

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOREMSKI LORI L	OBRIEN KATHLEEN & STOREMS	1	10/02/2015	QC	09-FAMILY	2015-03319	DEED	0.0
GILMAN ATHENA & DOUGLAS E	STOREMSKI LORI L	165,000	09/20/2013	WD	03-ARM'S LENGTH	2013-03240 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
750 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/11/2018	2018-0543	100%

Owner's Name/Address	MAP #:
OBRIEN KATHLEEN & STOREMSKI LORI 27176 WALLOON WAY BROWNSTONE MI 48134	2025 Est TCV 337,618 TCV/TFA: 366.98

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 3 T22N R8W LOT 1 PLAT OF CHEROKEE SHORES.	X	Dirt Road		A 80'@\$1400/FF	73.00	309.00	1.0000	1.2189	1400	100		124,569
Comments/Influences		Gravel Road		73 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =				124,569

Comments/Influences	X	Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
ADD 10' VACATED ALLEY FOR 00	X	Electric	Fencing: Wd, Solid, 6 ft.	30.45	10	50	152	
	X	Gas	D/W/P: 3.5 Concrete	6.49	36	50	117	
	X	Curb	D/W/P: Brick on Sand	17.76	114	50	1,012	
		Street Lights	D/W/P: Patio Blocks	15.39	12	50	92	
		Standard Utilities	D/W/P: 4in Ren. Conc.	8.06	276	50	1,112	
		Underground Utils.	Wood Frame	35.26	60	25	529	
			Total Estimated Land Improvements True Cash Value =					3,014

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



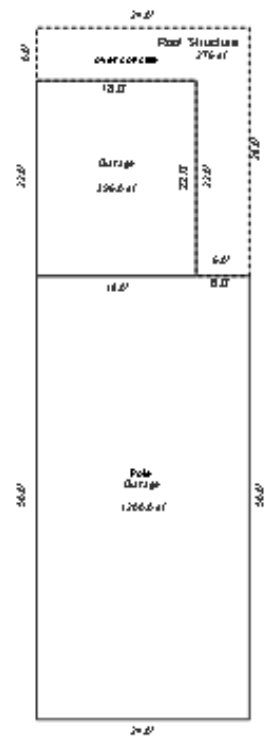
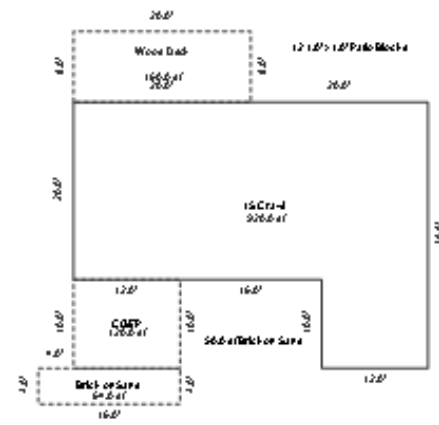
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	62,300	106,500	168,800			124,063C
2024	66,000	112,600	178,600			120,333C
2023	45,400	107,400	152,800			114,603C
2022	29,800	103,200	133,000			109,146C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 120 160 276	Type CGEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1968 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G								
Yr Built 1968 201		Remodeled 2019	Trim & Decoration		Ex	X	Ord	Min							
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors		Solid	X	H.C.		X	Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		100	Amps Service								
(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: Forced Hot Water, Air Conditioning Ground Area = 920 SF Floor Area = 920 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 920 Total: 140,113 98,077					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Porches CGEP (1 Story) 120 8,624 6,037 Deck Treated Wood 160 3,526 2,468 w/Roof (Roof portion) 276 4,289 3,002 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 396 20,608 14,426 Common Wall: 1 Wall 1 -2,188 -1,532 Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,536 19,975 Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854 Built-Ins Appliance Allow. 1 2,727 1,909 Fireplaces Wood Stove 1 2,515 1,760 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
(2) Windows		(7) Excavation		(13) Plumbing		1	Average Fixture(s)								
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 920 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	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								
X	Asphalt Shingle Metal	(9) Basement Finish		1	Public Sewer	1	Water Well								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic								
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.				
LYNCH WILLIAM D & CARIN	LYNCH WILLIAM D & CARIN K	0	06/28/2013	QC	21-NOT USED/OTHER	2013-02428 QD	PROPERTY TRANSFER	0.0				
SOWERS MARY K	LYNCH WILLIAM D & CARIN	0	12/13/2011	QC	21-NOT USED/OTHER	2011-03753	PROPERTY TRANSFER	50.0				
LYNCH DONNA C LE	LYNCH DONNA C ESTATE	0	02/27/2011	CD	07-DEATH CERTIFICATE	2011-0428	DEED	100.0				
LYNCH DONNA C & LYNCH DAN	LYNCH WILLIAM D & SOWERS	1	10/24/2003	QC	21-NOT USED/OTHER	2003-05608?	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
760 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
LYNCH WILLIAM D & CARIN K TRUST 4149 PAMELA LANE TRAVERSE CITY MI 49686		MAP #:										
		2025 Est TCV 281,818 TCV/TFA: 293.56										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOT 2 PLAT OF CHEROKEE SHORES.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		A 80'@\$1400/FF	73.00	262.00	1.0000	1.1696	1400	100		119,535
		X Paved Road		73 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =	119,535		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: 4in Ren. Conc.	8.06	1200	0	0				
		X Sewer		D/W/P: 3.5 Concrete	6.49	280	0	0				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X Street Lights		Total Estimated Land Improvements True Cash Value =					2,375			
		X Standard Utilities										
		X Underground Utils.										
Topography of Site												
Level												
X Rolling												
X Low												
X High												
X Landscaped												
X Swamp												
X Wooded												
X Pond												
X Waterfront												
X Ravine												
X Wetland												
X Flood Plain												
X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	59,800	81,100	140,900				100,131C	
TPC 12/27/2017 INSPECTED				2024	63,300	85,800	149,100				97,121C	
TPC 04/19/2016 INSPECTED				2023	44,300	81,900	126,200				92,497C	
TPC 04/27/2015 INSPECTED				2022	29,800	78,800	108,600				88,093C	

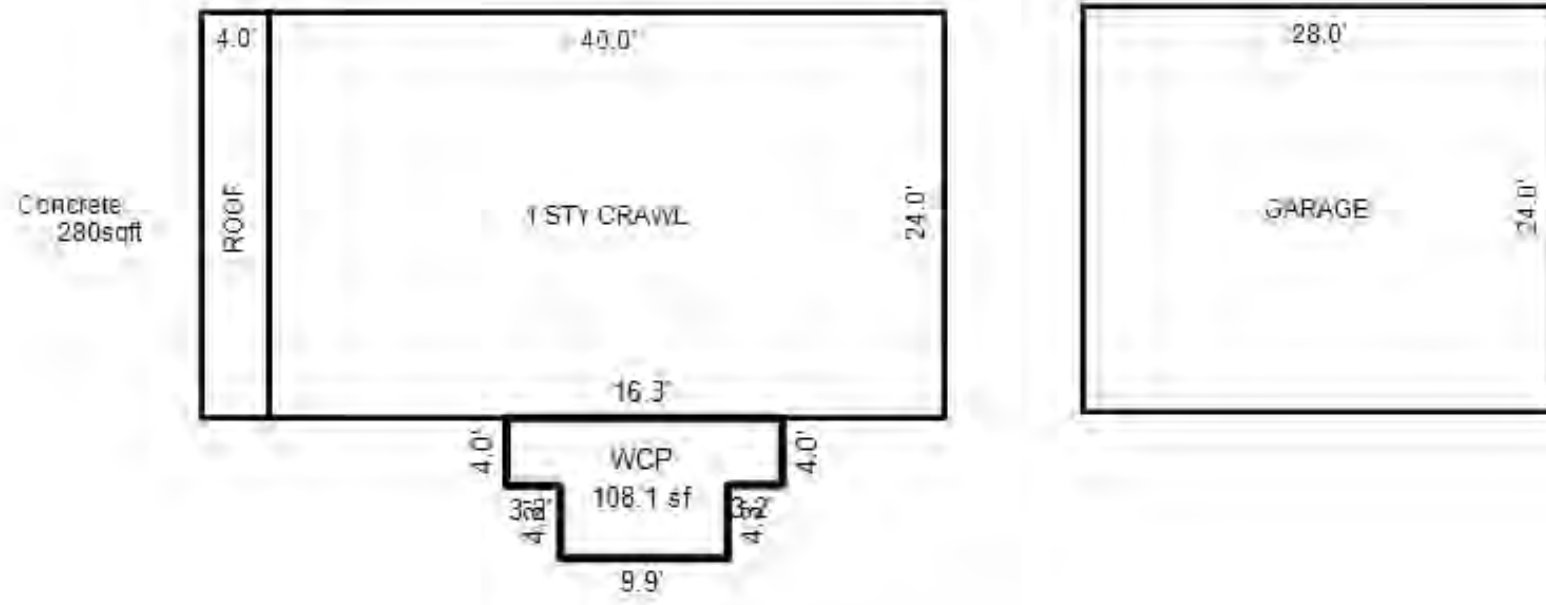


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 108	Type WCP (1 Story)	Year Built: 1967 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: 672 % 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: 960 Total Base New : 175,725 Total Depr Cost: 114,220 Estimated T.C.V: 159,908		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace							
Yr Built 1967	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls C 5 Blt 1967		
Condition: Average		Size of Closets		200 Amps Service		No. of Elec. Outlets Many X Ave. Few		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 960 Total: 132,619 86,202						
Room List		Doors	Solid X	H.C.	(12) Electric		Plumbing							
	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 Plumbing Average Fixture(s) 1 1,455 946 Porches WCP (1 Story) 108 4,993 3,245 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 24,548 15,956 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 Interior 1 Story 1 5,262 3,420 Local Cost Items SANITARY SEWER 1 0 0						
(1) Exterior		(6) Ceilings		(13) Plumbing		(14) Water/Sewer		Notes:						
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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 175,725 114,220						
(2) Windows		(8) Basement		(9) Basement Finish		Lump Sum Items:		ECF (4085 CROOKED LAKE) 1.400 => TCv: 159,908						
X	Many Avg. X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support										
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		Joists: Unsupported Len: Cntr.Sup:										
(3) Roof		Chimney:												
X	Gable Hip Flat	Gambrel Mansard Shed												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN DORENE S TRUST	COLLINS WILLIAM C & DOREN	0	09/09/2022	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
COLLINS WILLIAM C & ALLEN	COLLINS W TRUST & ALLEN D	0	09/09/2022	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
COLLINS WILLIAM C & ALLEN	ALLEN DORENE S TRUST	0	04/19/2012	WD	09-FAMILY	2012-01548 WD	DEED	0.0
CIPOLLA PHILIP A & LORETT	COLLINS WILLIAM C & ALLEN	179,155	05/20/2011	WD	03-ARM'S LENGTH	2011-01708	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
770 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	12/31/2020	2021-0013	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
COLLINS W TRUST & ALLEN D TRUST 1003 KNOLLWOOD COURT MIDLAND MI 48640	2025 Est TCV 602,208 TCV/TFA: 249.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
			Description	Frontage	Depth	Value
. SEC 3 T22N R8W LOT 3 PLAT OF CHEROKEE SHORES.	X		A 80'@\$1400/FF	73.00	223.00	114,814
			73 Actual Front Feet, 0.37 Total Acres			114,814

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Dock: Light posts	42.32	64 0	0
	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.06	1060 50	4,272
	X	Paved Road	D/W/P: 4in Concrete	6.87	55 50	189
		Storm Sewer	Wood Frame	28.43	100 50	1,421
		Sidewalk	Total Estimated Land Improvements True Cash Value =			5,882

Topography of Site
X 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	57,400	243,700	301,100			300,446C
2024	60,800	257,700	318,500			291,413C
2023	43,200	265,400	308,600			294,424C
2022	29,800	257,400	287,200			280,404C

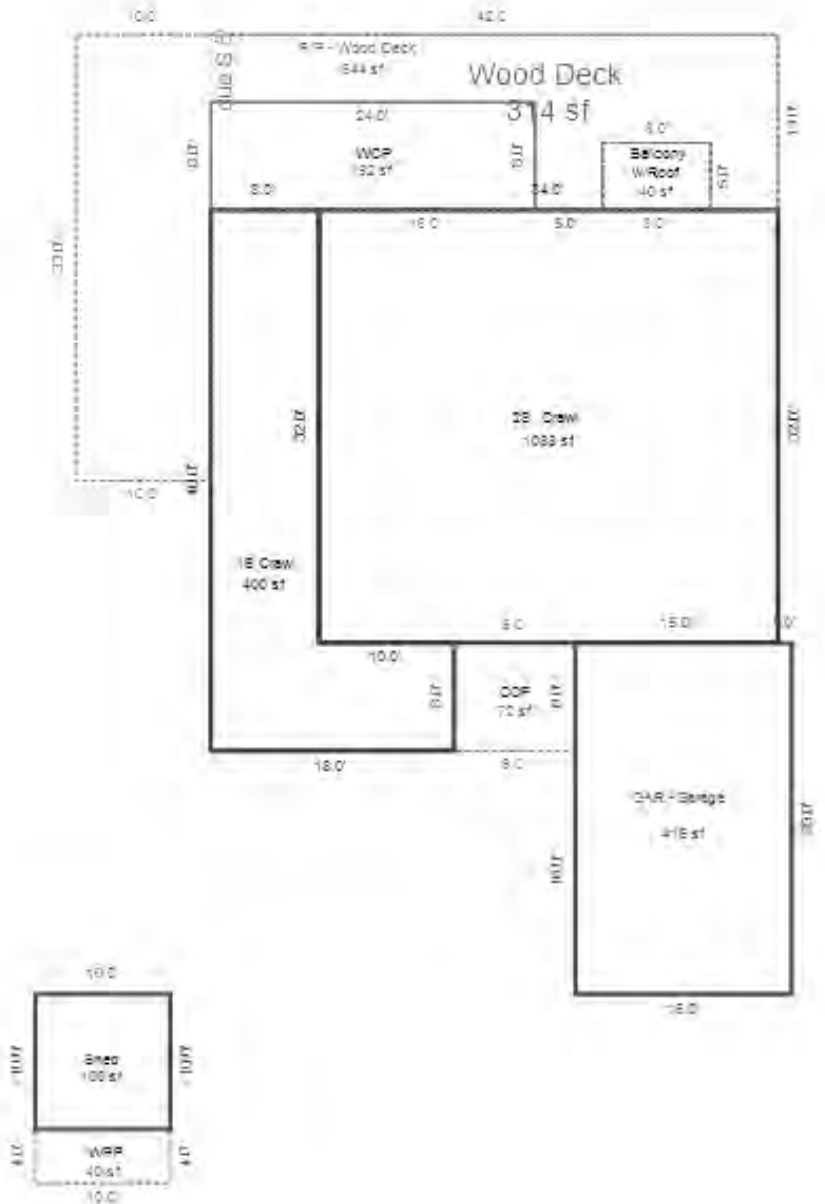
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 1 Direct-Vented Ga	Area 192 72 644 40	Type WCP (1 Story) CCP (1 Story) Treated Wood Wood Balcony	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 2,416 Total Base New : 354,576 Total Depr Cost: 343,937 Estimated T.C.V: 481,512			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1408 SF Floor Area = 2416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 Building Areas			Cls C Blt 2021						
Yr Built 2021	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			2 Story Siding Crawl Space 1,008 1 Story Siding Crawl Space 400			Total: 280,809 272,384						
Room List		Doors	Solid	H.C.	(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,411 3 Fixture Bath 2 9,159 8,884 Water/Sewer 2000 Gal Septic 1 9,530 9,244 Water Well, 100 Feet 1 5,725 5,553 Porches WCP (1 Story) 192 7,709 7,478 CCP (1 Story) 72 2,068 2,006 Deck Treated Wood 644 8,784 8,520 Balcony Wood Balcony, Roof 40 2,264 2,196 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 416 23,475 22,771 Common Wall: 1 Wall 1 -2,647 -2,568 Door Opener 1 539 523								
(1) Exterior		(5) Floors		(12) Electric 0 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,411 3 Fixture Bath 2 9,159 8,884 Water/Sewer 2000 Gal Septic 1 9,530 9,244 Water Well, 100 Feet 1 5,725 5,553 Porches WCP (1 Story) 192 7,709 7,478 CCP (1 Story) 72 2,068 2,006 Deck Treated Wood 644 8,784 8,520 Balcony Wood Balcony, Roof 40 2,264 2,196 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 416 23,475 22,771 Common Wall: 1 Wall 1 -2,647 -2,568 Door Opener 1 539 523									
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,645									
(2) Windows		(6) Ceilings		(14) Water/Sewer			Lump Sum Items:									
Wood/Shingle Aluminum/Vinyl Brick X Vinyl Insulation		(7) Excavation		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:									
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 1408 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tub Alcove Vent Fan			Lump Sum Items:									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Ceramic Tub Alcove Vent Fan			Lump Sum Items:									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tub Alcove Vent Fan			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Ceramic Tub Alcove Vent Fan			Lump Sum Items:									
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tub Alcove Vent Fan			Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove Vent Fan			Lump Sum Items:									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROUT JEFFREY & GERRIE	PROUT JEFFREY J & GERRIE	1	08/19/2016	QC	09-FAMILY	2016-02804	PROPERTY TRANSFER	0.0
ONAN IDA M	PROUT JEFFREY & GERRIE	203,500	08/14/2015	WD	03-ARM'S LENGTH	2015-02814	PROPERTY TRANSFER	100.0
ONAN RICHARD E SR ESTATE	ONAN IDA M	0	07/06/2015	QC	09-FAMILY	2015-02813	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
780 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	05/31/2005	20050142	Complete
Owner's Name/Address	P.R.E. 0%					
PROUT JEFFREY J & GERRIE L TRUST 6 LUMBERMEN WAY SAGINAW MI 48603	MAP #:					
	2025 Est TCV 320,633 TCV/TFA: 233.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 3 T22N R8W LOT 4 PLAT OF CHEROKEE SHORES.	X	Dirt Road		A 80'@\$1400/FF	73.00	195.00	1.0000 1.0864	1400 100	111,027
Comments/Influences		Gravel Road		73 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 111,027					
839-4827		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description			Rate	Size % Good	Cash Value
		Sidewalk		D/W/P: 3.5 Concrete			6.49	72 0	0
		Water		D/W/P: Asphalt Paving			3.06	1200 0	0
	X	Sewer		Wood Frame			25.30	176 94	4,186
	X	Electric		Residential Local Cost Land Improvements					
		Gas		Description			Rate	Size % Good	Cash Value
		Curb		LAND IMPROVE 2500			2,500.00	1 95	2,375
		Street Lights		Total Estimated Land Improvements True Cash Value = 6,561					
		Standard Utilities							
		Underground Utils.							



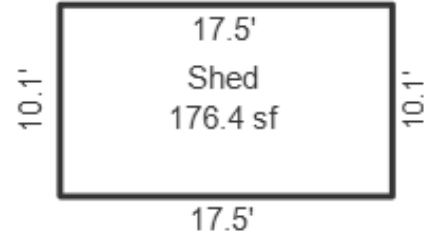
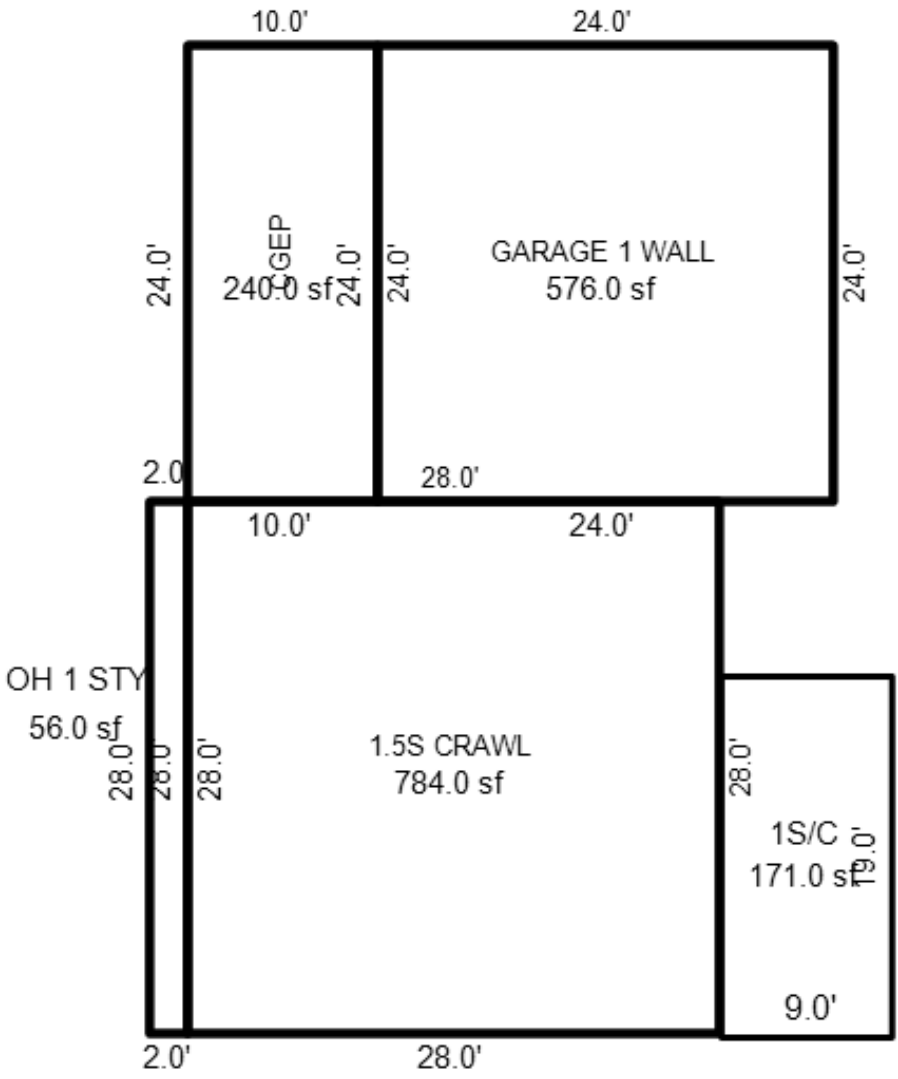
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	55,500	104,800	160,300			121,002C
	Rolling		2024	58,800	110,700	169,500			117,364C
	Low		2023	42,300	106,800	149,100			111,776C
	High		2022	29,800	102,600	132,400			106,454C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Road								
Who	When	What							
TPC 12/27/2017	INSPECTED								
TPC 04/19/2016	INSPECTED								
TPC 04/27/2015	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 112 240	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,375 Total Base New : 223,100 Total Depr Cost: 145,032 Estimated T.C.V: 203,045			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		X	Drywall	Plaster		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S					Cls C 5 Blt 1978		
Yr Built 1978		Remodeled 2005		Ex	X	Ord	Min	200 Amps Service			Ground Area = 955 SF Floor Area = 1375 SF.					
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1.5 Story Siding Crawl Space 784						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.	Few	1 Story Siding Crawl Space 171						
(2) Windows		(8) Basement		2			Average Fixture(s)			1 Story Siding Overhang 28						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 955 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			Total: 168,223 109,362						
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			Softener, Manual			Other Additions/Adjustments						
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Solar Water Heat			Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			No Plumbing			Average Fixture(s)						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Extra Toilet			3 Fixture Bath						
Chimney: Metal		Lump Sum Items:		Public Sewer Water Well, 50 Feet			Extra Sink			Porches						
				Lump Sum Items:			Separate Shower			CCP (1 Story) CGEP (1 Story)						
				Lump Sum Items:			Ceramic Tile Floor			Garages						
				Lump Sum Items:			Ceramic Tile Wains			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				Lump Sum Items:			Ceramic Tub Alcove			Base Cost Common Wall: 1 Wall						
				Lump Sum Items:			Vent Fan			Water/Sewer						
				Lump Sum Items:			Vent Fan			Public Sewer Water Well, 50 Feet						
				Lump Sum Items:			Vent Fan			Built-Ins						
				Lump Sum Items:			Vent Fan			Appliance Allow.						
				Lump Sum Items:			Vent Fan			Fireplaces						
				Lump Sum Items:			Vent Fan			Prefab 2 Story						
				Lump Sum Items:			Vent Fan			Local Cost Items						
				Lump Sum Items:			Vent Fan			GENERATOR						
				Lump Sum Items:			Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
790 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST		Remodel		11/05/2004	20040439	Complete				
Owner's Name/Address		P.R.E. 100% 07/08/2015		MAP #:		2025 Est TCV 457,094 TCV/TFA: 172.49						
MORTENSON RONALD TRUSTEE 790 SW OAK DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 3 T22N R8W LOT 5 PLAT OF CHEROKEE SHORES.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A 80'@\$1400/FF 75.00 182.00 1.0000 1.0678 1400 100 112,118								
		X	Paved Road	75 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 112,118								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	Residential Local Cost Land Improvements								
		X	Sewer	Description	Rate	Size	% Good	Cash Value				
		X	Electric	LAND IMPROVE 2500 2,500.00 1 94 2,350								
		X	Gas	Total Estimated Land Improvements True Cash Value = 2,350								
		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		
			Who	When	What	2025	56,100	172,400	228,500		159,211C	
			TPC 12/27/2017	INSPECTED	2024	59,000	182,300	241,300		154,424C		
			TPC 04/19/2016	INSPECTED	2023	42,800	174,100	216,900		147,071C		
			TPC 03/30/2015	INSPECTED	2022	30,300	167,400	197,700		140,068C		

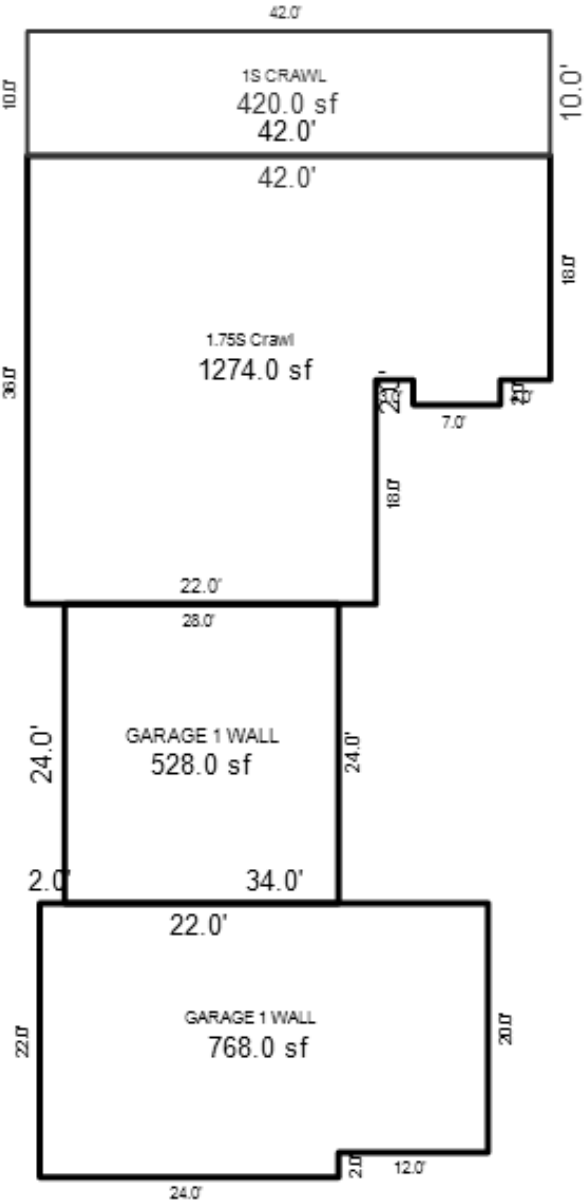


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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation	0	Front Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 280	Type WCP (1 Story)	Year Built: 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: 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 +5 Effec. Age: 35 Floor Area: 2,650 Total Base New : 376,476 Total Depr Cost: 244,733 Estimated T.C.V: 342,626			E.C.F. X 1.400			Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1694 SF Floor Area = 2650 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	Size of Closets			200			Amps Service			Cls C 5 Blt 1984			Building Areas									
Condition: Average		Lg	X	Ord		Small	Doors			No. of Elec. Outlets			1.75 Story			Exterior Siding			Foundation Crawl Space									
Room List				Solid	X	H.C.	(5) Floors			Many			X			Ave.			Few									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other:			Kitchen: Other:			Other:			Average Fixture(s) 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			Crawl Space		
(1) Exterior		(6) Ceilings			(7) Excavation			No. of Elec. Outlets			Plumbing			1.75 Story			Siding			Crawl Space								
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
(2) Windows		(9) Basement Finish			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space			
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
(3) Roof		(14) Water/Sewer			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
X	Gable Hip Flat	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
X	Asphalt Shingle	Lump Sum Items:			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
Chimney: Brick		Water/Sewer			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
		Public Sewer			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
		Water Well, 50 Feet			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
		Built-Ins			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
		Appliance Allow.			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
		Fireplaces			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		
		Interior 1 Story			Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X			Ave.			Few			1.75 Story			Siding			Crawl Space		

<<<<< 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.
ALLEN JERRY F & G DELORIS	FEE LAWRENCE D & JOY (H/W	300,000	08/11/2006	WD	03-ARM'S LENGTH	06-0/2934	DEED	100.0
		136,500	05/01/1996	WD	33-TO BE DETERMINED	304:34	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
800 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/08/2020	2020-0118	100%
	P.R.E. 100% 09/28/2020		Addition	04/26/2011	2011-0134	100%
Owner's Name/Address	MAP #:		Remodel	11/14/2007	20070839	Complete
FEE LAWRENCE D & JOY 800 SW OAK DR FARMINGTON HILLS MI 49651	2025 Est TCV 447,012 TCV/TFA: 272.07					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 3 T22N R8W LOTS 6 & 7 PLAT OF CHEROKEE SHORES.	X	Dirt Road		A 80'@\$1400/FF	149.00	190.00	0.8560	1.0793	1400	100	192,729
Comments/Influences		Gravel Road		149 Actual Front Feet, 0.65 Total Acres						Total Est. Land Value =	192,729
20805753 \$328,500 2006		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: 4in Ren. Conc.				8.06	468 0	0	
	X	Water		D/W/P: Brick on Sand				17.76	381 0	0	
	X	Sewer		D/W/P: Patio Blocks				15.39	45 0	0	
		Electric		D/W/P: 3.5 Concrete				6.49	154 0	0	
		Gas		Residential Local Cost Land Improvements							
		Curb		Description				Rate	Size % Good	Cash Value	
		Street Lights		LAND IMPROVE 5000				5,000.00	1 100	5,000	
		Standard Utilities		Total Estimated Land Improvements True Cash Value =						5,000	
		Underground Utils.									



