22,900	41,700	64,600		36,911C
Missaukee, Michigan		TPC 10/08/2012	INSPECTED	2022	20,000	37,100	57,100		35,154C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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	X	Plaster Wood T&G											
Yr Built 1962		Remodeled 1984			Ex	X	Ord									
Condition: Average		Size of Closets					Min									
Room List		Doors			Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg.	X	Large Avg.													
X	Few Small	Basement: 336 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0			Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls CD		Blt 1962				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Slab	576				
1 Story										Siding	Basement	336				
Other Additions/Adjustments										Total:			112,110	67,267		
Plumbing										Average Fixture(s)			1	1,212	727	
Deck										Treated Wood			240	4,500	2,700	
Garages										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost			440	16,174	9,704	
										Water/Sewer						
										Public Sewer			1	1,307	784	
										Water Well, 50 Feet			1	2,548	1,529	
Built-Ins										Appliance Allow.			1	1,906	1,144	
										Totals:			139,757	83,855		
Notes:										ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 109,012						

*** 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.
FERRICK BRIAN & KARYN	NOORDYKE MATT & STEPHANIE	390,000	05/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-01610	DEED	100.0
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	20-MULTI PARCEL SALE REF	05-0/3946	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
NOORDYKE MATT & STEPHANIE 3820 GOODWOOD DR SE GRAND RAPIDS MI 49546	MAP #:					
	2025 Est TCV 150,369 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			BACK 50' @2000/	55.00	137.00	0.9765 1.0337 2000 100 111,027
			55 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value = 111,027

Tax Description	X	Dirt Road				
. SEC 12 T22N R8W LOT 148 BUENA VISTA PARK.		Gravel Road				
Comments/Influences		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	D/W/P: 3.5 Concrete	6.07	448 76	2,066
	X	Electric	Metal Prefab	15.33	100 35	537
	X	Gas	Total Estimated Land Improvements True Cash Value = 2,603			
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				

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



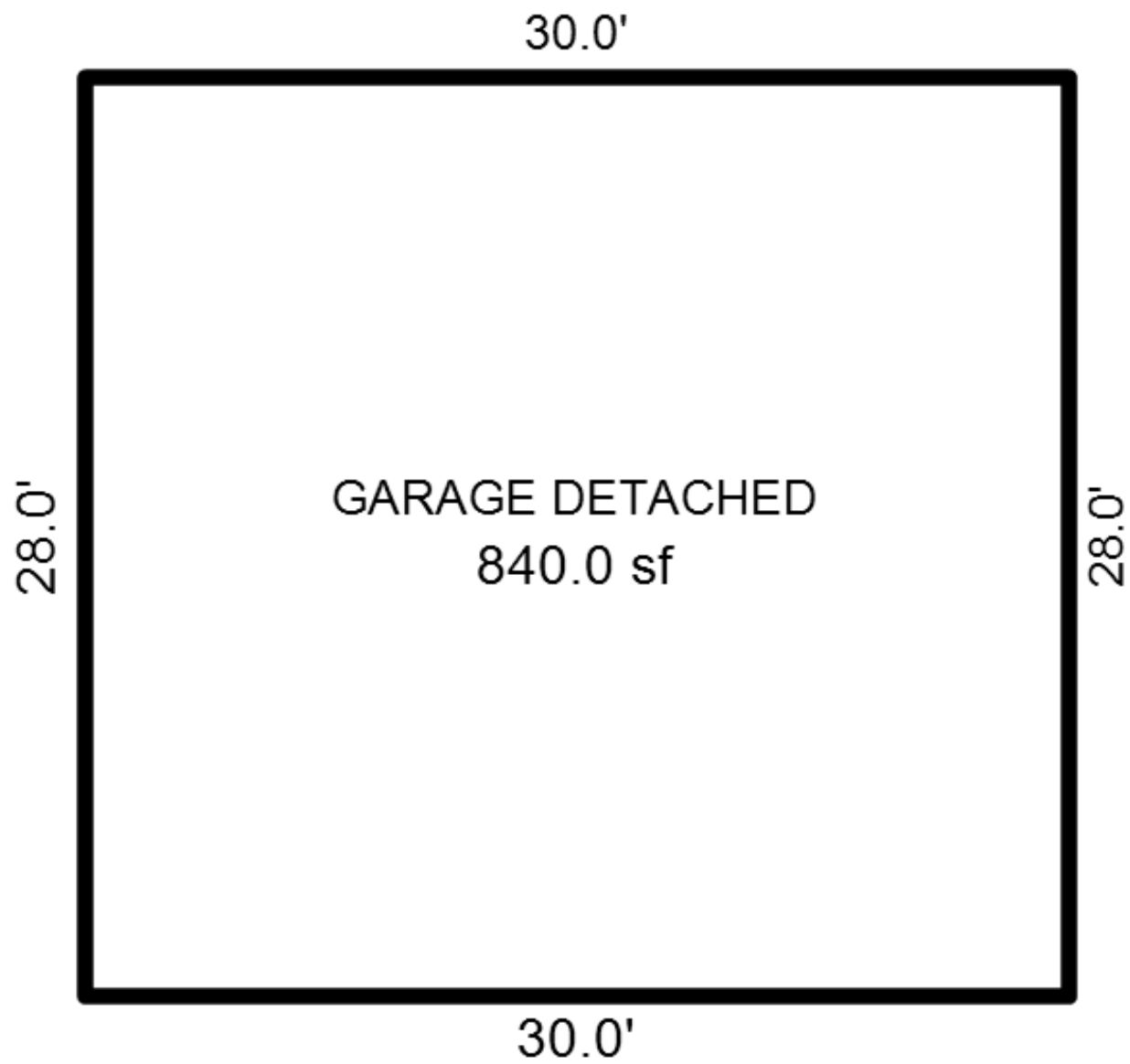
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	55,500	19,700	75,200			38,077C
2024	33,300	17,100	50,400			36,933C
2023	22,200	14,900	37,100			35,175C
2022	20,000	13,500	33,500			33,500S

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 800 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 35,327 Total Depr Cost: 28,261 Estimated T.C.V: 36,739
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 1981		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 1981		Remodeled 0		Doors Solid H.C.			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg Ord Small		(6) Ceilings			Notes:		Other Additions/Adjustments		Garages				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCv:		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Base Cost		Storage Over Garage		Totals:			
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			20,543		8,648		35,327		28,261	
2nd Floor		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		25,679		9,648		7,718	
Bedrooms		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Lump Sum Items:		25,679		9,648		7,718	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation			(13) Plumbing					25,679		9,648		7,718	
Wood/Shingle		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Aluminum/Vinyl		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Brick		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Insulation		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
(2) Windows		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Many Avg. Few		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Large Avg. Small		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Wood Sash		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Metal Sash		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Vinyl Sash		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Double Hung		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Horiz. Slide		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Casement		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Double Glass		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Patio Doors		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Storms & Screens		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
(3) Roof		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Gable		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Hip		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Flat		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Asphalt Shingle		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	
Chimney:		Lump Sum Items:			(14) Water/Sewer					25,679		9,648		7,718	

*** 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.
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	21-NOT USED/OTHER	06-0/4142	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6181 W LAKEVIEW DR						

Owner's Name/Address	MAP #:	2025 Est TCV 110,470
KENNEDY FAMILY LIVING TRUST JAMES D & GEORGIA J KENNEDY TTEE 11109 BRADEN RD BYRON MI 48418		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 149 BUENA VISTA PARK.		X		
Comments/Influences				



Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X Dirt Road	BACK 50' @2000/	55.00	128.00	0.9765	1.0163	2000	100	109,157	
X Gravel Road	55 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	109,157
X Paved Road	Land Improvement Cost Estimates								
X Storm Sewer	Description	Rate	Size	% Good	Cash Value				
X Sidewalk	Wood Frame	21.88	120	50	1,313				
X Water	Total Estimated Land Improvements True Cash Value =							1,313	
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	54,600	600	55,200			3,250C
Rolling	2024	32,700	700	33,400			3,153C
Low	2023	21,800	700	22,500			3,003C
High	2022	20,000	600	20,600			2,860C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

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

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

Owner's Name/Address: LOT 1 JAMES R ET AL
 12264 TOWNLINE RD
 GRAND BLANC MI 48439
 2025 Est TCV 107,855

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			BACK 50' @2000/	55.00	122.00	0.9765	1.0041	2000	100	107,855	
			55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	107,855

Tax Description: . SEC 12 T22N R8W LOT 150 BUENA VISTA PARK
 Comments/Influences:

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

Topography of Site


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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	53,900	0	53,900			2,685C
		TPC 04/30/2021 INSPECTED	2024	32,400	0	32,400			2,605C
		TPC 12/27/2017 INSPECTED	2023	21,600	0	21,600			2,481C
		TPC 04/02/2012 INSPECTED	2022	20,000	0	20,000			2,363C

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

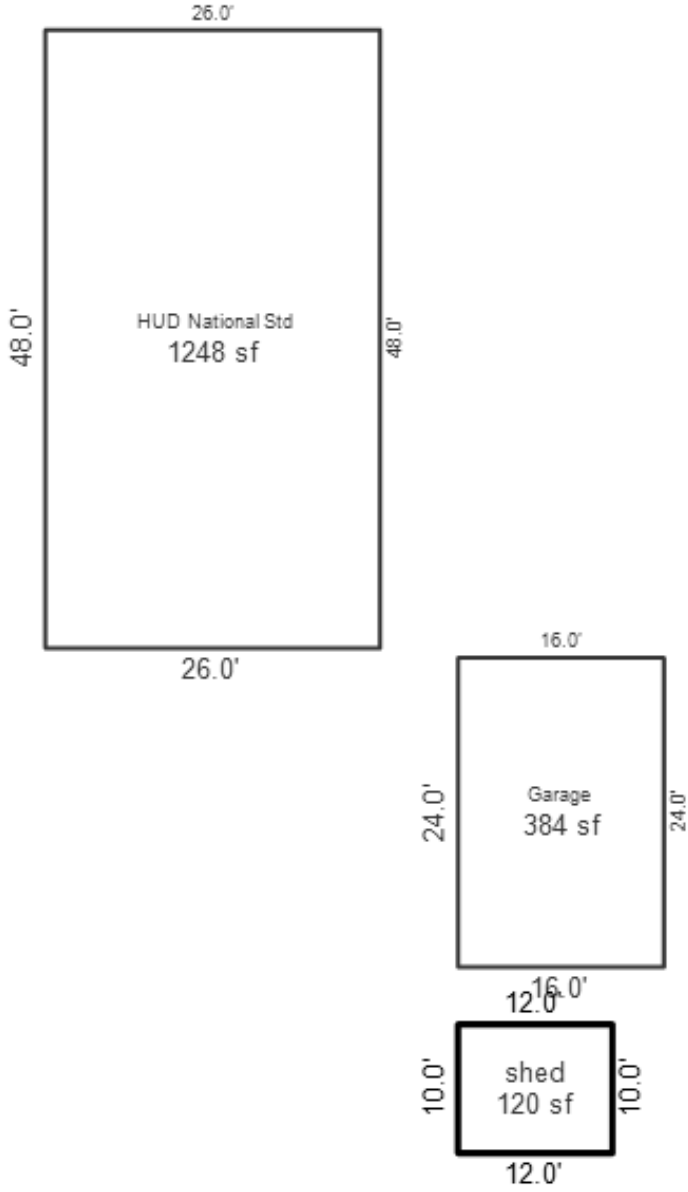
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
DERUITER ADVERTISING & CO	DRACHT WILLIAM H & MARY L	137,500	06/19/2020	WD	03-ARM'S LENGTH	2020-01715	PROPERTY TRANSFER	100.0											
STEVENS SHIRLEY J	DERUITER ADVERTISING & CO	66,000	10/13/2014	WD	03-ARM'S LENGTH	2014-0365	PROPERTY TRANSFER	100.0											
STEVENS DAVID W ET AL	STEVENS SHIRLEY J (WIDOW	0	05/29/2008	OTH	21-NOT USED/OTHER	2009/3143	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
6159 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 225,650 TCV/TFA: 180.81											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
DRACHT WILLIAM H & MARY L TRUST 4531 4 MILE RD NW GRAND RAPIDS MI 49544		Public Improvements		* Factors *															
Tax Description		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
. SEC 12 T22N R8W LOT 151 BUENA VISTA PARK.		X Gravel Road		BACK 50' @2000/		55.00		115.00		0.9765		0.9894		2000		100		106,273	
Comments/Influences		X Paved Road		55 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =		106,273						
		X Storm Sewer		Land Improvement Cost Estimates															
		X Sidewalk		Description		Rate		Size		% Good		Cash Value							
		X Water		D/W/P: Asphalt Paving		3.06		630		45		868							
		X Sewer		Metal Prefab		17.65		120		50		1,059							
		X Electric		Total Estimated Land Improvements True Cash Value =							1,927								
		X Gas																	
		X Curb																	
		X Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		X Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2025		53,100		59,700		112,800		65,754C			
		TPC 05/30/2022		INSPECTED		2024		31,900		56,800		88,700		63,777C					
		TPC 04/30/2021		INSPECTED		2023		21,300		49,300		70,600		60,740C					
		TPC 06/02/2020		INSPECTED		2022		20,000		43,200		63,200		57,848C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: 1971 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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min																			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																														
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Lg X Ord Small		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:																		
Condition: Average																																		
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms																																
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			(7) Excavation																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
(3) Roof		Gable X Gambrel Hip Mansard Flat Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish																											
X	Asphalt Shingle			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																											
Cost Est. for Res. Bldg: 1 Single Family HUD (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 Building Areas													Cls C		Blt 1992																			
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,248</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>160,211</td> <td>120,158</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,248			Total:				160,211	120,158				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Crawl Space	1,248																															
Total:				160,211	120,158																													
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Deck Treated Wood 160 3,526 2,644 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 12,462 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 50 Feet 1 2,648 1,986 Built-Ins Appliance Allow. 1 2,727 2,045 Fireplaces Wood Stove 1 2,515 1,886 Local Cost Items SANITARY SEWER 1 0 0													Totals:		195,751 146,812																			
Notes:													ECF (4015 BUENA VISTA AREA BACK LOTS) 0.800 => TCv:		117,450																			

*** 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.
DERUITER BRUCE A & JOHANN	DERUITER BRUCE & JOHANNA	0	10/05/2021	WD	09-FAMILY	2021-03370	PROPERTY TRANSFER	0.0
STEVENS SHIRLEY J & DAVID	DERUITER BRUCE & JOHANNA	12,000	10/13/2014	WD	03-ARM'S LENGTH	2014-03466	PROPERTY TRANSFER	100.0
STEVENS DAVID W (DECEASED)	STEVENS SHIRLEY (WIDOW OF	0	05/29/2008	OTH	21-NOT USED/OTHER	2009/3143	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Garage	11/21/2014	2014-0537	100%

Owner's Name/Address	MAP #:	2025 Est TCV 178,386 TCV/TFA: 0.00
DERUITER BRUCE & JOHANNA TRUST 6146 LAKEVIEW DR LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 152 BUENA VISTA PARK.	X	Dirt Road	55.00	106.00	0.9765	0.9695	2000	100		104,130
Comments/Influences		55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 104,130								

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 4in Ren. Conc.	8.06	1250	0	0
X	Electric	Residential Local Cost Land Improvements				
X	Gas	LAND IMPROVE 2500	2,500.00	2	95	4,750
X	Curb	Total Estimated Land Improvements True Cash Value =				4,750

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



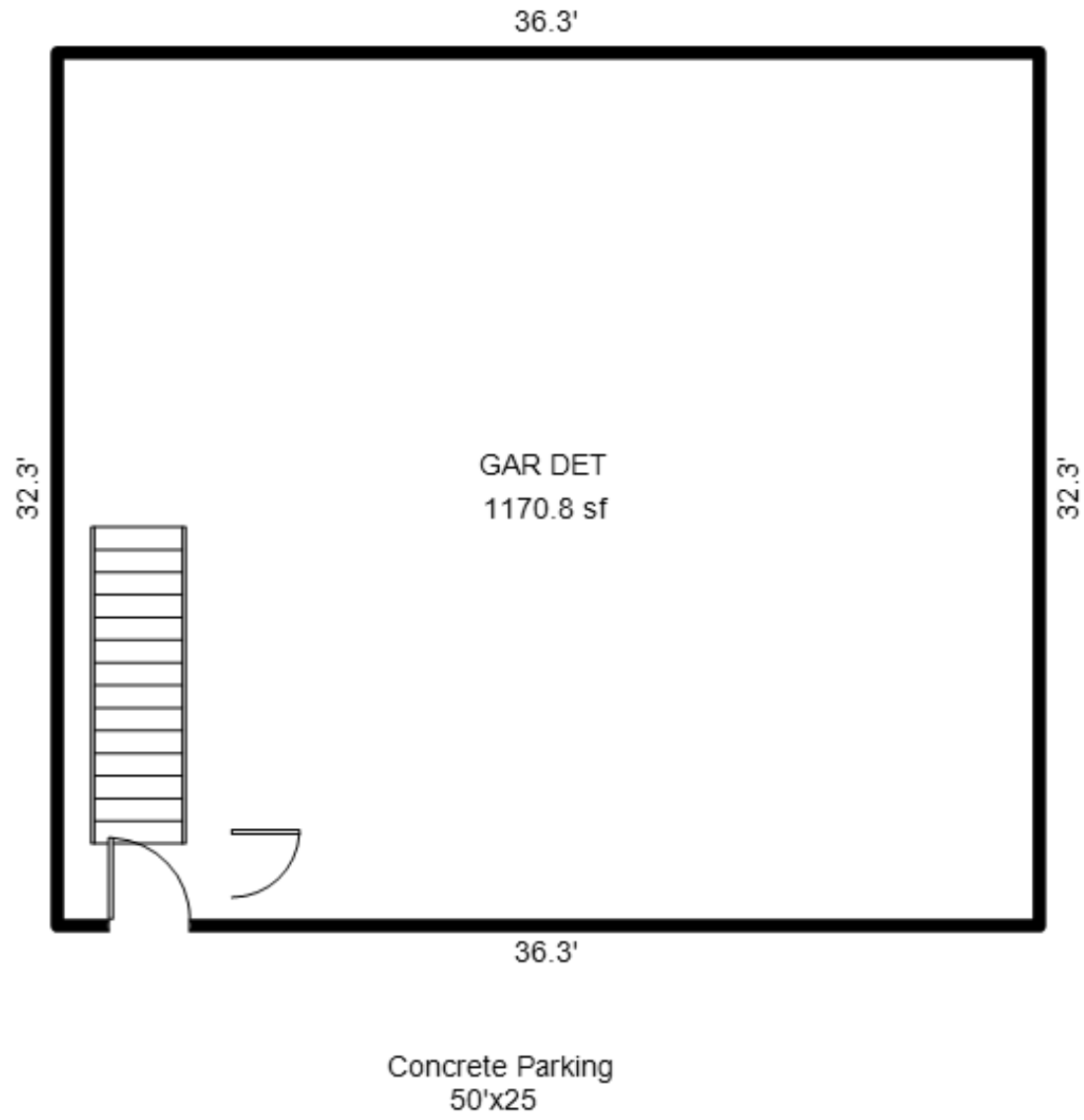
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	52,100	37,100	89,200			29,677C
2024	31,200	32,200	63,400			28,785C
2023	20,800	29,500	50,300			27,415C
2022	20,000	26,800	46,800			26,110C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1170 % Good: 0 Storage Area: 576 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 9 Floor Area: 0 Total Base New : 58,754 Total Depr Cost: 53,466 Estimated T.C.V: 69,506
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C 10 Blt 2015				
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ground Area = 0 SF Floor Area = 0 SF.						
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91						
Wood Frame		Ex Ord Min		Many Ave. Few			(13) Plumbing		Building Areas						
Building Style: GRG		Size of Closets		Average Fixture(s)			1		Stories Exterior Foundation Size Cost New Depr. Cost						
Yr Built 2015		Lg Ord Small		3 Fixture Bath			2		Other Additions/Adjustments						
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			2		Garages						
Condition: Average		(5) Floors		Softener, Auto			2		Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
Room List		Kitchen: Other: Other:		Softener, Manual			2		Storage Over Garage						
Basement		(6) Ceilings		Solar Water Heat			2		Door Opener						
1st Floor		No. of Elec. Outlets		No Plumbing			2		Base Cost						
2nd Floor		Many Ave. Few		Extra Toilet			2		Totals:						
Bedrooms		(7) Excavation		Extra Sink			2		Totals:						
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Separate Shower			2		Totals:						
Wood/Shingle		(8) Basement		Ceramic Tile Floor			2		Totals:						
Aluminum/Vinyl		Conc. Block Poured Conc. Stone		Ceramic Tile Wains			2		Totals:						
Brick		Treated Wood Concrete Floor		Ceramic Tub Alcove Vent Fan			2		Totals:						
Insulation		(9) Basement Finish		(14) Water/Sewer			2		Totals:						
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2		Totals:						
Many Avg. Few		Large Avg. Small		Lump Sum Items:			2		Totals:						
Wood Sash		(10) Floor Support					2		Totals:						
Metal Sash		Joists: Unsupported Len: Cntr.Sup:					2		Totals:						
Vinyl Sash							2		Totals:						
Double Hung							2		Totals:						
Horiz. Slide							2		Totals:						
Casement							2		Totals:						
Double Glass							2		Totals:						
Patio Doors							2		Totals:						
Storms & Screens							2		Totals:						
(3) Roof							2		Totals:						
Gable							2		Totals:						
Hip							2		Totals:						
Flat							2		Totals:						
Asphalt Shingle							2		Totals:						
Chimney:							2		Totals:						

*** 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.
SELENO FRANK & LOUISE L	SELENO RICHARD R & KATHY	50,000	05/23/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6129 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SELENO RICHARD R & KATHY L 1190 N OXFORD RD DETROIT MI 48235	2025 Est TCV 212,176 TCV/TFA: 229.63					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
			* Factors *				
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value
			BACK 50' @2000/	56.44	172.51	0.9702 1.0950	2000 100
			56 Actual Front Feet,	0.22	Total Acres	Total Est. Land Value =	119,915

Tax Description	X		Description	Rate	Size % Good	Cash Value
SEC 12 T22N R8W LOT 176 AMENDED PLAT OF BUENA VISTA PARK L-2 P 0226	X	Dirt Road				
2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY . SEC 12 T22N R8W LOT 153 BUENA VISTA PARK.	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	D/W/P: Patio Blocks	14.07	288 0	0
	X	Electric	Metal Prefab	14.35	144 50	1,033
	X	Gas	Residential Local Cost Land Improvements			
	X	Curb	Description	Rate	Size % Good	Cash Value
	X	Street Lights	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Standard Utilities	Total Estimated Land Improvements			1,983
	X	Underground Utils.				

Comments/Influences	X		Description	Rate	Size % Good	Cash Value
	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				



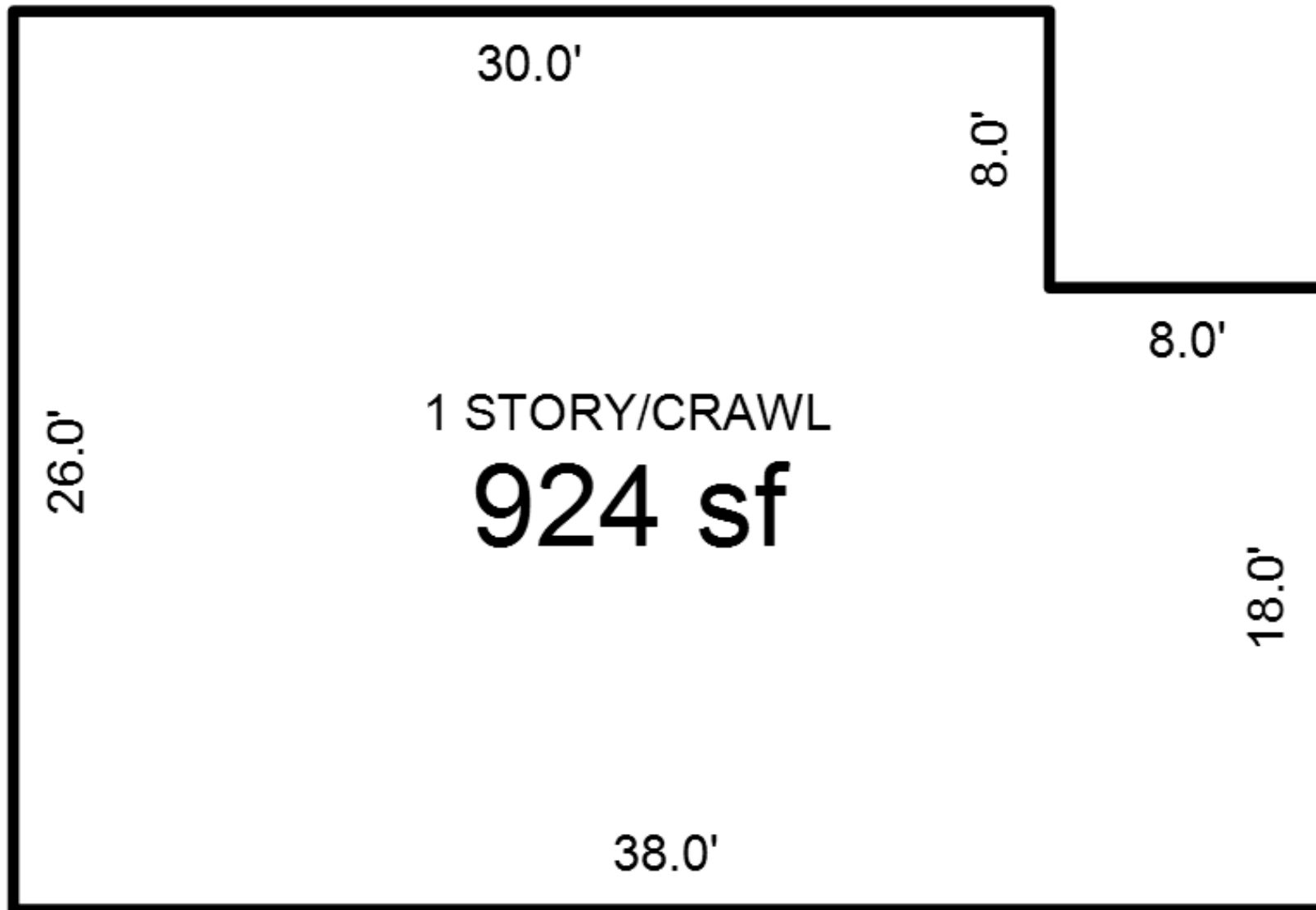
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	60,000	46,100	106,100			24,555C
2024	36,000	39,700	75,700			23,817C
2023	24,000	34,700	58,700			22,683C
2022	20,000	28,900	48,900			21,603C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																																																										
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																																										
Yr Built 1946	Remodeled 0		Ex	X	Ord		Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																						
Condition: Average		Size of Closets			Lg	X	Ord		Central Air Wood Furnace																																																						
Room List		Doors		Solid	X	H.C.			(12) Electric																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				0	Amps Service																																																					
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.																																																								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets				Many	X	Ave.		Few																																																			
	Insulation								(13) Plumbing																																																						
(2) Windows		(7) Excavation		1	Average Fixture(s)																																																										
X	Many Avg. Few	X	Large Avg. Small	1	3 Fixture Bath																																																										
				1	2 Fixture Bath																																																										
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink																																																										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		(14) Water/Sewer																																																									
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water																																																										
X	Gable Hip Flat			1	Public Sewer																																																										
				1	Water Well																																																										
X	Asphalt Shingle	(10) Floor Support			1000 Gal Septic 2000 Gal Septic																																																										
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>106,211</td> <td>63,726</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1,212</td> <td>727</td> </tr> <tr> <td>1</td> <td>2 Fixture Bath</td> <td>2,559</td> <td>1,535</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1</td> <td>Public Sewer</td> <td>1,307</td> <td>784</td> </tr> <tr> <td>1</td> <td>Water Well, 50 Feet</td> <td>2,548</td> <td>1,529</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>1</td> <td>Appliance Allow.</td> <td>1,906</td> <td>1,144</td> </tr> <tr> <td colspan="4">Totals: 115,743 69,445</td> </tr> </tbody> </table> Notes: ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 90,278										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	924			Total:				106,211	63,726	Average Fixture(s)		Cost		1	Average Fixture(s)	1,212	727	1	2 Fixture Bath	2,559	1,535	Water/Sewer				1	Public Sewer	1,307	784	1	Water Well, 50 Feet	2,548	1,529	Built-Ins				1	Appliance Allow.	1,906	1,144	Totals: 115,743 69,445			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																										
1 Story	Siding	Crawl Space	924																																																												
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Totals: 115,743 69,445																																																															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRACHT MARY	DRACHT WILLIAM & MARY TRU	1	04/15/2021	QC	09-FAMILY	2021-01598	PROPERTY TRANSFER	0.0
DRACHT WILLIAM H	DRACHT GAYLA	0	10/22/2012	CD	07-DEATH CERTIFICATE	2012-03906	PROPERTY TRANSFER	0.0
DRACHT GAYLE M	DRACHT GAYLE M TRUST	0	03/19/2004	QC	21-NOT USED/OTHER	201-04121	DEED	0.0
DRACHT JOHN	DRACHT MARY	0	01/25/2000	CD	07-DEATH CERTIFICATE	2012--03905	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6119 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Garage	06/29/2012	2012-0292	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
DRACHT WILLIAM & MARY TRUST 20506 80TH AVE MARION MI 49665-8436	2025 Est TCV 299,471 TCV/TFA: 253.79