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	96,400	127,100	223,500			155,116C
	Rolling								
X	Low		2024	99,800	134,300	234,100			150,452C
	High								
	Landscaped		2023	72,000	128,400	200,400			143,288C
	Swamp								
	Wooded		2022	45,700	123,400	169,100			136,465C
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
JWV	09/27/2022	INSPECTED							
JWV	11/05/2021	INSPECTED							
JWV	11/06/2020	INSPECTED							

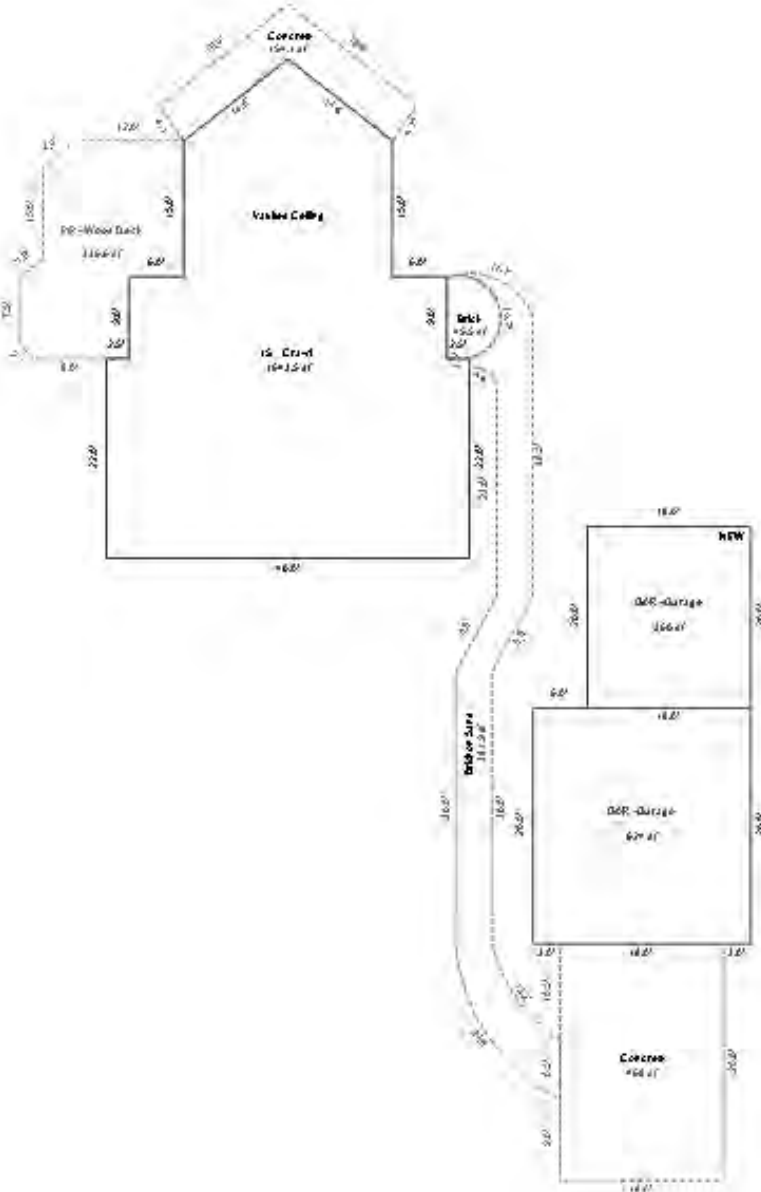
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336	Type Treated Wood	Year Built: 1969 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,643 Total Base New : 273,907 Total Depr Cost: 178,059 Estimated T.C.V: 249,283		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																									
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1643 SF Floor Area = 1643 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1969																											
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																	
1969 202	2011	Ex	X	Ord		Min	Many	X	Ave.		Few	1	2	1	3	1	1	1	1,643	214,088	139,178																		
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Deck		Treated Wood		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		528		20,676		13,439															
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,455		946																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			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									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Water/Sewer		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		1		2,727		1,773		Fireplaces		Interior 1 Story		1		5,262		3,420					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1643 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*											
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Water/Sewer		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		1		2,727		1,773		Fireplaces		Interior 1 Story		1		5,262		3,420			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(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		Lump Sum Items:		SANITARY SEWER		1		0		0		*											
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*											
(2) Windows		(11) Heating/Cooling		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(12) Electric		100 Amps Service			No. of Elec. Outlets			(13) Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Asphalt Shingle	(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			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*											
Chimney: Block		(14) Water/Sewer		Public Water			Public Sewer			Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		SANITARY SEWER		1		0		0		*													
		(15) Fireplaces		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Class: C +5 Effec. Age: 35 Floor Area: 1,643 Total Base New : 273,907 Total Depr Cost: 178,059 Estimated T.C.V: 249,283			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																											
		(16) Porches/Decks		Area 336			Type Treated Wood			Cls C 5 Blt 1969																													
		(17) Garage		Year Built: 1969 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																			
				Totals:			273,907			178,059		<<<<< 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		
930 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Garage		06/17/2008	2008-0268	Complete		
Owner's Name/Address		P.R.E. 0%		New House		10/20/1994	1994-0298	Complete		
BATEEN REYNOLD A & JUDITH A 3400 E WILKINSON ROAD OWOSSO MI 48867		MAP #:	2025 Est TCV 395,347 TCV/TFA: 292.85							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
. LOT 1 PLAT OF CHIPPEWA SHORES.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
NEW HOME FOR 96 @ 45%		Gravel Road		A 80'@\$1400/FF	100.00	180.00	0.9457 1.0648	1400 100	140,989	
REMOVED WELL ADD 5% COMP FOR 97		Paved Road		100 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =	140,989
ADD WW & CS FOR 00 PER TOM D.		Storm Sewer		Land Improvement Cost Estimates						
ADD 2WFP FOR 02		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	27.41	64	74	1,298		
		Sewer		Total Estimated Land Improvements True Cash Value =					1,298	
		Electric								
		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 Road										
Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009.				2025	70,500	127,200	197,700			121,806C
Licensed To: Township of Lake, County of Missaukee, Michigan				2024	73,000	134,500	207,500			118,144C
				2023	53,000	136,300	189,300			112,519C
				2022	36,000	131,000	167,000			107,161C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			324	WCP (1 Story)	48	WCP (1 Story)	Bsmnt Garage:																																																										
Building Style: 1.25S		Yr Built 1995		Remodeled 0		Condition: Average		Room List		(5) Floors		Kitchens: Other: Other:		Lg		X	Ord	Small	Central Air Wood Furnace		(12) Electric		100		Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		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:		Notes:		ECF (4085 CROOKED LAKE) 1.400 => TCV:		253,060	
Yr Built 1995		Remodeled 0		Condition: Average		Room List		(5) Floors		Kitchens: Other: Other:		Lg		X	Ord	Small	Central Air Wood Furnace		(12) Electric		100		Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		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:		Notes:		ECF (4085 CROOKED LAKE) 1.400 => TCV:		253,060			
Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		WCP (1 Story) WCP (1 Story)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Water/Sewer		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. Local Cost Items SANITARY SEWER		Totals:		225,931		180,757		* 0 0																								
Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		WCP (1 Story) WCP (1 Story)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Water/Sewer		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. Local Cost Items SANITARY SEWER		Totals:		225,931		180,757		* 0 0																								
Many Avg. Few		Large Avg. Small		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		WCP (1 Story) WCP (1 Story)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Water/Sewer		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. Local Cost Items SANITARY SEWER		Totals:		225,931		180,757		* 0 0																								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		WCP (1 Story) WCP (1 Story)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Water/Sewer		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. Local Cost Items SANITARY SEWER		Totals:		225,931		180,757		* 0 0																								
Gable Hip Flat		Gambrel Mansard Shed		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		WCP (1 Story) WCP (1 Story)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Water/Sewer		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. Local Cost Items SANITARY SEWER		Totals:		225,931		180,757		* 0 0																								
Asphalt Shingle		(3) Roof		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		WCP (1 Story) WCP (1 Story)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Water/Sewer		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. Local Cost Items SANITARY SEWER		Totals:		225,931		180,757		* 0 0																								
Chimney: Metal		(3) Roof		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		WCP (1 Story) WCP (1 Story)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Water/Sewer		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. Local Cost Items SANITARY SEWER		Totals:		225,931		180,757		* 0 0																								

\*\*\* 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				
920 S OAK ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 347,010 TCV/TFA: 321.31						
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
MEILI KURT R & LESIA M 18361 PINEBROOK DRIVE NORTHVILLE MI 48167-1844		Public Improvements				* Factors *								
Taxpayer's Name/Address		X Dirt Road				Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
MEILI KURT R & LESIA M 18361 PINEBROOK DRIVE NORTHVILLE MI 48167-1844		X Gravel Road				A 80'@\$1400/FF		100.00	195.00	0.9457	1.0864	1400	100	143,839
Tax Description		X Paved Road				100 Actual Front Feet, 0.45 Total Acres				Total Est. Land Value =		143,839		
. LOT 2 PLAT OF CHIPPEWA SHORES.		X Storm Sewer				Land Improvement Cost Estimates								
Comments/Influences		X Sidewalk				Description		Rate	Size	% Good	Cash Value			
ADD WFP/GE & WD @45% FOR 02 1QS TO 1HS FOR 02		X Water				D/W/P: 3.5 Concrete		6.49	160	0	0			
WFP, WD, GRG COMP FOR 03		X Sewer				Wood Frame		27.60	120	50	1,656			
		X Electric				Residential Local Cost Land Improvements								
		X Gas				Description		Rate	Size	% Good	Cash Value			
		X Curb				LAND IMPROVE 1000		1,000.00	1	95	950			
		X Street Lights				Total Estimated Land Improvements True Cash Value =						2,606		
		X Standard Utilities												
		X Underground Utils.												
		Topography of Site												
		X Level												
		X Rolling												
		X Low												
		X High												
		X Landscaped												
		X Swamp												
		X Wooded												
		X Pond												
		X Waterfront												
		X Ravine												
		X Wetland												
		X Flood Plain												
		X Private Road												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2025	71,900	101,600	173,500			84,152C
								2024	74,400	107,500	181,900			81,622C
								2023	53,600	102,500	156,100			77,736C
								2022	36,000	98,500	134,500			74,035C

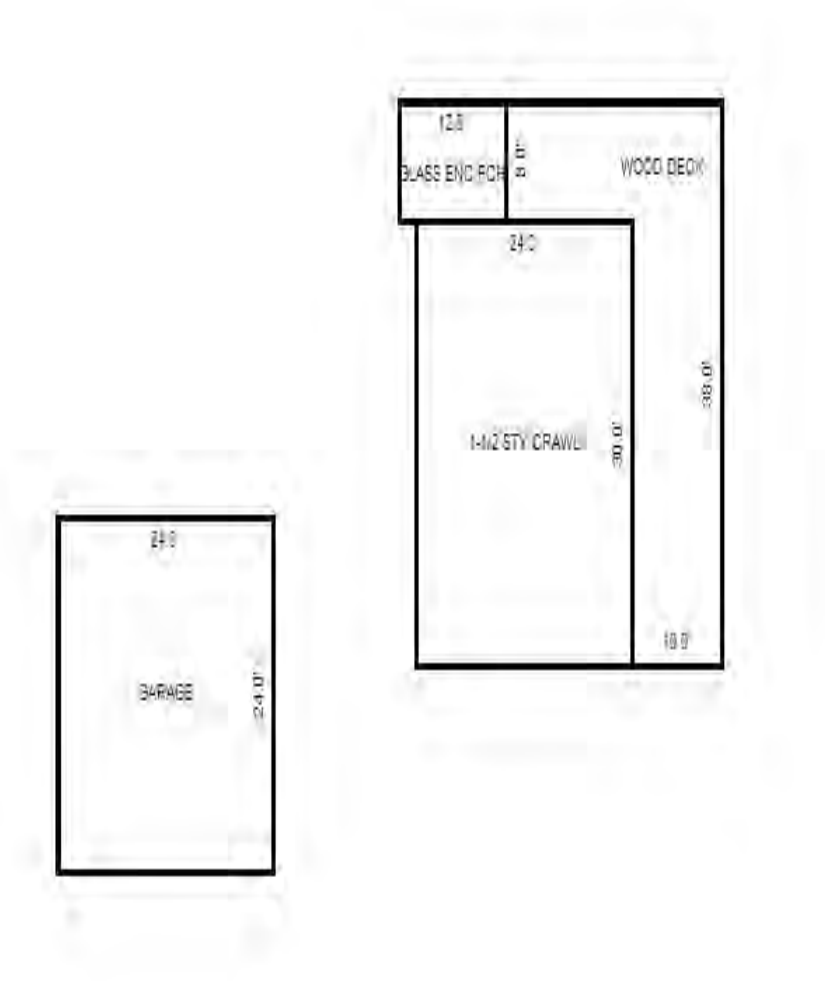


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 492	Type WGEP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 25 Floor Area: 1,080 Total Base New : 187,465 Total Depr Cost: 143,261 Estimated T.C.V: 200,565		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 10		Blt 1958	
Yr Built 1958	Remodeled 2002	Ex	Ord	X	Min	200 Amps Service			(11) Heating System: Forced Air w/ Ducts		Floor Area = 1080 SF.		Ground Area = 720 SF		
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost	
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas		1.5 Story Siding Crawl Space		720		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,455 1,091	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Plumbing			Porches		WGEP (1 Story)		96 9,287 8,451 *	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Deck			Deck		Treated Wood		492 7,365 6,702 *	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Garages			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 576 21,969 16,477	
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets			Water/Sewer			Water/Sewer		Public Sewer		1 1,473 1,105	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Built-Ins			Built-Ins		Appliance Allow.		1 2,727 2,045	
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Local Cost Items			Local Cost Items		SANITARY SEWER		1 0 0 *	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets			Notes:			Notes:		Totals:		187,465 143,261	
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			ECF (4085 CROOKED LAKE) 1.400 => TCv:			ECF (4085 CROOKED LAKE) 1.400 => TCv:		200,565		200,565	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

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



Sketch by Apex IV™

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



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

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

	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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MEILI KURT R & LESIA M 18361 PINEBROOK DRIVE NORTHVILLE MI 48167-1844	2025 Est TCV 68,897					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		
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	Public Improvements	* Factors *		NOT BUILDABLE: WETLAND		
--	---------------------	-------------	--	------------------------	--	--

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1400/FF	100.00	183.00	0.9457	0.5118	1400	100		67,765
100 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	67,765

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
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. LOT 3 PLAT OF CHIPPEWA SHORES.		Gravel Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences		Paved Road	Wood Frame	28.31	80	50	1,132
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COMMENT MADE PRIOR TO TOWNSHIP SEWER AVAIABILLITY.		Storm Sewer	Total Estimated Land Improvements True Cash Value =				
--	--	-------------	---	--	--	--	--

HISTORY COMMENT: UNBUILDABLE PER HEALTH DEPT	X	Sidewalk					
--	---	----------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

	X	Low					
--	---	-----	--	--	--	--	--

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

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

	X	Swamp					
--	---	-------	--	--	--	--	--

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

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

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

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

	X	Wetland					
--	---	---------	--	--	--	--	--

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

	X	PRIVATE RD					
--	---	------------	--	--	--	--	--

	Who	When	What	2025	33,900	500	34,400			15,186C
--	-----	------	------	------	--------	-----	--------	--	--	---------

				2024	25,000	600	25,600			14,730C
--	--	--	--	------	--------	-----	--------	--	--	---------

				2023	23,700	600	24,300			14,029C
--	--	--	--	------	--------	-----	--------	--	--	---------

				2022	20,000	500	20,500			13,361C
--	--	--	--	------	--------	-----	--------	--	--	---------



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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.
KURTZ RICHARD R	KURTZ RICHARD R TRUST	0	11/07/2017	QC	09-FAMILY	2021-02305	DEED	0.0
KURTZ H JOSEPHINE ESTATE	KURTZ RICHARD R(SM)	0	11/05/2009	OTH	21-NOT USED/OTHER	2009/3868	DEED	100.0

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

Owner's Name/Address	MAP #:
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KURTZ RICHARD R TRUST 1120 HATTIE FOX LN ROCHESTER HILLS MI 48306	2025 Est TCV 277,318 TCV/TFA: 262.61
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
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Public Improvements	* Factors *				
---------------------	-------------	--	--	--	--

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@	\$1400/FF	100.00	166.00	0.9457	1.0435	1400	100	138,164
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	138,164

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
-----------------	---	-----------	---------------------------------	--	--	--	--

. LOT 4 PLAT OF CHIPPEWA SHORES.		Gravel Road	Description				
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Comments/Influences		Paved Road	Rate				
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		Storm Sewer	Size % Good				
--	--	-------------	-------------	--	--	--	--

		Sidewalk	Cash Value				
--	--	----------	------------	--	--	--	--

		Water	Residential Local Cost Land Improvements				
--	--	-------	--	--	--	--	--

	X	Sewer	Description				
--	---	-------	-------------	--	--	--	--

	X	Electric	Rate				
--	---	----------	------	--	--	--	--

		Gas	Size % Good				
--	--	-----	-------------	--	--	--	--

		Curb	Cash Value				
--	--	------	------------	--	--	--	--

		Street Lights	LAND IMPROVE 1000				
--	--	---------------	-------------------	--	--	--	--

		Standard Utilities	1,000.00				
--	--	--------------------	----------	--	--	--	--

		Underground Utils.	1 94				
--	--	--------------------	------	--	--	--	--

			Total Estimated Land Improvements True Cash Value =				
--	--	--	---	--	--	--	--

			940				
--	--	--	-----	--	--	--	--

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

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

	X	Low					
--	---	-----	--	--	--	--	--

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

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

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

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

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

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

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

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

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

	X	Private Road					
--	---	--------------	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	69,100	69,600	138,700			97,024C
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2024	71,500	73,600	145,100			94,107C
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2023	52,300	70,300	122,600			89,626C
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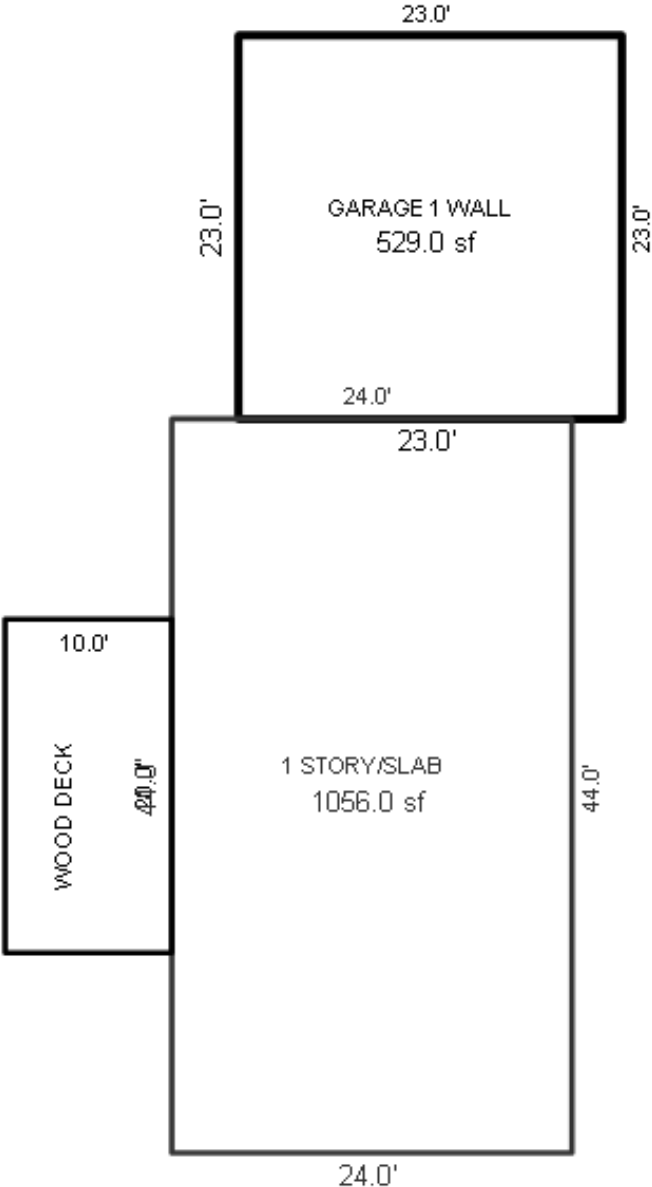
2022	36,000	67,500	103,500			85,359C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 200	Type Treated Wood	Year Built: 1963 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: 529 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,056 Total Base New : 151,883 Total Depr Cost: 98,724 Estimated T.C.V: 138,214		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled							No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD Blt 1963			
Yr Built 1963	Remodeled 0		Plaster Wood T&G	Trim & Decoration			200 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average			Ex Ord X Min	Size of Closets			No. of Elec. Outlets			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		1 1,056 Total: 118,070 76,745			
Room List			Lg Ord X Small	Doors Solid X H.C.			(13) Plumbing			Other Additions/Adjustments		Plumbing					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		200 3,978 2,586			
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.					
(2) Windows		X Many Avg. X Large Avg. X Small		(8) Basement			Lump Sum Items:			Fireplaces		Interior 1 Story					
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			Notes:			Local Cost Items		SANITARY SEWER		1 0 0 *			
(3) Roof		X Gable Hip Flat X 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.					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Fireplaces		Interior 1 Story					
Chimney:										SANITARY SEWER		1 0 0 *		Totals: 151,883 98,724			
														Notes:		ECF (4085 CROOKED LAKE) 1.400 => TCV: 138,214	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOSWELL TERRY W & GAIL AN	BOSWELL TERRY W & GAIL A	1	02/22/2011	QC	21-NOT USED/OTHER	2011-00728	PROPERTY TRANSFER	0.0
HUEBNER IRLITTA A (SW)	BOSWELL TERRY W & GAIL AN	0	05/22/2007	QC	21-NOT USED/OTHER	2007/1957	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
890 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		FOUNDATION	06/11/2020	2020-0236	100%
	P.R.E. 0%		Addition	05/07/2020	2020-0110	100%

Owner's Name/Address	MAP #:
BOSWELL TERRY W & GAIL A TRUST 4860 AUDUBON SAGINAW MI 48603	2025 Est TCV 309,939 TCV/TFA: 278.72

Tax Description	X	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE	
		Improved	Vacant
. LOT 5 PLAT OF CHIPPEWA SHORES.	X		

Comments/Influences	X	* Factors *				Rate %Adj.	Reason	Value
		Description	Frontage	Depth	Front Depth			
	X	Dirt Road	110.00	174.00	0.9235	1.0559	1400	150,159
	X	Gravel Road	110 Actual Front Feet, 0.44 Total Acres		Total Est. Land Value =			150,159

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Residential Local Cost Land Improvements			
	X	Electric	1,000.00	1 94	940
	X	Gas	Total Estimated Land Improvements True Cash Value =		940

Comments/Influences	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1 94	940

Comments/Influences	X	Topography of Site			
		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			
	X	PRIVATE RD			



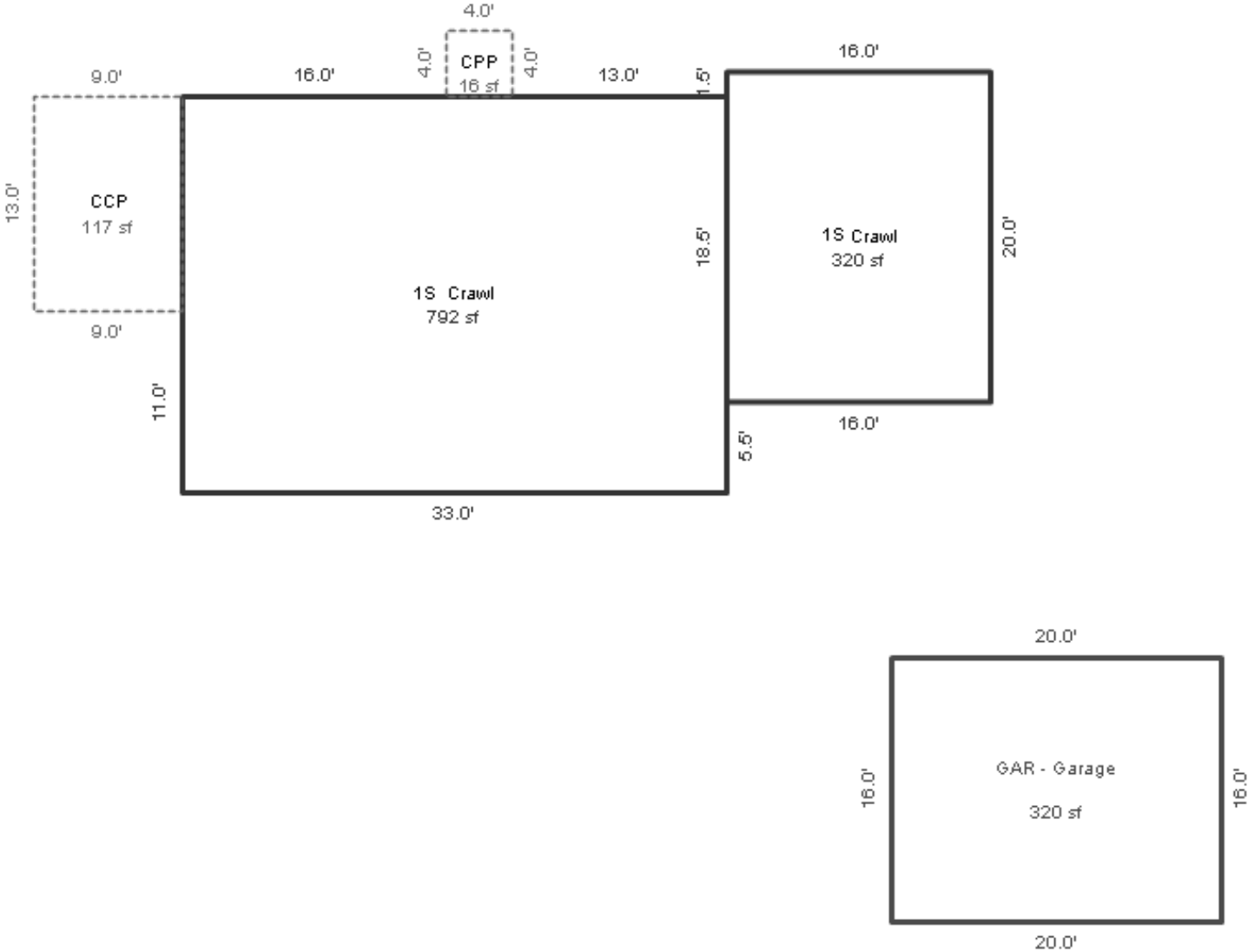
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	75,100	79,900	155,000			119,981C
2024	77,700	84,500	162,200			116,374C
2023	56,600	80,700	137,300			110,833C
2022	38,100	77,500	115,600			105,556C

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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 117 16	Type CCP (1 Story) CPP			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: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater													
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 1965		Remodeled 2020			Ex	Ord	X	Min										
Condition: Average		Trim & Decoration				Size of Closets												
Room List			Lg		Ord	X	Small											
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Central Air Wood Furnace													
(1) Exterior		Kitchen: Other: Other:		(12) Electric														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			60 Amps Service													
Insulation		X	Tile		No./Qual. of Fixtures													
(2) Windows					Ex.	Ord.	X	Min										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1112 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets											
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation			Many													
X	Double Hung Horiz. Slide Casement	(8) Basement			Ave.													
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing														
(3) Roof		(9) Basement Finish			X													
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													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			1													
					1													
					Lump Sum Items:													
					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
					Notes:													
					E.C.F. X 1.400													
					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1112 SF Floor Area = 1112 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 Brick Crawl Space 792													
					1 Story Siding Crawl Space 320													
					Total: 142,537 92,652													
					Other Additions/Adjustments													
					Plumbing													
					Average Fixture(s)													
					Porches													
					CCP (1 Story)													
					CPP													
					Garages													
					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
					Base Cost													
					Water/Sewer													
					Public Sewer													
					Water Well, 50 Feet													
					Built-Ins													
					Appliance Allow.													
					Fireplaces													
					Interior 1 Story													
					Local Cost Items													
					SANITARY SEWER													
					Totals:													
					174,544 113,457													
					Notes:													
					E.C.F. (4085 CROOKED LAKE) 1.400 => TCY:													
					158,840													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		115,000	07/01/1998	WD	33-TO BE DETERMINED	321:171	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
880 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	06/10/2008	20080243	Complete
	P.R.E. 100% 08/08/2005		Remodel	09/20/2007	20070685	Complete
Owner's Name/Address	MAP #:					
STONE ROBERT C & KAREN J 880 S OAK DR LAKE CITY MI 49651	2025 Est TCV 475,355 TCV/TFA: 165.98					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
STONE ROBERT C & KAREN J 880 S OAK DR LAKE CITY MI 49651	X		A 80'@\$1400/FF	89.00	189.00	0.9737	1.0779	1400	100	130,776
			89 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 130,776							

Tax Description	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
X Sewer	X	D/W/P: 4in Ren. Conc.	8.06	816 50	3,288
X Electric	X	Wood Frame	26.78	140 50	1,874
		Total Estimated Land Improvements True Cash Value = 5,162			

Comments/Influences	Topography of Site
	X Level Rolling Low 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
TPC	07/28/2018	INSPECTED	2025	65,400	172,300	237,700			148,120C
TPC	12/27/2017	INSPECTED	2024	67,700	182,200	249,900			143,667C
TPC	04/18/2016	INSPECTED	2023	48,900	173,800	222,700			136,826C
			2022	33,600	166,800	200,400			130,311C

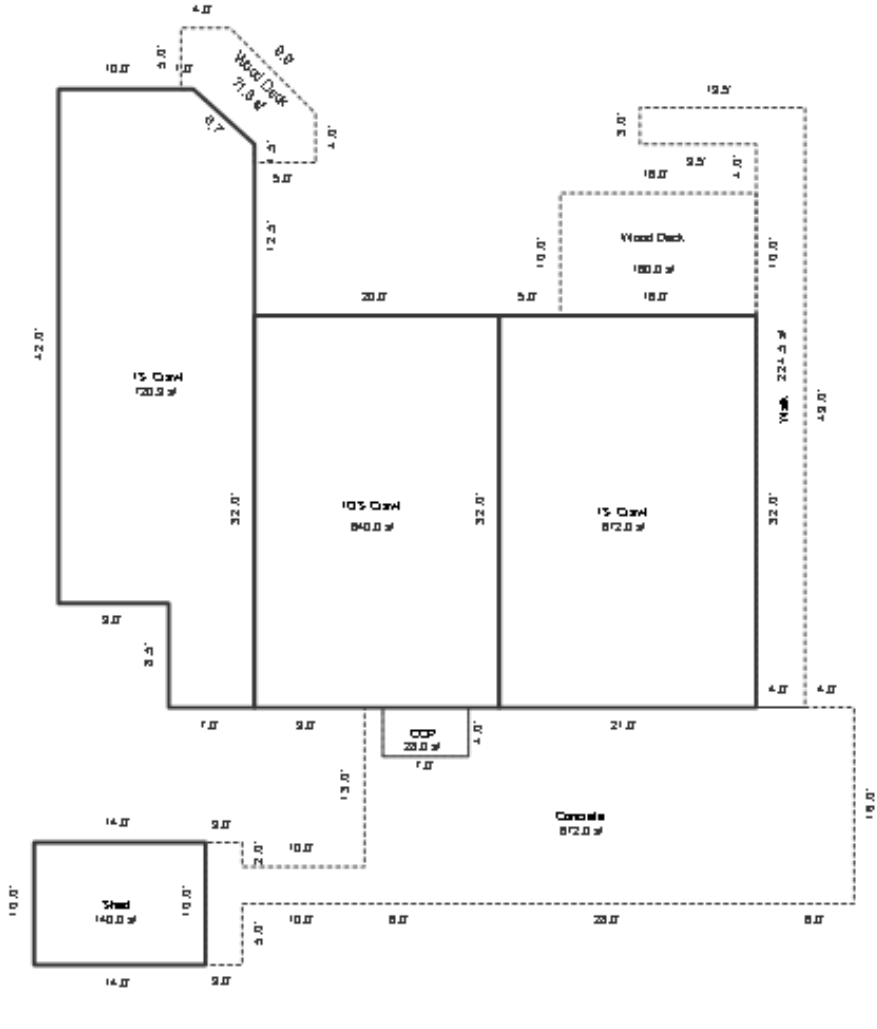
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: 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							28 71 160 224	CCP (1 Story) Treated Wood Treated Wood Treated Wood		
Building Style: 1S		X	Drywall	X	Plaster										
Yr Built 1962		Remodeled 1984		Ex	X	Ord	Min								
Condition: Average			Trim & Decoration	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		Many	X	Ave.	Few						
(2) Windows		X	Drywall	(13) Plumbing											
			(7) Excavation	1	Average Fixture(s)										
X	Many Avg. Few	X	Large Avg. Small	1	3 Fixture Bath										
			Basement: 0 S.F. Crawl: 2032 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	2 Fixture Bath										
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish											
X	Gable Hip Flat	Gambrel Mansard Shed	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										
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:	1	Public Sewer										
				1	Water Well										
					1000 Gal Septic										
					2000 Gal Septic										
				Lump Sum Items:											
				Average Fixture(s) 2 Fixture Bath											
				Other Additions/Adjustments											
				Plumbing											
				Average Fixture(s) 2 Fixture Bath											
				Porches											
				CCP (1 Story)											
				Deck											
				Treated Wood											
				Treated Wood											
				Treated Wood											
				Water/Sewer											
				Public Sewer											
				Water Well, 50 Feet											
				Built-Ins											
				Appliance Allow.											
				Fireplaces											
				Interior 2 Story											
				Local Cost Items											
				SANITARY SEWER											
				Totals:											
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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



avoid grade change above

Concrete Under

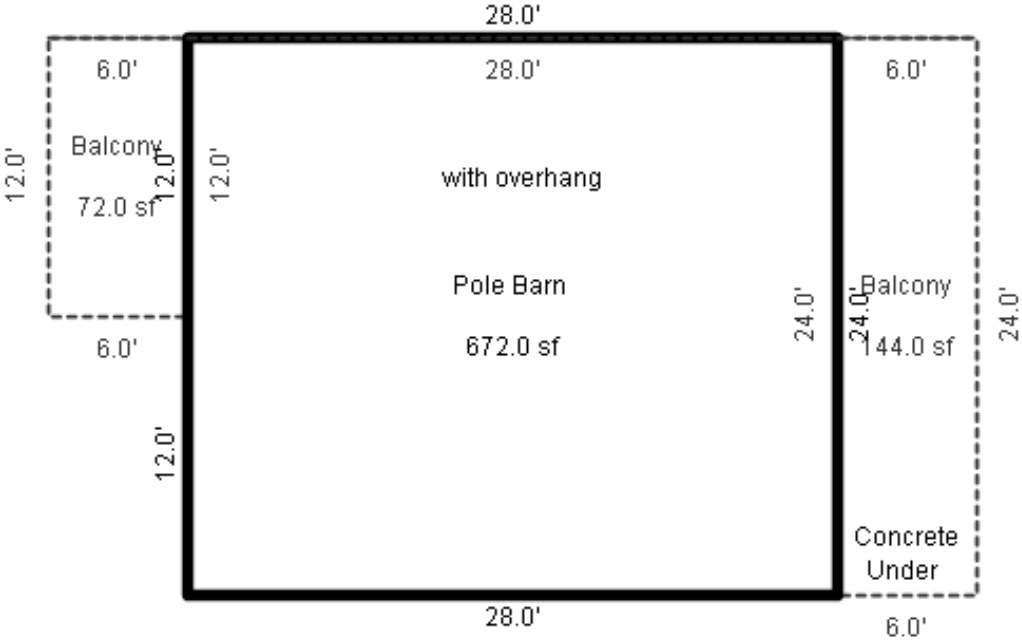
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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 72	Type Wood Balcony	Year Built: 1986 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 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										
Building Style: 2S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 2009		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:		0 Amps Service											
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures											
Insulation				Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
X		(9) Basement Finish		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(10) Floor Support		Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 2 Single Family 2S (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										E.C.F. X 1.400		Cls C -5 Blt 2009			
Building Areas										Size	Cost New	Depr. Cost			
1 Story Siding Overhang										672	57,577	48,940			
Other Additions/Adjustments										Total:					
Plumbing										Average Fixture(s)	1	1,455	1,237		
3 Fixture Bath										1	-4,580	-3,893			
2 Fixture Bath										1	3,064	2,604			
Balcony										Wood Balcony	144	5,784	4,916		
Wood Balcony										72	2,892	2,458			
Garages															
Class: C Exterior: Pole (Finished)										Base Cost	672	24,064	20,454		
Door Opener										1	539	458			
Water/Sewer															
Public Sewer										1	1,473	1,252			
Totals:											92,268	78,426			
Notes: GRG W/UPPER LIVING										ECF (4085 CROOKED LAKE) 1.400 => TCV:		109,796			

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

house

Shed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DENISE KATHRYN	DENISE MARK & KATHRYN	0	10/04/2021	QC	09-FAMILY	2021-03442	PROPERTY TRANSFER	0.0				
HEATER WILLIAM & HEATER B	HEATER BETTY M	1	08/31/2021	QC	09-FAMILY	2021-02947	PROPERTY TRANSFER	0.0				
HEATER BETTY M	DENISE KATHRYN	265,000	08/31/2021	WD	09-FAMILY	2021-02948 & -	PROPERTY TRANSFER	0.0				
HEATER WILLIAM F & BETTY	HEATER WILLIAM F & HEATHE	1	10/22/2014	QC	21-NOT USED/OTHER	2014-03596	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
870 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		08/22/2013		2013-0395	100%			
Owner's Name/Address		P.R.E. 0%		Addition		01/01/2007		20070773	Complete			
DENISE MARK & KATHRYN 2908 CARDEN LN LA GRANGE KY 40031		MAP #:		Reroof		08/07/2006		20060255	Complete			
		2025 Est TCV 456,077 TCV/TFA: 193.42										
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 80'@	\$1400/FF	89.00	182.00	0.9737	1.0678	1400	100	129,547
				89 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	129,547
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 3.5 Concrete	6.49	130	0	0				
				D/W/P: Asphalt Paving	3.06	3549	0	0				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 5000	5,000.00	1	95	4,750				
				Total Estimated Land Improvements True Cash Value =							4,750	
				Topography of Site								
				Level								
				Rolling								
				Low								
				X High								
				X 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	64,800	163,200	228,000			97,241C	
		TPC 12/27/2017	INSPECTED		2024	67,100	172,500	239,600			94,318C	
		TPC 04/19/2016	INSPECTED		2023	48,600	164,900	213,500			89,827C	
		TPC 04/27/2015	INSPECTED		2022	33,600	158,400	192,000			85,550C	

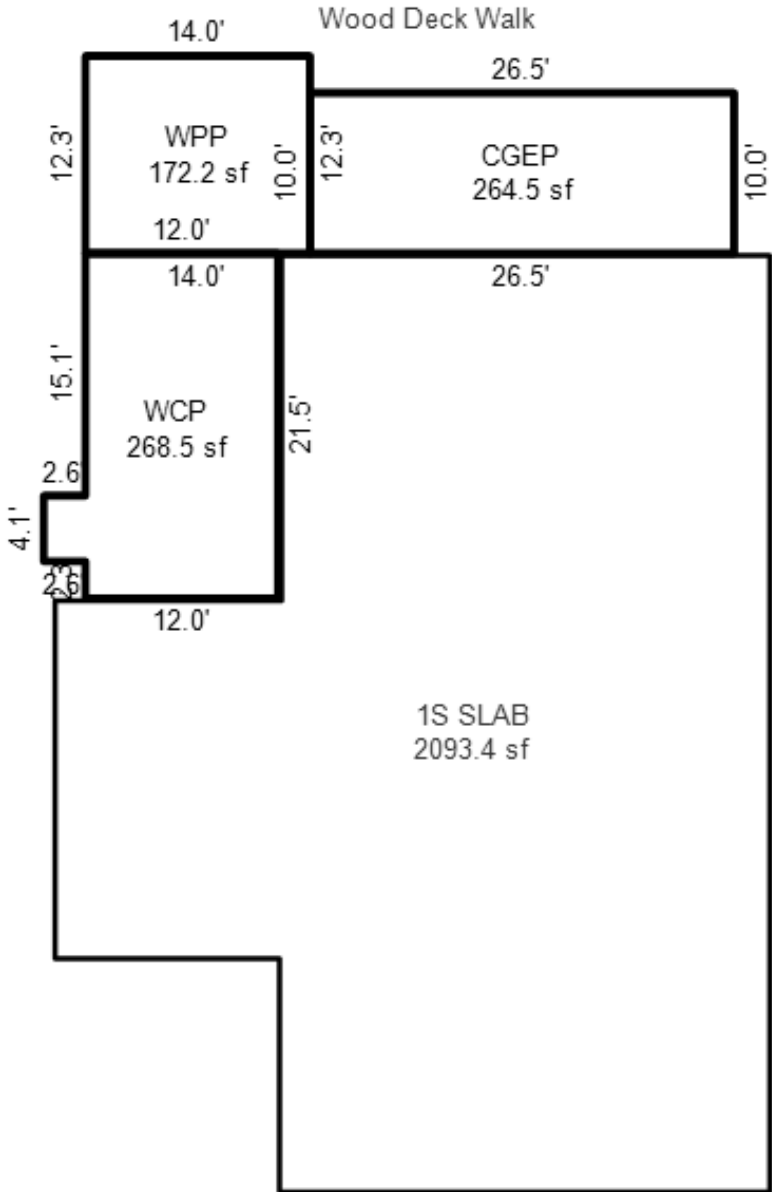


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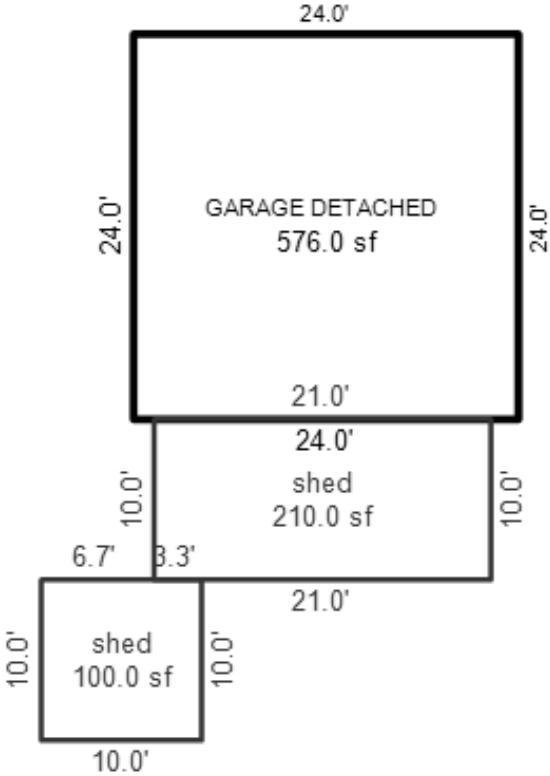
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																												
	Building Style: 1S		Drywall Plaster X Paneled Wood T&G		Central Air Wood Furnace																												
	Yr Built 1974		Trim & Decoration		(12) Electric																												
	Remodeled 2014		Ex X Ord Min		200 Amps Service																												
	Condition: Average		Size of Closets		No./Qual. of Fixtures																												
	Room List		Lg X Ord Small		Ex. X Ord. Min																												
	Basement 1st Floor 2nd Floor Bedrooms		Doors Solid X H.C.		No. of Elec. Outlets																												
	(1) Exterior		(5) Floors		Many X Ave. Few																												
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		(13) Plumbing																												
	Insulation		(6) Ceilings		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
	(2) Windows		(7) Excavation		(14) Water/Sewer																												
X	Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2358 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		(8) Basement		Lump Sum Items:																												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
	(3) Roof		(9) Basement Finish																														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																														
X	Gambrel Mansard Shed		(10) Floor Support																														
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																														
	Chimney: Brick																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2358 SF Floor Area = 2358 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>2,358</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>282,922</td> <td>183,921</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	2,358			Total:				282,922	183,921	Cls C 5 Blt 1974		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	2,358																														
Total:				282,922	183,921																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 2 Fixture Bath 1 3,064 1,992 Porches CSEP (1 Story) 264 10,275 6,679 WCP (1 Story) 268 9,281 6,033 WPP 172 4,138 2,690 Deck Treated Wood 348 5,867 3,814 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 15,897 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 Interior 1 Story 1 5,262 3,420 Local Cost Items SANITARY SEWER 1 0 0 *																																	
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																	

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



Asphalt



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVANS THOMAS & SILVIA	KARL DAVID & GANSS ELIZAB	130,000	09/10/2021	WD	03-ARM'S LENGTH	2021-03066	PROPERTY TRANSFER	100.0
DOHM JOHN P	EVANS THOMAS & SILVIA	80,000	09/10/2019	WD	03-ARM'S LENGTH	2019-02838	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:					
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KARL DAVID & GANSS ELIZABETH GRACE 12568 DEJAROL DR SOUTH LYON MI 48178	2025 Est TCV 99,405					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		
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	Public Improvements			* Factors *		
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 80'@\$1400/FF	65.43	194.15	1.0000	1.0852	1400	100	99,405
65 Actual Front Feet, 0.29 Total Acres						Total Est. Land Value =	99,405

**Tax Description**  
 PART OF LOT 8 PLAT OF CHIPPEWA SHORES OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 51 DESC AS BEG AT SE COR LOT 8, TH N 40 DEG 41'36"W 175.33 FT, N 31 DEG 28'41"E 65.43 FT, S 47 DEG 17'46"E 171.77 FT, S 32 DEG 32'00"W 85.68 FT TO POB. FORMERLY . LOT 8 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P51.

**Comments/Influences**  
 1/26/2021 TRANSFER 20.68' PART TO LOT 9

1/26/2021 TRANSFER 20.68' PART TO LOT 9



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Topography of Site

- X Level
- Rolling
- Low
- 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	49,700	0	49,700			31,712C
2024	54,100	0	54,100			30,759C
2023	39,000	0	39,000			29,295C
2022	27,900	0	27,900			27,900S

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVANS THOMAS E & SILVIA A	EVANS THOMAS E & SILVIA A	0	11/11/2022	WD	09-FAMILY	2022-03800	DEED	0.0
		76,000	01/01/1997	WD	33-TO BE DETERMINED	308:1482	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
850 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 535,347 TCV/TFA: 295.12					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road							
	X	Gravel Road							
LOT 9 PLAT OF CHIPPEWA SHORES OF SURVEY IN BOOK OF SURVEYS S-6 P 51. ALSO PCL OF SURVEY IN BOOK OF SURVEYS S-6 P51 DESC AS: BEG AT NE COR LOT 8, TH S 32 DEG 32'00"W 44.48 FT, N 47 DEG 17'46"W 171.77 FT, N 31 DEG 28'41"E 20.68 FT, S 55 DEG 15'40"E 169.58 FT TO POB, BEING PART OF LOT 8 OF CHIPPEWA SHORES. FORMERLY . LOT 9 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P51.	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							

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

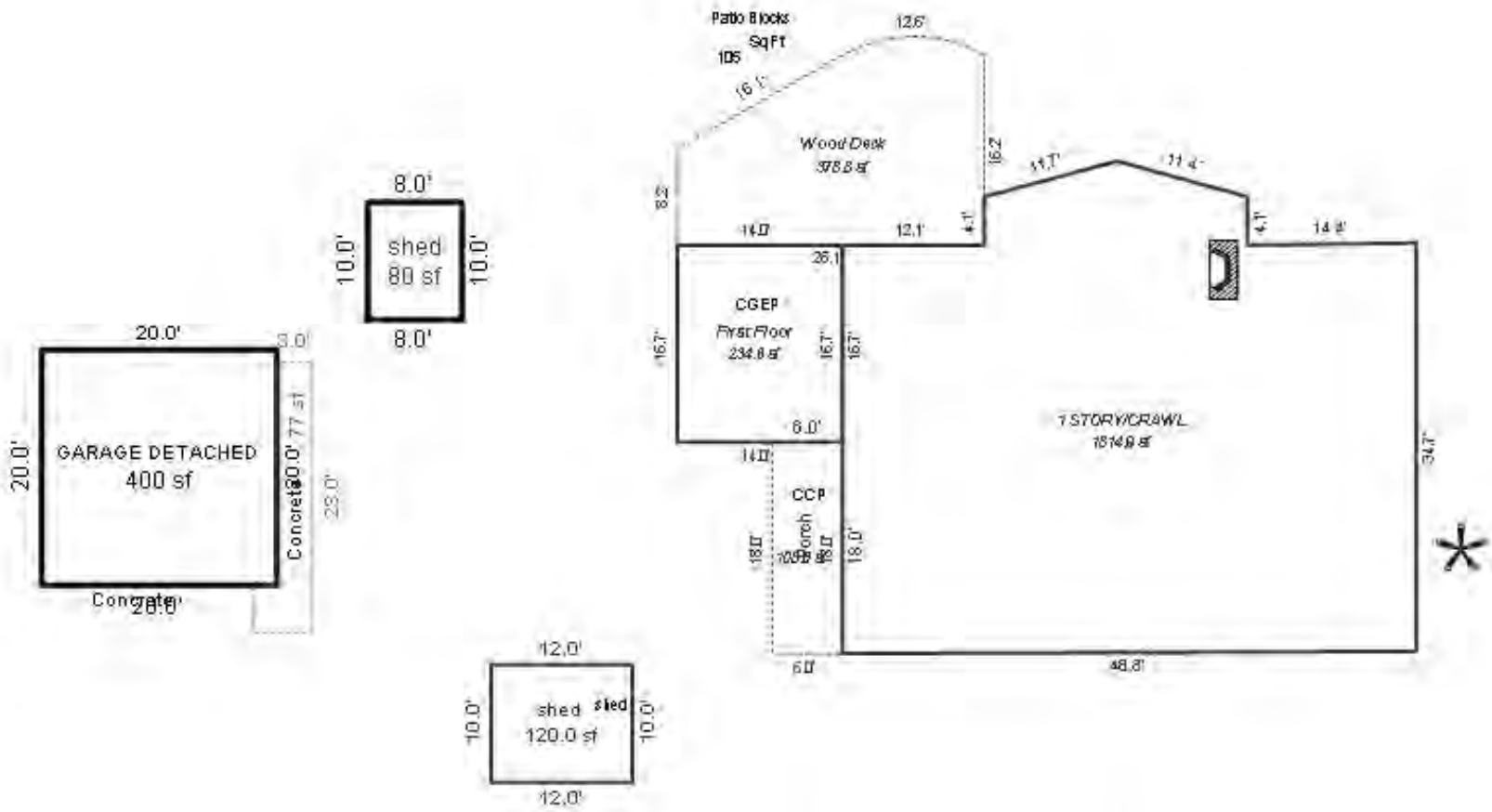
Who	When	What	2025	75,900	191,800	267,700		151,797C
TPC	10/29/2019	INSPECTED	2024	78,600	202,700	281,300		147,233C
TPC	12/27/2017	INSPECTED	2023	56,200	193,500	249,700		140,222C
TPC	04/19/2016	INSPECTED	2022	37,000	185,900	222,900		133,545C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1968 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							234 108 378	CGEP (1 Story) CCP (1 Story) 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 +10 Effec. Age: 20 Floor Area: 1,814 Total Base New : 338,130 Total Depr Cost: 270,506 Estimated T.C.V: 378,708			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 10 Blt 1999																
Condition: Average		Size of Closets		Lg			X	Ord		Small	200 Amps Service			Ground Area = 1814 SF Floor Area = 1814 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																	
Room List		Doors		Solid	X	H.C.	(12) Electric			No. of Elec. Outlets			Building Areas																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200			Many			X	Ave.		Few	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex.			X	Ord.		Min	(13) Plumbing			1 Story			Brick	Crawl Space	1,814	Total:	262,397	209,919						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1814 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			Exterior			Brick Veneer			1312	22,225	17,780	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water			1			Public Sewer			Water Well, 50 Feet			Built-Ins			Appliance Allow.			1	2,727	2,182	
(2) Windows		Many Avg.	X	Large Avg.		Small	(9) Basement Finish			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum 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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1			Public Water			1			Public Sewer			Water Well			Appliance Allow.			1	2,727	2,182	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			SANITARY SEWER			1	0	0	*			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			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.
HALLGREN DAN E & SHIRLEY	SHUPE TIMOTHY & ELLEN	246,000	07/30/2019	WD	03-ARM'S LENGTH	2019-02380	PROPERTY TRANSFER	100.0
HALLGREN DAN E & SHIRLEY	HALLGREN DAN E & SHIRLEY	0	08/06/2004	WD	21-NOT USED/OTHER	04-0/3826	DEED	0.0
		103,900	10/01/1999	WD	33-TO BE DETERMINED	332:582	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
840 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/01/2019	2019-0509	100%
	P.R.E. 100% 08/19/2019		Addition	12/31/2004	2004-9998	Complete
Owner's Name/Address	MAP #:					
SHUPE TIMOTHY & ELLEN 840 S OAK DR LAKE CITY MI 49651	2025 Est TCV 381,365 TCV/TFA: 227.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. LOT 10 PLAT OF CHIPPEWA SHORES.	X	Dirt Road		A 80'@\$1400/FF	84.00	191.00	0.9879	1.0808	1400	100	125,556
Comments/Influences		Gravel Road		84 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =	125,556	

CHG PATIO TO CFP/SE ALSO 16X24 ADDN @ 45% FOR 02 ADD'N COMP FOR 05 ADD SEWER FOR 06 +1000.	X	Sewer	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Electric	D/W/P: 4in Ren. Conc.	8.18	81 50	331	
	X	Gas	D/W/P: Patio Blocks	15.61	45 0	0	
			Total Estimated Land Improvements True Cash Value =				331

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	62,800	127,900	190,700

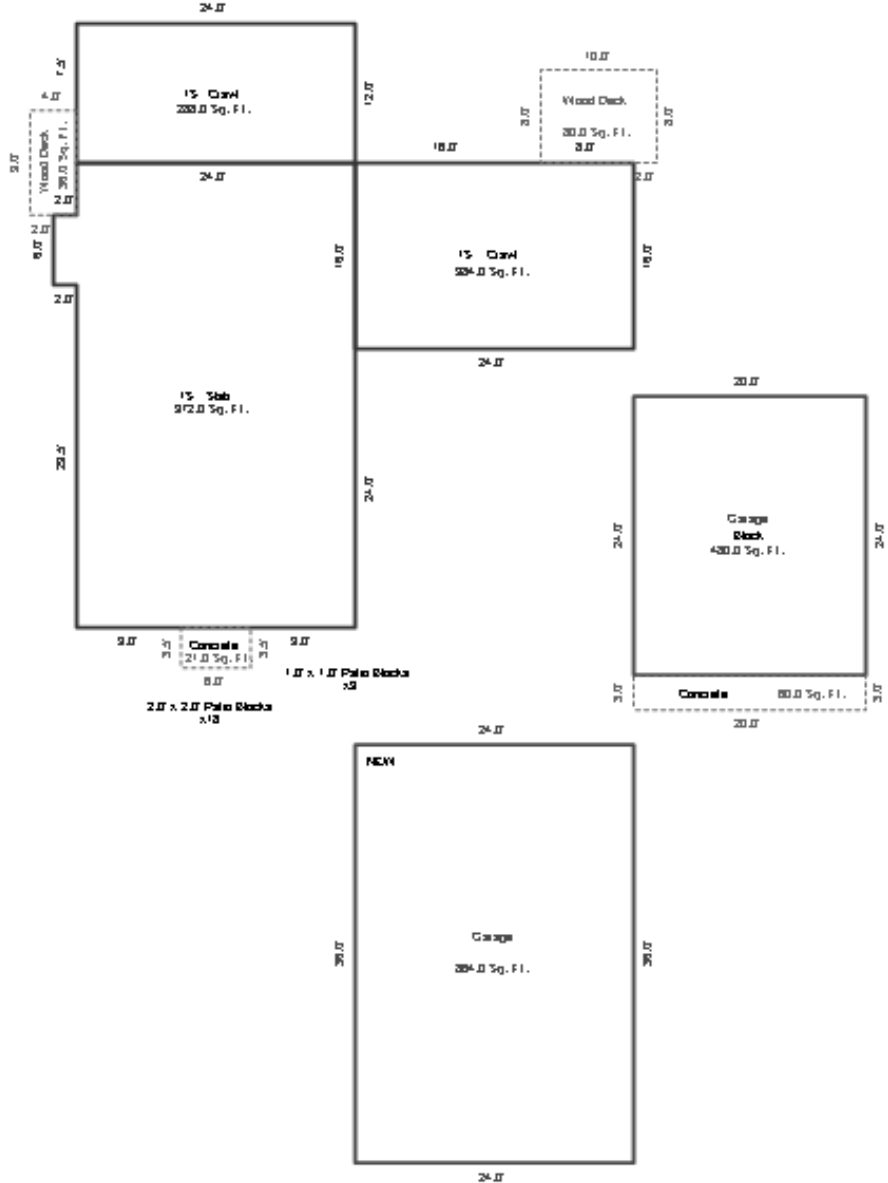
TPC 10/24/2019 INSPECTED	2024	65,000	133,400	198,400			163,176C
TPC 05/09/2019 INSPECTED	2023	46,900	127,300	174,200			155,406C
TPC 12/27/2017 INSPECTED	2022	32,400	123,400	155,800			148,006C