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		BACK 50' @2000/	70.22	186.41	0.9186	1.1164	2000	100		144,026
		70 Actual Front Feet,	0.30	Total Acres			Total Est. Land Value =			144,026

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 12 T22N R8W LOT 177 AMENDED L-2 P 226 BUENA VISTA PARK	X		D/W/P: 3.5 Concrete	6.07	340	0	0
. SEC 12 T22N R8W LOT 154 BUENA VISTA PARK.	X						
2019-03151 CIRCUIT COURT JUDGEMENT	X						
Comments/Influences	X						

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

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



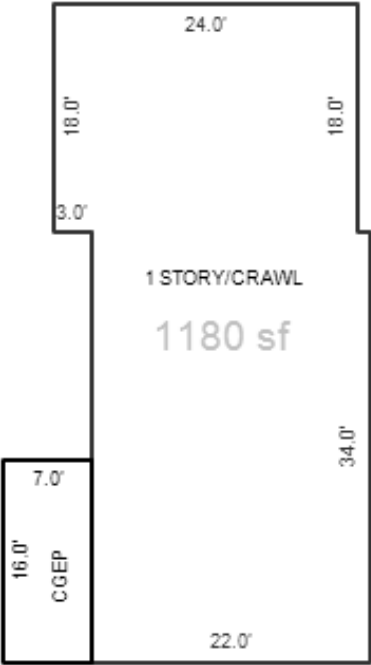
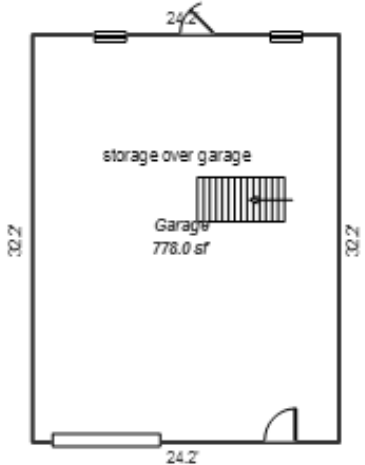
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	72,000	77,700	149,700			45,895C
		TPC 04/30/2021 INSPECTED	2024	43,200	66,800	110,000			44,516C
		TPC 12/27/2017 INSPECTED	2023	28,800	58,200	87,000			42,397C
		TPC 04/27/2014 INSPECTED	2022	20,000	48,400	68,400			40,379C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type WGEP (1 Story)	Year Built: 2012 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: 778 % Good: 0 Storage Area: 389 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,180 Total Base New : 182,832 Total Depr Cost: 118,842 Estimated T.C.V: 154,495			E.C.F. X 1.300		Bsmnt Garage:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1180 SF Floor Area = 1180 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1962						
Yr Built 1962	Remodeled 201 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		0 Amps Service			Stories Exterior Foundation			1,180		Total:		134,169		87,210		
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Plumbing			Total:		134,169		87,210			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		X Ex.			Ord.			Total:			134,169		87,210			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Plumbing			1,212		788			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many			X Ave.			Porches			112		9,423		6,125	
(2) Windows		(7) Excavation		Few			1			Garages			1,906		1,239			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1180 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			WGEP (1 Story)			778		27,098		17,614	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			389		4,691		3,049	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			1			Base Cost			1		478		311	
(3) Roof		(9) Basement Finish		1			1			Storage Over Garage			1		478		311	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Door Opener			1		478		311	
X	Asphalt Shingle	(10) Floor Support		1			1			Water/Sewer			1		1,307		850	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			1			Public Sewer			1		2,548		1,656	
				Lump Sum Items:			Public Water			Built-Ins			1		1,906		1,239	
							Water Well			Appliance Allow.			1		1,906		1,239	
							1000 Gal Septic			Local Cost Items			1		0		0	
							2000 Gal Septic			SANITARY SEWER			1		0		0	
										Notes:			Totals:		182,832		118,842	
										ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCY:					154,495			

*** 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.
SCHRAM CHARLES P & LINDA	GREMEL GARY D & MONICA M	80,000	11/30/2009	WD	03-ARM'S LENGTH	2009/4056	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6111 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	08/14/2012	2012-0389	100%
	P.R.E. 71% 12/11/2018					

Owner's Name/Address	MAP #:
GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 422,034 TCV/TFA: 181.75

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W LOT 178 AMENDED PLAT OF BUENA VISTA PARK L-2 P 0226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY. SEC 12 T22N R8W LOTS 155 & 156 EXC E 10 FT THEREOF BUENA VISTA PARK.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.		BACK 50' @2000/	65.22	195.02	0.9357	1.1291	2000	100		137,811
			65 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =			137,811

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: 4in Ren. Conc.	8.06	216	0	0
	Wood Frame	29.11	96	94	2,627

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 =				3,597

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



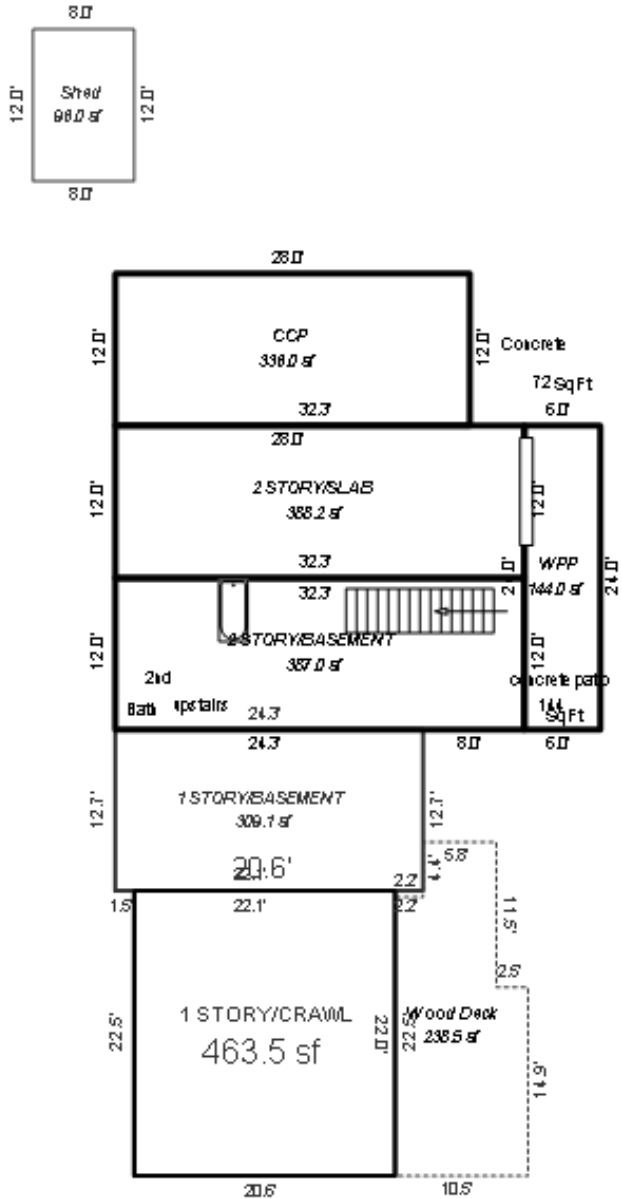
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	68,900	142,100	211,000			92,568C
2024	41,300	122,300	163,600			89,785C
2023	27,600	106,500	134,100			85,510C
2022	20,000	96,000	116,000			81,439C

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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?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
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			144	WPP			
Building Style: 1.75S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 2,322 Total Base New : 308,384 Total Depr Cost: 215,866 Estimated T.C.V: 280,626						
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C		Blt 1950		
1950	198	2013				Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1547 SF Floor Area = 2322 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Building Areas						
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			60 Amps Service			1 Story Siding Crawl Space 463						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			1 Story Siding Basement 309						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 696 S.F. Crawl: 463 S.F. Slab: 388 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			2 Story Siding Basement 387						
(2) Windows		Many	X	Avg.	Large	Basement Finish			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath			Plumbing						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 3 Fixture Bath			Porches						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WPP 144 3,698 2,589 CCP (1 Story) 336 8,121 5,685						
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Deck Treated Wood 238 4,579 3,205						
X	Asphalt Shingle	Chimney: Metal		Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages						
				Basement Garage: 1 Car 1 2,562 1,793						Door Opener 1 539 377						
				Water/Sewer						Water/Sewer						
				Public Sewer 1 1,473 1,031						Public Sewer 1 1,473 1,031						
				Water Well, 50 Feet 1 2,648 1,854						Water Well, 50 Feet 1 2,648 1,854						
				Appliance Allow. 1 2,727 1,909						Appliance Allow. 1 2,727 1,909						
				Totals: 308,384 215,866						Totals: 308,384 215,866						
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTESEN KATHLEEN P & C	CHRISTESEN KATHLEEN P	0	05/04/2018	WD	09-FAMILY	2018-01695	PROPERTY TRANSFER	0.0
		73,900	07/01/2000	WD	33-TO BE DETERMINED	338:919	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6091 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 220,472 TCV/TFA: 235.55					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

			BACK 50' @2000/	50.00	144.00	1.0000	1.0466	2000	100	104,664
			50 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	104,664
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			Wood Frame	28.31	80	71	1,608			
			Total Estimated Land Improvements True Cash Value =							1,608

Tax Description
 SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 FKA LOT 157 ALSO EXC VACATED RAILROAD ST LYING S'LY THOF 3/30/21 SPLIT PART TO 006-160-157-80 FORMERLY SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY. SEC 12 T22N R8W LOT 157 & E 10 FT OF LOTS 155 & 156 BUENA VISTA PARK.

Comments/Influences



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

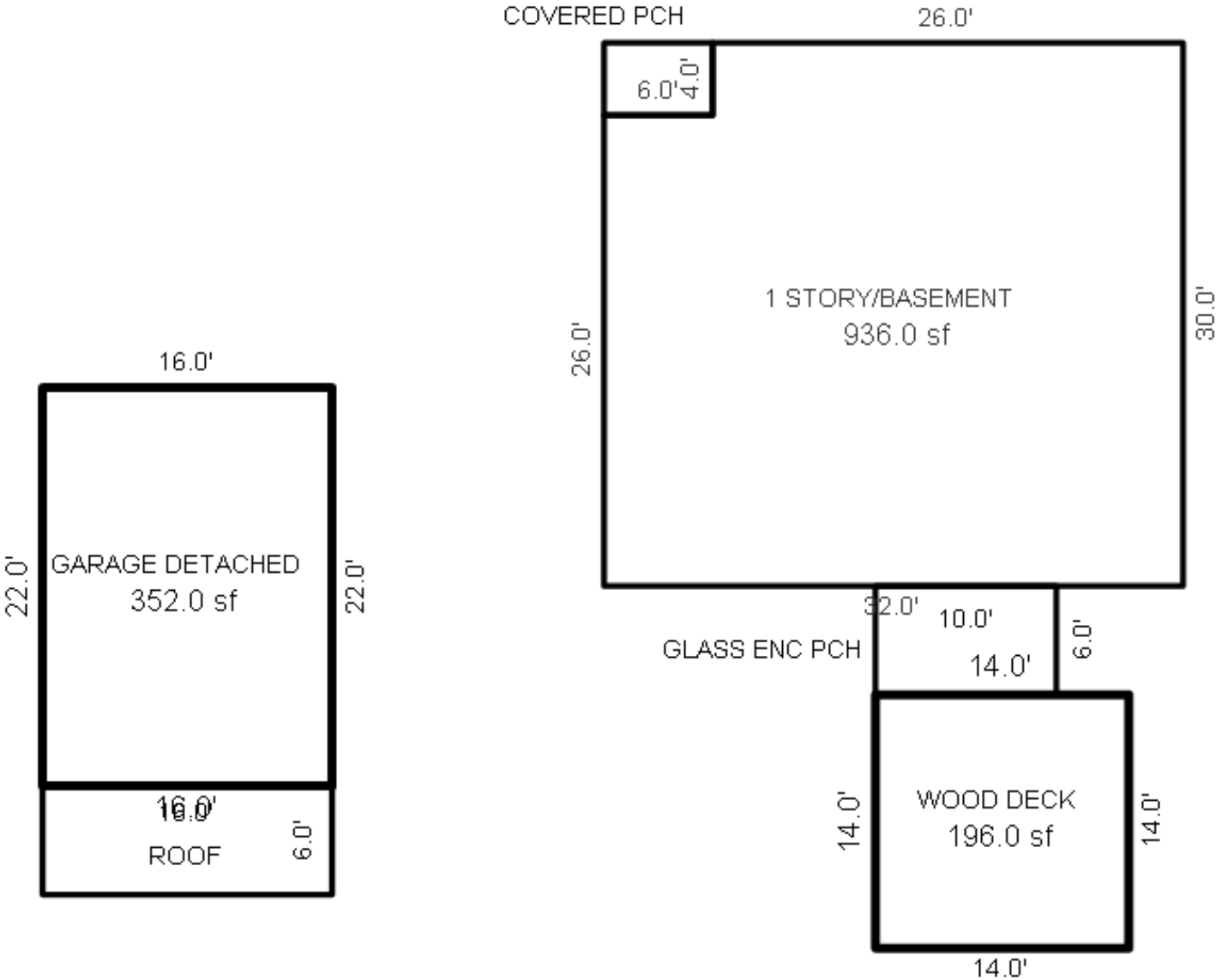
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	52,300	57,900	110,200			42,227C
2024	31,400	49,800	81,200			40,958C
2023	20,900	43,400	64,300			39,008C
2022	7,500	39,100	46,600			37,151C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 60 196	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1963 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: 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: 45 Floor Area: 936 Total Base New : 157,212 Total Depr Cost: 87,846 Estimated T.C.V: 114,200			E.C.F. X 1.300		Bsmnt Garage:	
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		No. of Elec. Outlets		No./Qual. of Fixtures	
Yr Built 1963	Remodeled 0	Ex	X	Ord			Min	100			Amps Service		No. of Elec. Outlets			
Condition: Average		Lg	X	Ord			Small	No. of Elec. Outlets			Plumbing		No. of Elec. Outlets			
Room List		Doors		Solid	X		H.C.	Average Fixture(s)			Plumbing		No. of Elec. Outlets			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100			Plumbing		No. of Elec. Outlets				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Plumbing		No. of Elec. Outlets				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Plumbing		No. of Elec. Outlets				
(2) Windows		(8) Basement		Basement Finish			Plumbing			Plumbing		No. of Elec. Outlets				
X	Many Avg. Few	X	Large Avg. Small	Basement Finish			Plumbing			Plumbing		No. of Elec. Outlets				
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Plumbing			Plumbing			Plumbing		No. of Elec. Outlets				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Plumbing			Plumbing			Plumbing		No. of Elec. Outlets				
X	Storms & Screens	(14) Water/Sewer		Plumbing			Plumbing			Plumbing		No. of Elec. Outlets				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Plumbing			Plumbing		No. of Elec. Outlets				
X	Gable Hip Flat	Gambrel Mansard Shed		Plumbing			Plumbing			Plumbing		No. of Elec. Outlets				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Plumbing			Plumbing			Plumbing		No. of Elec. Outlets				
Chimney: Brick		Lump Sum Items:		Plumbing			Plumbing			Plumbing		No. of Elec. Outlets				
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls CD		Blt 1963				
Stories Exterior Foundation Size Cost New Depr. Cost										Total:		126,001 69,299				
1 Story Siding Basement 936																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,212 667				
Porches																
Solar Water Heat										60		4,685 2,577				
CGEP (1 Story)										24		1,115 613				
CCP (1 Story)																
Deck										196		3,930 3,458 *				
Treated Wood																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										352		13,978 7,688				
Water/Sewer																
Public Sewer										1		1,307 719				
Water Well, 50 Feet										1		2,548 1,401				
Built-Ins																
Appliance Allow.										1		1,906 1,048				
Unit-in-Place Cost Items																
ROOF STRUCT. (SQ FT)										96		530 376 *				
Totals:										157,212		87,846				
Notes:																
ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:												114,200				

*** 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.
CHRISTENSEN KATHLEEN P	GREMEL GARY D & MONICA M	1	04/13/2021	QC	32-SPLIT VACANT	2021-01252	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
6091 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 04/13/2021				
Owner's Name/Address	MAP #:					
	2025 Est TCV 8,528					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			I 200' @ 200/	50.00	52.89	1.4142	0.6030	200 100	8,528	
			50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	8,528

Tax Description
 2021-01252 THAT PORTION OF THE VACATED RAILROAD ST LYING S OF LOT 157 AS ORDERED IN THE JUDGMENT RECORDED IN DOC #2019-03151 N/K/A LOT 179 AS AMENDED LIBER 2 PAGE 226 EXCEPT THE ORIGINAL LOT 158, BUENA VISTA PARK SEC 12 T22N R8W SPLIT/COMBINED ON 03/30/2021 FROM 009-160-157-00 FORMERLY SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY. SEC 12 T22N R8W LOT 157 & E 10 NA VISTA PARK.



l completed ;
 0-157-00;
 -157-80;

Who	When	What
		Topography of Site
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
		TPC 04/30/2021 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	4,300	0	4,300			3,788C
2024	4,500	0	4,500			3,675C
2023	3,500	0	3,500			3,500S
2022	3,500	0	3,500			3,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTESEN KATHLEEN P	BELEN LAKE COTTAGE LLC	15,000	07/27/2020	WD	03-ARM'S LENGTH	2020-02108	PROPERTY TRANSFER	100.0
CHRISTESEN KATHLEEN P & C	CHRISTESEN KATHLEEN P	0	05/04/2018	WD	09-FAMILY	2018-01695	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address		P.R.E. 0%				
BELEN LAKE COTTAGE LLC 1091 BROOKSIDE DR GRAND LEDGE MI 48837		MAP #:				
		2025 Est TCV 27,202				

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	140.00	1.0000	1.0881	500	100		27,202
50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			27,202

Tax Description
 SEC 12 T22N R8W PART OF LOT 179 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 DESCRIBED AS ORIGINAL LOT 158 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY. SEC 12 T22N R8W LOT 158 BUENA VISTA PARK.
 Comments/Influences

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	13,600	0	13,600			7,043C
TPC	04/30/2021	INSPECTED	2024	15,400	0	15,400			6,832C
TPC	12/27/2017	INSPECTED	2023	10,200	0	10,200			6,507C
TPC	04/02/2012	INSPECTED	2022	7,500	0	7,500			6,198C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELEN LAKE COTTAGE LLC	GREMEL GARY D & MONICA M	1	04/13/2021	QC	03-ARM'S LENGTH	2021-01253	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/20/2021					

Owner's Name/Address	MAP #:
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GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 8,409
--	--------------------

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

Tax Description	Dirt Road	I 200' @ 200/	50.00	50.00	1.4142	0.5946	200	100		8,409
	Gravel Road	50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								8,409

2021-01253 THAT PORTION OF THE VACATED RAILROAD ST LYING S OF LOT 158 AS ORDERED IN THE JUDGMENT RECORDED IN DOC #2019-03151 N/K/A LOT 179 AS AMENDED IN LIBER 2 PAGE 226 EXCEPT THE ORIGINAL LOT 157 AND TH EEAST 10 FEET OF LOTS 155 & 156, BUENA VISTA PARK SEC 12 T22N R8W

Comments/Influences



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	4,200	0	4,200			3,788C
2024	4,500	0	4,500			3,675C
2023	3,500	0	3,500			3,500S
2022	3,500	0	3,500			3,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACHMAN RICHARD W & LUELL	BACHMAN RICHARD W & LUELL	1	06/12/2014	QC	21-NOT USED/OTHER	2014-02154	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6081 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/14/2012					
Owner's Name/Address	MAP #:					
BACHMAN RICHARD W & LUELLA A TRUST 6081 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 325,400 TCV/TFA: 100.43					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements		* Factors * LOTS 159 & 160						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			BACK 50' @ 500	100.00	136.00	0.8409	1.0771	500 100	45,286
			100 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 45,286						

Tax Description	X		Land Improvement Cost Estimates					
SEC 12 T22N R8W LOT 180 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226		Dirt Road	Description	Rate	Size	% Good	Cash Value	
2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY . SEC 12 T22N R8W LOTS 159 & 160 BUENA VISTA PARK.		Gravel Road	D/W/P: 3.5 Concrete	6.07	720	0	0	
		Paved Road	Residential Local Cost Land Improvements					
		Storm Sewer	Description	Rate	Size	% Good	Cash Value	
		Sidewalk	LAND IMPROVE 1000	1,000.00	1	97	970	
		Water	Total Estimated Land Improvements True Cash Value = 970					

Comments/Influences	X						
20903301 \$129,000 DOM 631: 10/6/2009		Electric					
ADD 2ND STY @ 65% FOR02 CLASS FROM D+10 TO CD		Gas					
TOTAL REMODEL FOR 02 COMP FOR 03		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



Topography of Site	X						
		Level	Year	Land Value	Building Value	Assessed Value	Board of Review
		Rolling	2025	22,600	140,100	162,700	
		Low					
		High	2024	27,600	120,200	147,800	
		Landscaped					
		Swamp	2023	18,400	104,700	123,100	
		Wooded					
		Pond	2022	20,000	85,400	105,400	
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					

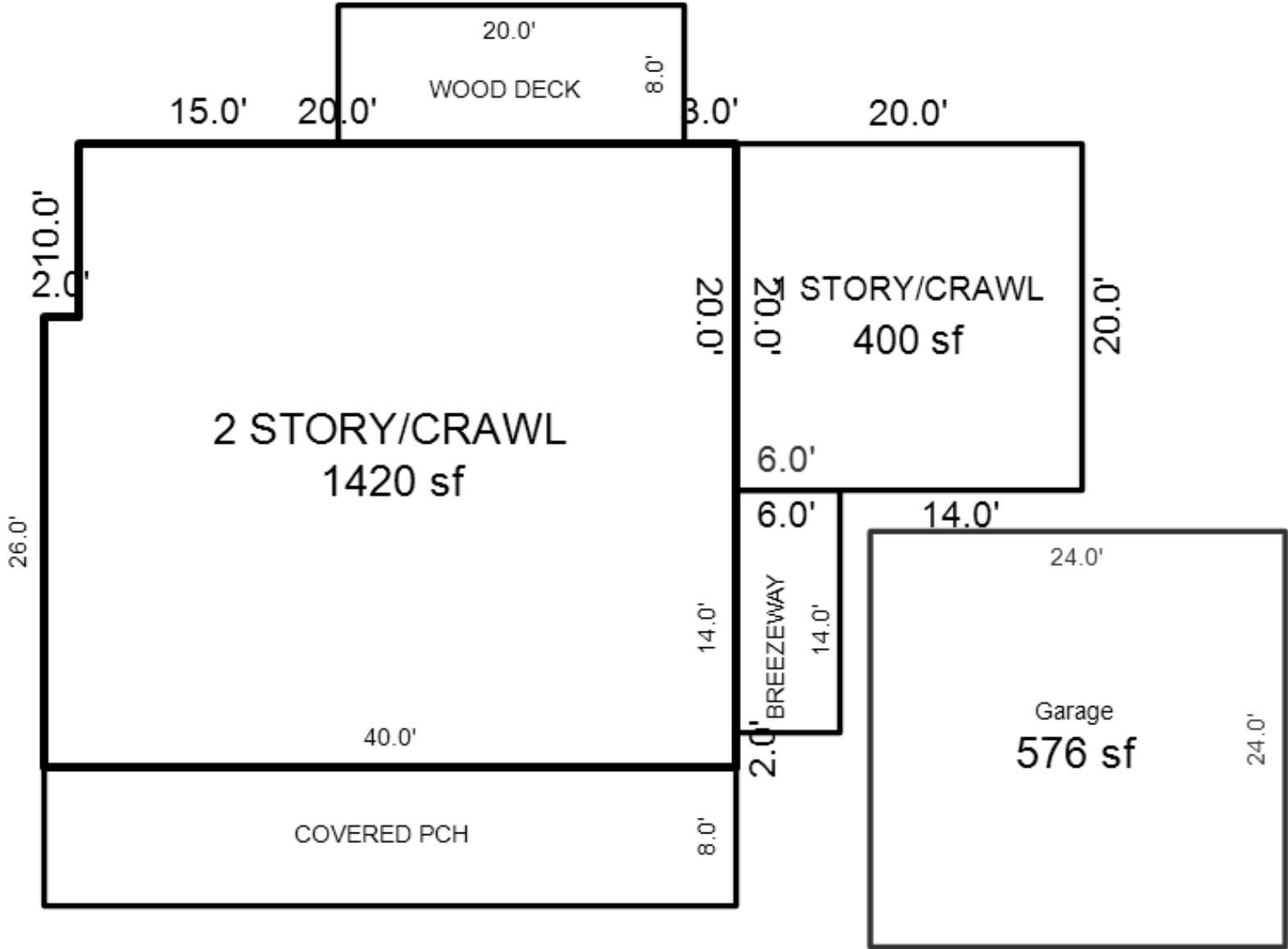
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	22,600	140,100	162,700			81,717C
			2024	27,600	120,200	147,800			79,260C
			2023	18,400	104,700	123,100			75,486C
			2022	20,000	85,400	105,400			71,892C

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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 1 Direct-Vented Ga	Area 320 160 84	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 3,240 Total Base New : 357,875 Total Depr Cost: 214,726 Estimated T.C.V: 279,144		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.75S		Yr Built 1974		Remodeled 2001		Condition: Average			Room List			Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		No./Qual. of Fixtures Ex. X Ord. Min							
Condition: Average		Size of Closets		Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:		(12) Electric 200 Amps Service			No. of Elec. Outlets Many X Ave. Few					
Room List		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1820 SF Floor Area = 3240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271				
Yr Built 1974		Remodeled 2001		Condition: Average			Room List			Basement 1st Floor 2nd Floor 4 Bedrooms			(1) Exterior		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271		
Condition: Average		Size of Closets		Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:		(12) Electric 200 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271		
Room List		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1820 SF Floor Area = 3240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271				
Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Condition: Average		Size of Closets		Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:		(12) Electric 200 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271		
Room List		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1820 SF Floor Area = 3240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271				
Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
Condition: Average		Size of Closets		Lg X Ord Small			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:		(12) Electric 200 Amps Service			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271		
Room List		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1820 SF Floor Area = 3240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,420 1 Story Siding Crawl Space 400 Total: 302,739 181,644 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 3 Fixture Bath 1 3,805 2,283 2 Fixture Bath 1 2,559 1,535 Porches WCP (1 Story) 320 9,226 5,536 Deck Treated Wood 160 3,448 2,069 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 13,154 Common Wall: 1 Wall 1 -2,476 -1,486 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Wood Stove 1 2,118 1,271				
Basement 1st Floor 2nd Floor 4 Bedrooms		(1) Exterior		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			<<<<< 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.				
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0				
ALLEN CYNTHIA & MANEE MAR	ALLEN CYNTHIA & ALLEN MIC	1	08/10/2011	QC	21-NOT USED/OTHER	2011-02493	DEED	0.0				
ALLEN CYNTHIA		0	04/12/2010	AFF	07-DEATH CERTIFICATE	2010-1628DC	PROPERTY TRANSFER	0.0				
MANEE MARION E (SURVIVOR	MANEE MARION & ALLEN CYNT	0	06/09/2009	QC	21-NOT USED/OTHER	2009/2246	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6041 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2025 Est TCV 200,606 TCV/TFA: 174.74										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
SEC 12 T22N R8W LOT 181 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY . SEC 12 T22N R8W LOTS 161, 162 & 163 BUENA VISTA PARK.		Public Improvements		* Factors * LOTS 61, 62 & 63 TRIANGLE								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD 25' ABANDONED RAILROAD ST FOR 99		Gravel Road		BACK 50' @ 500	230.00	37.78	0.6828	0.6879	500	100		54,019
X Sewer		Paved Road		230 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 54,019								
X Electric		Storm Sewer		Land Improvement Cost Estimates								
X Gas		Sidewalk		Description	Rate	Size	% Good	Cash Value				
X Curb		Water		D/W/P: Asphalt Paving	2.85	600	0	0				
X Street Lights		Sewer		D/W/P: 4in Ren. Conc.	7.24	309	0	0				
X Standard Utilities		Residential Local Cost Land Improvements		Residential Local Cost Land Improvements								
X Underground Utils.		Underground Utils.		Description	Rate	Size	% Good	Cash Value				
Topography of Site		Level		LAND IMPROVE 2500	2,500.00	1	100	2,500				
X Level		Rolling		Total Estimated Land Improvements True Cash Value = 2,500								
Low		High		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Landscaped		Swamp		2025	27,000	73,300	100,300			59,386C		
Wooded		Pond		Who	When	What						
Waterfront		Ravine		TPC 04/30/2021	INSPECTED		2024	46,100	63,100	109,200	57,601C	
Wetland		Flood Plain		TPC 12/27/2017	INSPECTED		2023	30,800	55,000	85,800	54,859C	
Year		Land Value		JWV 12/03/2016	INSPECTED		2022	20,000	49,700	69,700	52,247C	

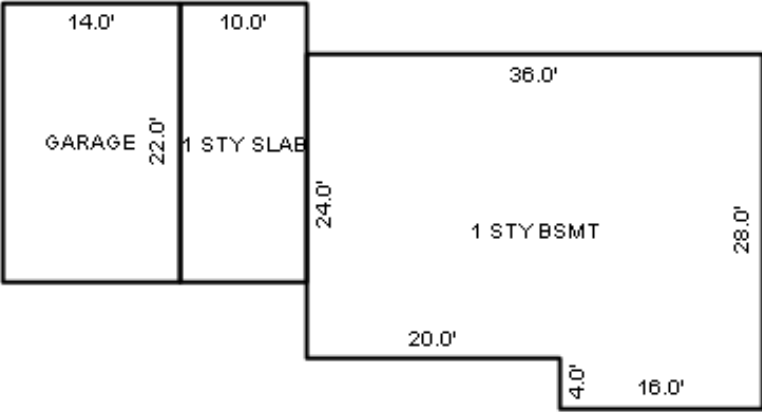
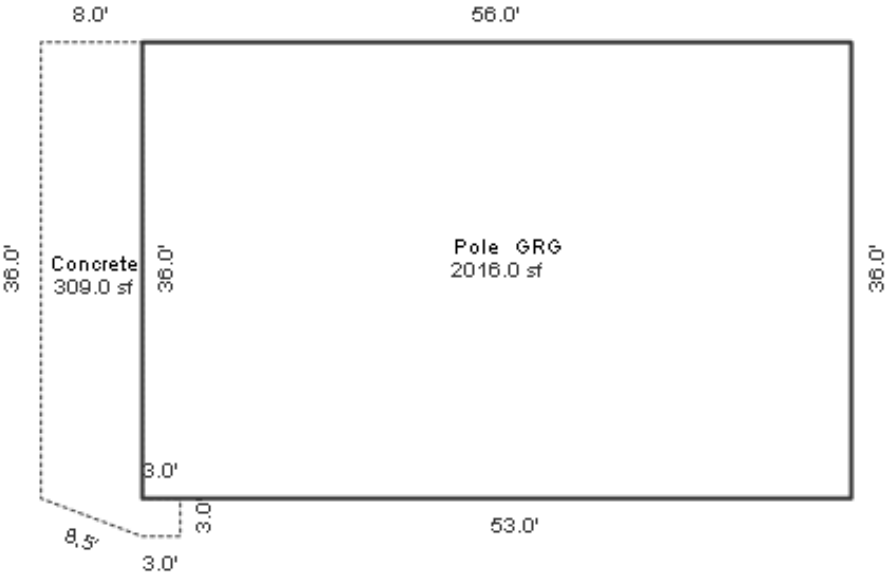


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1969 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: 308 % 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: 35 Floor Area: 1,148 Total Base New : 170,518 Total Depr Cost: 110,836 Estimated T.C.V: 144,087		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 170,518 Total Depr Cost: 110,836 Estimated T.C.V: 144,087		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1969	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 = 1148 SF Floor Area = 1148 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1969			
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Building Areas		Cost New		Depr. Cost		
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		146,372		95,141			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			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 Slab 928 220		Total: 146,372		95,141		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Exterior		160		2,494		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Plumbing			Brick Veneer		160		2,494		
X	Insulation	(8) Basement		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			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		1		1,212		
(2) Windows		Many	X	Large	Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Avg.	X	Avg.	Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212	
X	Horiz. Slide Casement Double Glass Patio Doors	Few	X	Small	Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212	
X	Storms & Screens	(9) Basement Finish		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
(3) Roof		(10) Floor Support		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
	Gable Hip Flat	X	Gambrel Mansard Shed	Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
X	Asphalt Shingle	(14) Water/Sewer		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
		Lump Sum Items:		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
		Totals:		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
		Notes:		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		
		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TC		Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1		1,212		

*** 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.
AHRENS KERRY & DERRICK DE	DERUITER KAREN S	105,000	03/18/2005	WD	03-ARM'S LENGTH	05-0/1019	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1727 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DERUITER KAREN S 1727 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 171,617 TCV/TFA: 191.54					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOT 1 BURGETT SUB.	X		A 200' @ 90/	82.50	145.50	1.2478	0.7017	90	100	6,502
Comments/Influences			83 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 6,502							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X	Residential Local Cost Land Improvements			
	X	Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1 97	970
	X	Total Estimated Land Improvements True Cash Value = 970			



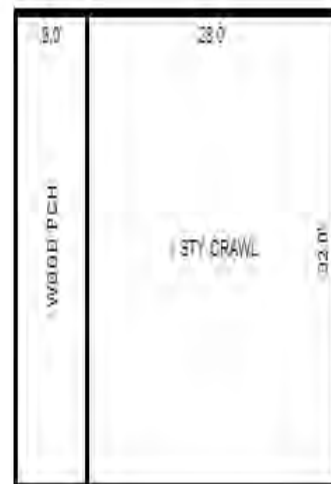
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	3,300	82,500	85,800			44,446C
X	Low	High	2024	3,400	70,900	74,300		74,300R	43,110C
X	Landsaped	Swamp	2023	2,600	61,800	64,400		64,400R	41,058C
X	Wooded	Pond	2022	2,500	55,700	58,200		58,200R	39,103C
	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		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			256	WCP	(1 Story)			
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 16 Floor Area: 896 Total Base New : 150,310 Total Depr Cost: 126,265 Estimated T.C.V: 164,145			E.C.F. X 1.300			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1990					
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 896 SF Floor Area = 896 SF.								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Many			Building Areas								
(1) Exterior		Kitchen: Other: Other:		200			X			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			X			1 Story Siding Crawl Space 896			Total: 125,262 105,225					
(2) Windows		(7) Excavation		Average Fixture(s)			X			Other Additions/Adjustments								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			X			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Fixture Bath			X			Average Fixture(s)								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto			X			3 Fixture Bath								
X	Gable Hip Flat	(9) Basement Finish		Softener, Manual			X			Solar Water Heat								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No Plumbing			X			Porches								
Chimney: Metal		(10) Floor Support		Extra Toilet			X			WCP (1 Story)								
		Joists: Unsupported Len: Cntr.Sup:		Extra Sink			X			Water/Sewer								
				Separate Shower			X			Public Sewer								
				Ceramic Tile Floor			X			Water Well, 100 Feet								
				Ceramic Tile Wains			X			Built-Ins								
				Ceramic Tub Alcove			X			Appliance Allow.								
				Vent Fan			X			Local Cost Items								
				Lump Sum Items:			X			SANITARY SEWER								
							X			Totals:			150,310 126,265					
							X			Notes:			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 164,145					

*** 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.
BALL PATRICIA A	BALL PATRICIA A	0	01/09/2023	QC	09-FAMILY	2023-00512	DEED	0.0
BALL FRANK S & PATRICIA A	BALL PATRICIA A	0	03/14/2011	QC	21-NOT USED/OTHER	2012-02744 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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BALL PATRICIA A 1675 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 25,586 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/	82.50	145.50	1.2478	0.7017	90	100		6,502
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83 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	6,502
--	--	--	--	--	--	--	--	-------------------------	-------

Tax Description	Comments/Influences
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. SEC 11 T22N R8W LOT 2 BURGETT SUB.	
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	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.
--	---

Topography of Site

X Level	
X Rolling	
X Low	
X High	
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	3,300	9,500	12,800			8,072C
2024	3,400	8,200	11,600			7,830C
2023	2,600	7,200	9,800			7,458C
2022	2,500	6,400	8,900			7,103C

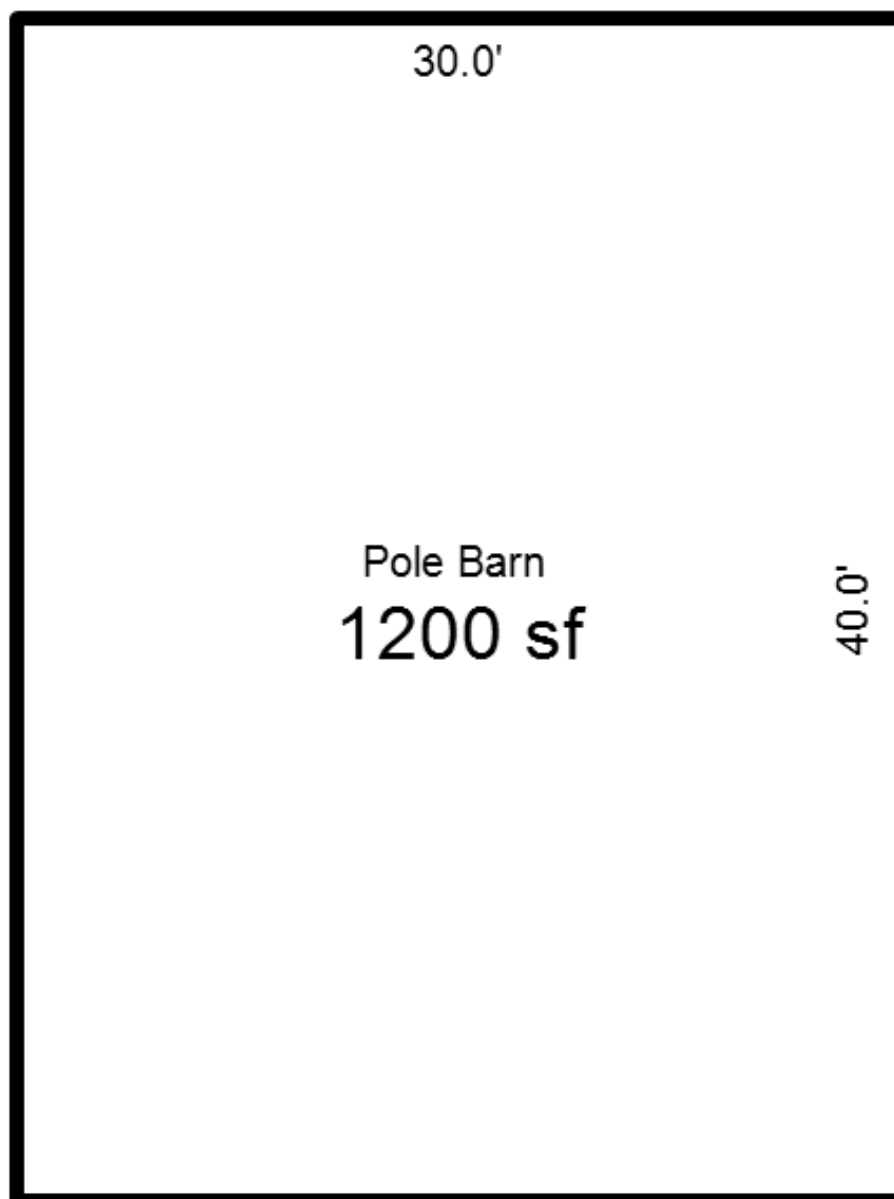
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*** Information herein deemed reliable but not guaranteed***



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: 1986	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Car Capacity:				Class: D	
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Exterior: Pole			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story		Exterior 2 Story		Stone Ven.: 0			
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Prefab 1 Story		Prefab 2 Story		Common Wall: Detache		
	Wood Frame	Drywall		Plaster		Electric Baseboard			Heat Circulator		Raised Hearth		Foundation: 18 Inch		
		Paneled	Wood T&G		Elec. Ceil. Radiant			Heat Circulator		Wood Stove		Finished?:		Auto. Doors: 0	
	Building Style:	Trim & Decoration			Radiant (in-floor)			Vented Hood		Direct-Vented Ga		Mech. Doors: 1		Area: 1200	
	GRG	Ex	Ord	Min	Space Heater			Intercom		Class: CD		% Good: 0		Storage Area: 0	
	Yr Built	Remodeled	Size of Closets			Wall/Floor Furnace			Jacuzzi Tub		Effec. Age: 35		No Conc. Floor: 0		Bsmnt Garage:
1986	0	Lg	Ord	Small	Forced Heat & Cool			Jacuzzi repl.Tub		Floor Area: 0		E.C.F.		Carport Area:	
Condition: Average		Doors			Heat Pump			Oven		Total Base New : 22,584		X 1.300		Roof:	
Room List		Solid			X No Heating/Cooling			Standard Range		Total Depr Cost: 14,680					
Basement		H.C.			Central Air			Self Clean Range		Estimated T.C.V: 19,084					
1st Floor		(5) Floors			Wood Furnace			Sauna							
2nd Floor		Kitchen:			(12) Electric			Trash Compactor							
Bedrooms		Other:			0 Amps Service			Central Vacuum							
(1) Exterior		Other:			No./Qual. of Fixtures			Security System							
Wood/Shingle		(6) Ceilings			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1986			
Aluminum/Vinyl					No. of Elec. Outlets			(11) Heating System: No Heating/Cooling							
Brick					Many Ave. Few			Ground Area = 0 SF Floor Area = 0 SF.							
Insulation		(7) Excavation			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
(2) Windows		Basement: 0 S.F.			Average Fixture(s)			Building Areas							
Many		Crawl: 0 S.F.			1			Stories Exterior Foundation							
Avg.		Slab: 0 S.F.			3 Fixture Bath			Other Additions/Adjustments							
Large		Height to Joists: 0.0			2 Fixture Bath			Garages							
Avg.		(8) Basement			Softener, Auto			Class: D Exterior: Pole (Unfinished)							
Small		Conc. Block			Softener, Manual			Base Cost							
Wood Sash		Poured Conc.			Solar Water Heat										
Metal Sash		Stone			No Plumbing										
Vinyl Sash		Treated Wood			Extra Toilet										
Double Hung		Concrete Floor			Extra Sink										
Horiz. Slide		(9) Basement Finish			Separate Shower										
Casement					Ceramic Tile Floor										
Double Glass					Ceramic Tile Wains										
Patio Doors					Ceramic Tub Alcove										
Storms & Screens					Vent Fan										
(3) Roof		(10) Floor Support			(14) Water/Sewer										
Gable		Joists:			Public Water										
Hip		Unsupported Len:			Public Sewer										
Flat		Cntr.Sup:			Water Well										
Asphalt Shingle					1000 Gal Septic										
Chimney:					2000 Gal Septic										
					Lump Sum Items:										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DITTMER JEAN L J/T	TRIPP JANE K	0	03/26/2023	OTH	07-DEATH CERTIFICATE	2024-03189	OTHER	0.0
CIRELLO MARTIN L & LYNNE	DITTMER JEAN L & TRIPP JA	94,900	05/31/2011	WD	03-ARM'S LENGTH	2011-01735	PROPERTY TRANSFER	100.0
		9,000	07/01/1998	WD	33-TO BE DETERMINED	321:159	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1767 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/23/2011					
Owner's Name/Address	MAP #:					
TRIPP JANE K 1767 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 173,020 TCV/TFA: 177.46					

X Improved		Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
A 200' @ 90/	165.00	145.00	1.0493	0.7011	90	100	LOT 3	10,925	
165 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value = 10,925	

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 11 T22N R8W LOT 3 AND 4 BURGETT SUB. 5/23/12 COMBINED LOT 3 WITH LOT 4 FOR ASSESSMENTS AND TAX BILLINGS. . SEC 11 T22N R8W LOT 3 BURGETT SUB.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	30.45	200 50	3,045
	X	Electric	31.84	80 50	1,273
	X	Gas	Total Estimated Land Improvements True Cash Value = 4,318		
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
5/23/12 COMBINE LOT 3 & 4 FOR ASSESSMENT AND TAX BILLINGS. . SEC 11 T22N R8W LOT 4 BURGETT SUB.	X	Wood Frame			



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	5,500	81,000	86,500			57,933C
	Rolling	2024	5,700	69,200	74,900			56,192C
	Low	2023	4,400	60,300	64,700			53,517C
	High	2022	5,000	54,300	59,300			50,969C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

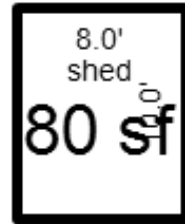
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	5,700	69,200	74,900			56,192C
TPC	04/30/2021	INSPECTED	2023	4,400	60,300	64,700			53,517C
TPC	12/27/2017	INSPECTED	2022	5,000	54,300	59,300			50,969C

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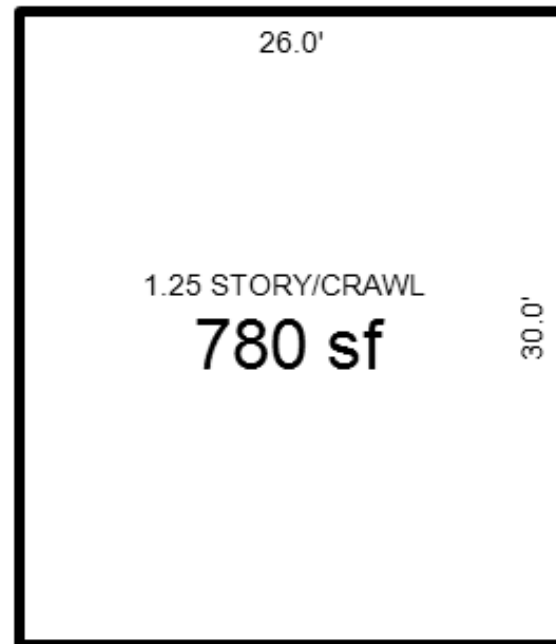
*** Information herein deemed reliable but not guaranteed***

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 1 Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
	Building Style: 1.25S		Drywall Paneled															
	Yr Built 2001	Remodeled 0	Plaster Wood T&G															
	Condition: Average		Trim & Decoration															
	Room List		Ex X Ord Min															
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets															
	(1) Exterior		Lg X Ord Small															
X	Wood/Shingle Aluminum/Vinyl Brick		Doors Solid X H.C.															
	Insulation		(5) Floors															
	(2) Windows		Kitchen: Other: Other:															
X	Many Avg. X Large Avg. Small		(6) Ceilings															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X Drywall															
	(3) Roof		(7) Excavation															
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Asphalt Shingle		(8) Basement															
	Chimney: Metal		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															
			(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															
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
			Lump Sum Items:															
			(15) Fireplaces															
			Class: C +5 Effec. Age: 15 Floor Area: 975 Total Base New : 142,785 Total Depr Cost: 121,367 Estimated T.C.V: 157,777															
			(16) Porches/Decks															
			E.C.F. X 1.300															
			(17) Garage															
			Bsmnt Garage: Carport Area: Roof:															
			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 780 SF Floor Area = 975 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 780 Total: 128,426 109,162 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,237 2 Fixture Bath 1 3,064 2,604 Water/Sewer Public Sewer 1 1,473 1,252 Water Well, 50 Feet 1 2,648 2,251 Built-Ins Appliance Allow. 1 2,727 2,318 Fireplaces Prefab 1 Story 1 2,555 2,172 Raised Hearth 1 437 371 Local Cost Items SANITARY SEWER 1 0 0 Totals: 142,785 121,367 Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 157,777															

*** 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.
BALL SAM R & RACHEL ANN	ZWOLAK EUGENE JULIAN & KA	0	04/24/2013	QC	21-NOT USED/OTHER	2013-01473 & -	DEED	100.0
KRUGER PIERRE H	BALL SAM R	3,000	12/01/2012	WD	03-ARM'S LENGTH	2012-03883	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/26/2013	2013-0111	100%

Owner's Name/Address	MAP #:
ZWOLAK EUGENE JULIAN & KATHRYN PAGE 1723 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 35,061 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 11 T22N R8W LOT 5 BURGETT SUB.	X	Dirt Road	90.00	135.00	1.2209	0.6887	90	100		6,811	
Comments/Influences	X	Gravel Road	90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								6,811
LISTING NOT FOUND ON MLS	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.									