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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 36 80	Type Treated Wood Treated Wood	Year Built: 1964 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																			
Wood Frame		(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,677 Total Base New : 280,746 Total Depr Cost: 182,484 Estimated T.C.V: 255,478		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																																				
X	Block	X	Drywall	Plaster																																													
Building Style: 1S		X	Paneled	Wood T&G																																													
Yr Built 1964		Remodeled 2004		Ex		X	Ord	Min																																									
Condition: Average		Size of Closets		Lg		X	Ord	Small																																									
Room List		Doors		Solid		X	H.C.																																										
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen:		Other:		Other:																																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.	Min																																							
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets		Many		X	Ave.	Few																																							
Insulation				(13) Plumbing		1		Average Fixture(s)																																									
(2) Windows		(7) Excavation		2		3		Fixture Bath																																									
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 677 S.F. Slab: 1000 S.F. Height to Joists: 0.0		2		Fixture Bath																																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors				(8) Basement		1		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																									
X	Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																													
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																													
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water																																											
Asphalt Shingle		(10) Floor Support		1		Public Sewer																																											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1		Water Well																																											
				1000 Gal Septic		2000 Gal Septic																																											
				Lump Sum Items:																																													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1677 SF Floor Area = 1677 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>Block</td> <td>Slab</td> <td>1,000</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Block</td> <td>Crawl Space</td> <td>389</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>204,753</td> <td>133,089</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	1,000			1 Story	Block	Crawl Space	389			1 Story	Siding	Crawl Space	288			Total:				204,753	133,089			Cls C Blt 1964				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																												
1 Story	Block	Slab	1,000																																														
1 Story	Block	Crawl Space	389																																														
1 Story	Siding	Crawl Space	288																																														
Total:				204,753	133,089																																												
Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Treated Wood Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story													<table border="1"> <tbody> <tr> <td>1</td> <td>1,441</td> <td>937</td> </tr> <tr> <td>1</td> <td>4,535</td> <td>2,948</td> </tr> <tr> <td>36</td> <td>1,473</td> <td>957</td> </tr> <tr> <td>80</td> <td>2,210</td> <td>1,436</td> </tr> <tr> <td>480</td> <td>19,589</td> <td>12,733</td> </tr> <tr> <td>864</td> <td>32,219</td> <td>20,942</td> </tr> <tr> <td>2</td> <td>1,067</td> <td>694</td> </tr> <tr> <td>1</td> <td>1,494</td> <td>971</td> </tr> <tr> <td>1</td> <td>2,686</td> <td>1,746</td> </tr> <tr> <td>1</td> <td>2,766</td> <td>1,798</td> </tr> <tr> <td>1</td> <td>6,513</td> <td>4,233</td> </tr> </tbody> </table>		1	1,441	937	1	4,535	2,948	36	1,473	957	80	2,210	1,436	480	19,589	12,733	864	32,219	20,942	2	1,067	694	1	1,494	971	1	2,686	1,746	1	2,766	1,798	1	6,513	4,233	<<<< Calculations too long. See Valuation printout for complete pricing. >>>>	
1	1,441	937																																															
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1	2,766	1,798																																															
1	6,513	4,233																																															



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRISTOW NORMAN & SALLY TR	MINERT DOUGLAS P & AMAL A	337,000	08/10/2021	WD	03-ARM'S LENGTH	2021-02847	PROPERTY TRANSFER	100.0
BRISTOW NORMAN S & SALLY	BRISTOW NORMAN S & SALLY	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1204	DEED	0.0
		77,500	10/01/1995	WD	33-TO BE DETERMINED	299:133	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
830 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Enlargement	05/30/2024	PB24-0019	20%
	P.R.E. 0%		Enlargement	03/18/2024	PE24-0038	0%
Owner's Name/Address	MAP #:		Addition	04/11/2013	2013-0087	100%
MINERT DOUGLAS P & AMAL A 811 ANCHOR LN PORTAGE MI 49002	2025 Est TCV 323,410 TCV/TFA: 245.94					

Tax Description	X	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		* Factors *				Value	
		Improved	Vacant	Description	Frontage	Depth	Rate %Adj. Reason		
. LOT 11 PLAT OF CHIPPEWA SHORES.	X			A 80'@\$1400/FF	84.00	240.00	0.9879 1.1442	1400 100	132,932
Comments/Influences				84 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value = 132,932

Comments/Influences	X	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	D/W/P: 3.5 Concrete	6.49	232 0
	X	Sewer	D/W/P: Asphalt Paving	3.06	1200 0
	X	Electric	Total Estimated Land Improvements True Cash Value = 0		
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	66,500	95,200	161,700			144,273C
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2024	68,800	101,100	169,900			138,143C
Ravine							
Wetland							
Flood Plain	2023	48,500	96,600	145,100			131,565C
X PRIVATE RD	2022	32,400	92,900	125,300			125,300S

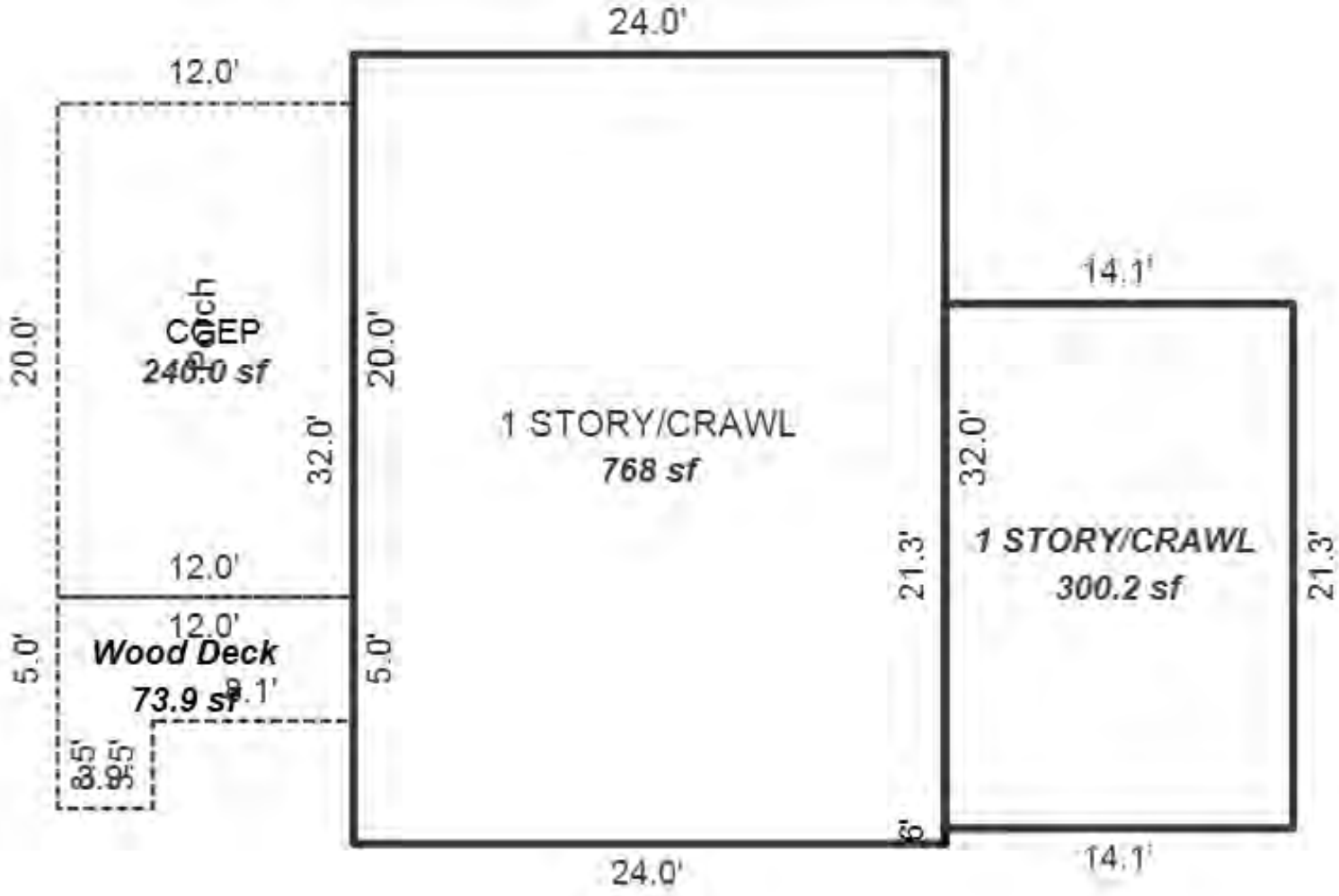


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBISKA BASIL & ETHEL	MCMIN DEAN R & LOWES PENN	150,000	08/13/2019	WD	16-LC PAYOFF	2019-02529	PROPERTY TRANSFER	0.0
KOBISKA BASIL & ETHEL TRU	LOWES PENNY L & MCMIN DEA	150,000	11/05/2013	LC	16-LC PAYOFF	2013-03765	PROPERTY TRANSFER	100.0
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	21-NOT USED/OTHER	2013-03366 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
820 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/30/2021	2021-0684	100%
	P.R.E. 100% 06/16/2021		Addition	09/27/2016	2016-0481	100%
Owner's Name/Address	MAP #:		ALTERATION	12/31/2013	2014-0573	100%
MCMIN DEAN R & LOWES PENNY L 820 S OAK DR LAKE CITY MI 49651	2025 Est TCV 387,281 TCV/TFA: 338.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. LOT 12 PLAT OF CHIPPEWA SHORES.	X			A 80'@\$1400/FF	84.00	304.00	0.9879	1.2139	1400	100	141,025
Comments/Influences				84 Actual Front Feet, 0.59 Total Acres				Total Est. Land Value =			141,025

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
01 BOR CHG'D FOR POOR FRONTAGE. ADD RS FOR 06. +400 AV	X	Dirt Road	D/W/P: 3.5 Concrete	6.49	120 50	389	
SUCCESSOR TRUSTEES ARE PENNY L LERG & PAMIE BETH BLEVINS.	X	Gravel Road	D/W/P: Patio Blocks	15.39	48 50	369	
	X	Paved Road	D/W/P: 4in Ren. Conc.	8.06	194 50	782	
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =				1,540
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level								
Rolling	X	70,500	123,100	193,600			142,506C	
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X	73,000	130,200	203,200			138,222C	
Ravine								
Wetland								
Flood Plain								
Private Road	X	50,300	124,300	174,600			131,640C	
Who								
When								
What								
JWV 09/30/2021 INSPECTED		32,400	98,600	131,000			104,705C	
TPC 04/30/2021 INSPECTED								
JWV 09/08/2017 INSPECTED								

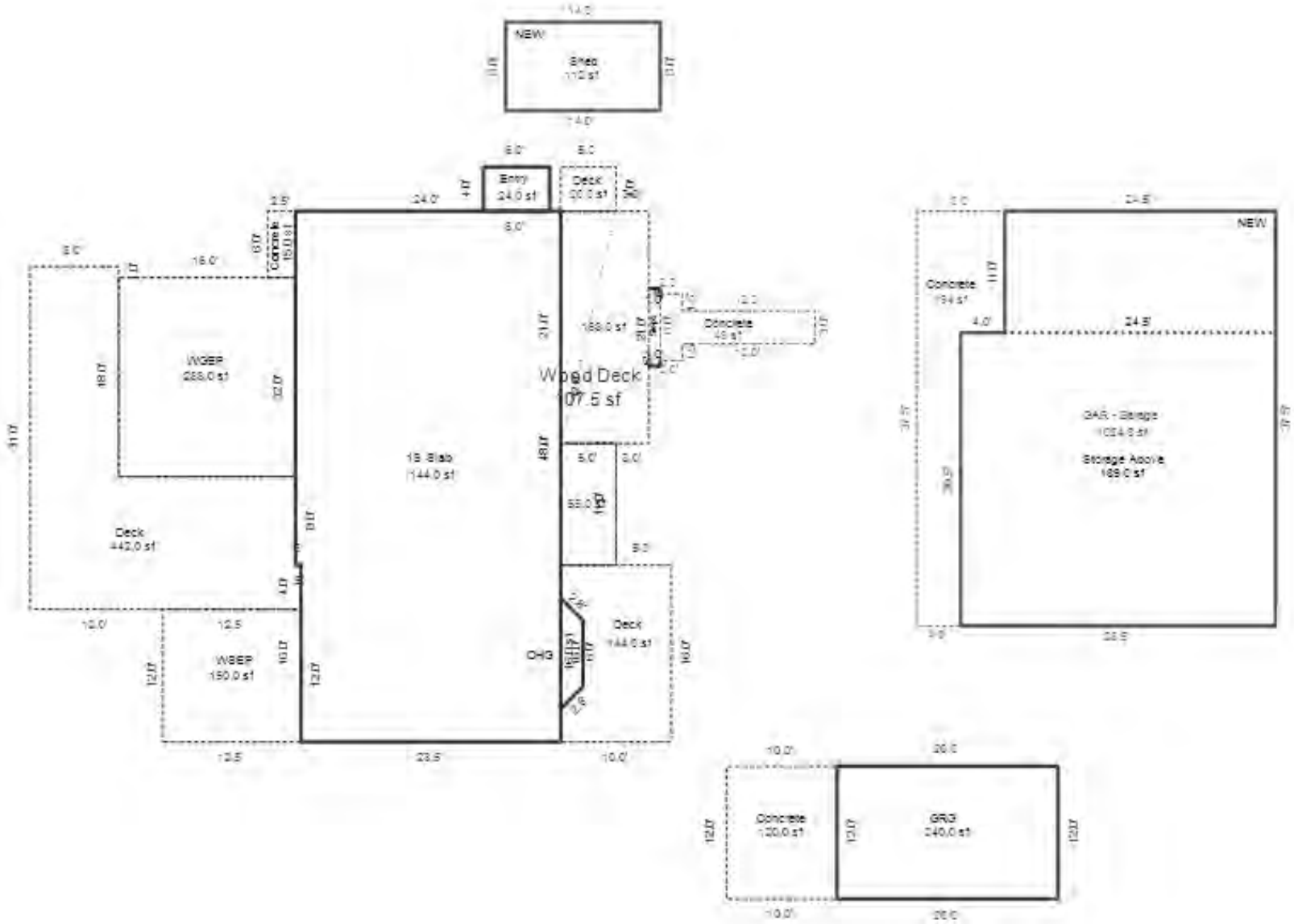


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 150 168 442 55 144	Type WGEP (1 Story) WSEP (1 Story) WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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: C +10 Effec. Age: 35 Floor Area: 1,144 Total Base New : 268,921 Total Depr Cost: 174,797 Estimated T.C.V: 244,716		E.C.F. X 1.400		Bsmnt Garage:		
Building Style: 1S		Drywall	Plaster	Trim & Decoration			(12) Electric			Total Base New : 268,921 Total Depr Cost: 174,797 Estimated T.C.V: 244,716		E.C.F. X 1.400		Carpport Area:		
Yr Built	Remodeled	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 10		Blt 1963			
1963	2017					X Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
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 Slab	1,144	Total:	158,107	102,768		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Average Fixture(s) 3 Fixture Bath		1 1,455 946 1 4,580 2,977		
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Porches		WGEP (1 Story) WSEP (1 Story) WCP (1 Story)		288 19,054 12,385 150 8,051 5,233 168 7,036 4,573		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck		Treated Wood Treated Wood Treated Wood		442 6,864 4,462 55 1,835 1,193 144 3,292 2,140		
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		240 12,312 8,003		
X	Many Avg. X Few	Large Avg. X Small	(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			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage Door Opener Base Cost		189 2,559 1,663 2 1,078 701 1024 35,850 23,302			
X	Wood Sash Metal Sash Vinyl Sash	Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal			Water/Sewer			Public Sewer Water Well, 50 Feet		1 1,473 957 1 2,648 1,721				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Storms & Screens															
(3) Roof																
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOONEY SELWYN & DIANA	LOONEY SELWYN EFRAM	1	12/21/2005	WD	06-COURT JUDGEMENT	2005-00193	DEED	0.0

Property Address: S RIVERVIEW 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: LOONEY SELWYN EFRAM  
 7206 RAILROAD ST  
 LAKE CITY MI 49651  
 2025 Est TCV 14,246

Improved X 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/ 187.00 288.00 1.0169 0.8324 90 100 14,246  
 187 Actual Front Feet, 1.24 Total Acres Total Est. Land Value = 14,246

Tax Description: SEC 35 T22N R8W LOT 1 CLAM RIVER 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,100	0	7,100			2,841C
2024	7,400	0	7,400			2,756C
2023	5,800	0	5,800			2,625C
2022	2,500	0	2,500			2,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOONEY SELWYN E & DIANA S	LOONEY DIANA	0	12/22/2004	QC	21-NOT USED/OTHER	04-0/5313	DEED	0.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
5119 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/01/1995								
Owner's Name/Address		MAP #:		2025 Est TCV 208,247 TCV/TFA: 118.32								
LOONEY DIANA 5119 RIVERVIEW 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 *								
LOONEY DIANA 5119 RIVERVIEW DR LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A 200' @ 90/	202.01	254.25	0.9975	0.8068	90	100		14,632
. SEC 35 T22N R8W LOT 2 CLAM RIVER ESTATES.		X	Paved Road	202 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = 14,632								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: Asphalt Paving	3.06	1000	50	1,530				
		X	Sewer	D/W/P: 3.5 Concrete	6.49	150	50	487				
		X	Electric	Total Estimated Land Improvements True Cash Value = 2,017								
		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	7,300	96,800	104,100			58,294C		
		X	Rolling	2024	7,600	83,200	90,800			56,542C		
		X	Low	2023	5,900	80,600	86,500			53,850C		
		X	High	2022	7,500	72,200	79,700			51,286C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	2025	7,300	96,800	104,100		58,294C		
		TPC 04/30/2021	INSPECTED		2024	7,600	83,200	90,800		56,542C		
		TPC 12/27/2017	INSPECTED		2023	5,900	80,600	86,500		53,850C		
					2022	7,500	72,200	79,700		51,286C		

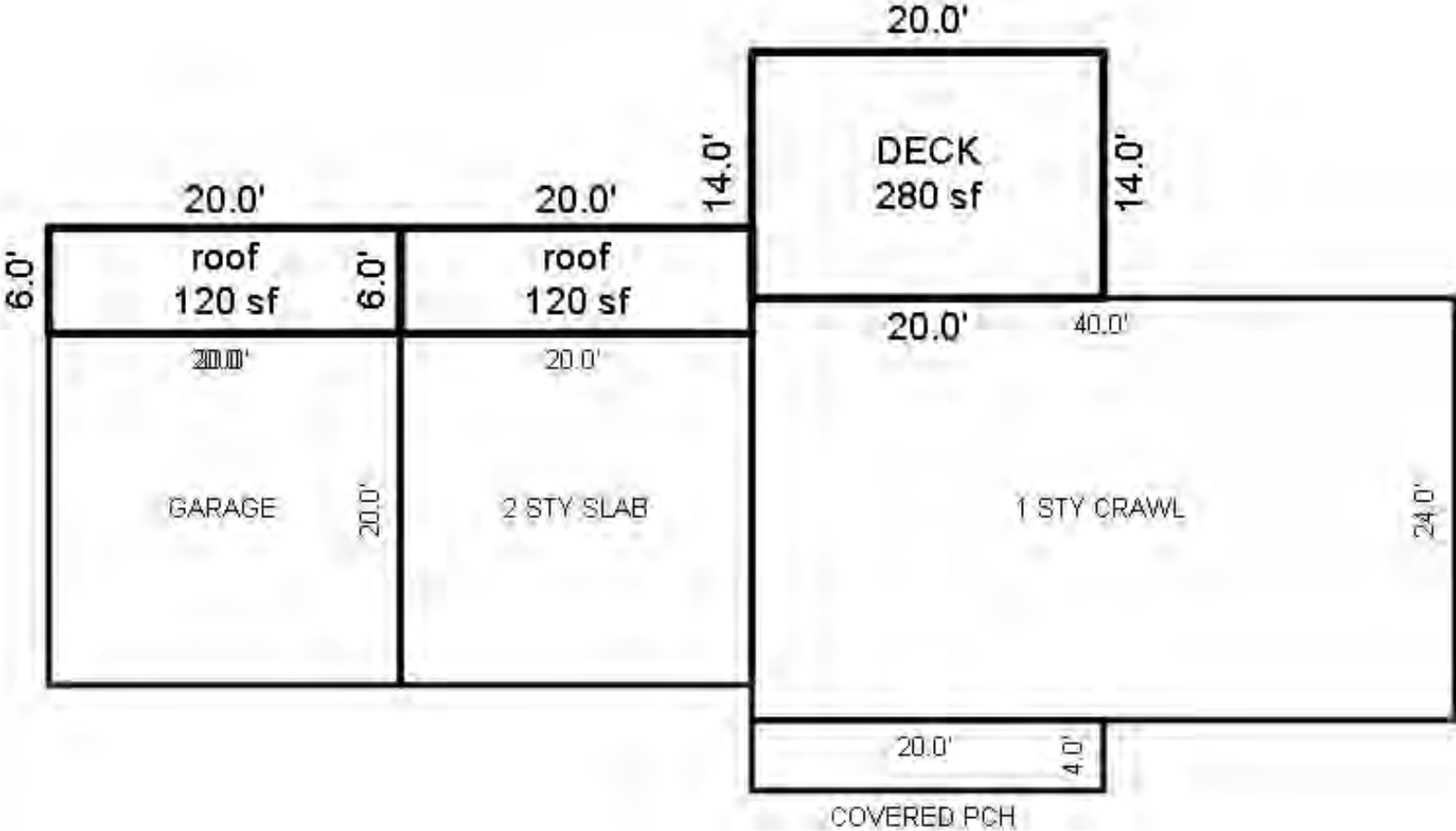


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G							80 WCP (1 Story) 280 Treated Wood 240 Roof Cover Onl		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,760 Total Base New : 248,831 Total Depr Cost: 174,180 Estimated T.C.V: 191,598			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1981	Remodeled 1984	Ex	X	Ord		Min										
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C Blt 1981				
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		100 Amps Service			Ground Area = 1360 SF Floor Area = 1760 SF.									
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.		Few	Building Areas					
	Insulation	X	Drywall	(13) Plumbing			Stories Exterior Foundation			Size	Cost New	Depr. Cost				
(2) Windows		(7) Excavation		1 Average Fixture(s)			1 Story Siding Crawl Space			960						
X	Many Avg. X Few		Large Avg. Small	1 3 Fixture Bath			2 Story Siding Slab			400						
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 960 S.F. Slab: 400 S.F. Height to Joists: 0.0		2 Fixture Bath			Other Additions/Adjustments			Total:	207,068	144,947				
X	Double Hung Horiz. Slide Casement	(8) Basement		Softener, Auto			Plumbing			Average Fixture(s)	1	1,455	1,018			
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone	Softener, Manual			Water/Sewer			1000 Gal Septic	1	4,795	3,356			
(3) Roof		(9) Basement Finish		Solar Water Heat			Porches			Water Well, 50 Feet	1	2,648	1,854			
X	Gable Hip Flat		Treated Wood Concrete Floor	No Plumbing			Deck			WCP (1 Story)	80	4,186	2,930			
X	Asphalt Shingle	(10) Floor Support		Extra Toilet			Garages			Ceramic Tile Floor						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Extra Sink			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Ceramic Tile Wains						
				Separate Shower			Base Cost			2000 Gal Septic	400	19,120	13,384			
				Ceramic Tub Alcove			Common Wall: 1 Wall			1000 Gal Septic	1	-2,647	-1,853			
				Vent Fan			Door Opener			1 1000 Gal Septic	1	539	377			
				(14) Water/Sewer			Built-Ins			1 2000 Gal Septic						
				Public Water			Appliance Allow.			Lump Sum Items:						
				Public Sewer			Totals:			Notes:						
				Water Well			E.C.F. (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC.V:									
				1000 Gal Septic												
				2000 Gal Septic												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
5155 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		08/26/2008		20080487	Complete			
Owner's Name/Address		P.R.E. 100% 07/01/2004		MAP #:		2025 Est TCV 247,349 TCV/TFA: 138.03						
WEBSTER GENE L & MAXINE E 5155 S RIVERVIEW 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 *								
WEBSTER GENE L & MAXINE E 5155 RIVERVIEW DR LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A 200' @ 90/ 214.72 267.30 0.9824 0.8170 90 100 15,510								
. SEC 35 T22N R8W LOT 3 CLAM RIVER ESTATES.		X	Paved Road	215 Actual Front Feet, 1.32 Total Acres Total Est. Land Value = 15,510								
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	6.49	300	0	0				
		X	Sewer	D/W/P: 4in Ren. Conc.	8.06	1000	0	0				
		X	Electric	D/W/P: Crushed Rock	2.24	300	0	0				
		X	Gas	Wood Frame	24.64	192	98	4,636				
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities	LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 7,011								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2025	7,800	115,900	123,700			75,510C		
		X	Rolling	2024	8,100	99,900	108,000			73,240C		
		X	Low	2023	6,300	96,800	103,100			69,753C		
		X	High	2022	7,500	89,000	96,500			66,432C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who When What										
		TPC 12/27/2017 INSPECTED										
		TPC 10/10/2015 INSPECTED										
		RJG 12/04/2008 INSPECTED										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTENS RANDALL & GAIL	TROLZ TERRY S & TONYA L	204,000	10/05/2018	WD	03-ARM'S LENGTH	2018-03255	PROPERTY TRANSFER	100.0
KOBISKA EARL WAYNE	MARTENS RANDALL & GAIL	182,000	09/25/2015	WD	03-ARM'S LENGTH	2015-03340	PROPERTY TRANSFER	100.0
KOBISKA EARL WAYNE & ONAL	KOBISKA EARL WAYNE	0	07/08/2009	QC	21-NOT USED/OTHER	2009/2578	DEED	0.0
BURNETTE LINDA (WIDOW)	KOBISKA EARL WAYNE & ONAL	170,000	05/14/2008	WD	03-ARM'S LENGTH	2008/1777	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5191 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/15/2018					
Owner's Name/Address	MAP #:					
TROLZ TERRY S & TONYA L 5191 S RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 302,672 TCV/TFA: 224.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 4 CLAM RIVER ESTATES.			A 200' @ 90/	264.95	453.22	20,721
Comments/Influences			265 Actual Front Feet, 2.76 Total Acres			20,721

NEW HOUSE FOR 96 NEW PC GRG FOR 99	X	Public Improvements	* Factors *				IRR
			Description	Rate	Size	% Good	
		Dirt Road	D/W/P: 4in Ren. Conc.	8.06	1250	0	
		Gravel Road	D/W/P: 3.5 Concrete	6.49	300	0	
	X	Paved Road	D/W/P: Patio Blocks	15.39	150	0	
		Storm Sewer	D/W/P: Asphalt Paving	3.06	3700	0	
	X	Sidewalk	Wood Frame	24.52	195	50	
		Water	Residential Local Cost Land Improvements				
		Sewer	Description	Rate	Size	% Good	
	X	Electric	LAND IMPROVE 5000	5,000.00	1	95	
	X	Gas					
		Curb	Total Estimated Land Improvements True Cash Value =			7,140	