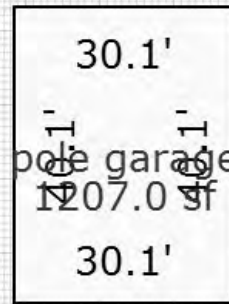
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,400	14,100	17,500			12,906C
X Rolling	2024	3,500	12,200	15,700			12,518C
X Low	2023	2,800	12,700	15,500			11,922C
High	2022	2,500	11,500	14,000			11,355C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 28,536 Total Depr Cost: 25,682 Estimated T.C.V: 28,250
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2013		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 2013		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Class: C Exterior: Pole (Unfinished)		Base Cost				
Room List		Kitchens: Other: Other:		Softener, Manual			1000 Gal Septic		Notes:		Totals:				
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		1200 28,536 25,682		28,250		
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:								
2nd Floor		(6) Ceilings		Extra Toilet											
Bedrooms		Kitchen: Other: Other:		Extra Sink											
(1) Exterior		No./Qual. of Fixtures		Separate Shower											
Wood/Shingle		Ex. Ord. Min		Ceramic Tile Floor											
Aluminum/Vinyl		No. of Elec. Outlets		Ceramic Tile Wains											
Brick		Many Ave. Few		Ceramic Tub Alcove											
Insulation		(7) Excavation		Vent Fan											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish											
Many Avg. Few		Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Wood Sash		(8) Basement		(10) Floor Support											
Metal Sash		Recreation SF		Joists: Unsupported Len: Cntr.Sup:											
Vinyl Sash		Living SF													
Double Hung		Walkout Doors (B)													
Horiz. Slide		No Floor SF													
Casement		Walkout Doors (A)													
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by J. p. 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.					
BARTHOLOMEW JAY	HERWEYER BRIAN	0	04/11/2019	QC	16-LC PAYOFF	2019-01192	DEED	0.0					
BARTHOLOMEW KAMI ERIN	BARTHOLOMEW JAY ALAN	1	12/28/2018	QC	09-FAMILY	2018-01191	DEED	0.0					
BARTHOLOMEW JAY	HERWEYER BRIAN	65,000	09/14/2018	LC	19-MULTI PARCEL ARM'S LE	2018-02993	DEED	100.0					
EUBANK PAMELA M	BARTHOLOMEW JAY & KAMI (H	1	11/16/2005	QC	21-NOT USED/OTHER	06-0/285	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
1885 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		MH		05/08/2006	20060089	Complete					
Owner's Name/Address		P.R.E. 0%		MAP #:									
HERWEYER BRIAN 1885 S DICKERSON RD LAKE CITY MI 49651		2025 Est TCV 23,610 TCV/TFA: 0.00											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
. SEC 11 T22N R8W LOT 6 BURGETT SUB.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
HUD ON LOT 7		Gravel Road		A 200' @ 90/	90.00	135.00	1.2209	0.6887	90	100		6,811	
MISC = SLAB		Paved Road		90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		6,811		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description				Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Concrete				6.87	887	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											
		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	3,400	8,400	11,800			9,582C					
		JWV 09/26/2018 INSPECTED	2024	3,500	7,300	10,800		9,294C					
		TPC 12/27/2017 INSPECTED	2023	2,800	7,200	10,000		8,852C					
		TPC 08/28/2017 INSPECTED	2022	2,500	6,500	9,000		8,431C					

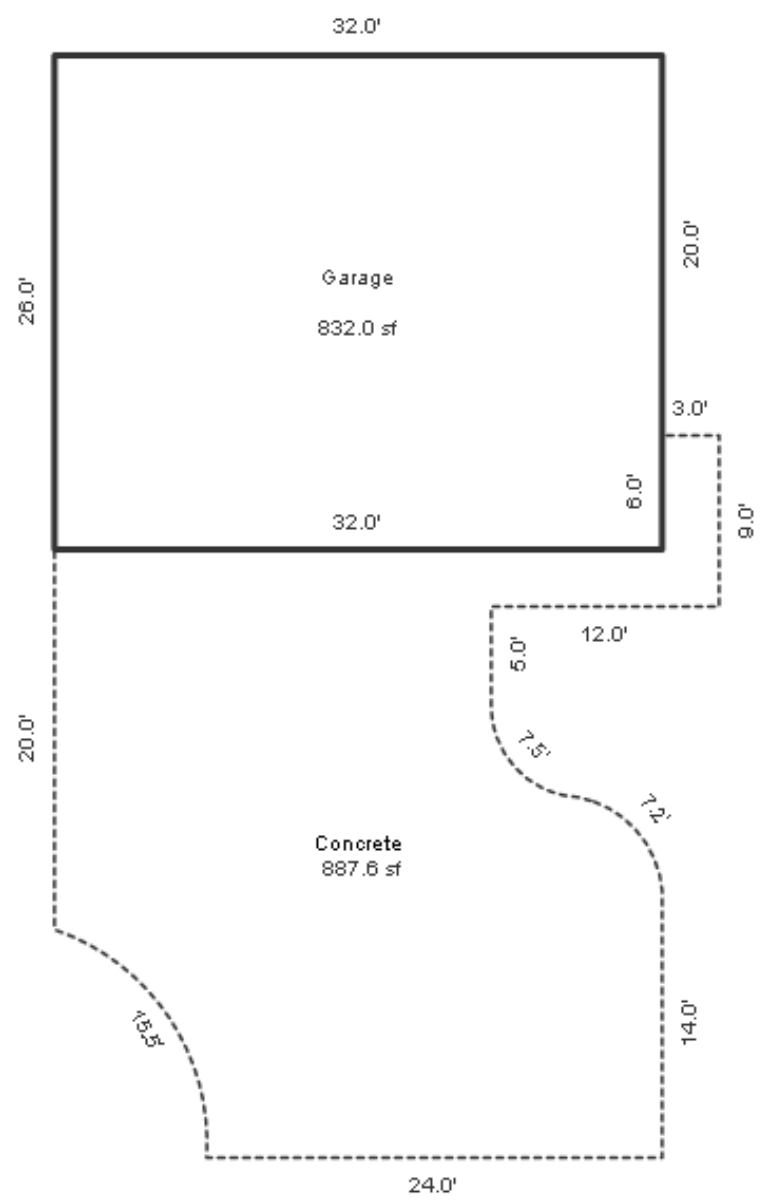


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*** Information herein deemed reliable but not guaranteed***

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: 1976 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: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 23,983 Total Depr Cost: 14,390 Estimated T.C.V: 15,829								
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 1976		Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Bsmnt Garage:		Carport Area: Roof:				
Condition: Average		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 1976			
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 0 SF Floor Area = 0 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Plumbing			Plumbing		3 Fixture Bath		Garages	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Stories Exterior Foundation			Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many Ave. Few			Other Additions/Adjustments			832		28,563		17,138	
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing			Totals:		23,983		14,390	
	Many Avg. Few	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			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		15,829			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish												
X	Asphalt Shingle Metal	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARTHOLOMEW JAY	HERWEYER BRIAN	0	04/11/2019	QC	16-LC PAYOFF	2019-01192	DEED	0.0				
BARTHOLOMEW KAMI ERIN	BARTHOLOMEW JAY ALAN	1	12/28/2018	QC	09-FAMILY	2019-01190	PROPERTY TRANSFER	0.0				
BARTHOLOMEW JAY	HERWEYER BRIAN	65,000	09/14/2018	LC	03-ARM'S LENGTH	2018-02993	DEED	100.0				
NICHOLS MARK L & TONYA (H)	BARTHOLOMEW JAY & KAMI (H)	7,800	05/22/2006	QC	03-ARM'S LENGTH	06-0/1996	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1885 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 08/28/2017										
Owner's Name/Address		MAP #:										
HERWEYER BRIAN 1885 S DICKERSON RD LAKE CITY MI 49651		2025 Est TCV 103,488 TCV/TFA: 85.11										
		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 200' @ 90/	90.00	135.00	1.2209	0.6887	90	100		6,811
				90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =							6,811	
Tax Description				Land Improvement Cost Estimates								
. SEC 11 T22N R8W LOT 7 BURGETT SUB.				Description	Rate	Size	% Good	Cash Value				
Comments/Influences				D/W/P: Brick on Sand	16.30	168	0	0				
GARAGE ON LOT 6				Wood Frame	30.75	64	50	984				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 1000	1,000.00	1	100	1,000				
				Total Estimated Land Improvements True Cash Value =								1,984
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	3,400	48,300	51,700			26,689C	
		JWV	09/26/2018	INSPECTED	2024	3,500	46,100	49,600			25,887C	
		TPC	12/27/2017	INSPECTED	2023	2,800	40,000	42,800			24,655C	
		TPC	08/28/2017	INSPECTED	2022	2,500	35,100	37,600			23,481C	

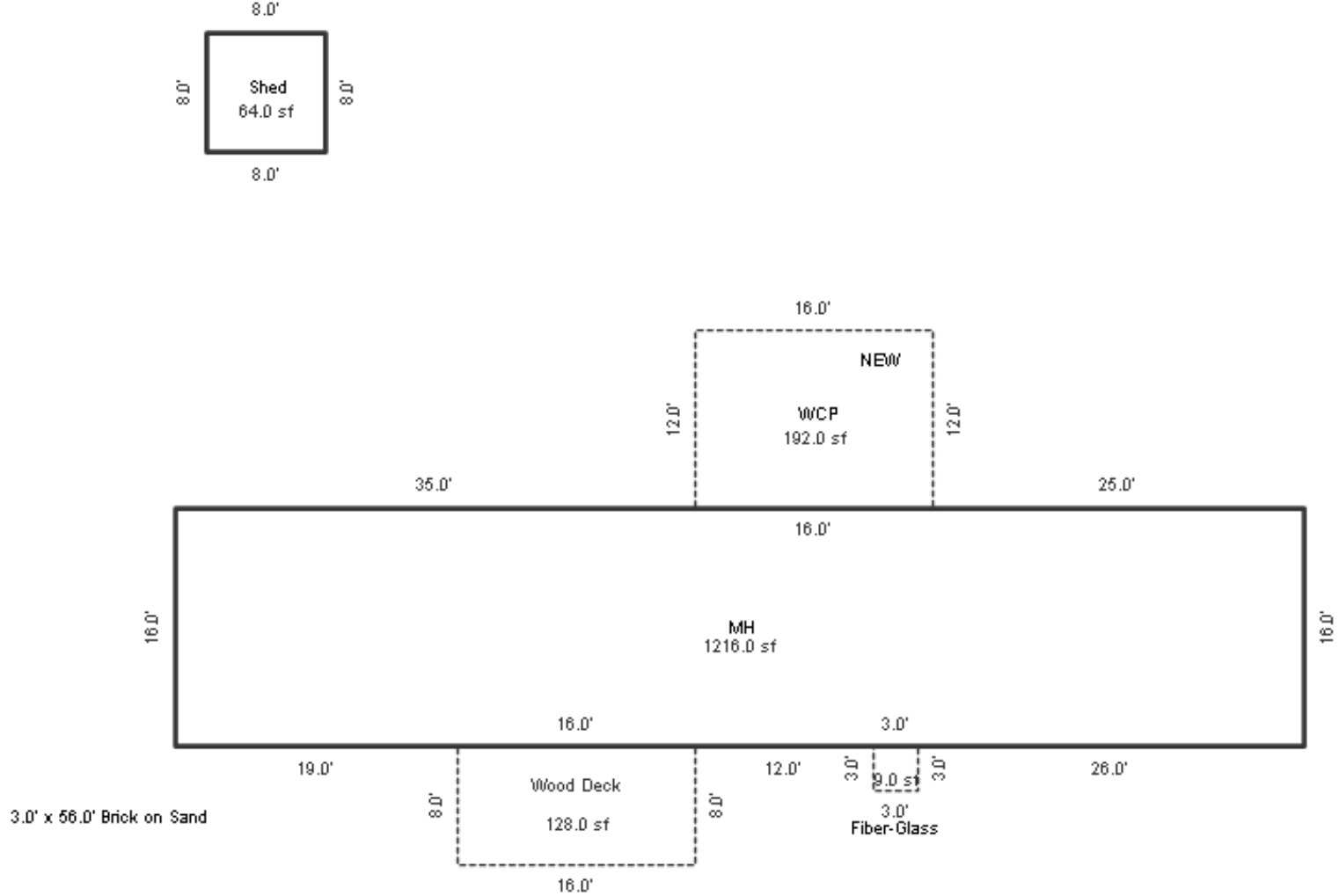


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																		
X	Wood Frame		(4) Interior 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							128 192	Treated Wood Treated Wood																																																																																																																			
Building Style: HUD																																																																																																																																
Yr Built 1998	Remodeled 0				Ex	X	Ord																																																																																																																									
Condition: Average					Size of Closets Lg			X	Ord																																																																																																																							
Room List		Doors			Solid	X	H.C.																																																																																																																									
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service																																																																																																																											
(1) Exterior					No./Qual. of Fixtures Ex.			X	Ord.																																																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		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																																																																																																																											
(2) Windows			(7) Excavation Basement: 0 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																																																																																																																											
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<p>Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1998</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1216 SF Floor Area = 1216 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75</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>Piers</td> <td>1,216</td> <td>Total:</td> <td>131,080</td> <td>98,309</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,212</td> <td>909</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td></td> <td>3,805</td> <td>2,854</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td></td> <td>4,485</td> <td>3,364</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,560</td> <td>4,170</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>128</td> <td></td> <td>2,979</td> <td>2,234</td> </tr> <tr> <td></td> <td>Treated Wood w/Roof (Deck Portion)</td> <td></td> <td>192</td> <td></td> <td>3,880</td> <td>2,910</td> </tr> <tr> <td></td> <td>Treated Wood w/Roof (Roof portion)</td> <td></td> <td>192</td> <td></td> <td>2,918</td> <td>2,188</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>1,906</td> <td>1,429</td> </tr> <tr> <td colspan="5"></td> <td>Totals:</td> <td>157,825</td> <td>118,367</td> </tr> </tbody> </table> <p>Notes: 1998 PATRIOT MHS ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV: 94,693</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,216	Total:	131,080	98,309	Other Additions/Adjustments							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		128		2,979	2,234		Treated Wood w/Roof (Deck Portion)		192		3,880	2,910		Treated Wood w/Roof (Roof portion)		192		2,918	2,188	Built-Ins								Appliance Allow.		1		1,906	1,429						Totals:	157,825	118,367
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																										
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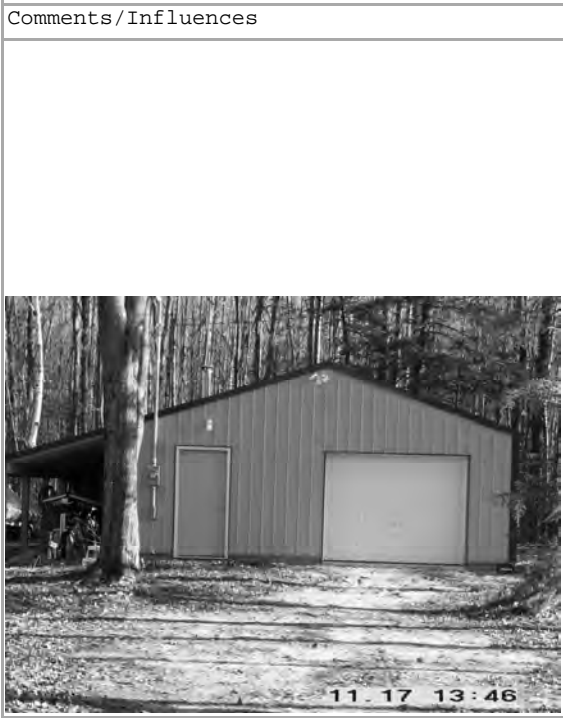


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLUMBERG BLISS L	THE BIRCHAVEN COTTAGE TRU	21,000	05/01/2018	WD	03-ARM'S LENGTH	2018-01499	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
THE BIRCHAVEN COTTAGE TRUST FERGUSON DAVID & ROSE TRUSTEES 113 E MADISON ST DEWITT MI 48820	2025 Est TCV 30,006 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOT 8 BURGETT SUB.	X		A 200' @ 90/	90.00	135.00	1.2209	0.6887	90 100	6,811
Comments/Influences			90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 6,811						



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

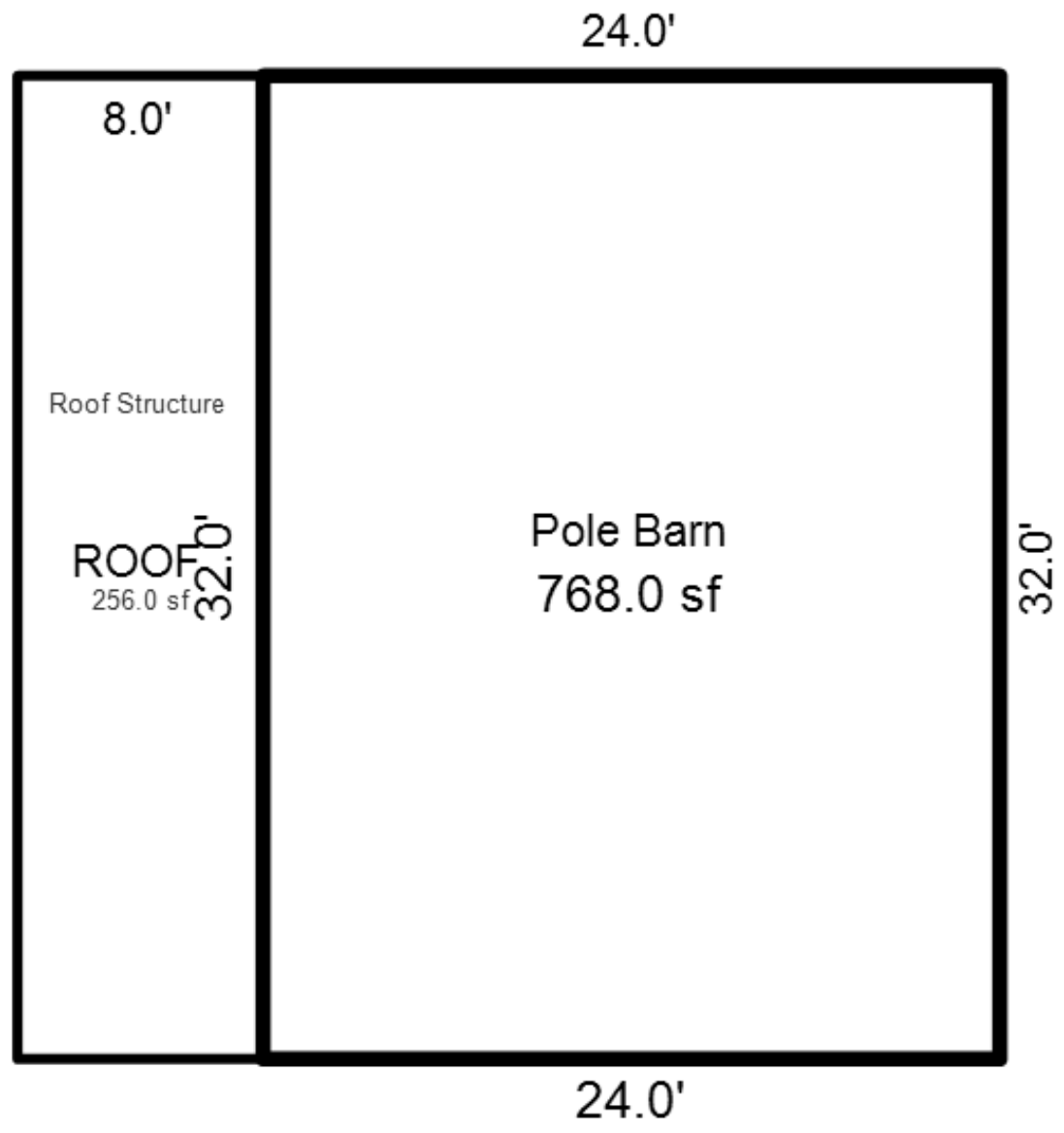
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,400	11,600	15,000			12,735C
2024	3,500	10,000	13,500			12,353C
2023	2,800	10,400	13,200			11,765C
2022	2,500	9,400	11,900			11,205C

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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 256	Type Roof Cover Onl	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior			(12) Electric		Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 24,807 Total Depr Cost: 21,086 Estimated T.C.V: 23,195
Wood Frame		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 24,807 Total Depr Cost: 21,086 Estimated T.C.V: 23,195		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2003	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2003			
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Other Additions/Adjustments		
Room List		Doors	Solid	H.C.	Average Fixture(s)			Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		768 20,221 17,188	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		w/Roof (Roof portion)		256 4,047 3,440		
(1) Exterior		(6) Ceilings		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Totals:		24,807 21,086		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 23,195		
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
(2) Windows		(7) Excavation		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
Asphalt Shingle		(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAM R	BALL SAMUEL & RACHEL	0	09/15/2021	QC	09-FAMILY	2021-03121	OTHER	0.0
BALL SAM R, A MARRIED MAN	BALL SAM R & BALL MINUARD	0	06/20/2013	QC	09-FAMILY	2013-02151 QD	DEED	50.0
ZWOLAK EUGENE J & KATHRYN	BALL SAM R	0	04/24/2013	QC	21-NOT USED/OTHER	2013-01472 QD	DEED	100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2485	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1939 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/26/2013	2013-0110	100%
	P.R.E. 100% 09/21/2021		Garage	08/05/2005	20050258	Complete

Owner's Name/Address	MAP #:
BALL SAM R & RACHEL & BALL MINUARD R 1939 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 171,722 TCV/TFA: 188.29

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

			A 200' @ 90/ 90.00 135.00 1.2209 0.6887 90 100 6,811
			90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 6,811

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. SEC 11 T22N R8W LOT 9 BURGETT SUB.				Description Rate Size % Good Cash Value

839-5509				Fencing: Wd, Split, 2 Rail 15.31 125 0 0
				D/W/P: 4in Ren. Conc. 7.24 1100 0 0

X	Improved	Vacant	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
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	3,400	82,500	85,900			52,578C
2024	3,500	70,900	74,400			50,998C
2023	2,800	70,000	72,800			48,570C
2022	2,500	63,200	65,700			46,258C

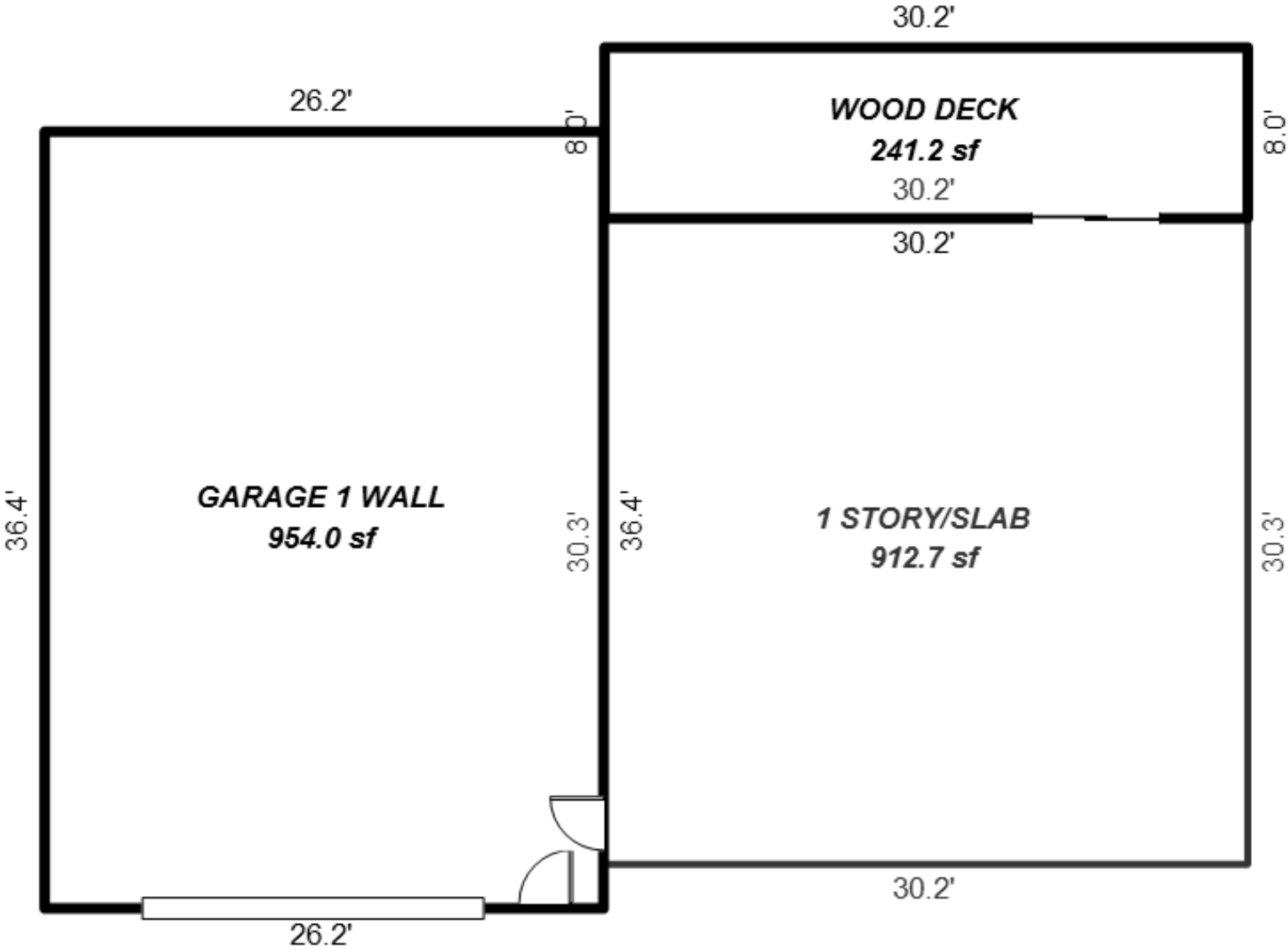


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*** Information herein deemed reliable but not guaranteed***

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 241 192	Type Treated Wood Roof Cover Onl	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: 954 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																									
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																				
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G		Trim & Decoration																																																																																				
	Yr Built 2013	Remodeled 0	Ex		Ord	Min	Size of Closets																																																																																		
	Condition: Average	Lg	Ord	Small	Central Air Wood Furnace																																																																																				
	Room List	Doors	Solid	H.C.	X	(12) Electric																																																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service																																																																																		
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures																																																																																					
	Wood/Shingle Aluminum/Vinyl Brick			Ex.			Ord.			Min																																																																															
	Insulation			No. of Elec. Outlets			Many			Ave.			Few																																																																												
	(2) Windows	(7) Excavation		(13) Plumbing																																																																																					
	Many Avg. Few	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 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																																																																																		
	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																																																																																		
	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																		
	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:																																																																																		
	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																																																																																					
	Chimney:																																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2013 (11) Heating System: Forced Hot Water, Wood Furnace Add-On Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 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>Slab</td> <td>912</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>109,429</td> <td>103,957</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 Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>1,151</td> </tr> <tr> <td>Deck Treated Wood</td> <td>241</td> <td>4,512</td> <td>4,286</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>192</td> <td>2,918</td> <td>2,772</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>954</td> <td>31,682</td> <td>30,098</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>478</td> <td>454</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,307</td> <td>1,242</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,548</td> <td>2,421</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,811</td> </tr> <tr> <td colspan="4">Totals: 155,992 148,192</td> </tr> </tbody> </table> <p>Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 163,011</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	912			Total:				109,429	103,957	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,212	1,151	Deck Treated Wood	241	4,512	4,286	w/Roof (Roof portion)	192	2,918	2,772	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	954	31,682	30,098	Door Opener	1	478	454	Water/Sewer				Public Sewer	1	1,307	1,242	Water Well, 50 Feet	1	2,548	2,421	Built-Ins				Appliance Allow.	1	1,906	1,811	Totals: 155,992 148,192			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAM	BALL SAMUEL & RACHEL	0	09/15/2021	QC	09-FAMILY	2021-03121	OTHER	0.0
ZWOLAK EUGENE J & KATHRYN	BALL SAM	5,000	03/09/2009	WD	03-ARM'S LENGTH	2009/923	DEED	100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	20-MULTI PARCEL SALE REF	05-0/2485	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1947 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/10/2012	2012-0102	100%
Owner's Name/Address	P.R.E. 0%			04/21/2009	20090123	Complete
BALL SAMUEL & RACHEL 1939 S DICKERSON RD Lake City MI 49651	MAP #:					
	2025 Est TCV 89,019 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOT 10 BURGETT SUB.	X		A 200' @ 90/	90.00	135.00	6,811
Comments/Influences			90 Actual Front Feet, 0.28 Total Acres			6,811

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

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Level				
	X	Rolling				
	X	Low				
	X	High				
	X	Landscaped				
	X	Swamp				
	X	Wooded				
	X	Pond				
	X	Waterfront				
	X	Ravine				
	X	Wetland				
	X	Flood Plain				



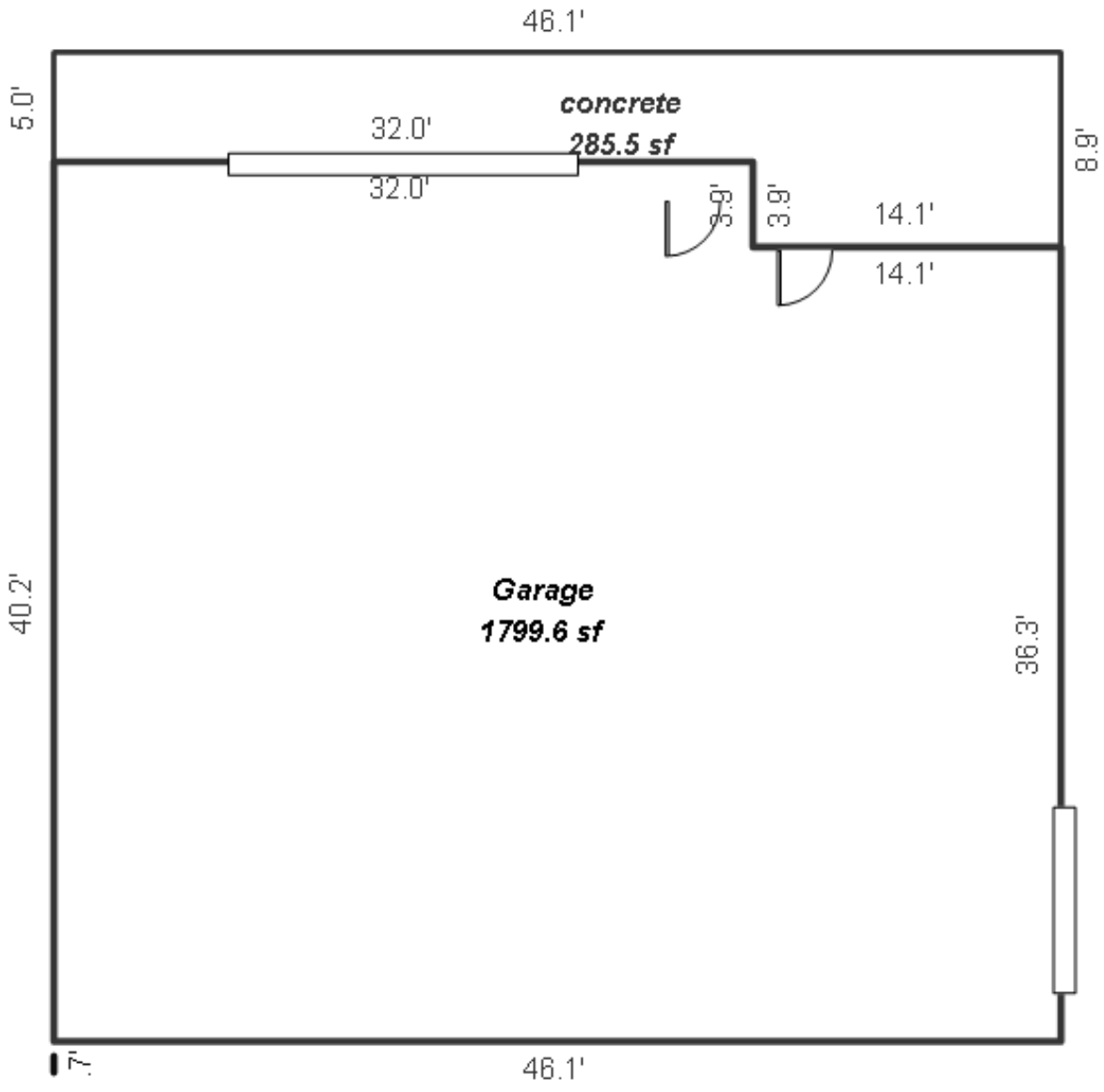
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,400	41,100	44,500			20,860C
2024	3,500	35,600	39,100			20,233C
2023	2,800	35,000	37,800			19,270C
2022	2,500	31,500	34,000			18,353C

*** Information herein deemed reliable 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: 2009 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: 1799 % 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: BC Effec. Age: 10 Floor Area: 0 Total Base New : 79,837 Total Depr Cost: 71,854 Estimated T.C.V: 79,039
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls BC		Blt 2009		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		(11) Heating System: Wall/Floor Furnace		Ground Area = 0 SF		Floor Area = 0 SF.		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Ex. Ord. Min		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Building Style: GRG		Size of Closets		(13) Plumbing			Average Fixture(s)		Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 -6,735 -6,061 2 Fixture Bath 1 4,512 4,061		
Yr Built	Remodeled	Lg Ord Small		Average Fixture(s)			1		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener 1 673 606 Base Cost 1799 81,387 73,248		
2009	2012	Doors Solid H.C.		Average Fixture(s)			2		Notes: HOME BASED BUSINESS		Totals: 79,837 71,854		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		
Condition: Average		(5) Floors		Average Fixture(s)			3		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Room List		Kitchen: Other: Other:		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Basement	1st Floor	(6) Ceilings		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
2nd Floor	Bedrooms	No. of Elec. Outlets		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
(1) Exterior		Many Avg. Few		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Brick	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
(2) Windows		(8) Basement		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Wood Sash	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Vinyl Sash	Double Hung	(9) Basement Finish		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Horiz. Slide	Casement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Double Glass	Patio Doors	(10) Floor Support		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Storms & Screens	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Gable	Gambrel	Lump Sum Items:		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Hip	Mansard	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Flat	Shed	(14) Water/Sewer		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		
Asphalt Shingle		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)			2		E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 79,039		Totals: 79,837 71,854		79,039		

*** 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.
		2,500	01/01/1999	WD	33-TO BE DETERMINED	272:926	DEED	0.0

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

	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2025 Est TCV 12,351					
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	A 200' @ 90/	99.00	135.00	1.0013	0.6887	90 100	6,144
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	A 200' @ 90/	100.00	135.00	1.0013	0.6887	90 100	6,206
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	199 Actual Front Feet, 0.62 Total Acres						Total Est. Land Value =	12,351
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Tax Description							
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. SEC 11 T22N R8W LOT 11 BURGETT SUB.	X						
---------------------------------------	---	--	--	--	--	--	--

Comments/Influences							
---------------------	--	--	--	--	--	--	--

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

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

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

X	Low						
---	-----	--	--	--	--	--	--

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

X	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
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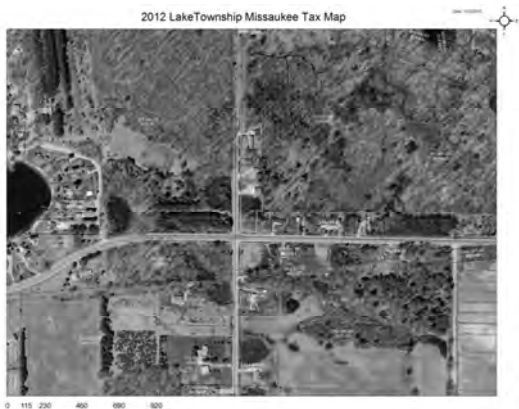
2025	6,200	0	6,200			2,542C
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2024	6,400	0	6,400			2,466C
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2023	5,000	0	5,000			2,349C
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2022	4,500	0	4,500			2,238C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURGETT RICHARD E	BALL SAMUEL R & RACHEL	2,000	12/21/2010	WD	03-ARM'S LENGTH	2010-5605WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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BALL SAMUEL R & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	2025 Est TCV 6,811
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/	90.00	135.00	1.2209	0.6887	90	100		6,811
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90 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	6,811
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Tax Description	X	Value
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. SEC 11 T22N R8W LOT 12 BURGETT SUB.	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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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.				
KEELY DARLENE K & DAVID A	SCHWAB RYAN M & ELIZABETH	0	11/01/2019	WD	16-LC PAYOFF	2019-03442	DEED	0.0				
KEELY DARLENE K LIFE ESTA	KEELY DARLENE K	0	08/28/2014	QC	21-NOT USED/OTHER	2014-02943	DEED	0.0				
KEELY DARLENE K	HAUSERMAN ELIZABETH & SCH	65,000	08/28/2014	LC	03-ARM'S LENGTH	2014-02944	DEED	100.0				
KEELY DARLINE & FOX DAVID	HAUSERMAN ELIZABETH & SCH	0	08/28/2014	LC	29-SELLERS INTEREST IN A	2014-02957	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7950 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 09/15/2014										
Owner's Name/Address		MAP #:										
SCHWAB RYAN M & ELIZABETH A 7950 W JENNINGS RD LAKE CITY MI 49651		2025 Est TCV 110,672 TCV/TFA: 98.11										
		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 200' @ 90/	90.00	135.00	1.2209	0.6887	90	100		6,811
				90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 6,811								
Tax Description				Land Improvement Cost Estimates								
. SEC 11 T22N R8W LOT 13 BURGETT SUB.				Description			Rate	Size % Good		Cash Value		
Comments/Influences				Water			24.64	192 50		2,365		
2014 PUBLIC MARKETING REMARKS CUTE RANCH WITH 3 BEDROOMS AND W 2 BATHS. THE WELL, FURNACE AND ROOF ARE ALL NEWER. CLOSE TO TOWN, THE LAKE AND CADILLAC. THIS HOUSE IS IN THE RIGHT LOCATION IF YOU WANT TO BE IN LAKE CITY BUT BE CLOSE TO CADILLAC.				Residential Local Cost Land Improvements								
				Description			Rate	Size % Good		Cash Value		
				Gas	LAND IMPROVE 1000		1,000.00	1 95		950		
				Total Estimated Land Improvements True Cash Value = 3,315								
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	3,400	51,900	55,300			31,445C	
		TPC 05/06/2018 INSPECTED			2024	3,500	49,500	53,000			30,500C	
		TPC 12/27/2017 INSPECTED			2023	2,800	43,000	45,800			29,048C	
		TPC 03/30/2015 INSPECTED			2022	2,000	37,800	39,800			27,665C	

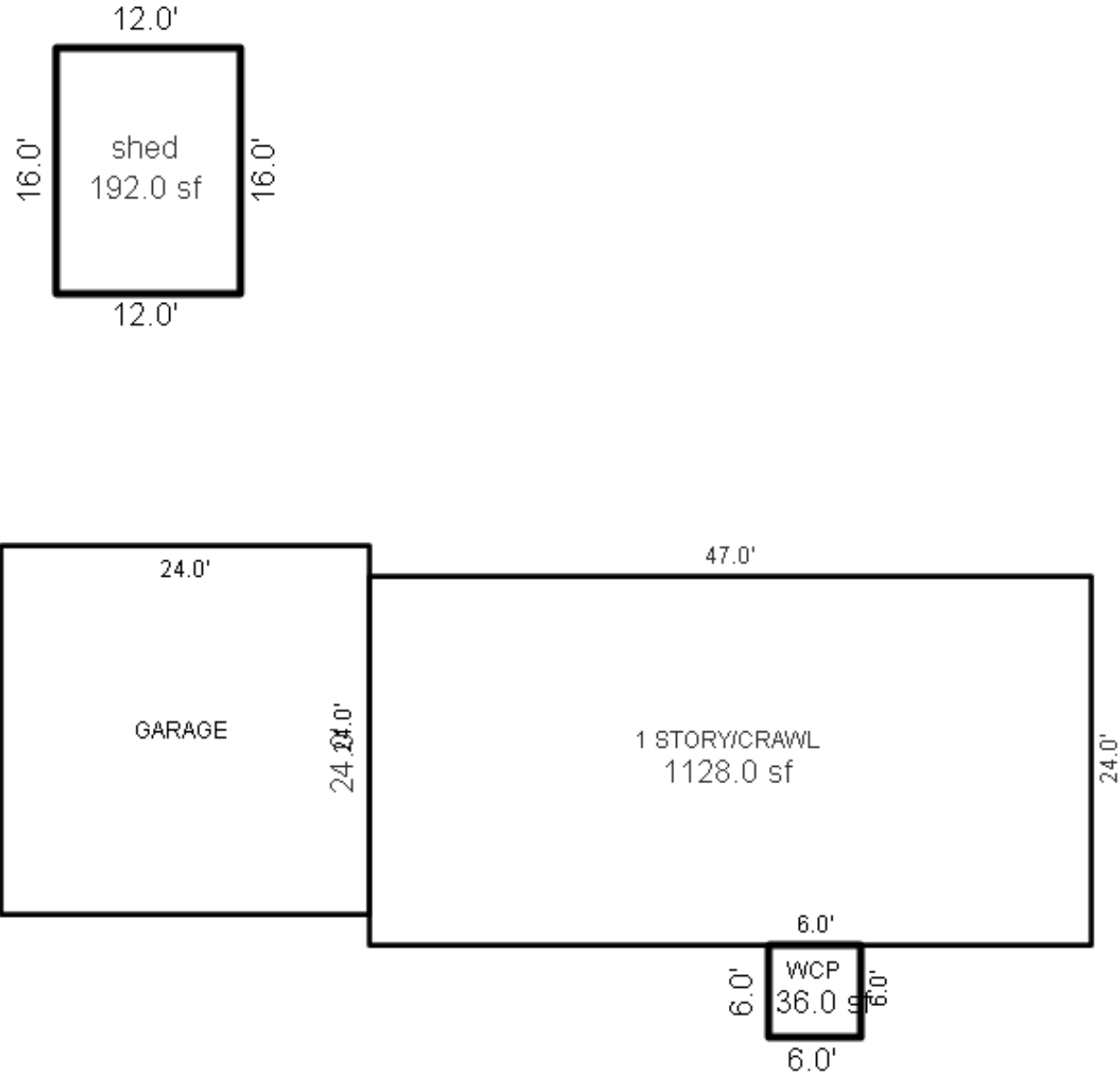


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior									36	WCP	(1 Story)				
Building Style: HUD		X	Drywall															
Yr Built 1975			Plaster															
Remodeled 0		X	Paneled															
Condition: Average			Wood T&G															
Room List			Trim & Decoration															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Ex																
(1) Exterior		X	Ord															
	Wood/Shingle Aluminum/Vinyl Brick Insulation		Min															
(2) Windows			Size of Closets															
X	Many Avg. Few	X	Lg															
	Large Avg. Small		X															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Solid															
(3) Roof			X															
X	Gable Hip Flat		Small															
	Gambrel Mansard Shed		H.C.															
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:															
(11) Heating/Cooling			(5) Floors															
	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Kitchen: Other: Other:															
(12) Electric			(6) Ceilings															
	200 Amps Service		X															
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:																		
(15) Fireplaces																		
	Class: C Effec. Age: 35 Floor Area: 1,128 Total Base New : 193,359 Total Depr Cost: 125,683 Estimated T.C.V: 100,546																	
(16) Porches/Decks																		
	E.C.F. X 0.800																	
(17) Garage																		
	Bsmnt Garage: Carport Area: Roof:																	
Cost Est. for Res. Bldg: 1 Single Family HUD													Cls C			Blt 1975		
(11) Heating System: Forced Heat & Cool																		
Ground Area = 1128 SF Floor Area = 1128 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																		
Building Areas																		
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Crawl Space 1,128																		
Total: 150,738 97,979																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s) 1 1,455 946																		
2 Fixture Bath 1 3,064 1,992																		
Water/Sewer																		
1000 Gal Septic 1 4,795 3,117																		
Water Well, 100 Feet 1 5,725 3,721																		
Porches																		
WCP (1 Story) 36 2,506 1,629																		
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
Base Cost 576 24,457 15,897																		
Common Wall: 1 Wall 1 -2,647 -1,721																		
Door Opener 1 539 350																		
Built-Ins																		
Appliance Allow. 1 2,727 1,773																		
Totals: 193,359 125,683																		
Notes: HUD																		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv:																100,546		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULEY COREEN M & WILLIAM	DREWS KENNETH & IRENE	15,000	01/15/2016	WD	03-ARM'S LENGTH	2016-00137	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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DREWS KENNETH & IRENE 7558 W FOREST DR LAKE CITY MI 49651	2025 Est TCV 18,152 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/	90.00	135.00	1.2209	0.6887	90	100		6,811
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90 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	6,811
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Tax Description	
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. SEC 11 T22N R8W LOT 14 BURGETT SUB.	X
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Comments/Influences	
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	X
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	X
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 1986 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % 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 : 12,888 Total Depr Cost: 10,310 Estimated T.C.V: 11,341
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1986		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1986 GAR		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		480 12,888 10,310				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Foundation		Totals: 12,888 10,310				
Room List		Kitchens: Other: Other:		Softener, Manual			1000 Gal Septic		Foundation		Notes:				
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		Foundation		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		11,341		
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:		Foundation						
2nd Floor		(6) Ceilings		Extra Toilet					Foundation						
Bedrooms		Kitchen: Other: Other:		Extra Sink					Foundation						
(1) Exterior		No. of Elec. Outlets		Separate Shower					Foundation						
Wood/Shingle		Many Ave. Few		Ceramic Tile Floor					Foundation						
Aluminum/Vinyl		Basement: 0 S.F.		Ceramic Tile Wains					Foundation						
Brick		Crawl: 0 S.F.		Ceramic Tub Alcove					Foundation						
Insulation		Slab: 0 S.F.		Vent Fan					Foundation						
(2) Windows		Height to Joists: 0.0		(9) Basement Finish					Foundation						
Many Avg. Few		(7) Excavation		Recreation SF					Foundation						
Large Avg. Small		Basement: 0 S.F.		Living SF					Foundation						
Wood Sash		Crawl: 0 S.F.		Walkout Doors (B)					Foundation						
Metal Sash		Slab: 0 S.F.		No Floor SF					Foundation						
Vinyl Sash		Height to Joists: 0.0		Walkout Doors (A)					Foundation						
Double Hung		(8) Basement		Recreation SF					Foundation						
Horiz. Slide		Conc. Block		Living SF					Foundation						
Casement		Poured Conc.		Walkout Doors (B)					Foundation						
Double Glass		Stone		No Floor SF					Foundation						
Patio Doors		Treated Wood		Walkout Doors (A)					Foundation						
Storms & Screens		Concrete Floor		Walkout Doors (A)					Foundation						
(3) Roof		(9) Basement Finish		Recreation SF					Foundation						
Gable		Recreation SF		Living SF					Foundation						
Hip		Living SF		Walkout Doors (B)					Foundation						
Flat		Walkout Doors (B)		No Floor SF					Foundation						
Asphalt Shingle		Walkout Doors (A)		Walkout Doors (A)					Foundation						
Chimney:		(10) Floor Support		Walkout Doors (A)					Foundation						
		Joists: Unsupported Len: Cntr.Sup:		Walkout Doors (A)					Foundation						

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



Sketch by Apex 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLLAR DOUGLAS R	JONES DONA L	55,000	04/16/2012	LC	16-LC PAYOFF	2012-041143 LC	DEED	100.0
HAMMOND WILHELMINE ESTATE	KOLLAR DOUGLAS R	1	12/28/2007	QC	21-NOT USED/OTHER	2011-02602	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status				
7914 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 04/30/2012									
Owner's Name/Address	MAP #:									
JONES DONA L 7914 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 137,214 TCV/TFA: 113.12									
	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/	90.00	135.00	1.2209	0.6887	90 100	6,811	
			90 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =	6,811		
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.49	212	71	977			
			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 =				1,927			
			Topography of Site							
			X Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Who	When	What	2025	3,400	65,200	68,600	38,207C
			TPC 12/27/2017	INSPECTED	2024	3,500	56,100	59,600	37,059C	
			TPC 03/30/2015	INSPECTED	2023	2,800	55,400	58,200	35,295C	
			TPC 04/26/2014	INSPECTED	2022	2,000	50,000	52,000	33,615C	



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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 28 40	Type CCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C -5 Effec. Age: 35 Floor Area: 1,213 Total Base New : 179,673 Total Depr Cost: 116,796 Estimated T.C.V: 128,476		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Yr Built 1972		Remodeled 1985		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:			
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		(11) Heating/Cooling		(12) Electric			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Basement: 0 S.F. Crawl: 1213 S.F. Slab: 0 S.F. Height to Joists: 0.0		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		200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few			
X	(2) Windows Many Avg. X Large Few Small	X Storms & Screens		(3) Roof Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1213 SF Floor Area = 1213 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,213 Total: 148,411 96,476		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Porches CCP (1 Story) 28 921 599 Deck Treated Wood 40 1,576 1,024 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 520 20,462 13,300 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721 Built-Ins Appliance Allow. 1 2,727 1,773 Local Cost Items SANITARY SEWER 1 0 0		Totals: 179,673 116,796	
X	Asphalt Shingle	Chimney: Metal		(14) Water/Sewer Lump Sum Items:		(13) Plumbing		(14) Water/Sewer		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		128,476		*			

*** 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.
MAJORS LINDSAY	SKAGGS SHANA R	98,000	03/30/2015	WD	03-ARM'S LENGTH	2015-01013	PROPERTY TRANSFER	100.0
BRONKEMA CHAD G & JILLIAN	MAJORS LINDSAY (MW)	79,000	10/01/2009	WD	03-ARM'S LENGTH	2009/3458	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7898 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	03/16/2010	20100074	100%

Owner's Name/Address	MAP #:
SKAGGS SHANA R 7898 W JENNINGS ROAD LAKE CITY MI 49651	2025 Est TCV 167,372 TCV/TFA: 143.79

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
	Public Improvements		* Factors * LOTS 16 & 17				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road					
. SEC 11 T22N R8W LOT 16 & 17 BURGETT SUB.		Gravel Road	180.00	135.00	1.0267	0.6887	90 100	11,455

Comments/Influences	X	Water	Land Improvement Cost Estimates			
Lot 17 can be hooked to sewer		Sewer	Description	Rate	Size % Good	Cash Value
Removed sheds for 2010 per Mike Klein	X	Electric	Fencing: Wire Mesh, #9	3.74	250 94	879

009-180-017-00 Combined wtih this Pcl on 09-22-09	X	Gas	Total Estimated Land Improvements True Cash Value = 879			
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	5,700	78,000	83,700			58,345C



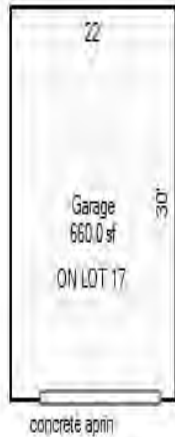
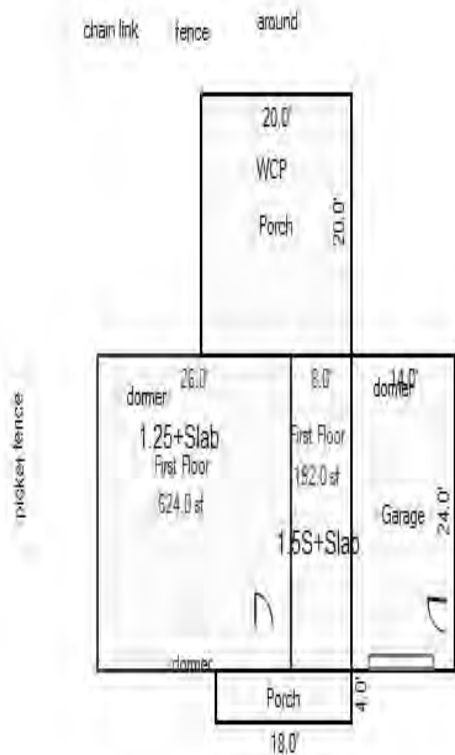
	X	Low	2024	6,000	66,900	72,900			56,591C
		High	2023	4,600	66,200	70,800			53,897C
		Landscaped	2022	4,000	59,600	63,600			51,331C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1980 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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			400	WCP (1 Story) 72 WPP																																					
Building Style: 1.25S		Yr Built 1972 201		Remodeled 2012		Ex		X	Ord		Min	Size of Closets																																						
Condition: Average		Lg		X	Ord		Small	Room List			Doors			Solid	X	H.C.																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			150 Amps Service																																								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.		Min																																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		No. of Elec. Outlets			Many			X	Ave.		Few																																					
(2) Windows		(7) Excavation		Average Fixture(s)			1			2																																								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 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																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			1																																								
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1																																								
X	Gable Hip Flat		Gambrel Mansard Shed	1			Public Water Public Sewer Water Well			1																																								
X	Asphalt Shingle	(10) Floor Support		1			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																								
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic																																											
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 1164 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>1.25 Story</td> <td>Siding</td> <td>Slab</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Slab</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>96</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>135,957</td> <td>95,168</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Class: C Exterior: Pole (Unfinished) Base Cost Door Opener Built-Ins Appliance Allow.															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Slab	624			1.5 Story	Siding	Slab	192			1 Story	Siding	Overhang	96			Total:				135,957	95,168	E.C.F. X 1.100 Total Base New : 201,354 Total Depr Cost: 140,944 Estimated T.C.V: 155,038			Bsmnt Garage: Carport Area: Roof:		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																													
1.25 Story	Siding	Slab	624																																															
1.5 Story	Siding	Slab	192																																															
1 Story	Siding	Overhang	96																																															
Total:				135,957	95,168																																													
<<<< 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.
PRAY JOSEPH E TRUST	PRAY JOSEPH E	0	06/18/2019	WD	09-FAMILY	2019-02001	PROPERTY TRANSFER	0.0
PRAY JOSEPH E	PRAY JOSEPH E & LEONORE R	0	06/18/2019	QC	09-FAMILY	2019-02002	PROPERTY TRANSFER	0.0
PRAY JOSEPH E	PRAY JOSEPH E TRUST	0	02/03/2011	WD	03-ARM'S LENGTH	2011-00889	PROPERTY TRANSFER	0.0
		4,300	09/01/1997	WD	33-TO BE DETERMINED	313:1260	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
PRAY JOSEPH E & LEONORE R 316 W SEMINARY ST CHARLOTTE MI 48813	2025 Est TCV 55,609 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 1 CAROLYN'S PLAT.	C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
Comments/Influences	100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 18,612								

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

Topography of Site

	X	Level
		Rolling
		Low
	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	9,300	18,500	27,800			13,690C
2024	10,000	16,800	26,800			13,279C
2023	7,500	16,600	24,100			12,647C
2022	4,000	15,000	19,000			12,045C

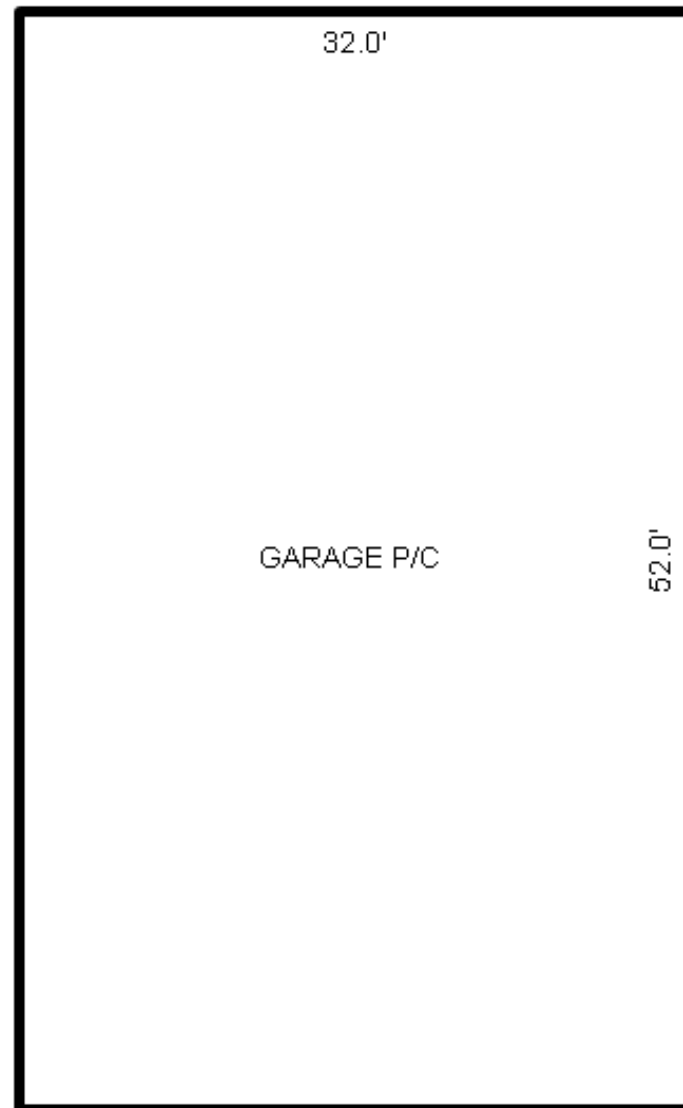


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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: 1997 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1664 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 39,570 Total Depr Cost: 33,634 Estimated T.C.V: 36,997								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 1997	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace								
	Condition: Average	Size of Closets		Lg	Ord	Small	(12) Electric								
	Room List	Doors	Solid	H.C.	0 Amps Service			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD	Blt 1997	
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			(11) Heating System: No Heating/Cooling					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
	(2) Windows	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Building Areas					
	Many Avg. Few	Large Avg. Small		(9) Basement Finish			1			Stories Exterior Foundation			Size	Cost New	Depr. Cost
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages					
	(3) Roof	Asphalt Shingle		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: C Exterior: Pole (Unfinished) Base Cost			1664	39,570	33,634
	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes:			Totals:			39,570	33,634	
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:											

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE STEVEN	NICHOLS THOMAS A & JENNIF	190,000	11/13/2017	WD	25-PARTIAL CONSTRUCTION	2017-03612	PROPERTY TRANSFER	100.0
STANHOPE ROBERT F & KRIST	DELINE STEVEN	30,000	10/14/2015	WD	03-ARM'S LENGTH	2015-03492	PROPERTY TRANSFER	100.0
		6,000	05/01/1999	WD	33-TO BE DETERMINED	328:273	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
267 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	12/10/2015	2015-0642	100%
	P.R.E. 100% 11/14/2017		New House	07/11/2007	20070437	100%

Owner's Name/Address	MAP #:
NICHOLS THOMAS A & JENNIFER L 267 S CAROLYN AVE LAKE CITY MI 49651	2025 Est TCV 243,358 TCV/TFA: 140.51

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 2 T22N R8W LOT 2 CAROLYN'S PLAT.			