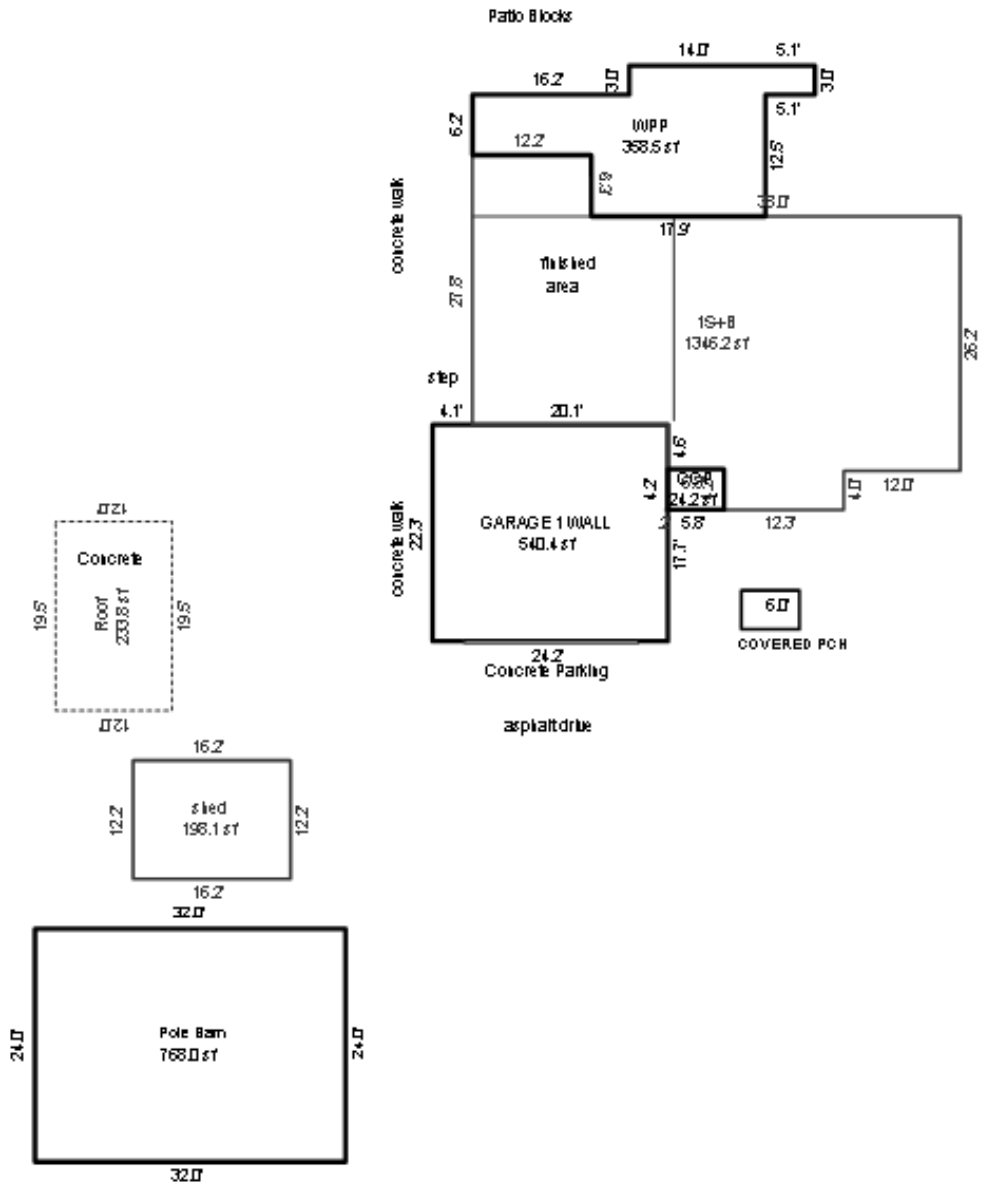
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	10,400	140,900	151,300			120,351C
Rolling	2024	10,800	121,400	132,200			116,733C
Low	2023	8,400	117,700	126,100			111,175C
X High	2022	7,500	108,400	115,900			105,881C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 24 358 233	Type CCP (1 Story) WPP Roof Cover Onl		Year Built: 1995 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: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 1,346 Total Base New : 293,915 Total Depr Cost: 249,828 Estimated T.C.V: 274,811			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:			
Yr Built 1995	Remodeled 2017	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1346 SF Floor Area = 1346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C Blt 1995						
Condition: Average		Size of Closets		No./Qual. of Fixtures			200			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Basement 1,346			Total: 198,817 168,995						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Other Additions/Adjustments			Recreation Room 390 7,433 6,318 Basement, Outside Entrance, Below Grade 1 2,523 2,145						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Plumbing			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Ex.	X	Ord.		Min	Average Fixture(s)			3 Fixture Bath				
(2) Windows		(7) Excavation		Basement: 1346 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2			3 Fixture Bath			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			1000 Gal Septic Water Well, 100 Feet			1			4,795 4,076		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		390			1			1000 Gal Septic 2000 Gal Septic			2			11,451 9,733			
(3) Roof		(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			2			1			1			5,943 5,052			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well			1			1			1			1,191 1,012		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			1			1			2,727 2,318			
Chimney: Metal		Fireplaces		<<<<< 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.
COLES LAWRENCE P & SHARON	COLES LAWRENCE P & SHARON	0	05/04/2015	QC	21-NOT USED/OTHER	2015-01621	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5197 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
COLES LAWRENCE P & SHARON P COLES MICHELE L 5197 S RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 250,361 TCV/TFA: 176.56					

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 5 CLAM RIVER ESTATES.	X		A 200' @ 90/	199.77	367.51	1.0003	0.8847	90	100	15,910
Comments/Influences			200 Actual Front Feet, 1.69 Total Acres Total Est. Land Value = 15,910							

ADD 1.5 BATHS, FB FOR 93 NEW PC GRG FOR 04 (NICE)	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				
	X	Sewer				
	X	Electric	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Gas	Total Estimated Land Improvements True Cash Value =			950

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2025	8,000	117,200	125,200			76,944C
	X	High	2024	8,300	100,600	108,900			74,631C
	X	Landscaped	2023	6,400	97,500	103,900			71,078C
	X	Swamp	2022	7,500	89,700	97,200			67,694C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



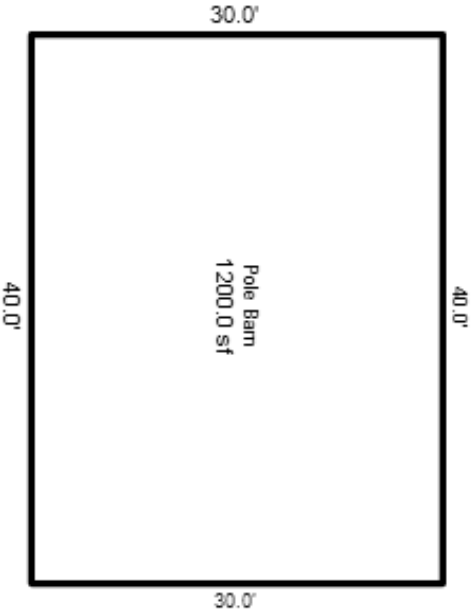
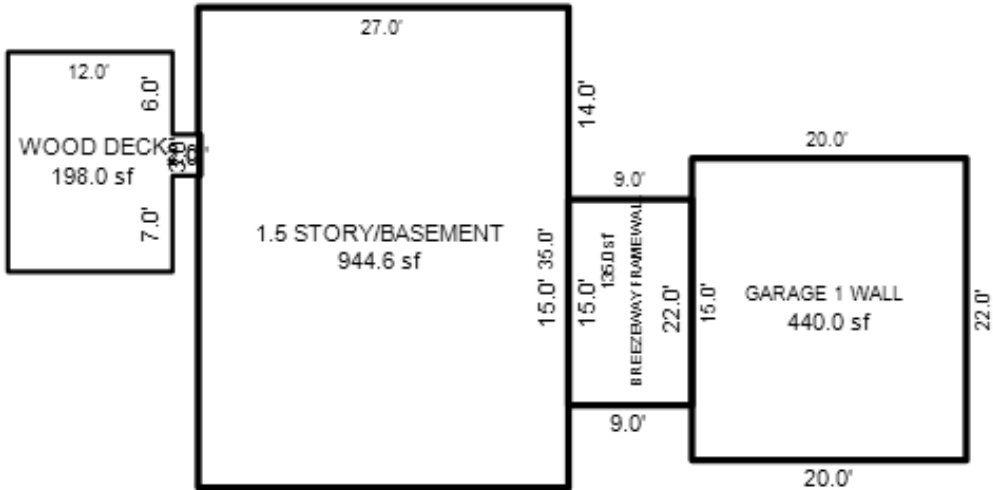
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Wood Stove Direct-Vented Ga	Area 192 135	Type Treated Wood Brzwy, FW	Year Built: 1980 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: 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: C +10 Effec. Age: 30 Floor Area: 1,418 Total Base New : 303,247 Total Depr Cost: 212,274 Estimated T.C.V: 233,501		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 10 Blt 1980		
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	Size of Closets			200 Amps Service		Ground Area = 945 SF Floor Area = 1418 SF.				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas				
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1.5 Story Siding Basement		Total: 197,080 137,958			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many	X	Ave.	Few	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement Living Area		500 17,675 12,372		
(2) Windows		(7) Excavation		Basement: 945 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					
X	Many Avg. Few	X	Large Avg. Small	Basement: 945 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			Average Fixture(s)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath					
X	Double Glass Patio Doors Storms & Screens		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			(14) Water/Sewer			2 Fixture Bath					
(3) Roof		(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer					
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic					
X	Asphalt Shingle	Chimney: Block		Lump Sum Items:			1 1000 Gal Septic 2000 Gal Septic			Water Well					
<p>Garages</p> <p>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</p> <p>Base Cost 440 20,403 14,282</p> <p>Common Wall: 1/2 Wall 1 -1,324 -927</p> <p>Class: CD Exterior: Pole (Unfinished)</p> <p>Door Opener 1 478 335</p> <p>Base Cost 1200 25,548 17,884</p> <p>Built-Ins</p> <p>Appliance Allow. 1 2,727 1,909</p> <p>Fireplaces</p> <p>Exterior 2 Story 1 7,910 5,537</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>															

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DISCHER THOMAS A	DISCHER DEBORAH L	0	12/13/2021	OTH	07-DEATH CERTIFICATE	2022-00057	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5203 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DISCHER DEBORAH L 5203 RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 208,133 TCV/TFA: 134.80					

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 6 CLAM RIVER ESTATES.	X		Dirt Road	157.50	350.74	1.0615	0.8744	90	100	13,157	
Comments/Influences			Gravel Road	158 Actual Front Feet, 1.27 Total Acres						Total Est. Land Value =	13,157

20X22 BSM'T GRG	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
	X	Electric	1,000.00	1	94	940		
	X	Gas				940		
Residential Local Cost Land Improvements							Total Estimated Land Improvements True Cash Value =	940

Topography of Site	X	Residential Local Cost Land Improvements					
		Description	Rate	Size	% Good	Cash Value	
	X	Electric	1,000.00	1	94	940	
	X	Gas				940	



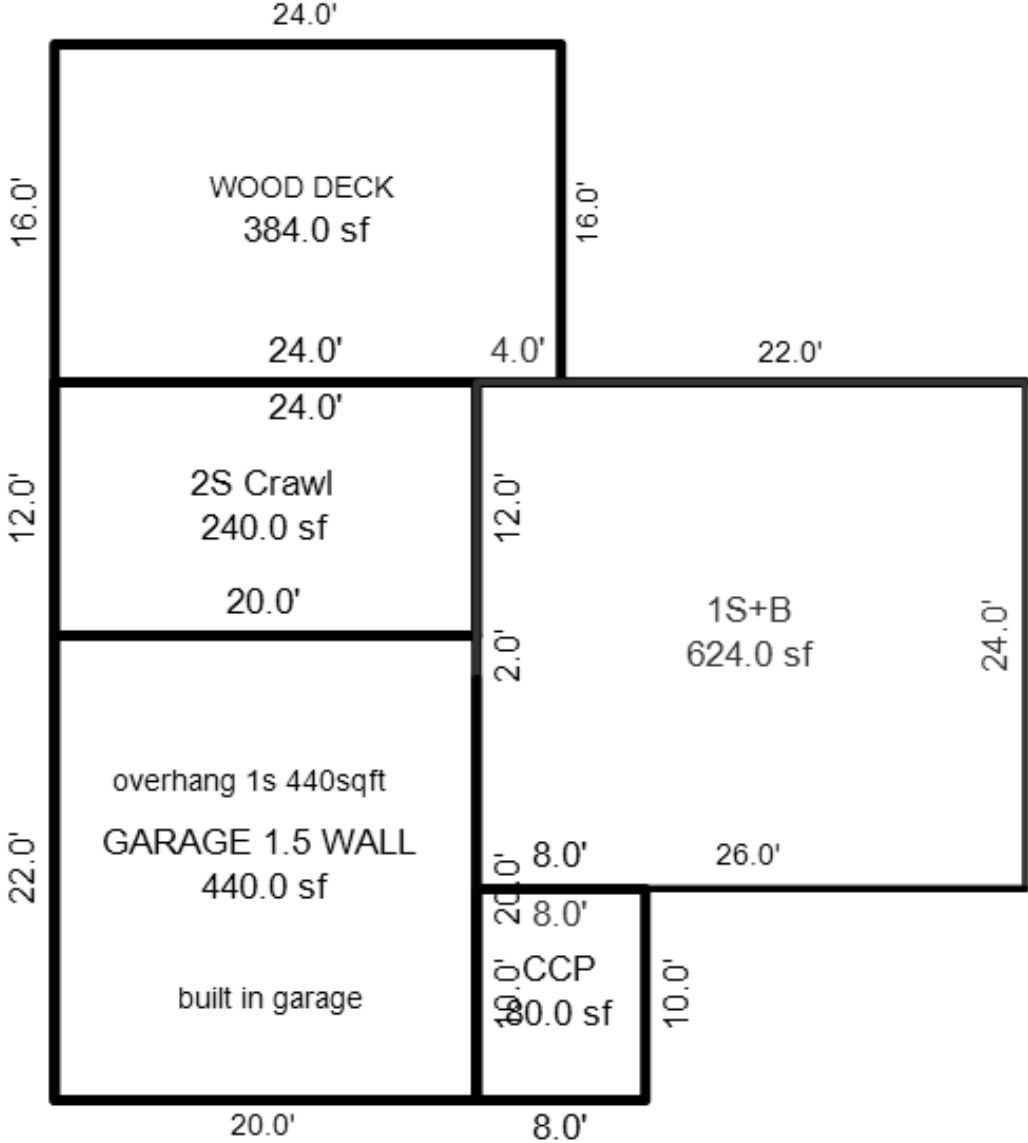
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,600	97,500	104,100			71,336C
2024	6,900	83,600	90,500			69,192C
2023	5,300	81,100	86,400			65,898C
2022	7,500	74,600	82,100			62,760C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 384	Type CCP (1 Story) Treated Wood	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 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: C +5 Effec. Age: 30 Floor Area: 1,544 Total Base New : 251,992 Total Depr Cost: 176,396 Estimated T.C.V: 194,036		E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1.5S		X	Drywall Paneled	Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1544 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1984		Carport Area: Roof:				
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			1 Story Siding Basement 624		2 Story Siding Crawl Space 240		1 Story Siding Overhang 440			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Total: 197,836 138,488		Other Additions/Adjustments					
	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			Recreation Room 600 11,436 8,005		Basement, Outside Entrance, Below Grade 1 2,523 1,766					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing		Average Fixture(s) 1 1,455 1,018		2 Fixture Bath 1 3,064 2,145			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		1000 Gal Septic 1 4,795 3,356		Water Well, 50 Feet 1 2,648 1,854			
(2) Windows		(7) Excavation		Basement: 624 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Porches		CCP (1 Story) 80 2,274 1,592		Deck			
X	Many Avg. X Few	Large Avg. Small	Basement: 624 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Lump Sum Items:			Treated Wood 384 6,263 4,384		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well 1 4,795 3,356		Water Well, 50 Feet 1 2,648 1,854		Porches		CCP (1 Story) 80 2,274 1,592	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		600 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove Vent Fan			Porches		CCP (1 Story) 80 2,274 1,592		Deck		Treated Wood 384 6,263 4,384	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Base Cost 440 20,403 14,282		Common Wall: 1.5 Wall 1 -3,971 -2,780		Door Opener 1 539 377	
X	Gable Hip Flat	Gambrel Mansard Shed	600 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			Built-Ins		Appliance Allow. 1 2,727 1,909		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Base Cost 440 20,403 14,282		Common Wall: 1.5 Wall 1 -3,971 -2,780		Door Opener 1 539 377	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUDDLES WILLIAM T & MARY	DUDDLES WILLIAM T & MARY	0	10/29/2014	QC	21-NOT USED/OTHER	2014-03703	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5209 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DUDDLES WILLIAM T & MARY ANN 5209 RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 175,243 TCV/TFA: 140.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
	Public Improvements		* Factors *							
. SEC 35 T22N R8W LOT 7 CLAM RIVER ESTATES.	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Gravel Road		A 200' @ 90/	157.50	350.74	1.0615	0.8744	90	100	13,157
Comments/Influences	X Paved Road	158 Actual Front Feet, 1.27 Total Acres		Total Est. Land Value =		13,157				
	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	720	0	0			
	X Sewer	D/W/P: Asphalt Paving		2.85	1050	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	2	95	1,900			
	X Street Lights	Total Estimated Land Improvements True Cash Value =		1,900						
	X Standard Utilities									
	X Underground Utils.									



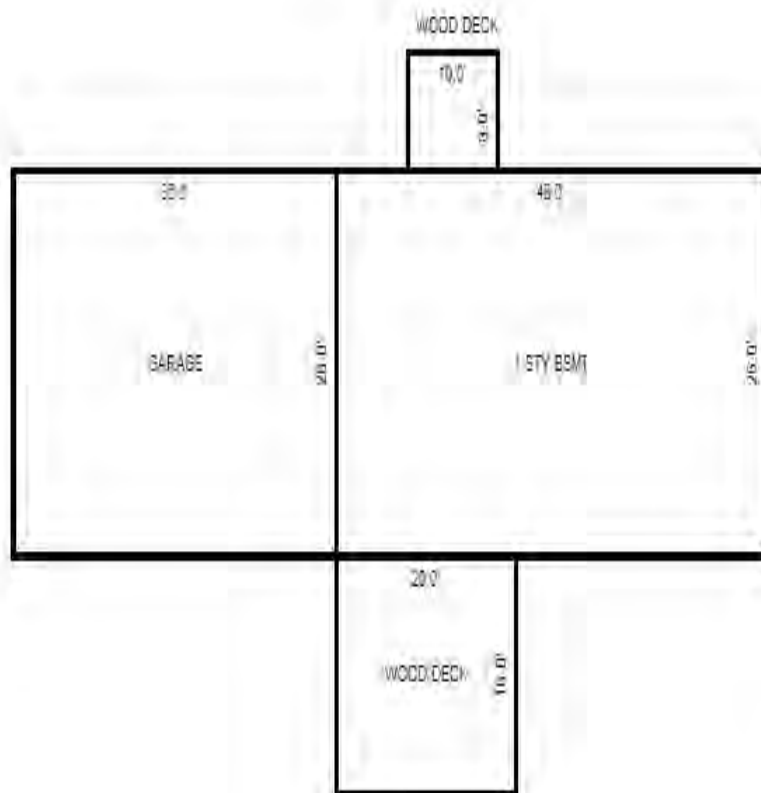
Topography of Site									
X Level	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	6,600	81,000	87,600			53,858C
TPC 12/27/2017	INSPECTED		2024	6,900	69,600	76,500			52,239C
TPC 09/25/2015	INSPECTED		2023	5,300	67,500	72,800			49,752C
			2022	7,500	62,200	69,700			47,383C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 320	Type Treated Wood Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 1,248 Total Base New : 224,039 Total Depr Cost: 145,624 Estimated T.C.V: 160,186		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Yr Built 1974		Remodeled 1988		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		(12) Electric		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		(14) Water/Sewer		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 1248 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		200 Amps Service		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,248 Total: 160,213 104,138		Other Additions/Adjustments Recreation Room 624 11,394 7,406 Basement, Outside Entrance, Below Grade 1 2,130 1,384 Plumbing Average Fixture(s) 3 Fixture Bath 1 3,805 2,473 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 50 Feet 1 2,548 1,656 Deck Treated Wood 80 2,182 1,418 Treated Wood 320 5,434 3,532 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 936 31,206 20,284 Common Wall: 1 Wall 1 -2,476 -1,609 Built-Ins Appliance Allow. 1 1,906 1,239 Totals: 224,039 145,624				
(2) Windows		Many Avg. X Large Avg. Small		(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 160,186								
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		624 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:														
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUDDLES WILLIAM T & MARY	DUDDLES WILLIAM T & MARY	0	10/29/2014	QC	21-NOT USED/OTHER	2014-03703	PROPERTY TRANSFER	0.0

Property Address: S RIVERVIEW 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: DUDDLES WILLIAM T & MARY ANN  
 5209 RIVERVIEW DR  
 LAKE CITY MI 49651  
 2025 Est TCV 13,482

Land Value Estimates for Land Table 4101.4101 RURAL SUBS  
 Improved X Vacant

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	160.00	368.79	1.0574	0.8854	90	100		13,482
160 Actual Front Feet, 1.36 Total Acres Total Est. Land Value =								13,482

Tax Description: . SEC 35 T22N R8W LOT 8 CLAM RIVER ESTATES.  
 Comments/Influences:

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,700	0	6,700			3,250C
2024	7,000	0	7,000			3,153C
2023	5,500	0	5,500			3,003C
2022	7,500	0	7,500			2,860C

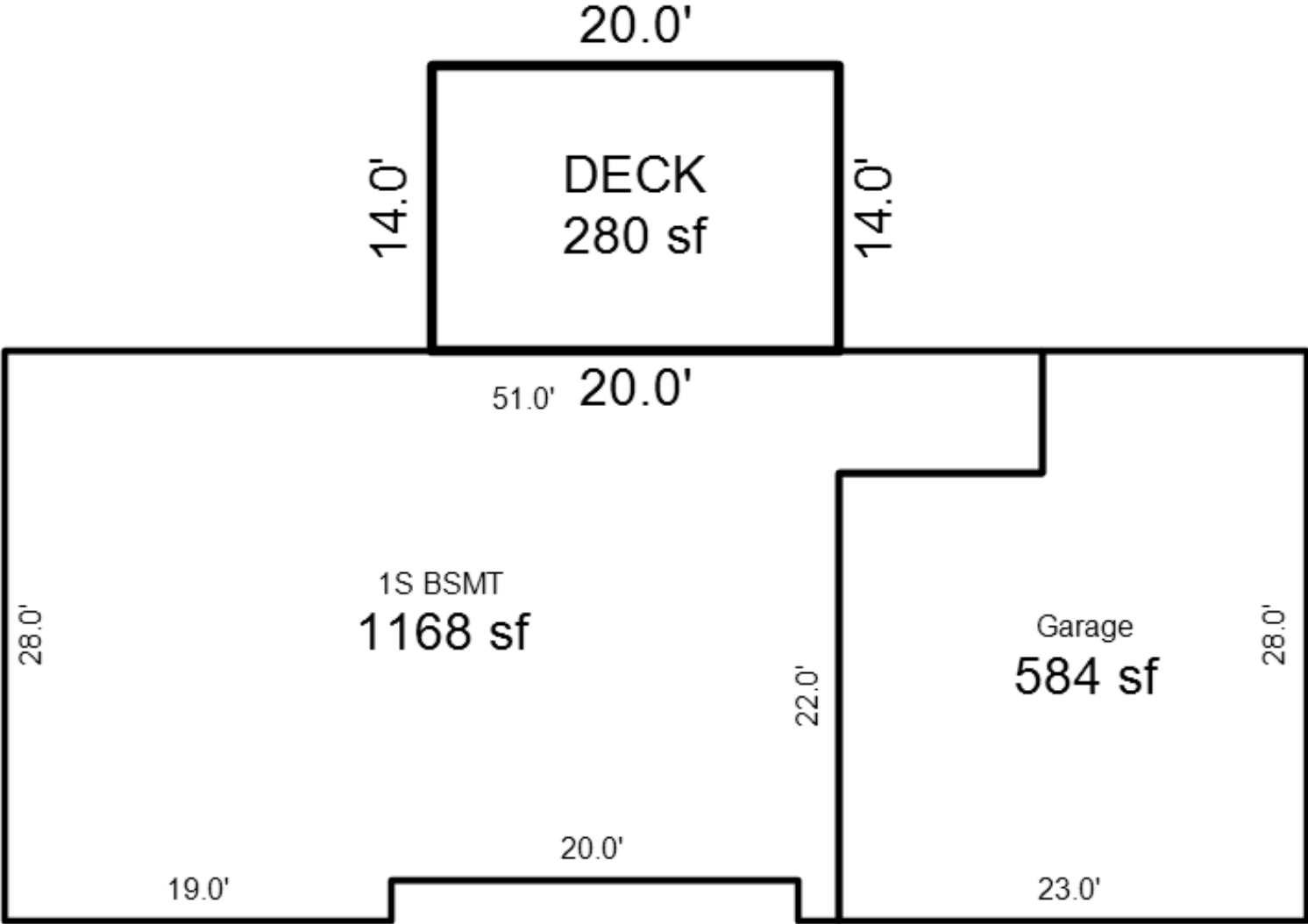
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PALMER DENNIS & CYNTHIA R	PALMER CYNTHIA R	0	02/06/2024	QC	15-LADY BIRD	2024-00329	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5233 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/16/2013	2013-0151	100%
	P.R.E. 100% 07/25/1994		Garage	08/04/2005	20050255	Complete

Owner's Name/Address	MAP #:
PALMER CYNTHIA R 5233 S RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 234,659 TCV/TFA: 185.65

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 35 T22N R8W LOTS 10 &11 CLAM RIVER ESTATES.			
16X16 ADD'N DOR 04			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	A 200' @ 90/	130.88	332.84	1.1118	0.8630	90	100		11,302	
X Gravel Road	A 200' @ 90/	142.61	335.99	1.0882	0.8651	90	100		12,083	
X Paved Road	273 Actual Front Feet, 2.10 Total Acres								Total Est. Land Value =	23,385

Comments/Influences	Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.25	40	0	0
D/W/P: 4in Ren. Conc.	8.06	616	0	0
D/W/P: Asphalt Paving	3.06	240	0	0
Wood Frame	26.37	150	94	3,719
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375

Topography of Site	Total Estimated Land Improvements True Cash Value =
	6,094

Level	X Rolling	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	11,700	105,600	117,300			73,292C
2024	12,200	91,000	103,200			71,089C
2023	9,500	88,200	97,700			67,704C
2022	15,000	81,200	96,200			64,480C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 09/25/2015 INSPECTED


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
5080 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Addition		06/30/2011	2011-0306	100%			
Owner's Name/Address		P.R.E. 100% 07/25/1994									
WILLETT LORI J 5080 RIVERVIEW DRIVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 282,709 TCV/TFA: 167.88							
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
WILLETT LORI J 5080 RIVERVIEW DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 35 T22N R8W LOT 12 CLAM RIVER ESTATES.		Gravel Road		A 200' @ 90/	180.00	264.00	1.0267	0.8144	90	100	13,546
Comments/Influences		X Paved Road		180 Actual Front Feet, 1.09 Total Acres					Total Est. Land Value =		13,546
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		D/W/P: Asphalt Paving	3.06	720	0	0			
		X Sewer		D/W/P: 3.5 Concrete	6.49	129	0	0			
		X Electric		Wood Frame	35.26	60	94	1,989			
		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 =					2,939		
		X Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		Swamp		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Wooded		2025	6,800	134,600	141,400			78,250C	
		Pond		2024	7,100	115,600	122,700			75,898C	
		Waterfront		2023	5,500	112,000	117,500			72,284C	
		Ravine		2022	2,500	103,000	105,500			68,842C	
		Wetland									
		Flood Plain									

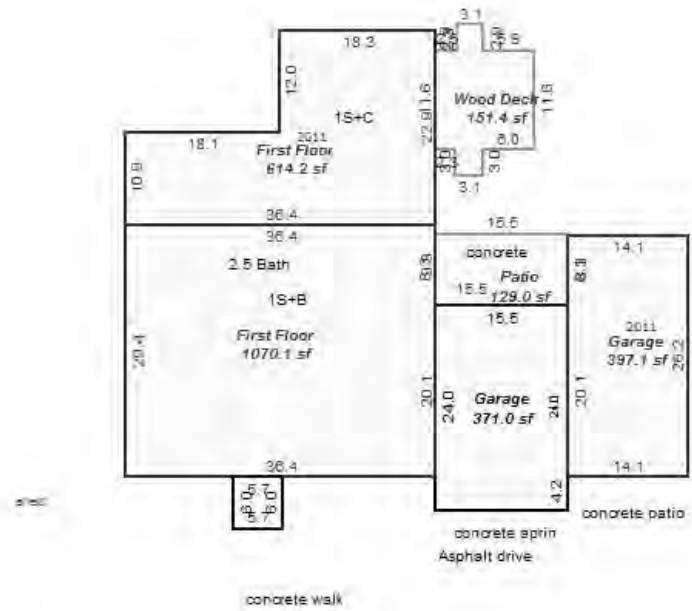
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 144 34	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 371 % 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: 1S		X	Ex	Ord	Min	Size of Closets Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		
Yr Built 1993	Remodeled 2011	Condition: Average			Doors			(5) Floors			Total Base New : 284,732 Total Depr Cost: 242,022 Estimated T.C.V: 266,224			Carport Area: Roof:		
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:			(12) Electric 200 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1684 SF Floor Area = 1684 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C Blt 1993		
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Drywall			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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,070 1 Story Siding Crawl Space 614 Total: 227,660 193,512					
(2) Windows X Many Avg. X Large Avg. Few Small		(7) Excavation Basement: 1070 S.F. Crawl: 614 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			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893 2 Fixture Bath 1 3,064 2,604 Water/Sewer 1000 Gal Septic 1 4,795 4,076 Water Well, 50 Feet 1 2,648 2,251 Deck Treated Wood 144 3,292 2,798 Treated Wood 34 1,438 1,222					
X Wood Sash Metal Sash Vinyl Sash		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 371 18,257 15,518 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 1 539 458								
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 397 19,032 16,177 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 1 539 458								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
X Asphalt Shingle																

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





Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILKERSON DJUNA ESTELL	DERUITER DAVID & CYNTHIA	149,000	08/31/2017	WD	03-ARM'S LENGTH	2017-02725	PROPERTY TRANSFER	100.0
MERCER ZACHARY T & MICHEL	WILKERSON DJUNA ESTELL (?)	132,900	07/14/2006	WD	03-ARM'S LENGTH	06-0/2578	DEED	100.0
		6,500	09/01/1999	WD	33-TO BE DETERMINED	330:1254	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5120 S RIVERVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
DERUITER DAVID & CYNTHIA	P.R.E. 100% 09/19/2017					
5120 S RIVERVIEW DR	MAP #:					
LAKE CITY MI 49651	2025 Est TCV 246,227 TCV/TFA: 168.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 13 CLAM RIVER ESTATES.			A 200' @ 90/	168.00	271.00	12,948
Comments/Influences			168 Actual Front Feet, 1.04 Total Acres			12,948

Comments/Influences	X	Description	* Factors *			Cash Value
			Rate	Size	% Good	
		Dirt Road	8.06	2400	0	0
		Gravel Road	6.49	500	0	0
	X	Paved Road	23.90	240	50	2,868
		Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description			
		Water	Rate			
		Sewer	Size % Good			
	X	Electric	Cash Value			
	X	Gas	LAND IMPROVE 2500			2,500.00
		Curb	Total Estimated Land Improvements True Cash Value =			7,618



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,500	116,600	123,100			90,191C
X Rolling	2024	6,700	100,600	107,300			87,480C
X Low	2023	5,200	97,500	102,700			83,315C
X High	2022	2,500	88,600	91,100			79,348C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