Comments/Influences	X	Public Improvements	* Factors *
		Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
		Gravel Road	C200'@200/ 100.00 150.00 1.1892 0.7825 200 100 18,612
	X	Paved Road	100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 18,612
		Storm Sewer	
		Sidewalk	
		Water	Land Improvement Cost Estimates
	X	Sewer	Description Rate Size % Good Cash Value
	X	Electric	D/W/P: 4in Concrete 6.87 92 50 316
	X	Gas	D/W/P: 4in Concrete 6.87 12 50 41
		Curb	D/W/P: 4in Ren. Conc. 8.06 440 50 1,773
		Street Lights	Total Estimated Land Improvements True Cash Value = 2,130
		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	9,300	112,400	121,700			88,926C
2024	10,000	102,900	112,900			86,253C
2023	7,500	101,700	109,200			82,146C
2022	4,000	91,600	95,600			78,235C

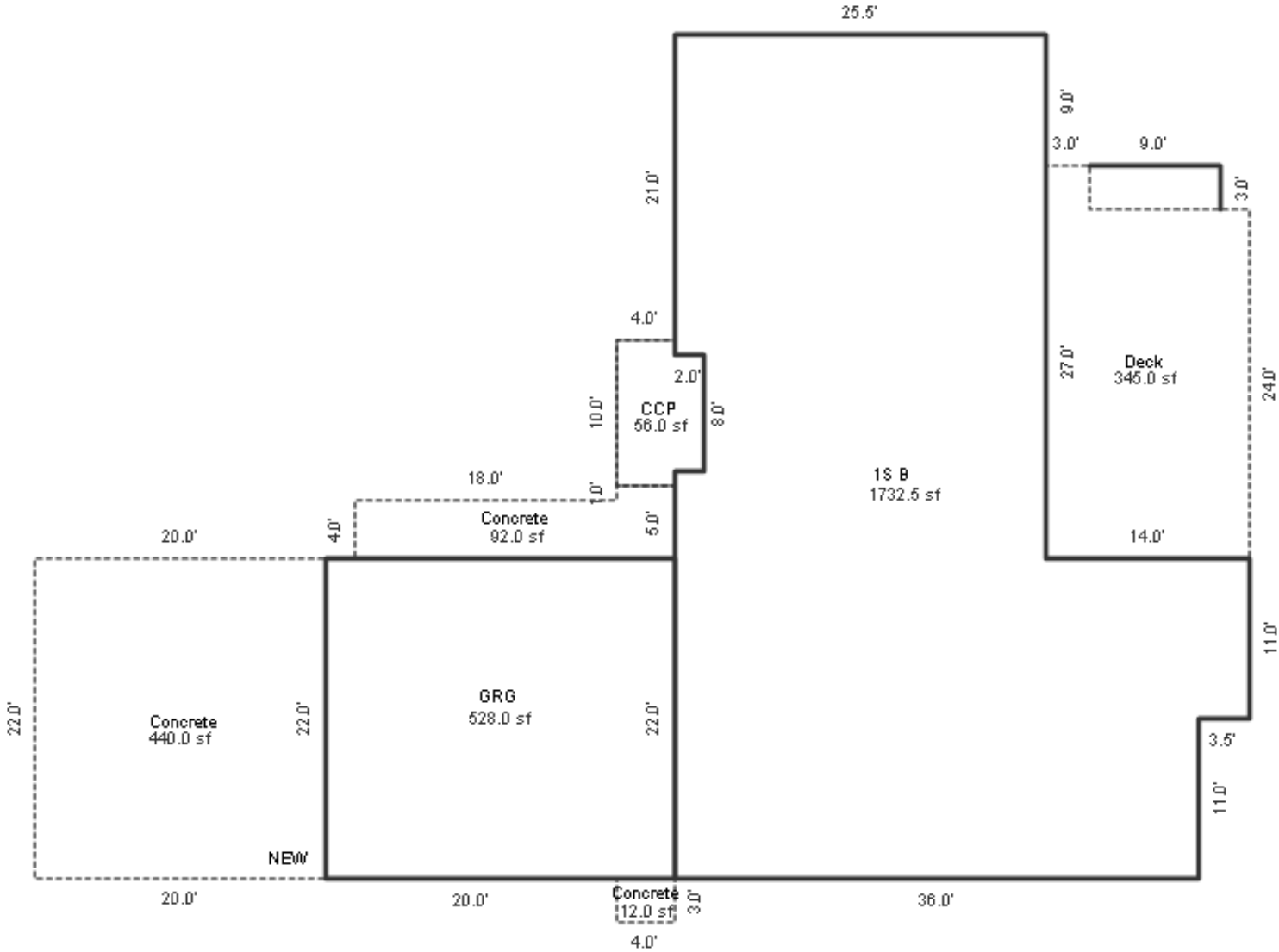


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*** Information herein deemed reliable but not guaranteed***

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: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior												
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C -5 Effec. Age: 25 Floor Area: 1,732 Total Base New : 269,844 Total Depr Cost: 202,378 Estimated T.C.V: 222,616			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 1977					
1977 REL	2017						Ex.	X	Ord.		Min	Ground Area = 1732 SF Floor Area = 1732 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
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.	(13) Plumbing			1 Story Siding Basement 1,732			Total: 228,395 171,292					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,523 1,892					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		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 1,091 3 Fixture Bath 1 4,580 3,435					
(2) Windows	Many Avg. X Few	Large Avg. Small	Basement: 1732 S.F. Crawl: 0 S.F. Slab: 0 S.F.			(8) Basement			Porches			CCP (1 Story) 56 1,644 1,233 WPP 372 6,171 4,628						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(9) Basement Finish			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 18,343 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404					
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,727 2,045			Totals: 269,844 202,378				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes: 1977 HOME RELOCATED 2007 VACANT & STU DS INTERIOR 2016 ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC V: 222,616											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWIDERSKI DALE & BERKMAN	ROOT JENNIFER S	180,000	10/16/2019	WD	03-ARM'S LENGTH	2019-03240	PROPERTY TRANSFER	100.0
STANHOPE WARREN, ROBERT &	SWIDERSKI DALE & BERKMAN	115,000	09/27/2013	WD	08-ESTATE	2013-03373 WD	PROPERTY TRANSFER	100.0
STANHOPE WARREN M & DOROT	STANHOPE WARREN, ROBERT &	0	01/19/2007	QC	21-NOT USED/OTHER	2020/0717	DEED	0.0
		6,000	05/01/1999	WD	33-TO BE DETERMINED	328:1	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
255 S CAROLYN AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/22/2019					
Owner's Name/Address	MAP #:					
ROOT JENNIFER S 255 S CAROLYN AVE LAKE CITY MI 49651	2025 Est TCV 248,867 TCV/TFA: 143.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
					* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				C200'@200/	100.00	150.00	1.1892 0.7825	200	100	18,612
				100 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =					18,612

Tax Description	X	Public Improvements	Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water	D/W/P: 4in Ren. Conc.	8.06	960	0			0	
			Sewer	D/W/P: 3.5 Concrete	6.49	400	0			0	
			Electric	Residential Local Cost Land Improvements							
			Gas								
			Curb	Description	Rate	Size	% Good	Cash Value			
			Street Lights	LAND IMPROVE 1000	1,000.00	1	94	940			
			Standard Utilities	Total Estimated Land Improvements True Cash Value =							940
			Underground Utils.								

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	115,100	124,400			103,224C
2024	10,000	105,400	115,400			100,121C
2023	7,500	104,200	111,700			95,354C
2022	4,000	93,900	97,900			90,814C

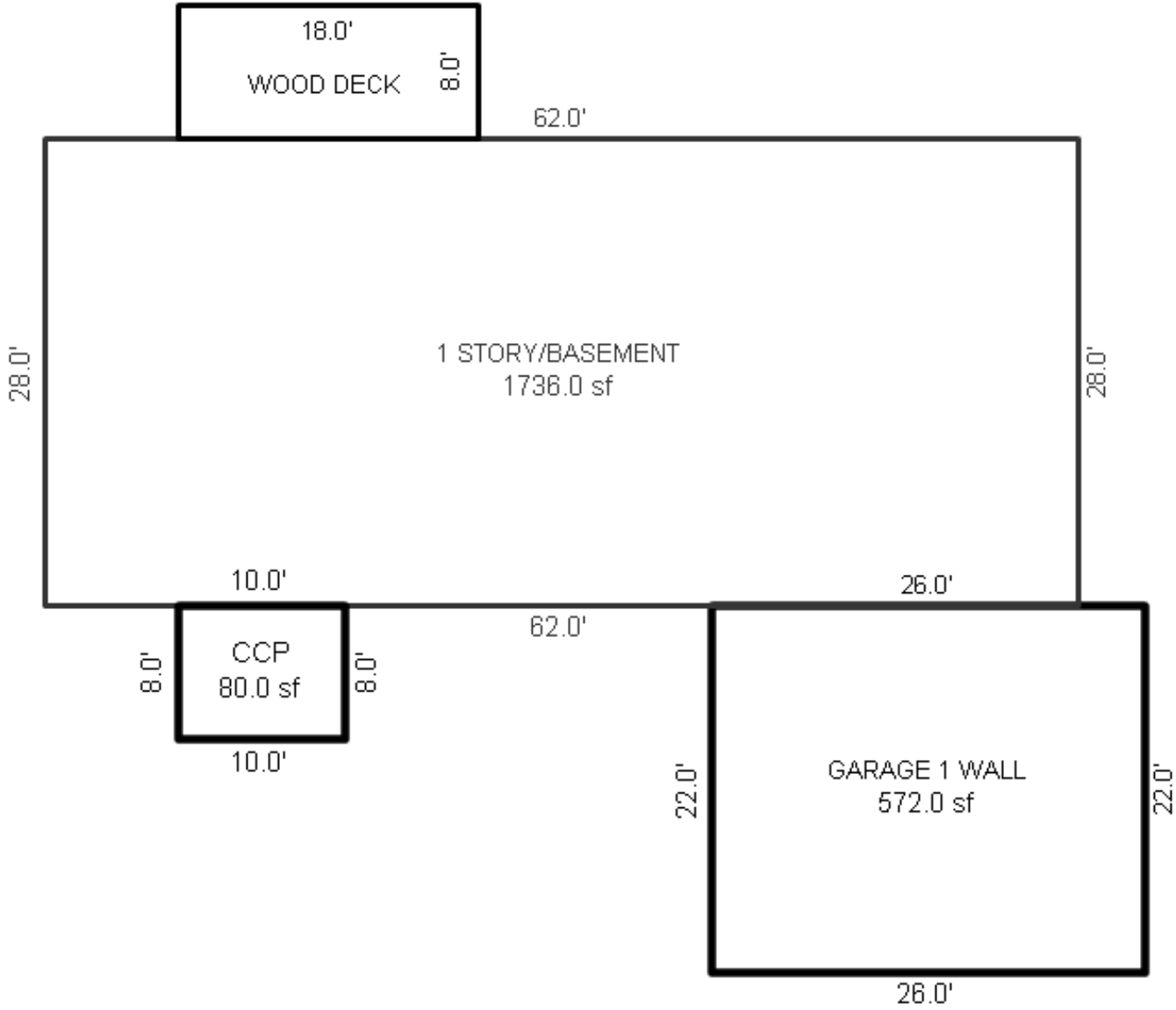
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 128	Type CCP (1 Story) Treated Wood	Year Built: 1999 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: 572 % 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: 1,736 Total Base New : 277,976 Total Depr Cost: 208,468 Estimated T.C.V: 229,315		E.C.F. X 1.100	Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Size of Closets		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1999		Roof:				
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min	150 Amps Service		Ground Area = 1736 SF Floor Area = 1736 SF.		Total		228,874 171,642				
Condition: Average		Lg		X	Ord	Small	No./Qual. of Fixtures		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,736					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		150 Amps Service		Average Fixture(s)		1		228,874		171,642		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min		2 3 Fixture Bath		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 2,523 1,892		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1736 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		Plumbing		Average Fixture(s)		1 1,455 1,091		3 4,580 3,435		
(2) Windows		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(13) Plumbing		Porches		CCP (1 Story)		80 2,274 1,705		
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1 1,455 1,091		2 3,064 2,298	
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:		Lump Sum Items:		Water/Sewer		Decks		Treated Wood		128 3,045 2,284		
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 572 24,344 18,258		
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Built-Ins		Appliance Allow.		1 2,727 2,045		Common Wall: 1 Wall 1 -2,647 -1,985	
X	Asphalt Shingle	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Built-Ins		Appliance Allow.		1 2,727 2,045		Door Opener 1 539 404		
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Built-Ins		Appliance Allow.		1 2,727 2,045		Water Well, 100 Feet 1 5,725 4,294		
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Built-Ins		Appliance Allow.		1 2,727 2,045		SANITARY SEWER 1 0 0 *		

*** 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.
GRUNOW ROBERT JR	GRUNOW ROBERT JR & TAMIE	0	04/15/2024	QC	09-FAMILY	2024-00911	DEED	0.0
WARREN JAMES A & SUSAN L	GRUNOW ROBERT JR	9,500	04/08/2024	WD	21-NOT USED/OTHER	2024-00697	DEED	100.0
WARREN JAMES & SUSAN H&W	WARREN J & S JOINT LIVING	0	01/07/2014	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0
BALL JAMES R & JANICE C	WARREN JAMES A & SUSAN L	9,500	10/14/2011	WD	03-ARM'S LENGTH	2011-03247 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
249 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Equipment	07/26/2024	PE24-0130	100%
	P.R.E. 0%		Garage	11/08/2012	2012-0161	100%

Owner's Name/Address	MAP #:
GRUNOW ROBERT JR & TAMIE L TRUST PO BOX 331 LAKE CITY MI 49651	2025 Est TCV 49,688 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 4 CAROLYN'S PLAT.	X		C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
Comments/Influences			100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 18,612								

Topography of Site
X High

Level
X High

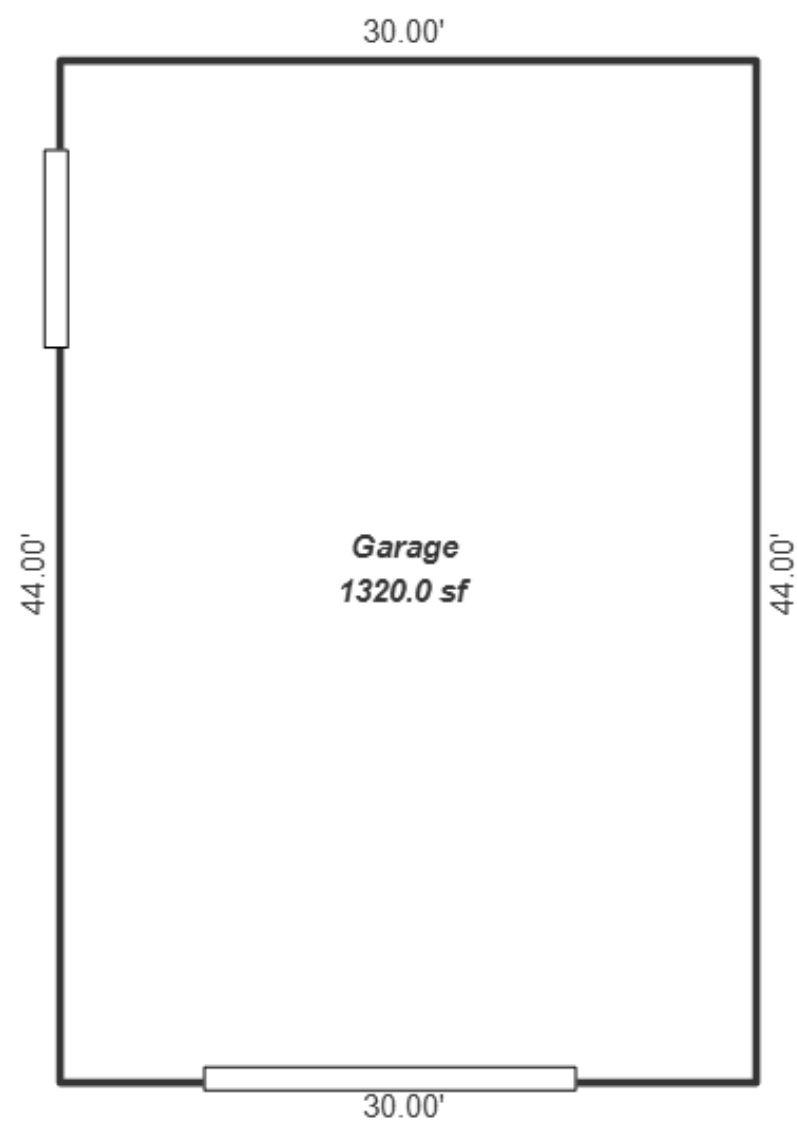
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,300	15,500	24,800			24,800S
2024	10,000	13,300	23,300			12,772C
2023	7,500	13,200	20,700			12,164C
2022	4,000	11,900	15,900			11,585C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Basement 1st Floor 2nd Floor Bedrooms		Bsmnt Garage:	Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 31,390 Total Depr Cost: 28,251 Estimated T.C.V: 31,076	E.C.F. X 1.100
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2012		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Stories Exterior Foundation		Size		Cost New Depr. Cost		
Wood Frame		Ex Ord Min		Ex. Ord. Min			Many Ave. Few		Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		
Building Style: GRG		Size of Closets		(13) Plumbing			(14) Water/Sewer		Base Cost		1320		31,390		
Yr Built 2012	Remodeled 0	Lg Ord Small		Average Fixture(s)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		Totals:		28,251		
Condition: Average		Doors Solid H.C.		1			Lump Sum Items:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:				31,076		
Room List		(5) Floors		(14) Water/Sewer											
Basement		Kitchen:		3 Fixture Bath											
1st Floor		Other:		2 Fixture Bath											
2nd Floor		Other:		Softener, Auto											
Bedrooms				Softener, Manual											
(1) Exterior		(6) Ceilings		Solar Water Heat											
Wood/Shingle				No Plumbing											
Aluminum/Vinyl				Extra Toilet											
Brick				Extra Sink											
Insulation				Separate Shower											
(2) Windows		(7) Excavation		Ceramic Tile Floor											
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Wains											
Large Avg. Small		(8) Basement		Ceramic Tub Alcove											
Wood Sash		Conc. Block		Vent Fan											
Metal Sash		Poured Conc.													
Vinyl Sash		Stone													
Double Hung		Treated Wood													
Horiz. Slide		Concrete Floor													
Casement		(9) Basement Finish													
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		Recreation SF													
Gable		Living SF													
Hip		Walkout Doors (B)													
Flat		No Floor SF													
Asphalt Shingle		Walkout Doors (A)													
Chimney:		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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



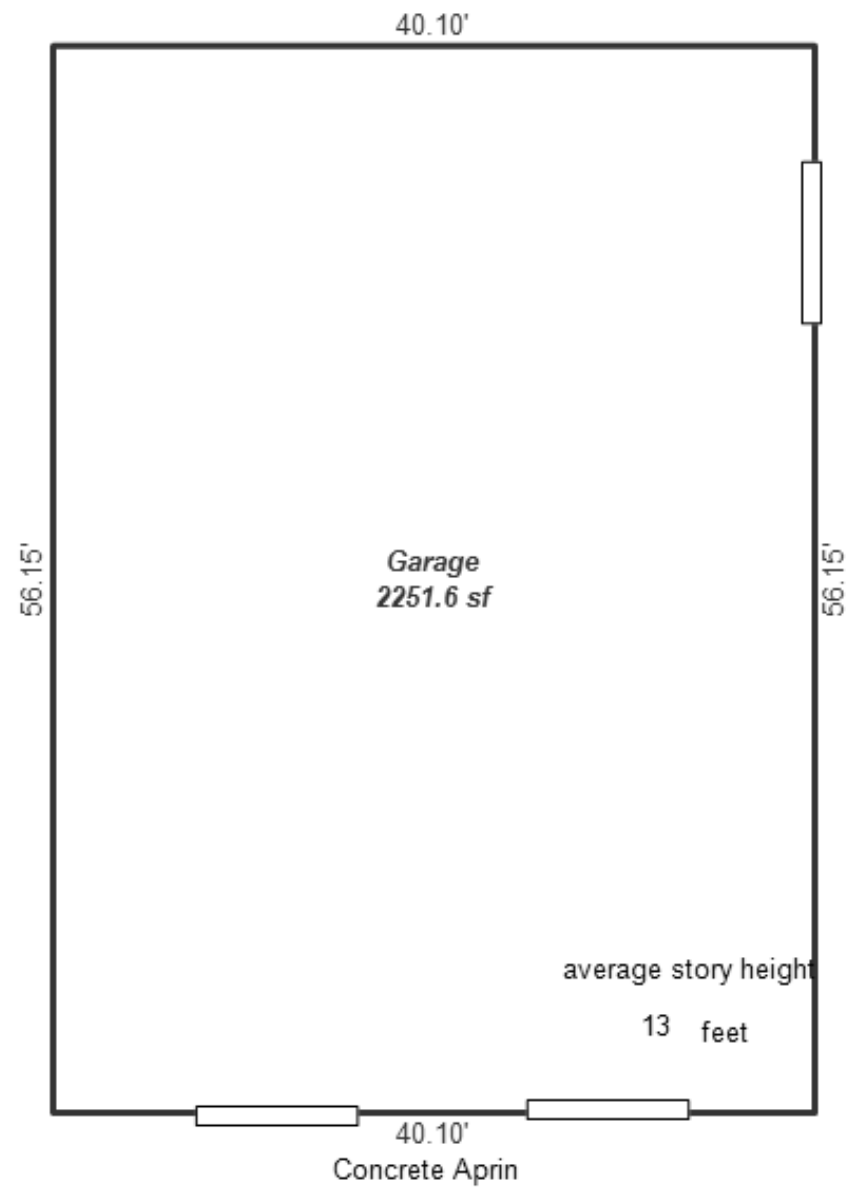
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status	
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		Garage		11/01/2012	2012-0600	100%	
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 71,606 TCV/TFA: 0.00				
BALL JAMES R & JANICE C 268 S CAROLYN DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
Taxpayer's Name/Address		Public Improvements		* Factors *		IRREGULAR SHAPE			
BALL JAMES R & JANICE C 268 S CAROLYN DRIVE LAKE CITY MI 49651		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Tax Description		X		C200'@200/	100.00	150.00	1.1892 0.7825	200 100	18,612
. SEC 2 T22N R8W LOT 5 CAROLYN'S PLAT.		X		100 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =		18,612	
Comments/Influences		X							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2025	9,300	26,500	35,800		17,888C
TPC 12/27/2017 INSPECTED				2024	10,000	22,700	32,700		17,351C
TPC 12/03/2012 INSPECTED				2023	7,500	22,500	30,000		16,525C
				2022	4,000	20,200	24,200		15,739C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 2251 % Good: 0 Storage Area: 0 No Conc. Floor: 0			E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 53,529 Total Depr Cost: 48,176 Estimated T.C.V: 52,994
Town Home	(4) Interior		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2012		
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G			0 Amps Service			(11) Heating System: Forced Air w/o Ducts							
A-Frame	Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.							
Building Style: GRG	Yr Built 2012	Remodeled 0	Ex	Ord	Min	Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
Condition: Average	Size of Closets		(13) Plumbing			Average Fixture(s)			Building Areas							
Room List	Basement	(5) Floors		1			3 Fixture Bath			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	1st Floor	Kitchen:		2			2 Fixture Bath			Other Additions/Adjustments			Garages			
	2nd Floor	Other:		3			Softener, Auto			Garages			Class: C Exterior: Pole (Unfinished)			
	Bedrooms	Other:		4			Softener, Manual			Garages			Base Cost			
(1) Exterior	(6) Ceilings		(14) Water/Sewer			Solar Water Heat			Notes:			2251		53,529		
Wood/Shingle	(7) Excavation		Public Water			No Plumbing			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:			48,176		48,176		
Aluminum/Vinyl	Basement: 0 S.F.		Public Sewer			Extra Toilet						Totals:		53,529		
Brick	Crawl: 0 S.F.		Water Well			Extra Sink										
Insulation	Slab: 0 S.F.		1000 Gal Septic			Separate Shower										
(2) Windows	Height to Joists: 0.0		2000 Gal Septic			Ceramic Tile Floor										
Many	(8) Basement		Lump Sum Items:			Ceramic Tile Wains										
Avg.	Conc. Block					Ceramic Tub Alcove										
Few	Poured Conc.					Vent Fan										
Large	Stone															
Avg.	Treated Wood															
Small	Concrete Floor															
Wood Sash	(9) Basement Finish															
Metal Sash	Recreation SF															
Vinyl Sash	Living SF															
Double Hung	Walkout Doors (B)															
Horiz. Slide	No Floor SF															
Casement	Walkout Doors (A)															
Double Glass	(10) Floor Support															
Patio Doors	Joists:															
Storms & Screens	Unsupported Len:															
(3) Roof	Cntr.Sup:															
Gable																
Hip																
Flat																
Asphalt Shingle																
Chimney:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,900	03/01/1999	WD	33-TO BE DETERMINED	326:1195	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE			Shed	11/23/2010	20100725	100%
Owner's Name/Address	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 56,529 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642	X		C200'@200/	111.00	162.00	20,518
			111 Actual Front Feet, 0.41 Total Acres		Total Est. Land Value =	20,518

Tax Description	X	Public Improvements
. SEC 2 T22N R8W LOT 6 CAROLYNzS PLAT.	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.