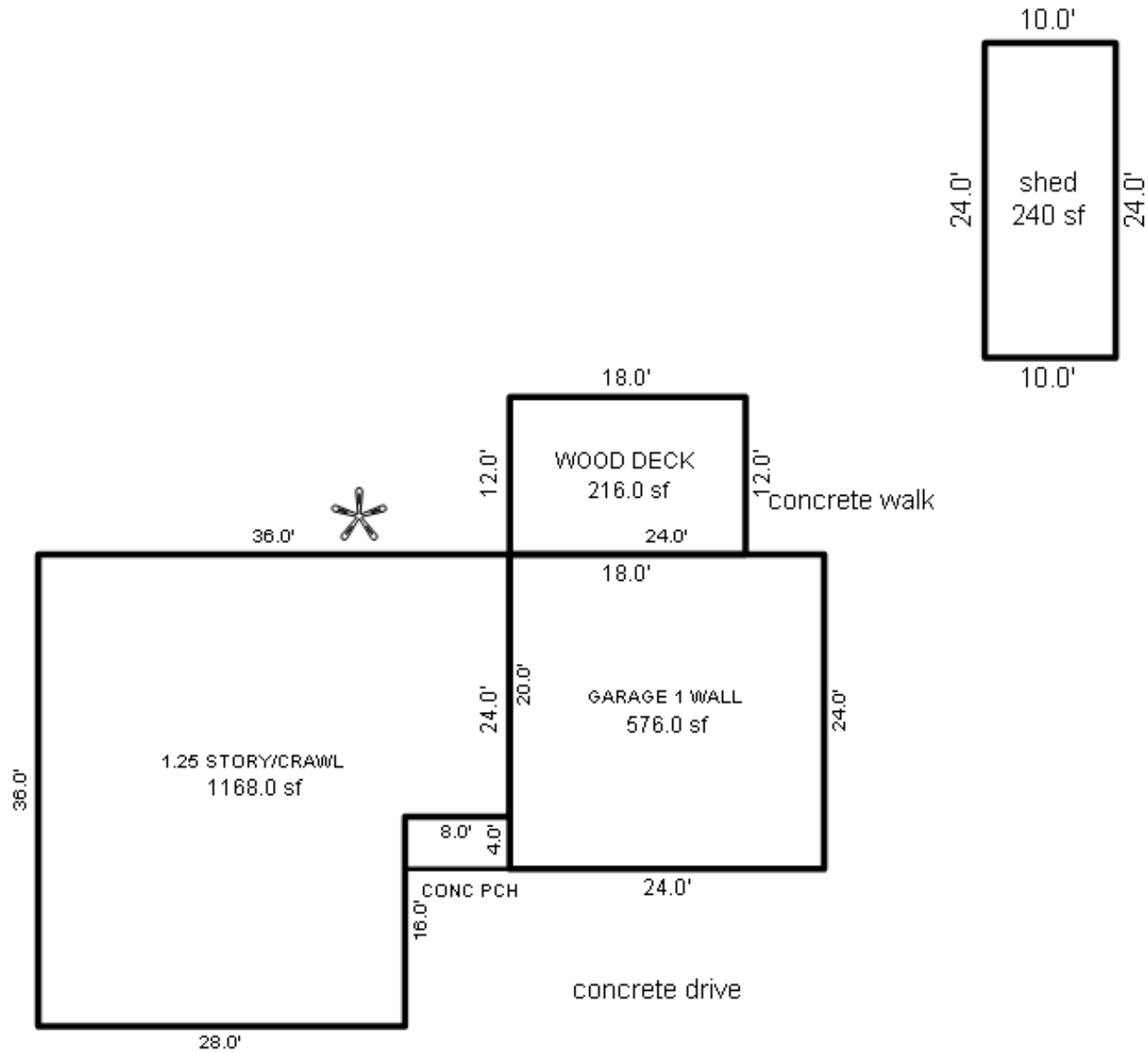
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	6,700	100,600	107,300			87,480C
TPC	12/27/2017	INSPECTED	2023	5,200	97,500	102,700			83,315C
TPC	09/19/2017	INSPECTED	2022	2,500	88,600	91,100			79,348C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 216	Type CPP Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 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	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 15 Floor Area: 1,460 Total Base New : 241,357 Total Depr Cost: 205,146 Estimated T.C.V: 225,661	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 241,357 Total Depr Cost: 205,146 Estimated T.C.V: 225,661		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S								
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Cls C 5 Blt 1999								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Many X Ave. Few			1.25 Story Siding Crawl Space 1,168 Total: 189,584 161,139							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments							
(2) Windows		(7) Excavation		1 Average Fixture(s)			2 3 Fixture Bath			Plumbing							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 2 Fixture Bath			Softener, Auto			Average Fixture(s) 1 1,455 1,237						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 2 Fixture Bath			Softener, Manual			3 Fixture Bath 1 4,580 3,893							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 No Plumbing			Solar Water Heat			Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		2 Extra Toilet			No Plumbing			1000 Gal Septic 1 4,795 4,076						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 Extra Sink			Solar Water Heat			Water Well, 100 Feet 1 5,725 4,866							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		2 Separate Shower			No Plumbing			Porches							
(10) Floor Support		(14) Water/Sewer		2 Ceramic Tile Floor			Solar Water Heat			Deck							
Lump Sum Items:		Public Water		2 Ceramic Tile Wains			Solar Water Heat			Treated Wood 216 4,298 3,653							
Notes:		Public Sewer		2 Ceramic Tub Alcove			Solar Water Heat			Garages							
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 225,661		Water Well		2 Vent Fan			Solar Water Heat			Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
		1000 Gal Septic		2 Vent Fan			Solar Water Heat			Base Cost 576 29,434 25,019							
		2000 Gal Septic		2 Vent Fan			Solar Water Heat			Common Wall: 1 Wall 1 -2,647 -2,250							
				2 Vent Fan			Solar Water Heat			Door Opener 1 539 458							
				2 Vent Fan			Solar Water Heat			Appliance Allow. 1 2,727 2,318							
				2 Vent Fan			Solar Water Heat			Totals: 241,357 205,146							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILLS CAITLIN	BANDELOW GERALD S & CRYST	129,900	09/10/2020	WD	03-ARM'S LENGTH	2020-02652	PROPERTY TRANSFER	100.0
LEWIS MARIE E & DONALD W	HILLS CAITLIN	85,000	08/12/2016	WD	03-ARM'S LENGTH	2016-02649	PROPERTY TRANSFER	100.0
KOBISKA EARL WAYNE & ONAL	LEWIS MARIE E & DONALD W	95,000	12/03/2008	LC	03-ARM'S LENGTH	2008/4313	DEED	100.0
ENSIGN ETHEL F	KOBISKA EARL WAYNE & ONAL	95,000	08/25/2008	WD	03-ARM'S LENGTH	2008/2925	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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5156 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/10/2020					

Owner's Name/Address	MAP #:
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BANDELOW GERALD S & CRYSTAL 5156 W RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 166,474 TCV/TFA: 157.65
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X Improved	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/	165.00	255.00	1.0493	0.8074	90	100	12,581
		165 Actual Front Feet, 0.97 Total Acres					Total Est. Land Value =		12,581

Tax Description	X	Land Improvement Cost Estimates
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. SEC 35 T22N R8W LOT 14 CLAM RIVER ESTATES.	X	
Comments/Influences		

Description	Rate	Size % Good	Cash Value
Wood Frame	28.31	80 50	1,132
Total Estimated Land Improvements True Cash Value =			1,132

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	6,300	76,900	83,200			66,457C
2024	6,600	66,000	72,600			64,459C
2023	5,100	64,000	69,100			61,390C
2022	2,500	59,300	61,800			58,467C

Who When What TPC 04/30/2021 INSPECTED TPC 09/01/2020 INSPECTED TPC 12/27/2017 INSPECTED

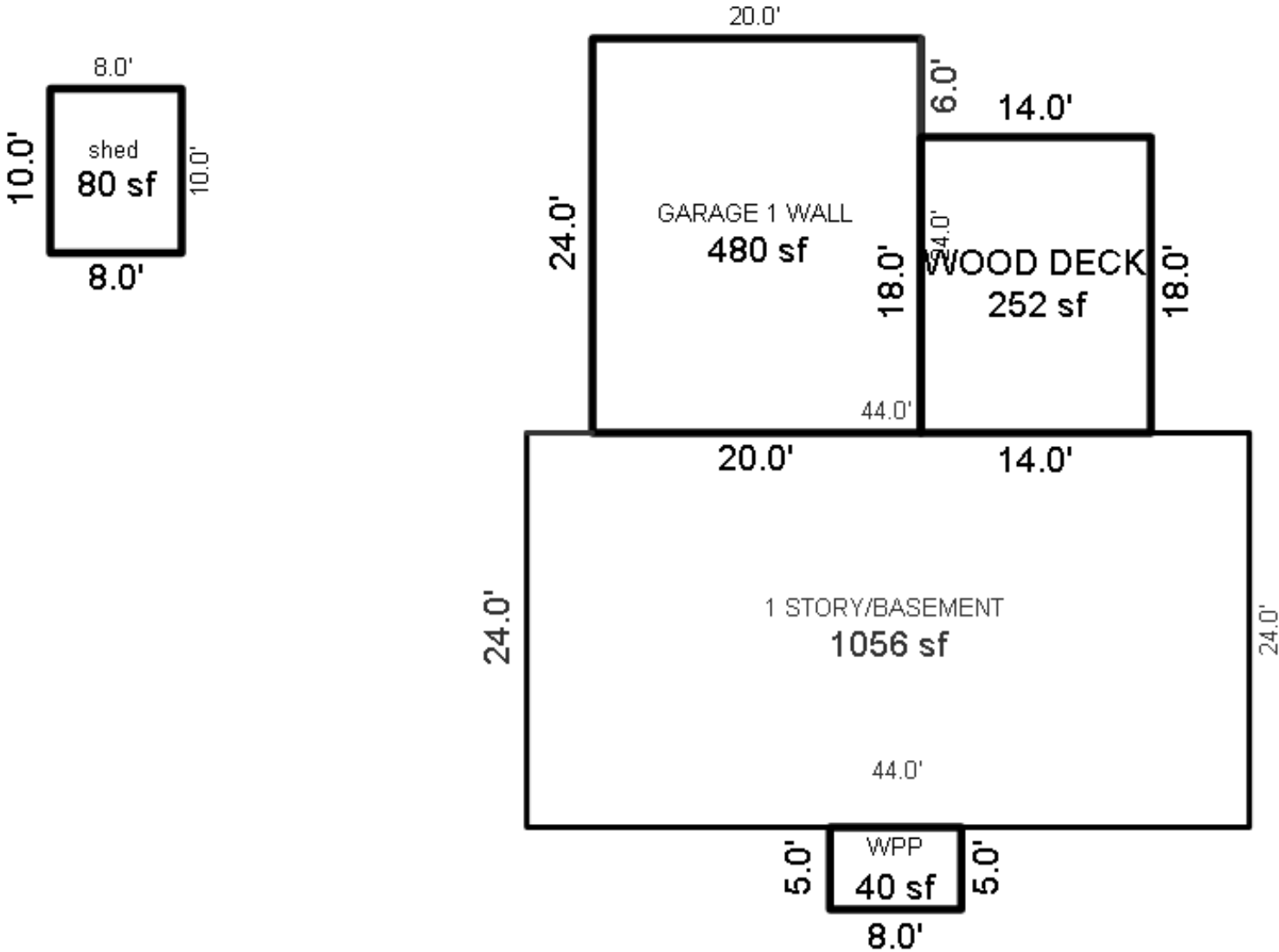
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 252	Type WPP Treated Wood	Year Built: 1985 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1985			
Yr Built 1985	Remodeled 2020	Ex	X	Ord		Min	200 Amps Service			Total Base New : 185,168			Storage Area: 0			
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas			Depr. Cost			
Room List		Lg	X	Ord		Small	(13) Plumbing			Stories			Cost New			
	Basement 1st Floor 2nd Floor 3 Bedrooms						Average Fixture(s)			Exterior			Depr. Cost			
(1) Exterior		(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s)			Siding			104,470			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Other:			2 3 Fixture Bath			Foundation			Total: 139,295			
(2) Windows		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 2 Fixture Bath			Basement			104,470			
X	Many Avg. Few	X	Large Avg. Small	Basement			2 Softener, Auto			Plumbing			4,273			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		8 Poured Conc. Stone Treated Wood X Concrete Floor			2 Softener, Manual			Average Fixture(s)			909			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block			2 Solar Water Heat			3 Fixture Bath			2,854			
(3) Roof		(10) Floor Support		No Floor SF Walkout Doors (A)			No Plumbing			Water/Sewer			3,364			
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		X Concrete Floor			Extra Toilet			1000 Gal Septic			3,364			
X	Asphalt Shingle	Lump Sum Items:		8 Poured Conc. Stone Treated Wood X Concrete Floor			Extra Sink			Water Well, 100 Feet			4,170			
Chimney: Metal		Public Water		Conc. Block			Separate Shower			Porches			1,263			
		Public Sewer		8 Poured Conc. Stone Treated Wood X Concrete Floor			Ceramic Tile Floor			WPP			1,263			
		Water Well		8 Poured Conc. Stone Treated Wood X Concrete Floor			Ceramic Tile Wains			Deck			3,481			
		1000 Gal Septic		8 Poured Conc. Stone Treated Wood X Concrete Floor			Ceramic Tub Alcove			Treated Wood			3,481			
		2000 Gal Septic		8 Poured Conc. Stone Treated Wood X Concrete Floor			Vent Fan			Garages			19,358			
		Lump Sum Items:		8 Poured Conc. Stone Treated Wood X Concrete Floor						Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			14,518			
		Public Water		8 Poured Conc. Stone Treated Wood X Concrete Floor						Base Cost			-1,857			
		Public Sewer		8 Poured Conc. Stone Treated Wood X Concrete Floor						Common Wall: 1 Wall			1,429			
		Water Well		8 Poured Conc. Stone Treated Wood X Concrete Floor						Appliance Allow.			138,874			
		1000 Gal Septic		8 Poured Conc. Stone Treated Wood X Concrete Floor						Totals:			185,168			
		2000 Gal Septic		8 Poured Conc. Stone Treated Wood X Concrete Floor						Notes:			152,761			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON GERALD & PEGGY	JACKSON GERALD & PEGGY	0	08/14/2019	QC	09-FAMILY	2019-02593	DEED	0.0
		5,500	05/01/1996	WD	33-TO BE DETERMINED	303:705	DEED	0.0

Property Address: S RIVERVIEW 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: JACKSON GERALD & PEGGY  
 4210 JENNINGS ROAD  
 LAKE CITY MI 49651  
 2025 Est TCV 14,690

Improved X 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/ 165.00 474.00 1.0493 0.9428 90 100 14,690  
 165 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 14,690

Tax Description: . SEC 35 T22N R8W LOT 15 CLAM RIVER ESTATES.

Comments/Influences: 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	7,300	0	7,300			3,250C
2024	7,600	0	7,600			3,153C
2023	5,900	0	5,900			3,003C
2022	7,500	0	7,500			2,860C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENNETT PATRICIA M & THOM	KLINE HAMILTON TRUST	136,000	10/16/2015	WD	03-ARM'S LENGTH	2015-03512	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5200 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 10/31/2015					
KLINE HAMILTON TRUST 5200 S RIVERVIEW DRIVE LAKE CITY MI 49651	MAP #: 2025 Est TCV 243,165 TCV/TFA: 145.43					

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 16 CLAM RIVER ESTATES	X		Dirt Road	165	165.00	439.00	1.0493	0.9249	90	100	14,411
Comments/Influences	X		Gravel Road	165 Actual Front Feet, 1.66 Total Acres Total Est. Land Value = 14,411							
GRG FB FOR 93 440' ADD'N FOR 03	X		Paved Road	Land Improvement Cost Estimates							
	X		Storm Sewer	Description	Rate	Size	% Good	Cash Value			
	X		Sidewalk	D/W/P: 3.5 Concrete	6.49	112	0	0			
	X		Water	D/W/P: Asphalt Paving	3.06	850	0	0			
	X		Sewer	Wood Frame	31.84	80	71	1,808			
	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 = 2,758							
	X		Standard Utilities								
	X		Underground Utils.								



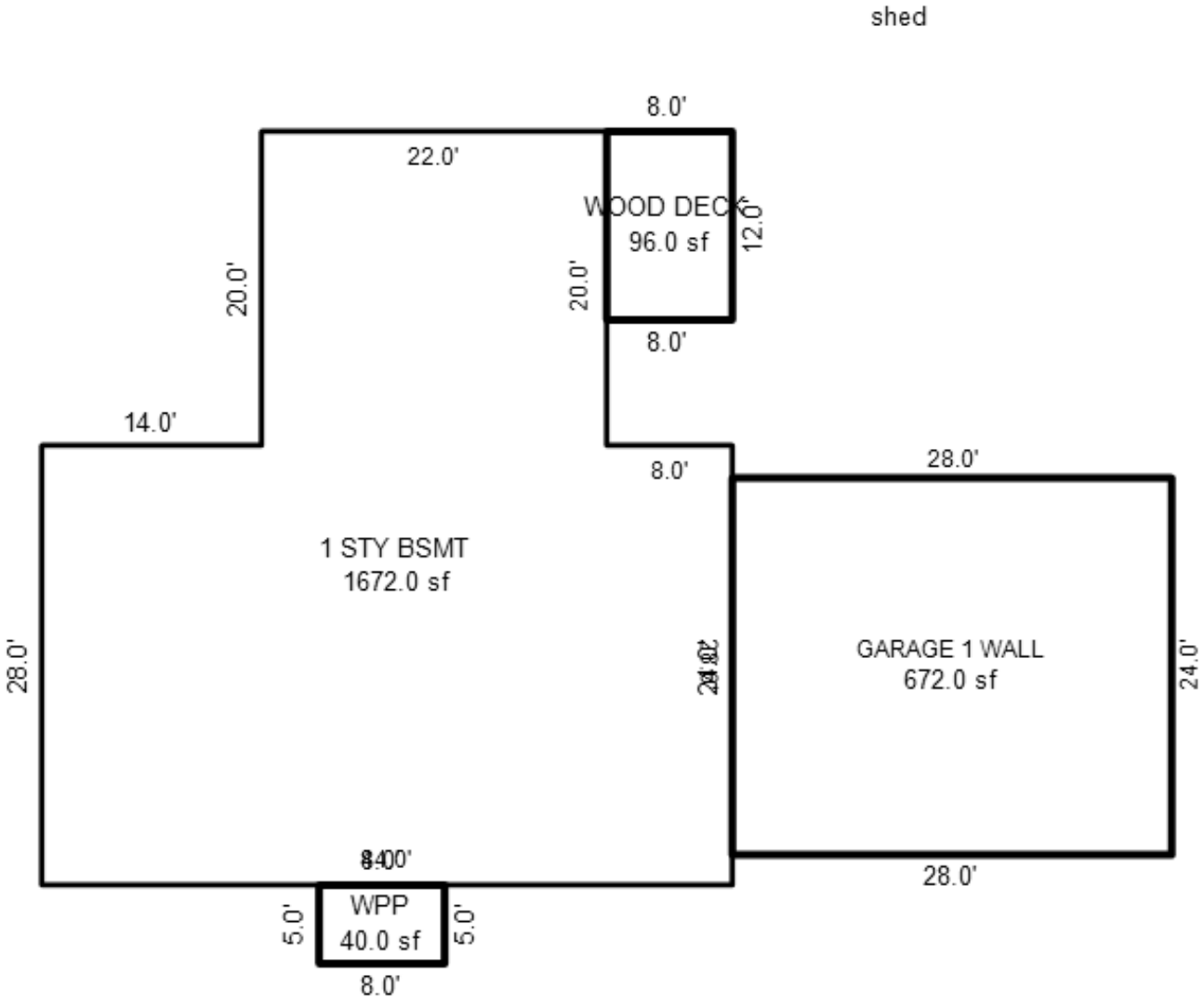
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	7,200	114,400	121,600			86,384C
X	Low	High	2024	7,500	98,300	105,800			83,787C
	Landscaped	Swamp	2023	5,800	102,000	107,800			79,798C
	Wooded	Pond	2022	7,500	93,700	101,200			75,999C
	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 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C -5 Effec. Age: 30 Floor Area: 1,672 Total Base New : 293,458 Total Depr Cost: 205,451 Estimated T.C.V: 225,996		40	WPP	Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		E.C.F. X 1.100		96	Treated Wood	Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			200		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5		Blt 1990		
1990 200	2003	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1672 SF Floor Area = 1672 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
Condition: Average		Lg	X Ord	Small	(13) Plumbing			1 Story		Exterior Siding		Foundation Basement		Size 1,672	
Room List		Doors	Solid	X H.C.	1 Average Fixture(s)			2		Other Additions/Adjustments		Total:		221,523 155,099	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			2 3 Fixture Bath			2		Basement Living Area		600		21,210 14,847	
(1) Exterior		Kitchen: Other: Other:			2 Fixture Bath			2		Plumbing		Average Fixture(s)		1 1,455 1,018	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Softener, Auto			2		Average Fixture(s)		1		4,580 3,206	
	Insulation	X	Drywall		Softener, Manual			2		3 Fixture Bath		1		4,795 3,356	
(2) Windows		(7) Excavation			No Plumbing			2		Water/Sewer		1000 Gal Septic		1 4,795 3,356	
X	Many Avg. X Avg. Few	Basement: 1672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			2		Water Well, 100 Feet		1		5,725 4,007	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Extra Sink			2		Porches		40		1,836 1,285	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Separate Shower			2		Deck		96		2,469 1,728		
(3) Roof		(9) Basement Finish			Ceramic Tile Floor			2		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 672 27,270 19,089	
X	Gable Hip Flat	600			Ceramic Tile Wains			2		WPP		1		-2,647 -1,853	
X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove Vent Fan			2		Treated Wood		1		2,515 1,760	
X	Asphalt Shingle	(10) Floor Support			1000 Gal Septic 2000 Gal Septic			2		Totals:		293,458 205,451		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 225,996	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			2		Wood Stove		1		2,515 1,760	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCPHERSON RUDY A & JOYCE	HOWISON LAWRENCE L JR	129,000	08/27/2018	WD	03-ARM'S LENGTH	2018-02810	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5206 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/27/2018					
HOWISON LAWRENCE L JR 5206 S RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 217,511 TCV/TFA: 129.47					

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 17 CLAM RIVER ESTATES.	X		A 200' @ 90/	165.00	403.00	1.0493	0.9053	90	100	14,106
Comments/Influences			165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value = 14,106							

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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Low	2024	7,300	87,400	94,700			60,130C	
X	High	2023	5,700	78,700	84,400			57,267C	
X	Landscaped	2022	7,500	72,800	80,300			54,540C	
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

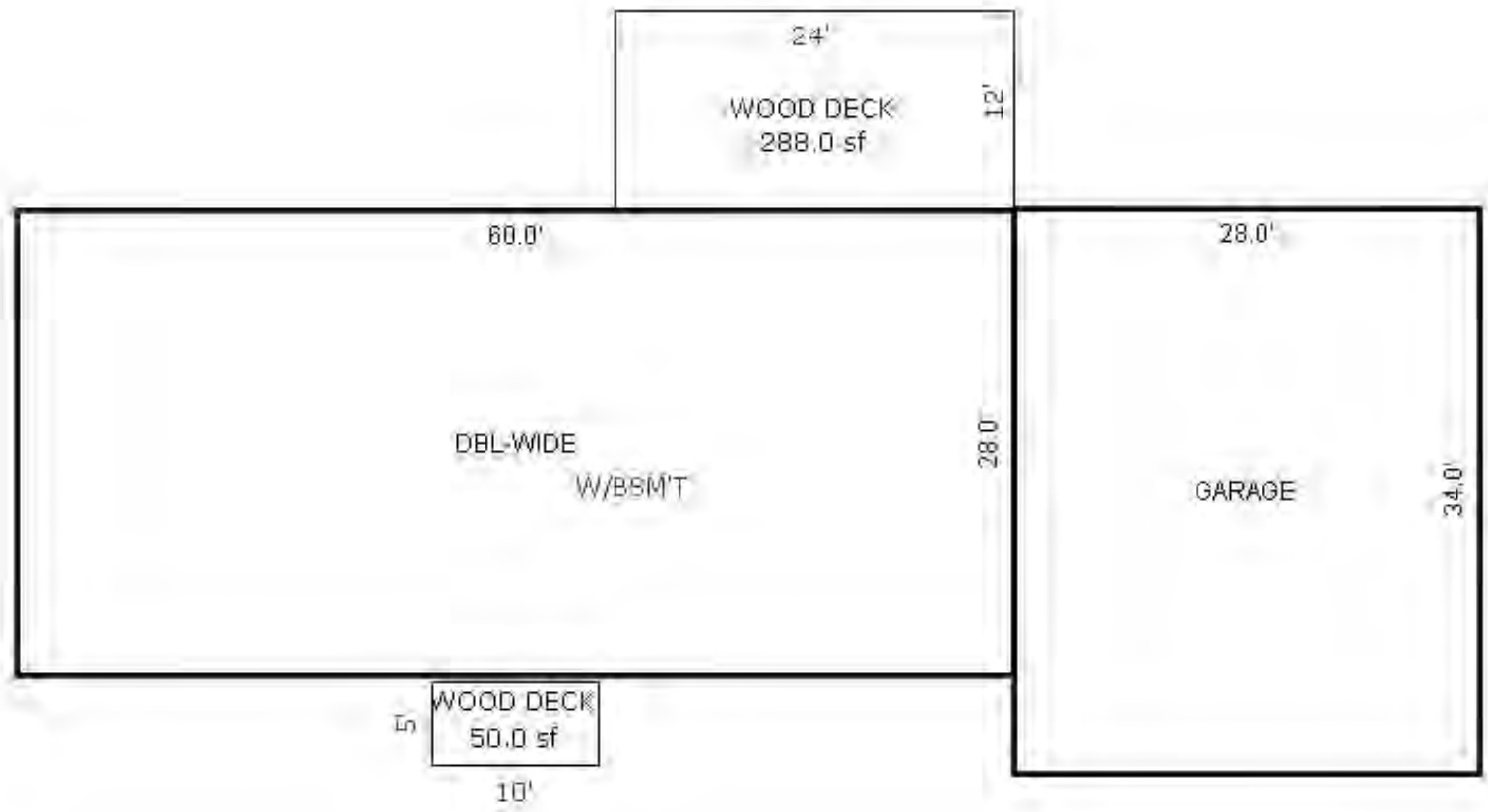


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 Wood Stove Direct-Vented Ga	Area 298 50	Type Treated Wood Treated Wood	Year Built: 1996 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: 1 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Ex X Ord Min Lg X Ord Small			Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			
Building Style: BOCA/STATE		Yr Built 1993		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small Few		X Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		(3) Roof		Asphalt Shingle		Chimney: Metal		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	
(11) Heating/Cooling		(12) Electric		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 BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,680 Total: 183,369 146,694 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 808 3 Fixture Bath 1 3,199 2,559 Water/Sewer 1000 Gal Septic 1 4,203 3,362 Water Well, 50 Feet 1 2,462 1,970 Deck Treated Wood 298 5,063 4,050 Treated Wood 50 1,653 1,322 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 952 28,151 22,521 Common Wall: 1 Wall 1 -2,277 -1,822 Door Opener 1 424 339 Built-Ins Appliance Allow. 1 1,615 1,292 Totals: 228,872 183,095 Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 201,405					
(16) Porches/Decks		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		Cls D Blt 1993		Totals: 228,872 183,095		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 201,405							

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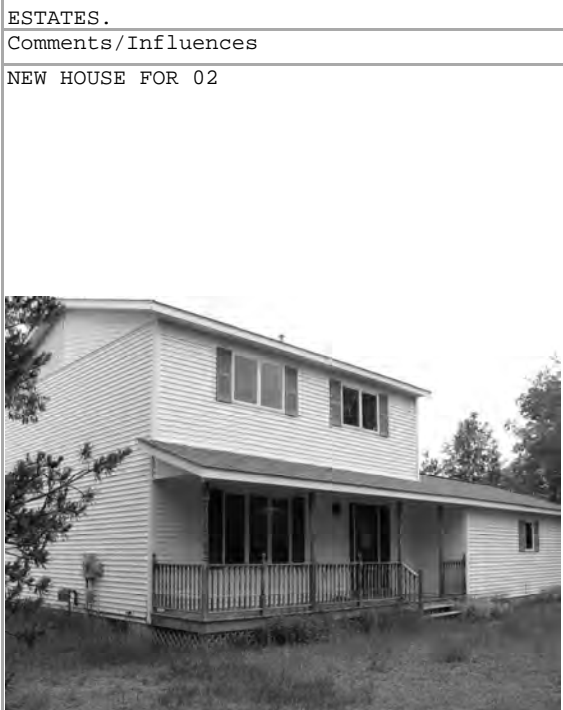


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADEN BILLIE SUE	BOOMS SHELLY A & NEIL C	159,500	06/15/2022	WD	03-ARM'S LENGTH	2022-02041	DEED	100.0
SECRETARY OF HOUSING & UR	RADEN BILLIE SUE	65,000	11/10/2011	WD	11-FROM LENDING INSTITUT	2011-03484 WD	PROPERTY TRANSFER	100.0
PHH MTG CO	SECRETARY OF HOUSING & UR	1	07/19/2011	WD	03-ARM'S LENGTH	2011-02485	PROPERTY TRANSFER	0.0
SHERIFF	PHH MORTGAGE CORP	134,683	07/07/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5212 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/15/2022					
Owner's Name/Address	MAP #:					
BOOMS SHELLY A & NEIL C 5212 S RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 190,664 TCV/TFA: 135.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 35 T22N R8W LOT 18 CLAM RIVER ESTATES.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
NEW HOUSE FOR 02			A 200' @ 90/	165.00	373.00	1.0493	0.8880	90	100	13,836
			165 Actual Front Feet, 1.41 Total Acres Total Est. Land Value = 13,836							