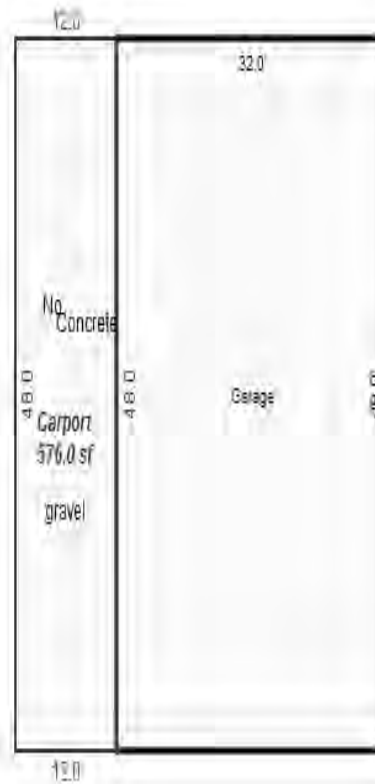
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	10,300	18,000	28,300			16,297C
X Rolling	2024	10,000	16,300	26,300			15,807C
X Low	2023	7,500	16,100	23,600			15,055C
X High	2022	4,000	14,500	18,500			14,339C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough 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: 2001 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: 1536 % 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 : 40,245 Total Depr Cost: 32,737 Estimated T.C.V: 36,011
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 2001		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built Remodeled 2001 2011		Condition: Average		(5) Floors			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation		Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Other Additions/Adjustments				
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Lump Sum Items:		Class: C Exterior: Pole (Unfinished)		Unit-in-Place Cost Items				
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			ROOF STRUCT. (SQ FT)		Door Opener		Totals:		* 3,085		
(2) Windows		Many Avg. Few Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:		Base Cost		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		36,011		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish						Notes:							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support											
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
Chimney:															

*** 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.
STEVENS PATRICK A & CATHL	ANTONCICH RICARDO & PRICE	115,231	09/06/2023	LC	21-NOT USED/OTHER	2023-02568	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
211 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/02/2024					
Owner's Name/Address	MAP #:					
ANTONCICH RICARDO & PRICE ROBIN C 211 S CAROLYN AVE LAKE CITY MI 49651	2025 Est TCV 146,924 TCV/TFA: 71.39					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 2 T22N R8W LOTS 7 & 8 CAROLYN'S PLAT.	X		Dirt Road	105.84	176.93	0.9884	0.8155	200	100	LOT 8	17,063	
			Gravel Road	103.69	178.47	0.9884	0.8173	200	100	LOT 7	16,752	
			Paved Road	210 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	33,815

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
		Water	D/W/P: 3.5 Concrete	5.70	66	0	0
	X	Sewer	Wood Frame	21.88	120	50	1,313
	X	Electric	Metal Prefab	12.57	120	50	754
		Gas	Total Estimated Land Improvements True Cash Value =				2,067

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	16,900	56,600	73,500			73,500S
Rolling	2024	20,000	58,100	78,100			78,100S
Low	2023	15,000	74,100	89,100		89,100A	39,511C
X High	2022	8,000	63,800	71,800			37,630C



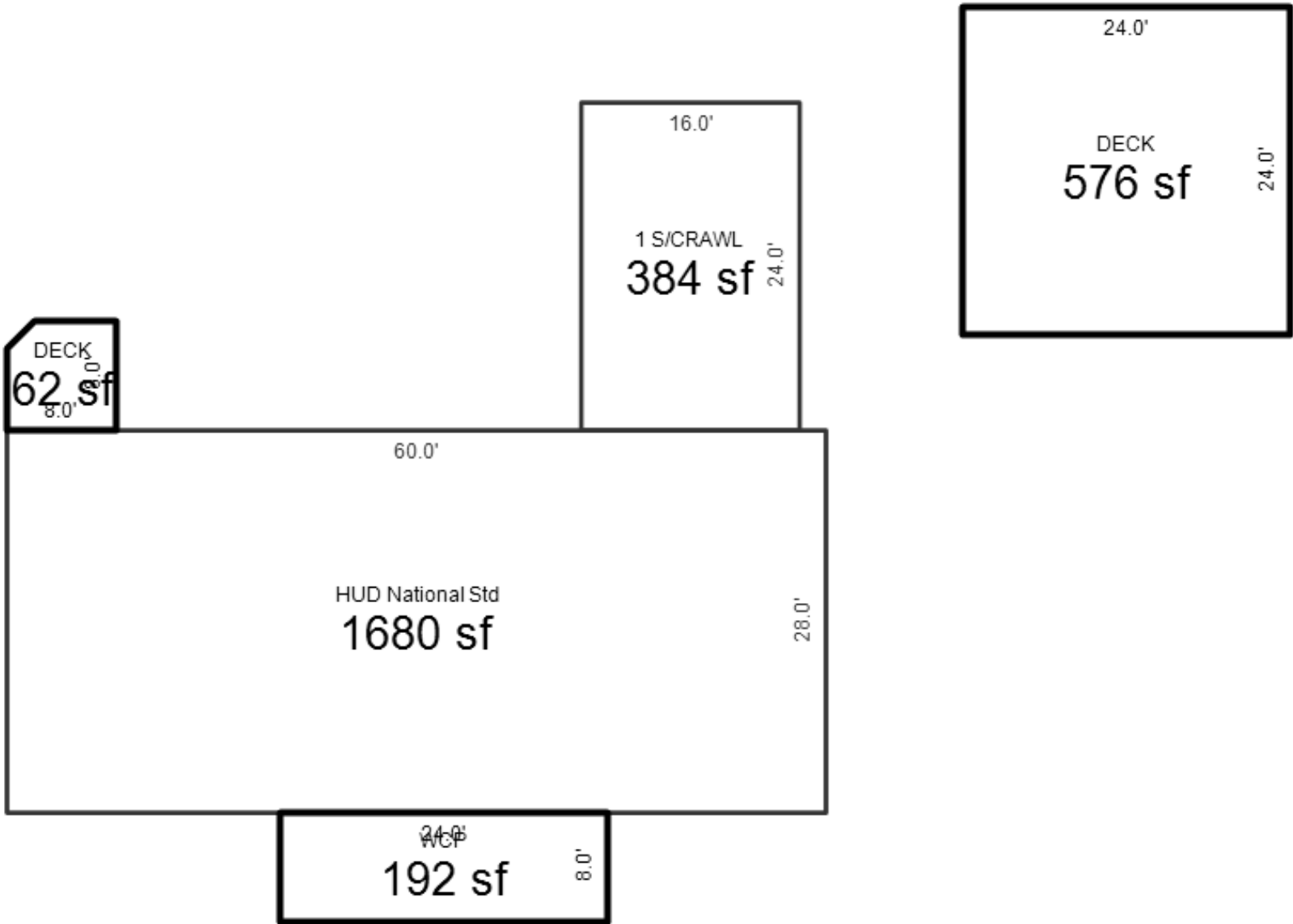
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	16,900	56,600	73,500			73,500S
			2024	20,000	58,100	78,100			78,100S
			2023	15,000	74,100	89,100		89,100A	39,511C
			2022	8,000	63,800	71,800			37,630C

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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 59	Type Pine Treated Wood	Year Built: 1989 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	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			(12) Electric 200 Amps Service			E.C.F. X 0.800		Bsmnt Garage:	
Building Style: HUD		X	Drywall Paneled							Class: D Effec. Age: 40 Floor Area: 2,058 Total Base New : 230,203 Total Depr Cost: 138,803 Estimated T.C.V: 111,042					Roof:	
Yr Built 1989			Plaster Wood T&G							Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 2058 SF Floor Area = 2058 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls D Blt 1989	
Remodeled 0			Trim & Decoration							Building Areas						
Condition: Average			Ex X Ord Min							Stories Exterior Foundation Size Cost New Depr. Cost						
Room List			Lg X Ord Small							1 Story Siding Crawl Space 1,677 1 Story Siding Crawl Space 381 Total: 193,591 116,154						
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 606 3 Fixture Bath 1 3,199 1,919						
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			Deck Pine w/Roof (Deck Portion) 192 3,034 2,184 * Pine w/Roof (Roof portion) 192 2,648 1,907 Treated Wood 59 1,829 1,097			Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,620 7,572						
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Water/Sewer Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,158 695 Water Well, 100 Feet 1 5,428 3,257						
(2) Windows		(7) Excavation		(14) Water/Sewer			Built-Ins Appliance Allow. 1 1,615 969			Fireplaces Interior 1 Story 1 4,071 2,443						
X	Many Avg. X Avg. Few		Basement: 0 S.F. Crawl: 2058 S.F. Slab: 0 S.F. Height to Joists: 0.0	Lump Sum Items:			Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 230,203 138,803						
X	Large Avg. X Avg. Small	(8) Basement		(10) Floor Support			Chimney: Metal			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Joists: Unsupported Len: Cntr.Sup:												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat															
X	Gambrel Mansard Shed															
X	Asphalt Shingle 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.
LASKOWSKI DAVID P (SM)	LASKOWSKI ELLEN (FORMER	0	01/13/2006	QC	21-NOT USED/OTHER	06-0/157	DEED	0.0
		86,000	03/01/1996	WD	33-TO BE DETERMINED	303:1	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/11/1997					
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Owner's Name/Address	MAP #:
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LASKOWSKI ELLEN M PO BOX Z LAKE CITY MI 49651	2025 Est TCV 62,706 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.38	166.39	1.1881	0.8031	200	100		19,155
101 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 19,155

Tax Description	Land Improvement Cost Estimates			
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. SEC 2 T22N R8W LOT 9 CAROLYN'S PLAT.	X	Dirt Road						
--	---	-----------	--	--	--	--	--	--

Comments/Influences	X	Gravel Road						
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PC GRG FOR 04	X	Paved Road						
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96 HS @ 7-97 BOR	X	Storm Sewer						
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	X	Sidewalk						
--	---	----------	--	--	--	--	--	--

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

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

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

	X	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
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X Level	2025	9,600	21,800	31,400			16,557C
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Rolling	2024	10,000	21,000	31,000			16,060C
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Low	2023	7,500	20,600	28,100			15,296C
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High	2022	4,000	18,600	22,600			14,568C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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Who	When	What	2025	9,600	21,800	31,400		16,557C
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TPC 12/27/2017 INSPECTED	2024	10,000	21,000	31,000			16,060C
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TPC 06/19/2011 INSPECTED	2023	7,500	20,600	28,100			15,296C
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	2022	4,000	18,600	22,600			14,568C
--	------	-------	--------	--------	--	--	---------

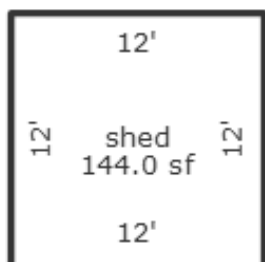


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*** Information herein deemed reliable but not guaranteed***

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: 2003 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: 1792 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 43,153 Total Depr Cost: 36,680 Estimated T.C.V: 40,348								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2003	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:								
	Condition: Average	Ex	Ord	Min	(12) Electric			Blt 2003							
	Room List	Lg	Ord	Small	0 Amps Service			Roof:							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 2003			
	(1) Exterior	Kitchen: Other: Other:		Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	Insulation			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
	(2) Windows	(7) Excavation		(13) Plumbing			Building Areas								
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 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			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Other Additions/Adjustments								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Garages								
	Gable Hip Flat	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished)								
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Door Opener			1		539 458			
	Chimney:	(10) Floor Support					Base Cost			1792		42,614 36,222			
		Joists: Unsupported Len: Cntr.Sup:					Totals:			43,153		36,680			
Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 40,348															

*** 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 P (SM)	LASKOWSKI ELLEN M (FORMER)	0	01/13/2006	QC	21-NOT USED/OTHER	06-0/157	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
166 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		New House	07/30/2007	20070496	Complete
	P.R.E. 100% 05/08/1996					

Owner's Name/Address	MAP #:
LASKOWSKI ELLEN M PO BOX Z LAKE CITY MI 49651	2025 Est TCV 240,091 TCV/TFA: 155.10

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			C200'@200/	100.23	156.84	1.1885	0.7913	200	100		18,854
			100 Actual Front Feet, 0.36 Total Acres						Total Est. Land Value =		18,854

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
. SEC 2 T22N R8W LOT 10 CAROLYNzS PLAT.	X	Dirt Road	Residential Local Cost Land Improvements				
Comments/Influences		Gravel Road	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
POLE GARAGE ON -009-00	X	Paved Road	LAND IMPROVE 1000	1,000.00	1	94	940
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =				940
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	9,400	110,600	120,000			71,597C
	X	Low	2024	10,000	100,300	110,300			69,445C
	X	High	2023	7,500	99,300	106,800			66,139C
		Landscaped	2022	4,000	89,500	93,500			62,990C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



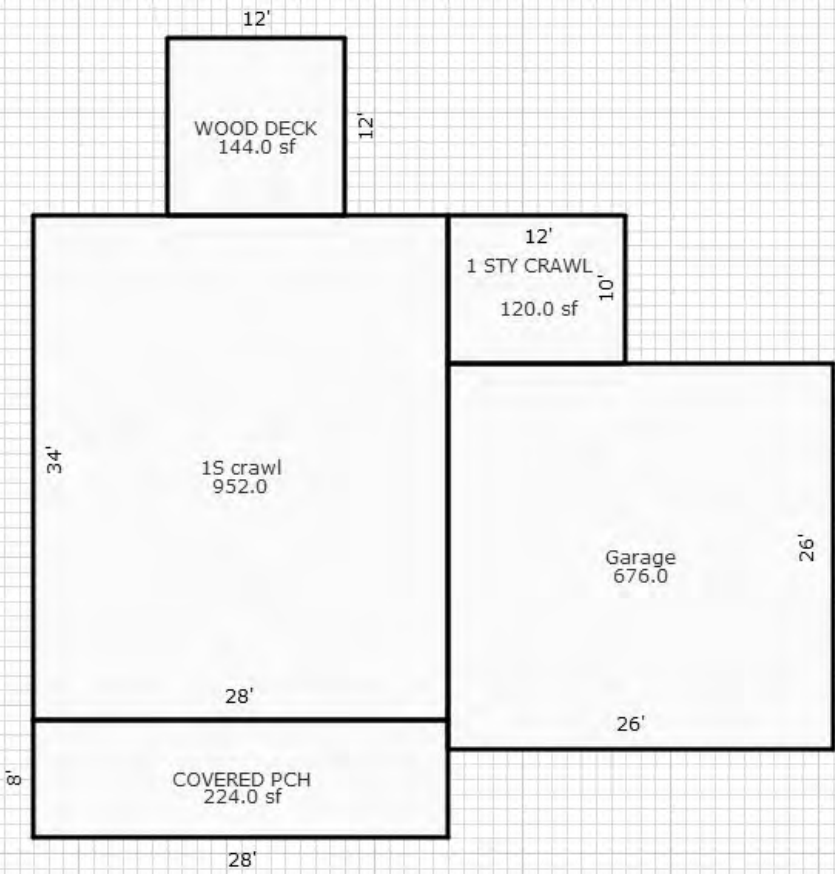
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	9,400	110,600	120,000			71,597C
TPC	06/17/2011	INSPECTED	2024	10,000	100,300	110,300			69,445C
RJG	11/26/2008	INSPECTED	2023	7,500	99,300	106,800			66,139C
			2022	4,000	89,500	93,500			62,990C

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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 224 144	Type WCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 1,548 Total Base New : 241,149 Total Depr Cost: 200,270 Estimated T.C.V: 220,297			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1072 SF Floor Area = 1548 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C		Blt 2007	
Condition: Average		Size of Closets		No./Qual. of Fixtures			200			Building Areas			Total: 183,785		156,218	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200			1.5 Story Siding Crawl Space 952						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			1 Story Siding Crawl Space 120						
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	X	Drywall	X			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893 Porches WCP (1 Story) 224 8,474 3,813 * Deck Treated Wood 144 3,292 1,481 * Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 676 33,070 28,109 Common Wall: 1.5 Wall 1 -3,971 -3,375 Door Opener 1 539 458 Water/Sewer Public Sewer 1 1,473 1,252 Water Well, 100 Feet 1 5,725 4,866 Built-Ins Appliance Allow. 1 2,727 2,318 Local Cost Items SANITARY SEWER 1 0 0			Total: 241,149		200,270	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Totals: 241,149 200,270						
X	Many Avg. X Few	Large Avg. X Small	Basement: Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Lump Sum Items:							
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet						
(3) Roof		(9) Basement Finish		(10) Floor Support			Joints: Unsupported Len: Cntr.Sup:			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Local Cost Items SANITARY SEWER							
X	Asphalt Shingle	(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 241,149 200,270						
Chimney:		(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<< 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***

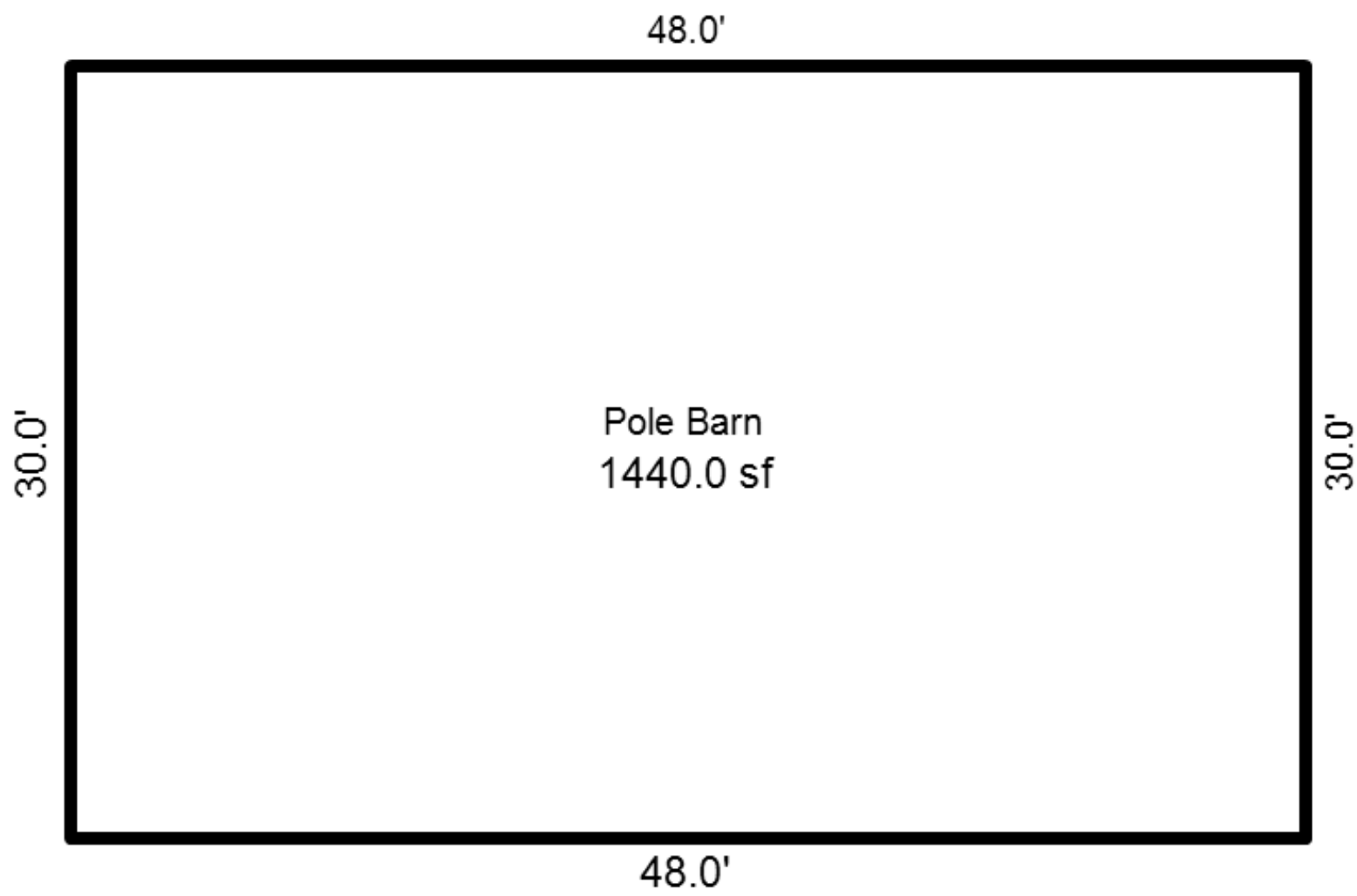
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 51,167 TCV/TFA: 0.00								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 11 CAROLYN'S PLAT.		Gravel Road		C200'@200/	100.05	150.86	1.1891	0.7837	200	100		18,645
Comments/Influences		Paved Road		100 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =		18,645	
		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	9,300	16,300	25,600		11,856C		
		TPC 12/27/2017 INSPECTED			2024	10,000	14,800	24,800		11,500C		
		TPC 10/23/2017 INSPECTED			2023	7,500	14,600	22,100		10,953C		
		TPC 06/19/2011 INSPECTED			2022	4,000	13,200	17,200		10,432C		

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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: 1995 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: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 34,782 Total Depr Cost: 29,565 Estimated T.C.V: 32,522
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 1995		
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=85/100/100/100/85				
Building Style: GRG		Lg Ord Small		(6) Ceilings			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built 1995		Remodeled 0		Doors Solid 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		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors			No. of Elec. Outlets			Class: C Exterior: Pole (Unfinished)		Door Opener		1 539 458			
Room List		Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			Door Opener		Base Cost		1440 34,243 29,107			
Basement		(6) Ceilings			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Totals:		34,782 29,565					
1st Floor		(7) Excavation			(8) Basement			Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		32,522			
2nd Floor		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
Bedrooms		(9) Basement Finish			(9) Basement Finish										
(1) Exterior		(9) Basement Finish			(10) Floor Support										
Wood/Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support										
Aluminum/Vinyl		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
Insulation		Lump Sum Items:													
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARSON KERRY & HEATHER JE	KOLARIK CHRISTOPHER & ELL	15,000	05/29/2018	WD	03-ARM'S LENGTH	2018-01753	PROPERTY TRANSFER	100.0
DULLOCK ROBERT J & CONSTA	LARSON KERRY & HEATHER JE	12,500	10/12/2005	WD	03-ARM'S LENGTH	05-0/4066	DEED	100.0
		12,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2941	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
131 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST	Pole Barn	07/09/2021	2021-0438	100%

Owner's Name/Address	MAP #:	2025 Est TCV	TCV/TFA:	TCV/TFA:
KOLARIK CHRISTOPHER & ELLEN 7479 W WHITE BIRCH AVE LAKE CITY MI 49651		99,651	0.00	

X Improved		Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Public Improvements			* Factors *				IRR, EFF		
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	Land Improvement Cost Estimates							
. SEC 2 T22N R8W LOT 12 CAROLYN'S PLAT.	Description	Rate	Size	% Good	Cash Value			
Comments/Influences	D/W/P: 4in Ren. Conc.	8.06	1120	50	4,513			
	Total Estimated Land Improvements True Cash Value =					4,513		

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	8,600	41,200	49,800			41,163C
X	Rolling		2024	10,000	36,100	46,100			39,926C
X	Low		2023	7,500	35,500	43,000			38,025C
X	High		2022	4,000	32,600	36,600			36,215C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								



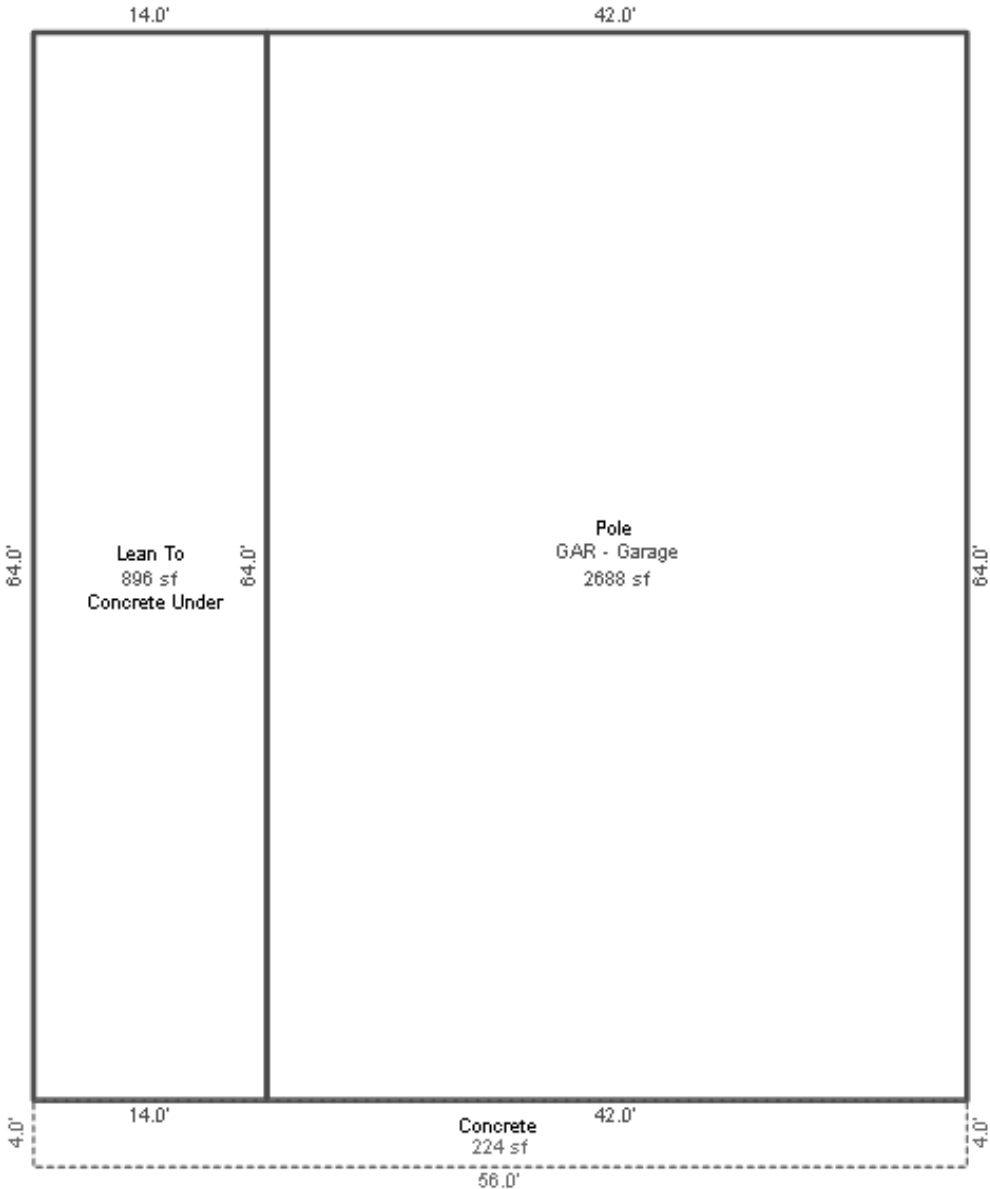
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/25/2021	INSPECTED	2024	10,000	36,100	46,100			39,926C
TPC	04/30/2021	INSPECTED	2023	7,500	35,500	43,000			38,025C
TPC	12/27/2017	INSPECTED	2022	4,000	32,600	36,600			36,215C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 896	Type Roof Cover Onl	Year Built: 2021 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2688 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 73,823 Total Depr Cost: 70,870 Estimated T.C.V: 77,957			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:										
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace															
Yr Built 2021		Remodeled 0		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C Blt 2021									
Condition: Average		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96												
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Plumbing			Plumbing		3 Fixture Bath		1		-4,580		-4,397	
(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			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: C Exterior: Pole (Unfinished)		Door Opener		2		1,078		1,035	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Deck			Deck		w/Roof (Roof portion)		896		13,404		12,868	
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Notes:			Totals:		73,823		70,870					
(2) Windows		(9) Basement Finish		(10) Floor Support			Plumbing			Notes:												
Many	Avg.	Few	Large	Avg.	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			ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(14) Water/Sewer		Lump Sum Items:																		
(3) Roof		Chimney:																				
Gable	Hip	Flat	Gambrel	Mansard	Shed																	

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



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

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

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

S CAROLYN AVE School: LAKE CITY AREA SCHOOL DIST P.R.E. 0% MAP #: 2025 Est TCV 20,382

Owner's Name/Address Improved X Vacant Land Value Estimates for Land Table 4101.4101 RURAL SUBS

PARKER BRIAN P
18744 MASONIC BLVD APT 21
ROSEVILLE MI 48066

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
. SEC 2 T22N R8W LOT 13 CAROLYN'S PLAT.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	C200'@200/	113.12	149.04	1.1531	0.7813	200 100	20,382
		125 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =						20,382

Comments/Influences

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	10,200	0	10,200			2,481C
			2024	10,000	0	10,000			2,407C
			2023	7,500	0	7,500			2,293C
			2022	4,000	0	4,000			2,184C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		13,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:2993	DEED	0.0

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

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

Owner's Name/Address: HINDY GERARD T & MOLLIE M
 7939 W PINE DR
 LAKE CITY MI 49651
 2025 Est TCV 19,077

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Improved X Vacant * Factors *

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

C200'@200/ 102.67 153.00 1.1814 0.7864 200 100 19,077

109 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 19,077

Tax Description: SEC 2 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-184 DESC AS: LOT 14 CAROLYN'S PLAT.

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

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

2025 9,500 0 9,500 2,481C

2024 10,000 0 10,000 2,407C

2023 7,500 0 7,500 2,293C

2022 4,000 0 4,000 2,184C

Who When What TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 10/23/2017 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.
SILER JACOB C	JONES ZACK E & KELSEY L	129,900	07/10/2020	WD	03-ARM'S LENGTH	2020-01979	PROPERTY TRANSFER	100.0
SWANSON BRAD G & SARA D	SILER JACOB C	89,000	05/01/2015	WD	03-ARM'S LENGTH	2015-01629	DEED	100.0
GALLOP EVA M*	SWANSON BRAD G & SARA D (	97,600	09/22/2005	WD	03-ARM'S LENGTH	05-0/3736	DEED	100.0
		57,000	05/01/2001	WD	33-TO BE DETERMINED	01-0:2023	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
186 S CAROLYN AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/10/2020					

Owner's Name/Address	MAP #:
JONES ZACK E & KELSEY L 186 S CAROLYN DR LAKE CITY MI 49651	2025 Est TCV 160,606 TCV/TFA: 148.71

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 2 T22N R8W LOT 15 CAROLYN'S PLAT.			
Comments/Influences			
BLDG MOVED FROM CROWS NEST GRG FOR 95 HOUSE COMP FOR 96 GRG TO LIVING FOR 00 NEW GRG FOR 03			

Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
X	Dirt Road		100.00	154.91	1.1892	0.7889	200	100	18,763
	Gravel Road								
X	Paved Road								
	Storm Sewer								
	Sidewalk								
X	Water	D/W/P: 4in Ren. Conc.				8.06			0
X	Sewer					26.78			1,874
X	Electric								
X	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: 4in Ren. Conc.	8.06	240	0	0
		Wood Frame	26.78	140	50	1,874
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 =						2,814

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
	Rolling							
	Low							
X	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2025	9,400	70,900	80,300		68,218C
		TPC 06/02/2020 INSPECTED	2024	10,000	65,300	75,300		66,167C
		TPC 12/27/2017 INSPECTED	2023	7,500	64,500	72,000		63,017C
		TPC 03/30/2015 INSPECTED	2022	4,000	58,200	62,200		60,017C

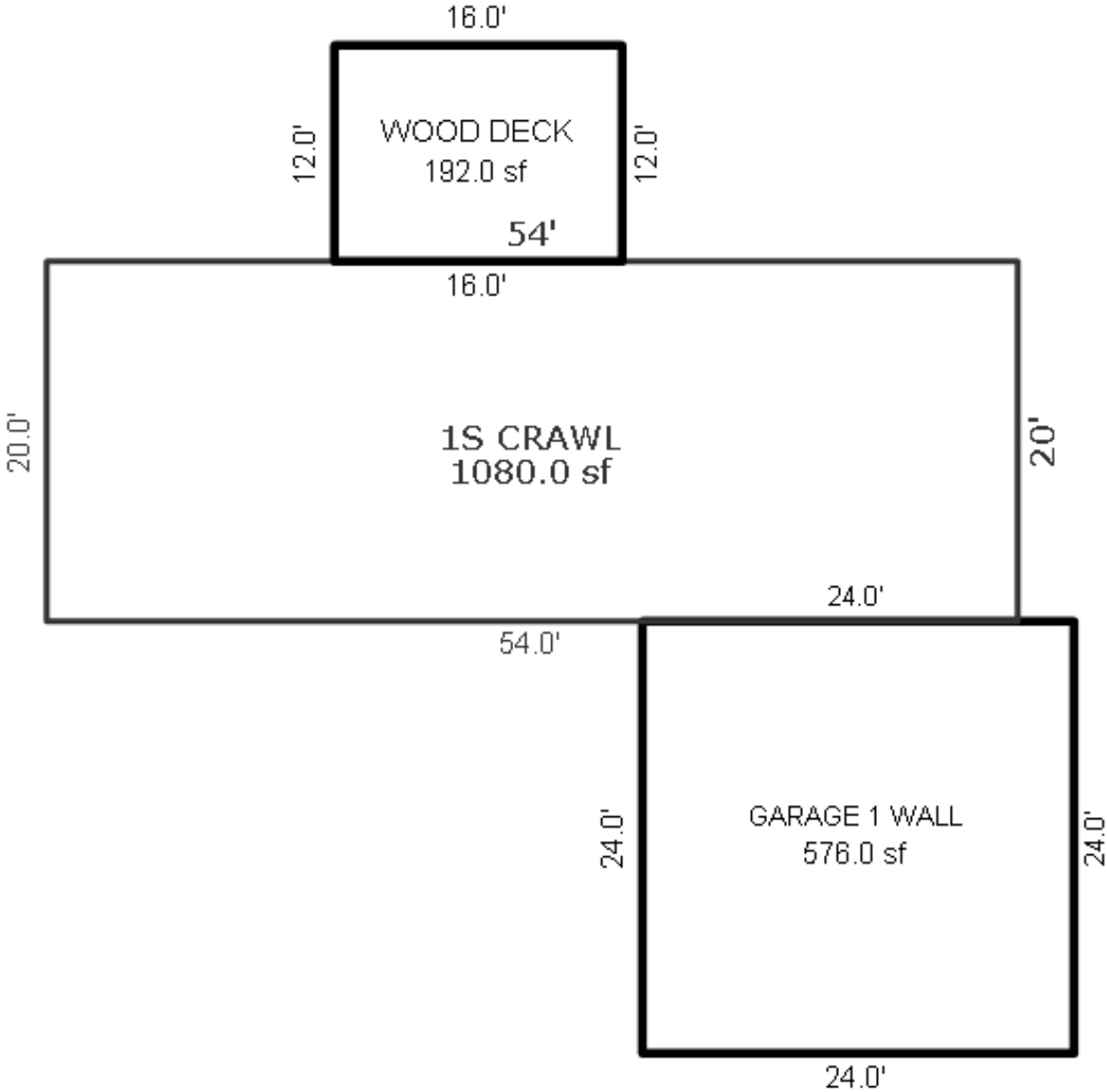


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 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			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Ex Ord X Min			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Storage Area: 0 No Conc. Floor: 0			
Yr Built 1970	Remodeled 1994	Size of Closets		Lg Ord X Small			No. Heating/Cooling			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:			
Condition: Average		Doors		Solid X H.C.			Central Air Wood Furnace			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:			
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:			
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		200 Amps Service			No./Qual. of Fixtures			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:			
(1) Exterior		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall			(13) Plumbing			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
(2) Windows		Many Avg. X Avg. Large X Few 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			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(14) Water/Sewer			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
(3) Roof		(9) Basement Finish			Lump Sum Items:			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
X	Asphalt Shingle	(10) Floor Support			Notes:			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: Roof:					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Notes:			Total Base New : 180,558 Total Depr Cost: 126,390 Estimated T.C.V: 139,029			Carport Area: 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.
WILLIAMS DONALD C & VIRGI	WILLIAMS DONALD C & VIRGI	0	09/19/2017	QC	09-FAMILY	2017-03028	DEED	0.0
		7,500	12/01/1999	WD	33-TO BE DETERMINED	02-0:3030	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
61 S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 42,914 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				IRR - EFF	Value		
			Description	Frontage	Depth	* Factors * Front Depth			Rate %Adj.	Reason
. SEC 2 T22N R8W LOT 16 CAROLYN'S PLAT.	X		Dirt Road	91.36	147.81	1.2164	0.7797	200	100	17,328
Comments/Influences			Gravel Road	91 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =		17,328



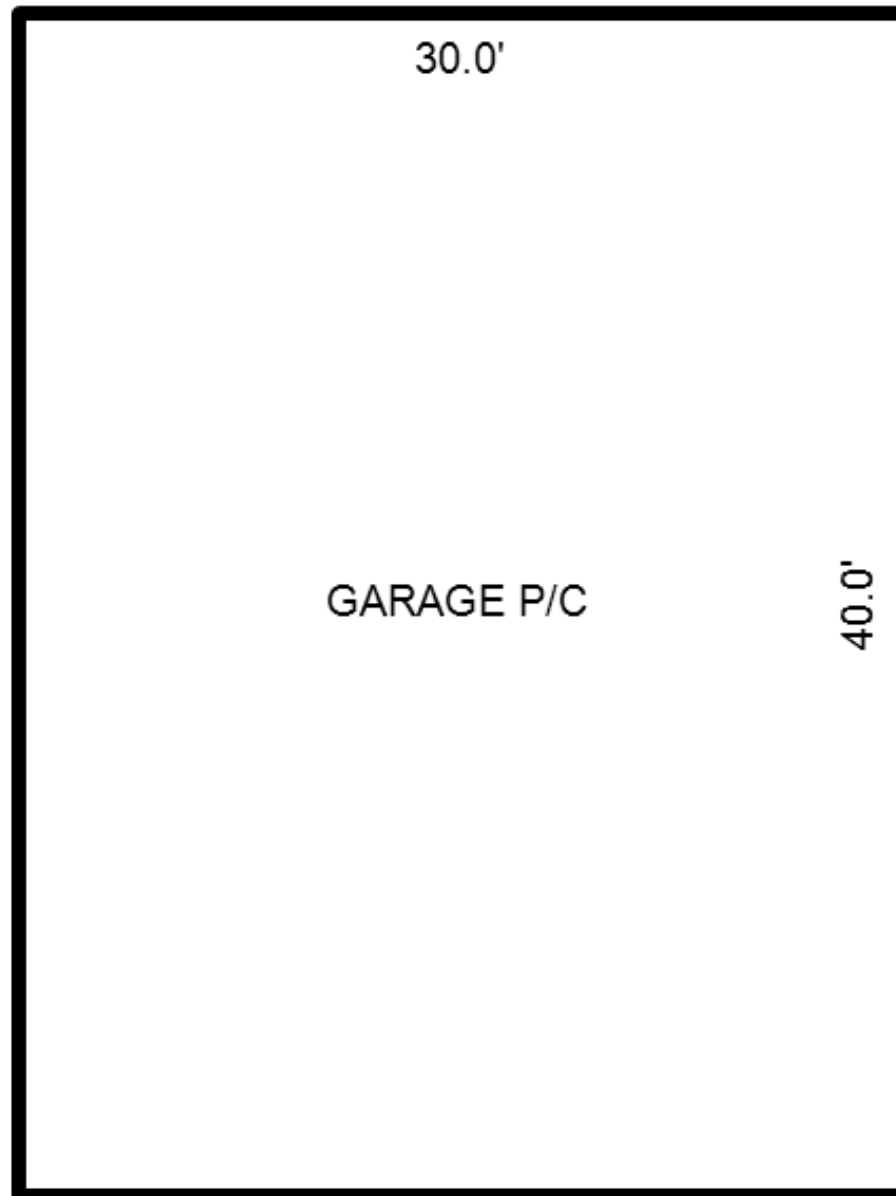
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	8,700	12,800	21,500			13,539C
		TPC 12/27/2017 INSPECTED	2024	10,000	11,700	21,700			13,132C
			2023	7,500	12,200	19,700			12,507C
			2022	4,000	11,000	15,000			11,912C

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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:							
Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 29,075 Total Depr Cost: 23,260 Estimated T.C.V: 25,586		E.C.F. X 1.100		Storage Area: No Conc. Floor:		Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 29,075 Total Depr Cost: 23,260 Estimated T.C.V: 25,586		E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:									
Yr Built 2000	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2000											
Condition: Average		Size of Closets			0 Amps Service			(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Basement	1st Floor	(5) Floors			Many			Average Fixture(s)		Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Door Opener		1		539		431	
2nd Floor	Bedrooms	Kitchen: Other: Other:			Ave.			3 Fixture Bath		Other Additions/Adjustments		Base Cost		1200		28,536		22,829					
(1) Exterior		(6) Ceilings			Few			2 Fixture Bath		Notes:		Totals:		29,075		23,260							
Wood/Shingle	Aluminum/Vinyl	(7) Excavation			Average Fixture(s)			1		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:													
Brick	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			Softener, Auto															
(2) Windows		(8) Basement			2 Fixture Bath			Softener, Manual															
Many	Large	Conc. Block			Solar Water Heat			No Plumbing															
Avg.	Avg.	Poured Conc.			No Plumbing			Extra Toilet															
Few	Small	Stone			Extra Sink			Separate Shower															
Wood Sash	Metal Sash	Treated Wood			Vent Fan			Ceramic Tile Floor															
Vinyl Sash	Vinyl Sash	Concrete Floor						Ceramic Tile Wains															
Double Hung	Horiz. Slide	(9) Basement Finish						Ceramic Tub Alcove															
Casement	Double Glass							Vent Fan															
Patio Doors	Storms & Screens																						
(3) Roof		(10) Floor Support																					
Gable	Gambrel	Recreation SF																					
Hip	Mansard	Living SF																					
Flat	Shed	Walkout Doors (B)																					
Asphalt Shingle		No Floor SF																					
Chimney:		Walkout Doors (A)																					
		Concrete Floor																					
		(14) Water/Sewer																					
		Joists: Unsupported Len: Cntr.Sup:																					
		Public Water																					
		Public Sewer																					
		Water Well																					
		1000 Gal Septic																					
		2000 Gal Septic																					
		Lump Sum Items:																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES DAVID C	QUALITY CONSULTING & AUDI	1	10/18/2020	QC	09-FAMILY	2020-03200	DEED	100.0
OSBORNE'S TRUST CLIFFORD	OSBORNE JOYCE E	0	10/26/2018	QC	09-FAMILY	2018-03511	PROPERTY TRANSFER	0.0
OSBORNE JOYCE E	JONES DAVID C	35,000	10/26/2018	WD	03-ARM'S LENGTH	2018-03512	PROPERTY TRANSFER	100.0
		7,500	10/01/1999	WD	33-TO BE DETERMINED	02-0:3031	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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QUALITY CONSULTING & AUDITING LLC 2438 TIPLADY RD PINCKNEY MI 48169	MAP #:					
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	2025 Est TCV 39,102 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

		C200'@200/	100.00	158.00	1.1892	0.7928	200	100	18,855
		100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =	18,855	

Tax Description	X	Dirt Road						
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. SEC 2 T22N R8W LOT 17 CAROLYN'S PLAT.	X	Gravel Road						
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Comments/Influences	X	Paved Road						
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	X	Storm Sewer						
--	---	-------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

	X	Low						
--	---	-----	--	--	--	--	--	--

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

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

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

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

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

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

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

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

		Flood Plain						
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,400	10,200	19,600			12,915C
2024	10,000	9,200	19,200			12,527C
2023	7,500	8,900	16,400			11,931C
2022	4,000	8,200	12,200			11,363C

Who	When	What				
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TPC 12/27/2017	INSPECTED					
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TPC 10/23/2017	INSPECTED					
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Licensed To: Township of Lake, County of						
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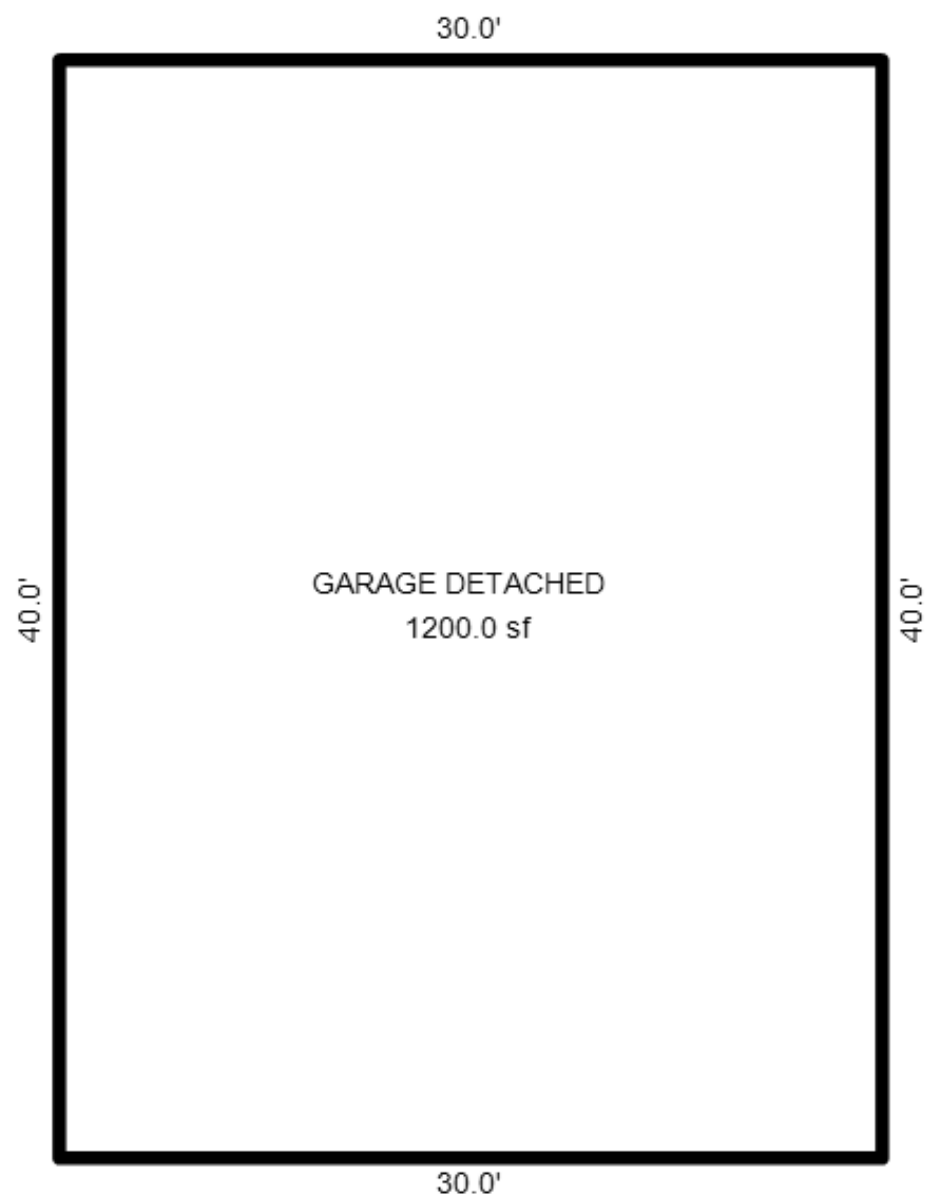
Missaukee, Michigan						
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*** Information herein deemed reliable but not guaranteed***						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 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: 20 Floor Area: 0 Total Base New : 23,008 Total Depr Cost: 18,406 Estimated T.C.V: 20,247
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 2000		
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 2000		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Class: D Exterior: Pole (Unfinished)		Door Opener				
Room List		Kitchens: Other: Other:		Softener, Manual			1000 Gal Septic		Door Opener		Base Cost				
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		Totals:		23,008		18,406		
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.100 => TCVC:		20,247		
2nd Floor		(6) Ceilings		Extra Toilet											
Bedrooms		No. of Elec. Outlets		Extra Sink											
(1) Exterior		Many Ave. Few		Separate Shower											
Wood/Shingle		(7) Excavation		Ceramic Tile Floor											
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		Large Avg. Small		Recreation SF											
Wood Sash		(8) Basement		Living SF											
Metal Sash		Conc. Block		Walkout Doors (B)											
Vinyl Sash		Poured Conc.		No Floor SF											
Double Hung		Stone		Walkout Doors (A)											
Horiz. Slide		Treated Wood		(10) Floor Support											
Casement		Concrete Floor		Joists:											
Double Glass		(9) Basement Finish		Unsupported Len:											
Patio Doors		Recreation SF		Cntr.Sup:											
Storms & Screens		Living SF													
(3) Roof		Walkout Doors (B)													
Gable		No Floor SF													
Hip		Walkout Doors (A)													
Flat		Recreation SF													
Asphalt Shingle		Living SF													
Chimney:		Walkout Doors (B)													
		No Floor SF													
		Walkout Doors (A)													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIEMAN JAMES R & LYNN L	TIEMAN JAMES R & LYNN L T	0	07/07/2022	QC	09-FAMILY	2022-02271	PROPERTY TRANSFER	0.0
		12,500	07/01/2001	WD	33-TO BE DETERMINED	01-0:2940	DEED	0.0

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

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

Owner's Name/Address: TIEMAN JAMES R & LYNN L TRUST
 292 STONE GLEN COURT
 SALINE MI 48176
 2025 Est TCV 52,362 TCV/TFA: 0.00

X Improved Vacant Land Value Estimates for Land Table 4101.4101 RURAL SUBS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.67	169.00	1.1872	0.8062	200	100		19,271
101 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								19,271

Tax Description: . SEC 2 T22N R8W LOT 18 CAROLYN'S PLAT.

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,600	16,600	26,200			14,993C
2024	10,000	15,100	25,100			14,543C
2023	7,500	14,900	22,400			13,851C
2022	4,000	13,400	17,400			13,192C

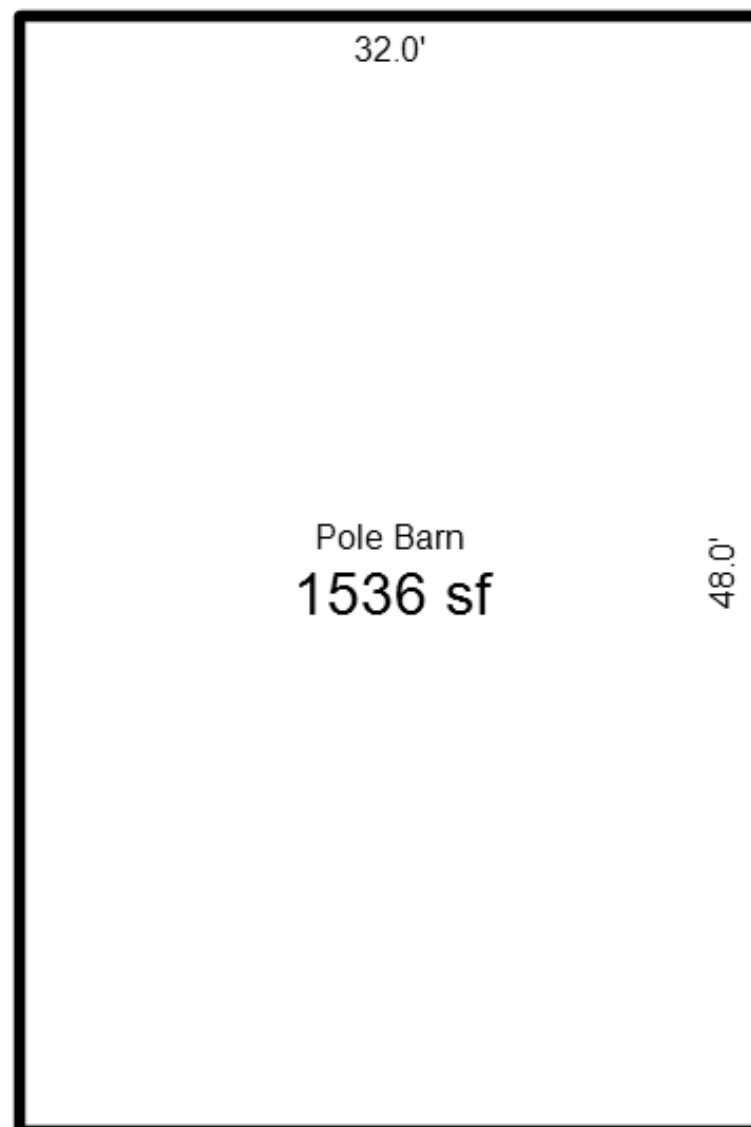
Who: TPC 04/30/2021 INSPECTED
 When: TPC 12/27/2017 INSPECTED
 What: TPC 06/19/2011 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1536 % 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: 20 Floor Area: 0 Total Base New : 37,604 Total Depr Cost: 30,083 Estimated T.C.V: 33,091
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 2002		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		(6) Ceilings			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built Remodeled 2002 0		Doors Solid H.C.		(7) Excavation			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Other Additions/Adjustments				
Room List		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement			Lump Sum Items:		Class: C Exterior: Pole (Unfinished)		Door Opener 2 1,078 862			
Basement		(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Base Cost 1536 36,526 29,221		Totals: 37,604 30,083			
1st Floor		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 33,091			
2nd Floor		Joists: Unsupported Len: Cntr.Sup:													
Bedrooms															
(1) Exterior															
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



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