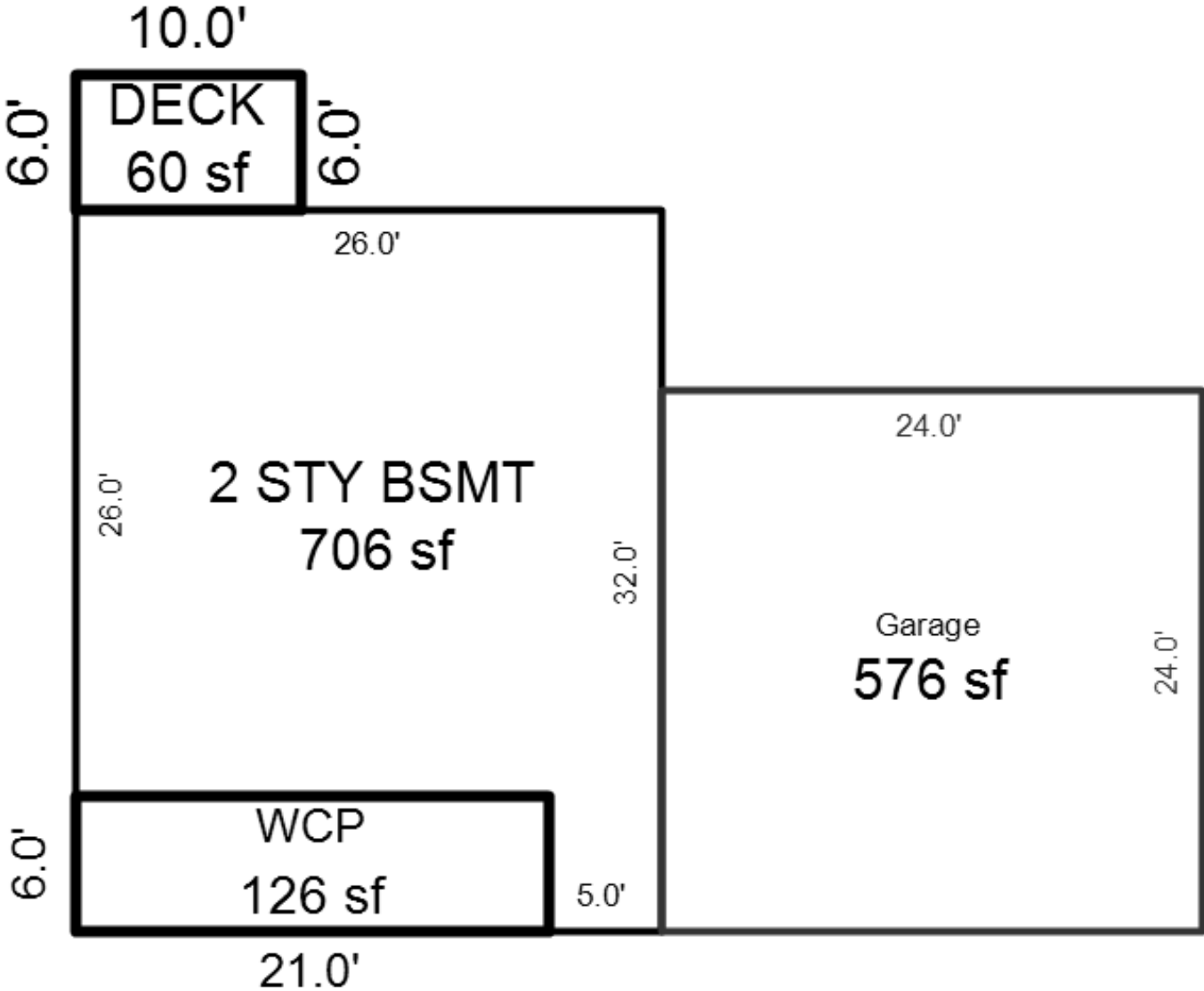
Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	Level							
X Gravel Road	X Rolling							
X Paved Road	Low							
X Storm Sewer	X High							
X Sidewalk	Landscaped							
X Water	Swamp							
X Sewer	Wooded							
X Electric	Pond							
X Gas	Waterfront							
X Curb	Ravine							
X Street Lights	Wetland							
X Standard Utilities	Flood Plain							
X Underground Utils.		2025	6,900	88,400	95,300			85,573C
		2024	7,200	75,800	83,000			83,000S
		2023	5,600	73,500	79,100			79,100S
		2022	7,500	84,900	92,400		92,400W	58,628C

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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 126	Type WCP (1 Story)	Year Built: 2001 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			Size of Closets			Condition: Average						
Building Style: 2S		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.	Room List					
Yr Built 2001	Remodeled 0	(5) Floors		Kitchen: Other: Other:			(12) Electric			150 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(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				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Basement: 706 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		
(2) Windows		Many Avg.	X	Large Avg.	Few	Small	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:					
X	Many Avg. Few	X	Large Avg. Small	(3) Roof			X Gable Hip Flat			Gambrel Mansard Shed			X Asphalt Shingle			Chimney:					
Cost Est. for Res. Bldg: 1 Single Family 2S		(11) Heating System: Forced Air w/ Ducts			Ground Area = 706 SF Floor Area = 1412 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			2 Story Siding Basement 706 Total: 158,950 127,160				
Other Additions/Adjustments		Plumbing			Average Fixture(s)			1 1,212 970			3 Fixture Bath			1 3,805 3,044			Water/Sewer				
1000 Gal Septic		1 4,485 3,588			Water Well, 100 Feet			1 5,560 4,448			Porches			WCP (1 Story) 126 5,099 4,079			Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 576 21,923 17,538			Common Wall: 1 Wall 1 -2,476 -1,981			Door Opener 1 478 382			Built-Ins			Appliance Allow. 1 1,906 1,525			Totals: 200,942 160,753				
Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCVC:			176,828																





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLUP ERIC & AMY (H/W)	GALLUP ROBERT (?)	1	08/16/2005	QC	21-NOT USED/OTHER	05-0/3204	DEED	100.0
GRIFFIN KEITH	GALLUP ERIC	0	04/01/2005	QC	21-NOT USED/OTHER	05-0/3203	DEED	50.0
		6,250	02/01/2001	WD	33-TO BE DETERMINED	289:743	DEED	0.0

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

Owner's Name/Address	2025 Est TCV 13,470					
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GALLUP ROBERT 5330 RIVERVIEW DR Lake City MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
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Taxpayer's Name/Address	Public Improvements	* Factors *					Value	
GALLUP ROBERT 5330 RIVERVIEW DR Lake City MI 49651	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	A 200' @ 90/	157.00	389.00	1.0624	0.8973	90 100	13,470
		157 Actual Front Feet, 1.40 Total Acres					Total Est. Land Value =	13,470

Tax Description	
. SEC 35 T22N R8W LOT 19 CLAM RIVER ESTATES.	
Comments/Influences	



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	6,700	0	6,700			3,250C
	2024	7,000	0	7,000			3,153C
	2023	5,500	0	5,500			3,003C
	2022	7,500	0	7,500			2,860C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCARBROUGH KAY F F/K/A SC	MALLERY KAY FRANCES	0	06/30/2014	QC	09-FAMILY	2014-02278	DEED	0.0
SCARBROUGH JAMES H & KAY	SCARBROUGH KAY F	0	04/26/2004	QC	21-NOT USED/OTHER	04-0/1851	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5224 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	05/16/1978	1978-1070	100%

Owner's Name/Address	MAP #:
MALLERY KAY FRANCES 5224 RIVERVIEW DRIVE LAKE CITY MI 49651	2025 Est TCV 193,862 TCV/TFA: 173.09

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 35 T22N R8W LOTS 20 & 21 CLAM RIVER ESTATES.	X Dirt Road	I 200' @ 200/	159.00	474.00	0.9855	1.0433	200	100		32,699	
	X Gravel Road	A 200' @ 90/FF	53.00	55.00	0.9855	0.6089	90	100		2,863	
	X Paved Road	212 Actual Front Feet, 1.80 Total Acres								Total Est. Land Value =	35,561

Comments/Influences	Water	Description	Rate	Size	% Good	Cash Value
ADD 309 FT OF RIVER FRONT (LOT 22) FOR 07.	X Sewer	D/W/P: 3.5 Concrete	6.49	200	0	0

X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Description	Rate	Size	% Good	Cash Value
						LAND IMPROVE 1000	0.00	0	95	950
						Total Estimated Land Improvements True Cash Value = 950				

Topography of Site
X Level

X High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

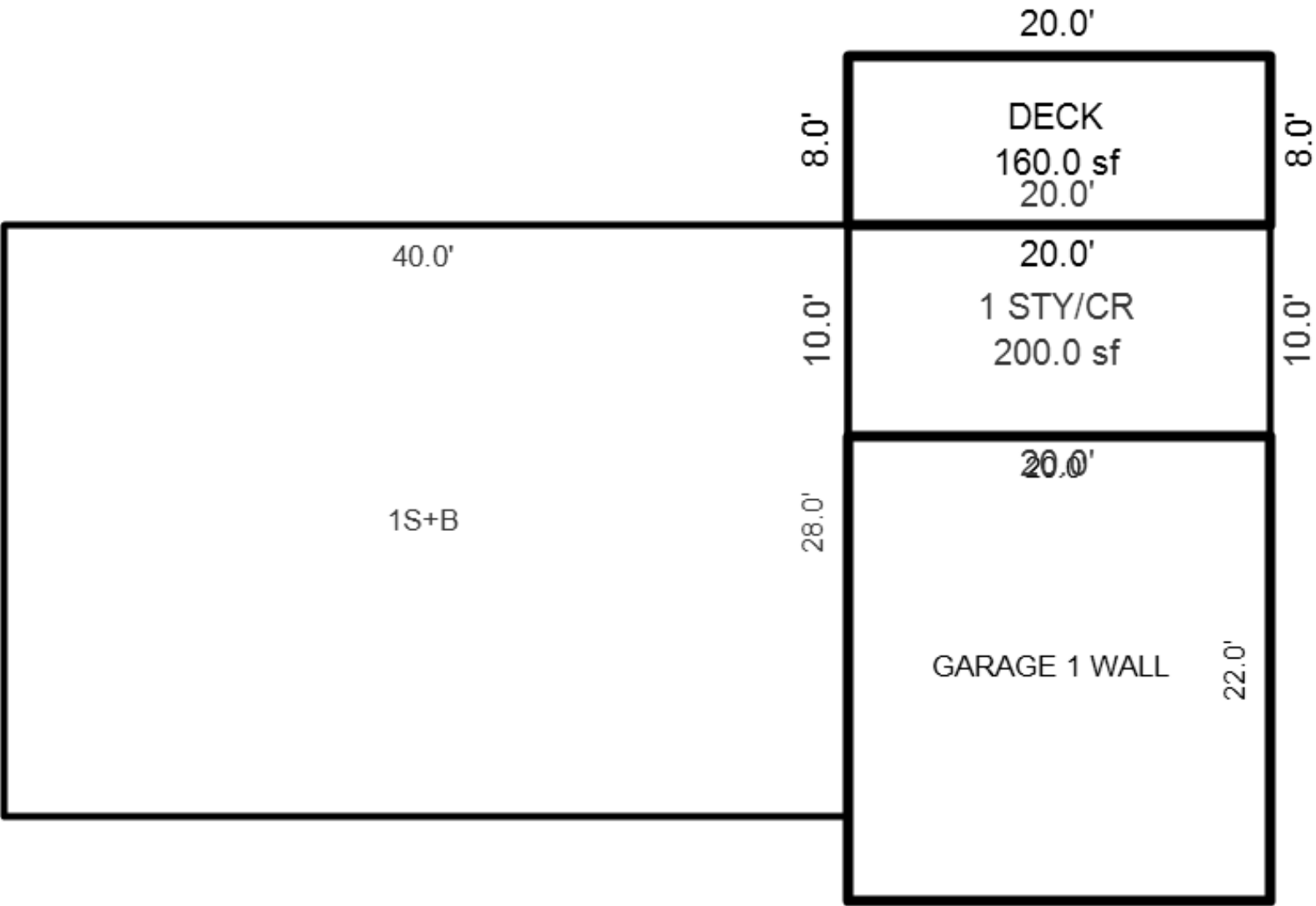
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,800	79,100	96,900			56,992C
2024	17,800	67,900	85,700	85,700M		55,279C
2023	17,500	65,800	83,300			52,647C
2022	12,100	60,600	72,700			50,140C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration			Class: C +10 Effec. Age: 35 Floor Area: 1,120 Total Base New : 220,062 Total Depr Cost: 143,046 Estimated T.C.V: 157,351		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S		Yr Built 1978		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		Basement 1st Floor 2nd Floor 3 Bedrooms							
Condition: Average		Ex		X Ord		Min		Size of Closets		Lg		X Ord		Small							
Room List		Doors		Solid		X H.C.		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		X Drywall							
(1) Exterior		(2) Windows		Many		X Avg.		Large		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor							
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation		(9) Basement Finish		(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 1 1000 Gal Septic 1 2000 Gal Septic							
X Wood Sash Metal Sash Vinyl Sash		X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:							
X Asphalt Shingle		Chimney: Block		No./Qual. of Fixtures		Ex.		X Ord.		Min		No. of Elec. Outlets		Many		X Ave.		Few			
(2) Windows		(7) Excavation		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,120 Total: 182,036 118,329			
X Wood Sash Metal Sash Vinyl Sash		X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 50 Feet 1 2,648 1,721 Deck Treated Wood 160 3,526 2,292 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 20,403 13,262 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 1 539 350 Built-Ins Appliance Allow. 1 2,727 1,773 Totals: 220,062 143,046	
X Asphalt Shingle		Chimney: Block		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 157,351					

\*\*\* 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.
HAMILTON RANDAL C & DIANE	HAMILTON LUKE D & HAMILTO	100	10/17/2013	QC	21-NOT USED/OTHER	2013-03610 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5250 S RIVERVIEW DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
HAMILTON LUKE D & HAMILTON MARY E HAMILTON RANDAL C & DIANE L LIFE ES 5250 S RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 222,031 TCV/TFA: 144.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W LOT 22 CLAM RIVER ESTATES.			I 200' @ 200/	200.00	304.00	0.8962	0.9337	200	100		33,472
	X		A 200' @ 90/FF	110.00	304.00	0.8962	0.9337	90	100		8,284
			310 Actual Front Feet, 2.16 Total Acres Total Est. Land Value =							41,756	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
		Dirt Road					
		Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water Sewer					
	X	Electric	D/W/P: 3.5 Concrete	6.49	576	71	2,654
	X	Gas	Total Estimated Land Improvements True Cash Value =				2,654

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															2025	20,900	90,100	111,000			62,207C

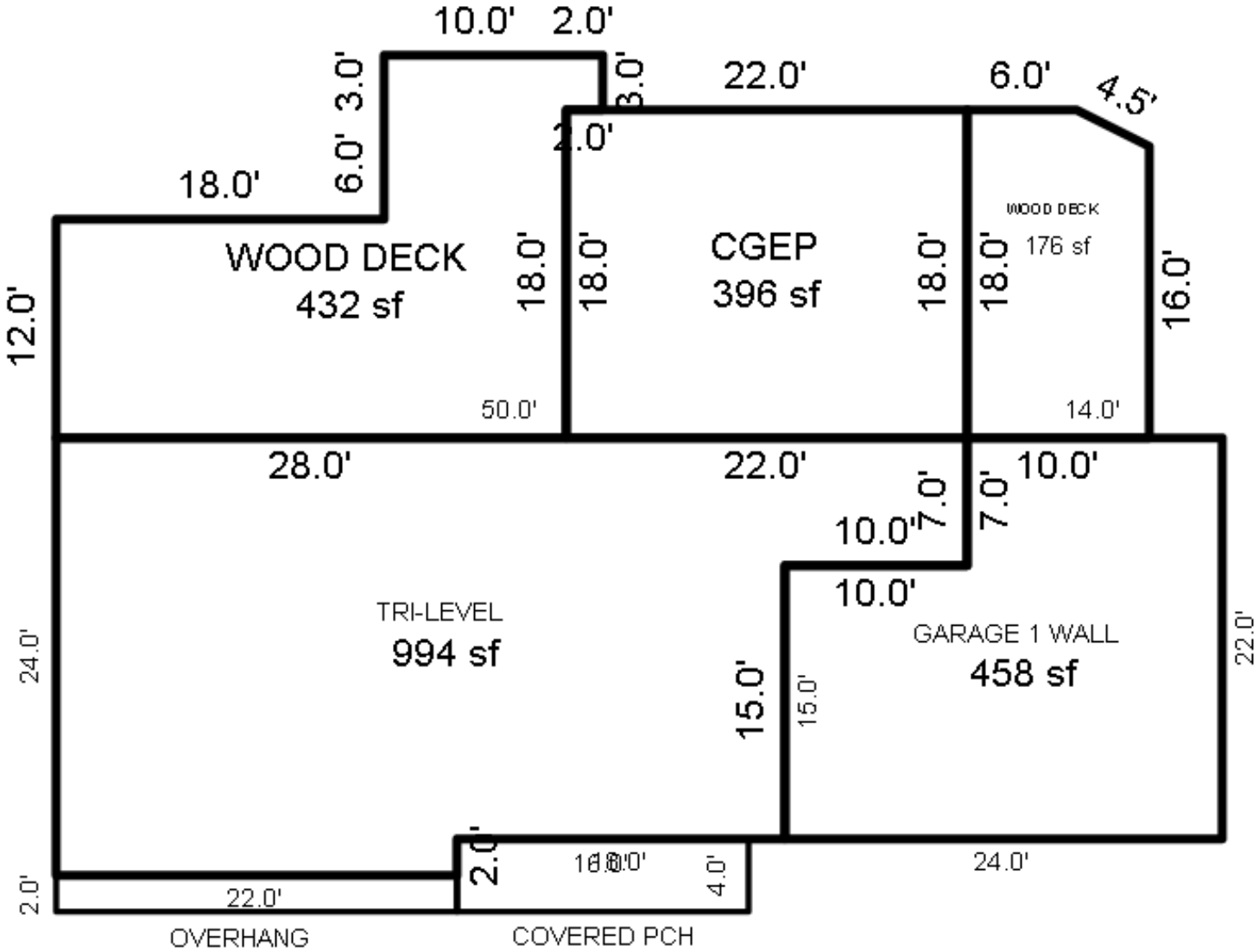


Who	When	What	2025	2024	2023	2022
		TPC 04/30/2021 INSPECTED		20,900	77,500	98,400
		TPC 12/27/2017 INSPECTED		20,000	75,000	95,000
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		18,000	69,000	87,000

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 458 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior			X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		64 CCP (1 Story) 396 CGEP (1 Story) 432 Treated Wood 176 Treated Wood		Bsmnt Garage:			
Building Style: TRI		Trim & Decoration			Ex		X Ord	Min	Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,535 Total Base New : 248,425 Total Depr Cost: 161,474 Estimated T.C.V: 177,621		E.C.F. X 1.100		Roof:	
Yr Built Remodeled 1981 0		Size of Closets			Lg		X Ord	Small	200 Amps Service		No. ./Qual. of Fixtures		Cls C		Blt 1981	
Condition: Average		Doors			Solid		X H.C.	No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 994 SF Floor Area = 1535 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		(5) Floors			Ex.		X Ord	Min	No. of Plumbing		Tri-Level Siding Crawl Space 994 1 Story Siding Overhang 44		Total: 181,206		117,782	
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			Many		X Ave.	Few	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721		Porches CCP (1 Story) 64 1,859 1,208 CGEP (1 Story) 396 21,285 13,835		Deck Treated Wood 432 6,765 4,397 Treated Wood 176 3,749 2,437	
(1) Exterior		(6) Ceilings			1		Average Fixture(s)		Plumbing		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 458 20,967 13,629	
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		X Drywall			1		3 Fixture Bath		(13) Plumbing		Water/Sewer		Common Wall: 1 Wall 1 -2,647 -1,721		Door Opener 1 539 350	
(2) Windows		(7) Excavation			1		2 Fixture Bath		(14) Water/Sewer		Built-Ins		Appliance Allow. 1 2,727 1,773		Totals: 248,425 161,474	
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 994 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 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		Porches		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 177,621	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			1		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:		Deck		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 177,621	
X Gable Hip Flat Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		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:		Porches		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 177,621	
X Asphalt Shingle		(9) Basement Finish			1		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:		Deck		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 177,621	
Chimney: Metal		(10) Floor Support			1		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:		Porches		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 177,621	
		Joists: Unsupported Len: Cntr.Sup:			1		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:		Porches		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 177,621	

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLUP HAROLD & ELIZABET	GALLUP ELIZABETH B	0	07/20/2023	WD	09-FAMILY	2023-01954	DEED	0.0
GALLUP ELIZABETH B	GALLUP ELIZABETH B	0	07/20/2023	QC	09-FAMILY	2023-01955	PROPERTY TRANSFER	0.0
GALLUP HAROLD & ELIZABETH	GALLUP ELIZABETH B	0	06/16/2023	QC	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
GALLUP BRADLEY H	GALLUP HAROLD & ELIZABETH	25,000	05/11/2005	WD	21-NOT USED/OTHER	05-0/1987	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/28/2022					

Owner's Name/Address	MAP #:
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GALLUP ELIZABETH B 5310 S RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 32,183
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *				Rate %Adj.	Reason	Value
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Tax Description . SEC 35 T22N R8W LOT 23 CLAM RIVER ESTATES. Comments/Influences	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		I 200' @ 200/	173.00	259.00	1.0369	0.8970	200	100	
		173 Actual Front Feet, 1.03 Total Acres				Total Est. Land Value =			32,183

Topography of Site
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<input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Landscaped <input checked="" type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input checked="" type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input checked="" type="checkbox"/> Ravine <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	16,100	0	16,100			3,475C
	TPC 04/30/2021	INSPECTED	2024	16,100	0	16,100			3,371C
	TPC 05/06/2018	INSPECTED	2023	16,100	0	16,100			3,211C
	TPC 12/27/2017	INSPECTED	2022	10,000	0	10,000			3,059C

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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				
5310 S RIVERVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
GALLUP HAROLD & ELIZABETH TRUST 5310 S RIVERVIEW DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 212,894 TCV/TFA: 182.27								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 35 T22N R8W LOT 24 & BEG AT NE COR OF LOT 25 TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18' 06" E 219.62 FT, N 20 DEG 3'27" E 80 FT TO POB. CLAM RIVER ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		I 200' @ 200/	267.00	247.00	0.9303	0.8865	200	100		44,038
		Paved Road		267 Actual Front Feet, 1.51 Total Acres					Total Est. Land Value =		44,038	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Metal Prefab	20.36	80	71	1,157				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value =					2,107			
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	22,000	84,400	106,400		59,208C		
		TPC 12/27/2017 INSPECTED			2024	22,000	72,600	94,600		57,428C		
		TPC 05/21/2013 INSPECTED			2023	22,000	70,300	92,300		54,694C		
					2022	10,700	64,600	75,300		52,090C		

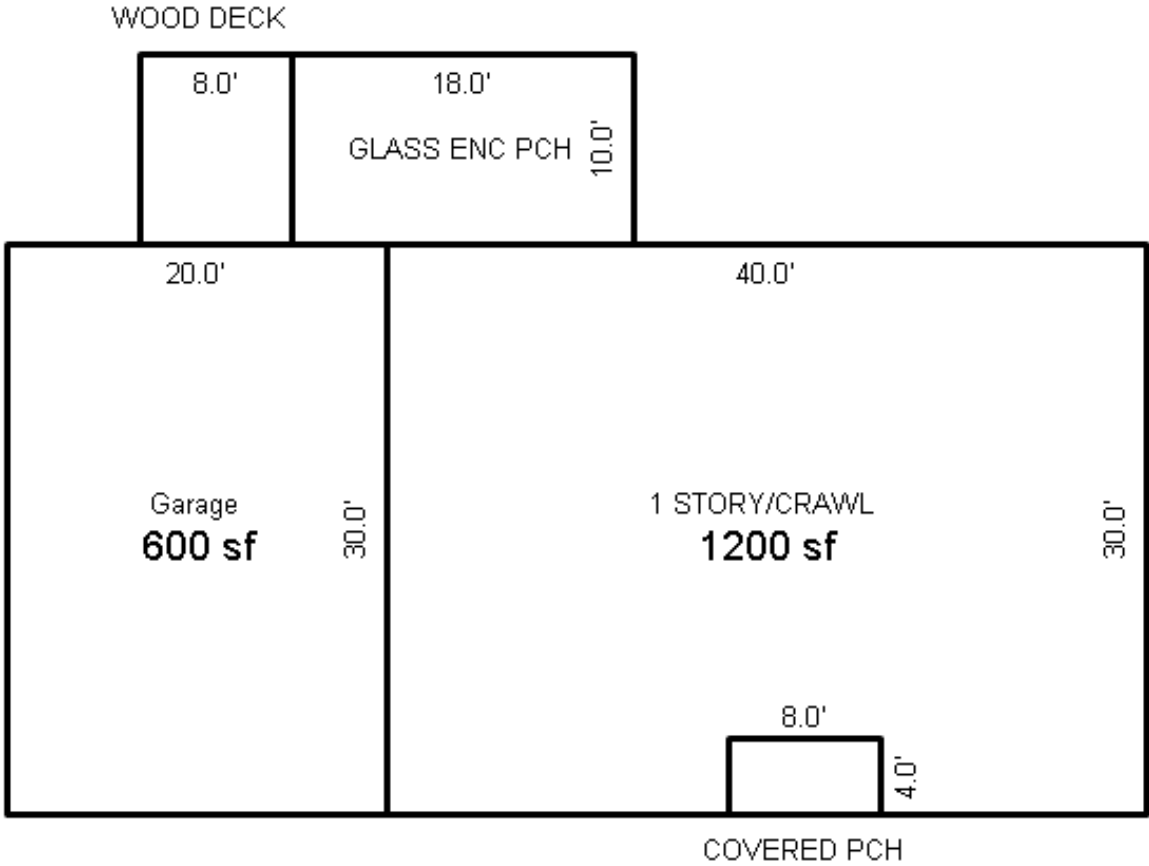
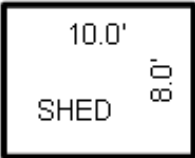


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 180 80	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1989			
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Total Base New : 216,560			Storage Area: 0			
Condition: Average		Size of Closets		No. of Elec. Outlets			Total Depr Cost: 151,590			Total T.C.V: 166,749			No Conc. Floor: 0			
Room List		Doors		Solid	X	H.C.	(12) Electric			Floor Area: 1,168			Roof:			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Estimated T.C.V: 166,749			Carport Area:			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas			Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many	X	Ave.		Few	(13) Plumbing			Total:		111,191		
(2) Windows		(7) Excavation		Plumbing			Other Additions/Adjustments			Plumbing			Total:		158,846	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1168 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			1000 Gal Septic Water Well, 50 Feet			Average Fixture(s) 3 Fixture Bath		1,018 3,206	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Water/Sewer			Plumbing			Water/Sewer			1000 Gal Septic		3,356	
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Porches			Water Well, 50 Feet			1,854			
(3) Roof		(10) Floor Support		Plumbing			Decks			Treated Wood			1,562			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages			Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)		21,290	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			CCP (1 Story) CGEP (1 Story)			30,414		-2,492	
Chimney: Metal		Lump Sum Items:		Notes:			Appliance Allow.			Treated Wood			2,232		1,562	
				ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:						Totals:			216,560		151,590	

\*\*\* 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.
GALLUP DAYLE	GALLUP ROBERT & JUANITA &	0	03/08/2005	QC	21-NOT USED/OTHER	05-0/834	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5330 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/13/2003	20030140	Complete

Owner's Name/Address	MAP #:
GALLUP ROBERT & JUANITA & GALLUP DAYLE 5330 RIVERVIEW DR LAKE CITY MI 49651	2025 Est TCV 289,332 TCV/TFA: 251.16

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements		* Factors *								
. SEC 35 T22N R8W LOT 25 EXC BEG AT NE COR TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18'06" E 219.62 FT, N 20 DEG 03'27" E 80 FT TO POB. CLAM RIVER ESTATES.	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		I 200' @ 200/	200.00	496.00	0.7549	1.0553	200	100		31,862

Comments/Influences	X		A 200' @ 90/FF	416.00	496.00	0.7549	1.0553	90	100		29,823
pd 11,500 in 1979	X		616 Actual Front Feet, 7.01 Total Acres							Total Est. Land Value =	61,685

Comments/Influences	Description	Rate	Size	% Good	Cash Value		
						Land Improvement Cost Estimates	
pd 11,500 in 1979	X		Residential Local Cost Land Improvements				
	X		Description	Rate	Size	% Good	Cash Value
	X		LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =			950	

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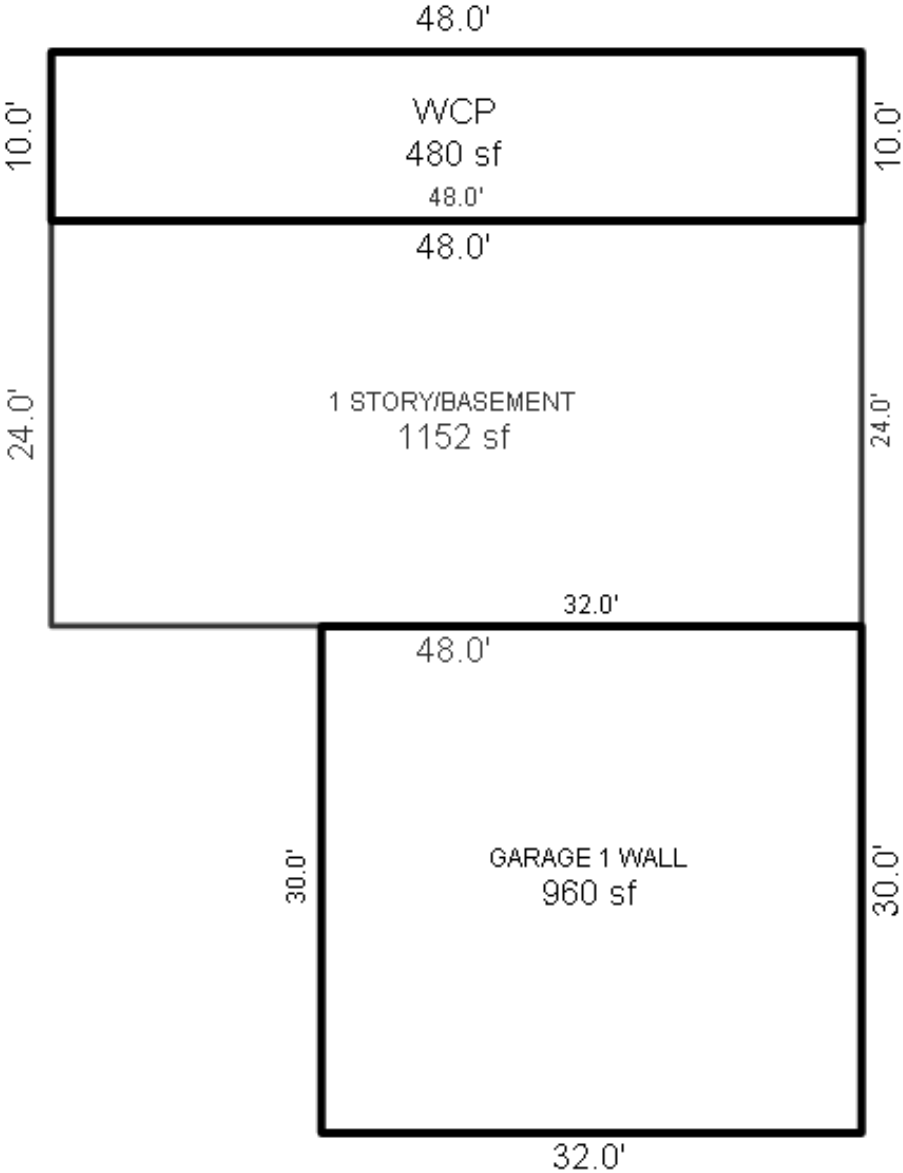


X	Level							
X	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2025	30,800	113,900	144,700	75,901C
	TPC 04/30/2021	INSPECTED		2024	30,800	97,700	128,500	73,619C
	TPC 05/06/2018	INSPECTED		2023	27,500	94,700	122,200	70,114C
	TPC 12/27/2017	INSPECTED		2022	18,000	87,100	105,100	66,776C

\*\*\* 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	Type		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: 1 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									480	WCP	(1 Story)		
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 1,152 Total Base New : 242,457 Total Depr Cost: 206,088 Estimated T.C.V: 226,697			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace											
Room List		Doors		Solid	X	H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service											
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 2004			
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	Building Areas						
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Foundation Basement			Size 1,152		
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			Plumbing			Other Additions/Adjustments			Total:			177,997 151,297		
(3) Roof		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Plumbing			Average Fixture(s)			1 1,455 1,237		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			3 Fixture Bath			1 4,580 3,893		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic Water Well, 100 Feet			Porches			WCP (1 Story)			480 15,442 13,126		
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Porches			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 840 31,844 27,067 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 1 539 458		
										Built-Ins			Appliance Allow.			1 2,727 2,318		
										Notes:			Totals:			242,457 206,088		
													ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC			226,697		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAROL I LLC	FOX ANTHONY & WOLVERTON T	28,000	03/23/2015	WD	03-ARM'S LENGTH	2015-00956	PROPERTY TRANSFER	100.0
ARNDT DENISE (ETAL)	CAROL I LLC	0	08/31/2010	QC	21-NOT USED/OTHER	2010-4423QC	DEED	100.0
SADOUSKY CAROL A	ARNDT DENISE (ETAL)	0	04/01/2005	QC	21-NOT USED/OTHER	05-0/1670	DEED	100.0
C & D ENTERPRISES LLC	SADOUSKY CAROL A	0	03/03/2004	QC	21-NOT USED/OTHER	04-0/0924	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5344 S RIVERVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	05/14/2015	2015-0156	100%
	P.R.E. 100% 07/11/2016					

Owner's Name/Address	MAP #:
FOX ANTHONY & WOLVERTON TAMI 5344 S RIVERVIEW LAKE CITY MI 49651	2025 Est TCV 440,062 TCV/TFA: 222.03

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
		* Factors * 161.32 X 1134.094 IRR
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		I 200' @ 200/ 161.321134.09 1.0552 1.2976 200 100 44,177
		161 Actual Front Feet, 4.20 Total Acres Total Est. Land Value = 44,177

Tax Description	Public Improvements	Land Improvement Cost Estimates
. SEC 35 T22N R8W LOT 26 CLAM RIVER ESTATES.	Dirt Road	Description Rate Size % Good Cash Value
	Gravel Road	D/W/P: 4in Ren. Conc. 8.06 600 50 2,418
	Paved Road	D/W/P: 4in Concrete 6.87 1100 50 3,778
	Storm Sewer	Residential Local Cost Land Improvements
	Sidewalk	Description Rate Size % Good Cash Value
	Water	LAND IMPROVE 1000 1,000.00 1 95 950
	Sewer	Total Estimated Land Improvements True Cash Value = 7,146
	X Electric	
	X Gas	
	X Curb	
	Street Lights	
	Standard Utilities	
	X Underground Utils.	

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	22,100	197,900	220,000			149,101C
		TPC 04/30/2021 INSPECTED	2024	22,100	170,300	192,400			144,618C
		TPC 12/27/2017 INSPECTED	2023	22,100	164,900	187,000			137,732C
		TPC 01/09/2016 INSPECTED	2022	16,500	147,500	164,000			131,174C

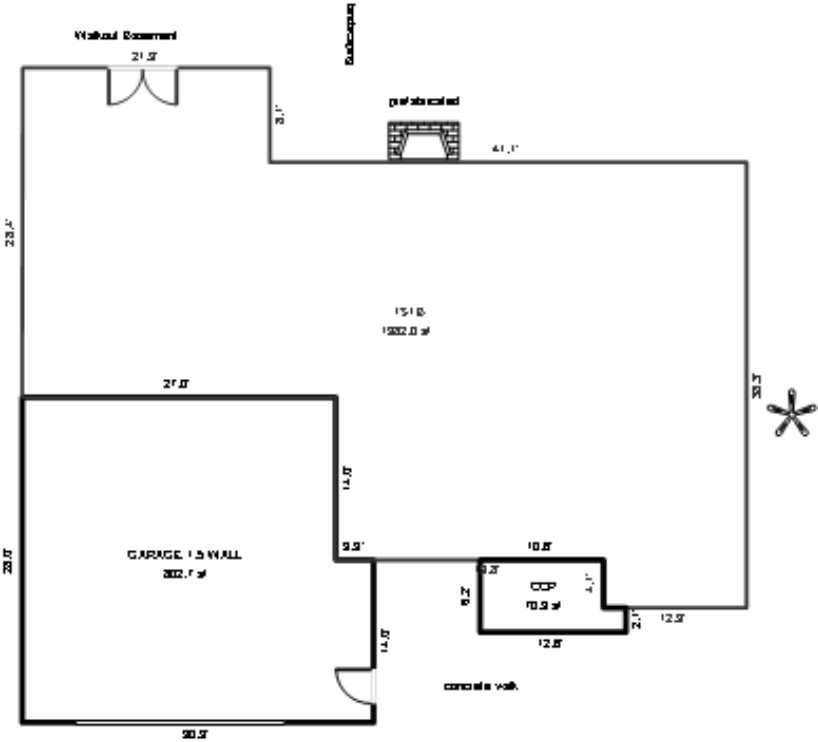
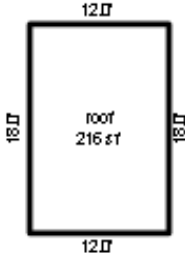
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area 70 216	Type CCP (1 Story) Roof Cover Onl	Year Built: 2015 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: 802 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 5 Floor Area: 1,982 Total Base New : 372,018 Total Depr Cost: 353,399 Estimated T.C.V: 388,739
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 2015						
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1982 SF Floor Area = 1982 SF.						
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas						
Wood Frame		Ex Ord Min		Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,982						
Building Style: 1S		Size of Closets		(12) Electric			Other Additions/Adjustments			Total: 291,347 276,762						
Yr Built 2015		Lg Ord Small		0 Amps Service			Recreation Room 868 16,544 15,717			1 2,523 2,397						
Remodeled 0		Doors Solid H.C.		No. of Elec. Outlets			Plumbing			Average Fixture(s) 1 1,455 1,382						
Condition: Average		(5) Floors		Kitchen: Other: Other:			Water/Sewer			3 Fixture Bath 1 4,580 4,351						
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			Porches			2 Fixture Bath 1 3,064 2,911						
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Garages			2000 Gal Septic 1 9,530 9,053						
Insulation		Basement: 1982 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 802 30,733 29,196						
(2) Windows		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Common Wall: 2 Wall 1 -5,295 -5,030			Door Opener 1 539 512						
Many Avg. Few		Large Avg. Small		(10) Floor Support			Built-Ins			Appliance Allow. 1 2,727 2,591						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Fireplaces			Prefab 1 Story 1 2,555 2,427						
(3) Roof		868 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Raised Hearth 1 437 415			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:												
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														

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



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

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

Property Address: S DICKERSON RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 07/25/1994  
 Building Permit(s): MAP #: 2025 Est TCV 32,915  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: NEWELL LYNN & EILEEN  
 5383 S DICKERSON ROAD  
 LAKE CITY MI 49651

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			I 200' @ 200/	167.00	315.00	1.0461	0.9420	200	100		32,915	
167 Actual Front Feet, 1.21 Total Acres											Total Est. Land Value =	32,915

Tax Description: . SEC 35 T22N R8W LOT 27 CLAM RIVER ESTATES.

Comments/Influences:

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	16,500	0	16,500			5,378C
			2024	16,500	0	16,500			5,217C
			2023	16,500	0	16,500			4,969C
			2022	10,000	0	10,000			4,733C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994										
Owner's Name/Address		MAP #:		2025 Est TCV 33,490										
NEWELL LYNN C 5383 S DICKERSON RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
Tax Description		Public Improvements			* Factors *									
. SEC 35 T22N R8W LOT 28 CLAM RIVER ESTATES		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Gravel Road			I 200' @ 200/		165.00	312.00	1.0493	0.9398	200	100		32,540
DRAIN FIELD FOR LOT 29		Paved Road			165 Actual Front Feet, 1.18 Total Acres				Total Est. Land Value =		32,540			
		Storm Sewer			Land Improvement Cost Estimates									
		Sidewalk			Description				Rate	Size	% Good	Cash Value		
		Water			Residential Local Cost Land Improvements									
		Sewer			Description				Rate	Size	% Good	Cash Value		
		X Electric			LAND IMPROVE 1000				0.00	0	95	950		
		X Gas			Total Estimated Land Improvements True Cash Value = 950									
		Curb												
		Street Lights												
		Standard Utilities												
		X 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	16,300	400	16,700			5,235C			
		TPC 04/30/2021 INSPECTED			2024	16,300	400	16,700			5,078C			
		TPC 12/27/2017 INSPECTED			2023	16,300	400	16,700			4,837C			
		TPC 04/08/2015 INSPECTED			2022	10,000	500	10,500			4,607C			



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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
5383 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	05/06/2024	PM24-0061	100%
Owner's Name/Address	P.R.E. 100% 07/25/1994		Reroof	09/10/2020	2020-0495	100%
NEWELL LYNN C 5383 S DICKERSON ROAD LAKE CITY MI 49651	MAP #:		Addition	03/15/2011	2011-0066	100%
	2025 Est TCV 238,366 TCV/TFA: 158.70					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 35 T22N R8W LOT 29 CLAM RIVER ESTATES.			I 200' @ 200/	165.00	309.00	1.0493	0.9375	200	100	32,462
Comments/Influences			165 Actual Front Feet, 1.17 Total Acres Total Est. Land Value = 32,462							

Comments/Influences	X	Description	Land Improvement Cost Estimates				
			Rate	Size	% Good	Cash Value	
		Dirt Road					
		Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 4in Ren. Conc.	8.06	507	0	0
		Sewer	D/W/P: Patio Blocks	15.39	81	0	0
	X	Electric	D/W/P: 3.5 Concrete	6.49	144	94	879
	X	Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size	% Good	Cash Value
		Street Lights	LAND IMPROVE 1000	1,000.00	2	95	1,900
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,779				
	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	16,200	103,000	119,200			62,277C
	X	Low	2024	16,200	88,500	104,700			60,405C
	X	High	2023	16,200	85,800	102,000			57,529C
	X	Landscaped	2022	10,000	78,900	88,900			54,790C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

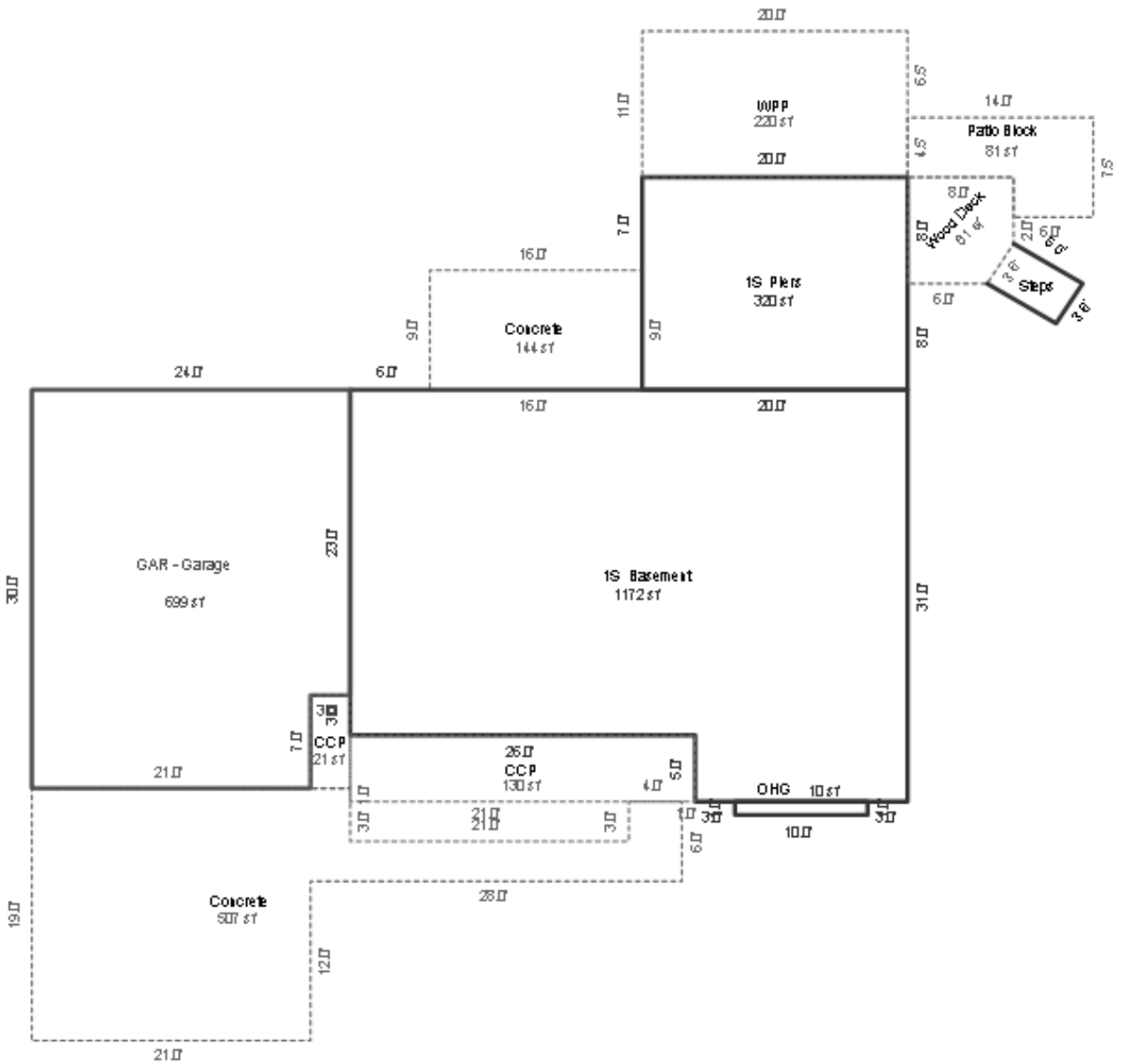


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 130 220 21 90 61	Type CCP (1 Story) WPP CCP (1 Story) WPP Treated Wood	Year Built: 1985 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: 699 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C -5 Effec. Age: 30 Floor Area: 1,502 Total Base New : 278,119 Total Depr Cost: 184,659 Estimated T.C.V: 203,125			E.C.F. X 1.100						
Building Style: 1S		Yr Built 1985		Remodeled 0		Condition: Average			Room List Basement 1st Floor 2nd Floor Bedrooms			Size of Closets Ex X Ord Min Lg X Ord Small			Doors Solid X H.C.						
(1) Exterior		(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(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 = 1492 SF Floor Area = 1502 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 Basement 1,172 1 Story Siding Piers 320 1 Story Siding Overhang 10 Total: 194,205 135,964 Other Additions/Adjustments Recreation Room 1171 22,319 5,580 Basement, Outside Entrance, Below Grade 1 2,523 1,766 Plumbing Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206 Water/Sewer 1000 Gal Septic 1 4,795 3,356 Water Well, 50 Feet 1 2,648 1,854 Porches CCP (1 Story) 130 3,527 2,469 WPP 220 4,679 3,275 WPP 90 2,763 1,934 CCP (1 Story) 21 1,042 729 Deck Treated Wood 61 1,948 1,364 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 699 28,037 19,626 Common Wall: 1 Wall 1 -2,647 -1,853		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings X Drywall		(7) Excavation Basement: 1172 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 1171 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
X	(2) Windows Many Avg. X Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			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 1171 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:								
X	(3) Roof Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:								
Chimney:		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:								

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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		
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 53,392								
NEWELL LYNN C 5383 S DICKERSON RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
. SEC 35 T22N R8W LOT 30 CLAM RIVER ESTATES.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		I 200' @ 200/	165.00	307.00	1.0493	0.9360	200	100		32,409
		Paved Road		165 Actual Front Feet, 1.16 Total Acres				Total Est. Land Value =		32,409		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	26.48	120	50	1,589				
		Sewer		Total Estimated Land Improvements True Cash Value =				1,589				
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X 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	16,200	10,500	26,700		5,235C		
		TPC 04/30/2021 INSPECTED			2024	16,200	9,800	26,000		5,078C		
		JWV 10/20/2020 INSPECTED			2023	16,200	9,300	25,500		4,837C		
		TPC 12/27/2017 INSPECTED			2022	10,000	7,700	17,700		4,607C		

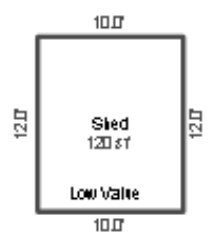


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Building Type	Barn - General Purpose			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 128			
Height	18			
Heating System	No Heating/Cooling			
Length/Width/Area	40 x 24 = 960			
Cost New	\$ 35,261			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 19,394			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 1.000			
% Good	55			
Est. True Cash Value	\$ 19,394			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 19394 / All Cards: 19394				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEIMEISTER JOHN R & WEIME	GILMER DONALD & WEIMEISTE	0	11/02/2022	WD	09-FAMILY	2022-03569	PROPERTY TRANSFER	0.0
WEIMEISTER JOHN R	WEIMEISTER JOHN R & WEIME	1	11/02/2022	WD	09-FAMILY	2022-03568	DEED	0.0
WEBSTER GENE L & MAXINE E	WEIMEISTER JOHN R	80,000	08/26/2020	WD	03-ARM'S LENGTH	2020-02447	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
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GILMER DONALD & WEIMEISTER L TRUST 6902 HOBBLEBUSH LN KALAMAZOO MI 49009	2025 Est TCV 45,830
--	---------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	165' X 1227.60 IRR
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-----------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

. SEC 35 T22N R8W LOT 31 CLAM RIVER ESTATES.	I 200' @ 200/	165.00	1227.60	1.0493	1.3236	200	100		45,830
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Comments/Influences	165 Actual Front Feet, 4.65 Total Acres	Total Est. Land Value =	45,830
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	X	Dirt Road
--	---	-----------

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

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

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

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

	X	Water Sewer
--	---	-------------

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

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

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

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

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

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

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

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

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

	X	Low
--	---	-----

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

	X	Landscaped
--	---	------------

	X	Swamp
--	---	-------

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

	X	Pond
--	---	------

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

	X	Ravine
--	---	--------

	X	Wetland
--	---	---------

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

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

		2025	22,900	0	22,900			14,675C
--	--	------	--------	---	--------	--	--	---------

		2024	22,900	0	22,900			14,234C
--	--	------	--------	---	--------	--	--	---------

		2023	22,900	0	22,900			13,557C
--	--	------	--------	---	--------	--	--	---------

		2022	16,600	0	16,600			12,912C
--	--	------	--------	---	--------	--	--	---------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH EDWIN M & AYOTTE AL	GUNNERSON MATTHEW	14,000	09/02/2011	WD	03-ARM'S LENGTH	2011-02761	PROPERTY TRANSFER	100.0
WALSH EDWIN M & AYOTTE AL	WALSH EDWIN & AYOTTE EVVA	0	10/27/2010	QC	09-FAMILY	2010-4894QC	PROPERTY TRANSFER	100.0
BEVR ARTHUR LURIAN		0	10/03/2010	AFF	07-DEATH CERTIFICATE	2010-04893DC	PROPERTY TRANSFER	0.0
BEVER ARTHUR L &	WALSH EDWIN M & AYOTTE AL	100	10/02/2007	QC	21-NOT USED/OTHER	L2010/P04894	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
9970 W LOTAN RD									
School: LAKE CITY AREA SCHOOL DIST									
P.R.E. 0%									
Owner's Name/Address	MAP #:								
GUNNERSON MATTHEW 6400 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 39,215 TCV/TFA: 50.28								
	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj. Reason	Value		
			A 200' @ 90/	104.00	502.00	1.1776 0.9564	90 100		
			104 Actual Front Feet, 1.20 Total Acres				Total Est. Land Value =	10,542	
	X		Dirt Road						
	X		Gravel Road						
	X		Paved Road						
	X		Storm Sewer						
	X		Sidewalk						
	X		Water						
	X		Sewer						
	X		Electric						
	X		Gas						
	X		Curb						
	X		Street Lights						
	X		Standard Utilities						
	X		Underground Utils.						
	Topography of Site								
	X		Level						
	X		Rolling						
	X		Low						
	X		High						
	X		Landscaped						
	X		Swamp						
	X		Wooded						
	X		Pond						
	X		Waterfront						
	X		Ravine						
	X		Wetland						
	X		Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2025	5,300	14,300	19,600		9,561C
				2024	5,500	14,500	20,000		9,274C
				2023	4,300	15,800	20,100		8,833C
				2022	2,100	13,100	15,200		8,413C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1978 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 910 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																								
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump							84 WPP 91 WPP 168 Treated Wood 1541 Roof Cover Onl																																																																																																																																											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																																																																			
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min																																																																																																																																																	
Condition: Average		Size of Closets																																																																																																																																																					
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																																																																																																																																																
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric																																																																																																																																																		
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																																																																																																																		
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings			No./Qual. of Fixtures																																																																																																																																																		
(2) Windows		No. of Elec. Outlets			X Ex.				Ord.		Min																																																																																																																																												
Many Avg. Few		Large Avg. Small			Many			X	Ave.		Few																																																																																																																																												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			(13) Plumbing																																																																																																																																																		
Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																					
(3) Roof		(8) Basement			(14) Water/Sewer																																																																																																																																																		
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																																		
Asphalt Shingle		(9) Basement Finish			Lump Sum Items:																																																																																																																																																		
Chimney: Metal		(10) Floor Support																																																																																																																																																					
		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																					
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 780 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>780</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>43,051</td> <td>15,068</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>158</td> <td>1,725</td> <td>604</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>846</td> <td>296</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,485</td> <td>1,570</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,548</td> <td>892</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td>WPP</td> <td></td> <td></td> <td>84</td> <td>2,443</td> <td>855</td> </tr> <tr> <td>WPP</td> <td></td> <td></td> <td>91</td> <td>2,504</td> <td>876</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>168</td> <td>3,560</td> <td>1,246</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td></td> <td></td> <td>1541</td> <td>20,804</td> <td>7,281</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: D Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>910</td> <td>18,109</td> <td>6,338</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>1</td> <td>424</td> <td>148</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,906</td> <td>667</td> </tr> <tr> <td colspan="4">Totals:</td> <td>102,405</td> <td>35,841</td> </tr> </tbody> </table>										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	780			Total:				43,051	15,068	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			158	1,725	604	Plumbing						Average Fixture(s)			1	846	296	Water/Sewer						1000 Gal Septic			1	4,485	1,570	Water Well, 50 Feet			1	2,548	892	Porches						WPP			84	2,443	855	WPP			91	2,504	876	Deck						Treated Wood			168	3,560	1,246	w/Roof (Roof portion)			1541	20,804	7,281	Garages						Class: D Exterior: Pole (Unfinished)						Base Cost			910	18,109	6,338	Door Opener			1	424	148	Built-Ins						Appliance Allow.			1	1,906	667	Totals:				102,405	35,841	E.C.F. X 0.800		Cls Fair Blt 1975	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																																																																		
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Totals:				102,405	35,841																																																																																																																																																		
Notes:										ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCY:		28,673																																																																																																																																											

\*\*\* 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.
KRAINZ DOLLIE M ESTATE	GUNNERSON MATTHEW A (SM)	0	08/17/2009	QC	21-NOT USED/OTHER	2009/3034	DEED	100.0
CRITTENDEN THOMAS S	KRAINZ DOLLIE M (S/W)	100	10/31/2008	QC	21-NOT USED/OTHER	2008/3974	DEED	100.0
STEPHAN RANDY	CRITTENDEN THOMAS S	0	05/14/2008	WD	21-NOT USED/OTHER	2008/1778	DEED	100.0
STEPHAN ROBERT LE	STEPHAN RANDY	0	09/07/2004	OTH	21-NOT USED/OTHER	04-0/5324	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651	2025 Est TCV 10,995

Improved	X	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/	110.00	502.00	1.1612	0.9564	90 100	10,995
			110 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =	10,995

Tax Description	X	Value
. SEC 21 T22N R8W LOT 2 CLAM RIVER WOODS & RAPIDS.		

Comments/Influences	X	Value

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


Topography of Site	X	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	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,500	0	5,500			2,059C
2024	5,700	0	5,700			1,998C
2023	4,500	0	4,500			1,903C
2022	2,200	0	2,200			1,813C

Who When What TPC 05/08/2018 INSPECTED TPC 12/27/2017 INSPECTED TPC 12/02/2013 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KRAINZ DOLLIE M ESTATE	GUNNERSON MATTHEW A (SM)	28,000	04/29/2009	WD	08-ESTATE	2009/1834	DEED	100.0					
CRITTENDEN THOMAS S	KRAINZ DOLLIE M (S/W)	0	10/31/2008	QC	21-NOT USED/OTHER	2008/3974	DEED	100.0					
STEPHAN ROBERT ESTATE	CRITTENDEN THOMAS S	65,000	05/14/2008	WD	03-ARM'S LENGTH	2008/1778	DEED	100.0					
STEPHAN ROBERT LE	STEPHAN ROBERT ESTATE	0	09/07/2004	OTH	21-NOT USED/OTHER	04-0/5324	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
3643 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651		2025 Est TCV 57,652 TCV/TFA: 58.83											
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651		X Dirt Road			* Factors *								
Tax Description		X Gravel Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 21 T22N R8W LOT 3 CLAM RIVER WOODS & RAPIDS.		X Paved Road			A 200' @ 90/	110.00	502.00	1.1612	0.9564	90	100		10,995
Comments/Influences		X Storm Sewer			110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 10,995								
		X Sidewalk											
		X Water Sewer											
		X Electric											
		X Gas											
		X Curb											
		X Street Lights											
		X Standard Utilities											
		X Underground Utils.											
		Topography of Site											
		Level											
		X Rolling											
		X Low											
		High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2025	5,500	23,300	28,800			16,290C		
		TPC 12/27/2017	INSPECTED		2024	5,700	23,700	29,400			15,801C		
		RJG 12/15/2008	INSPECTED		2023	4,500	25,800	30,300			15,049C		
					2022	2,200	21,300	23,500			14,333C		

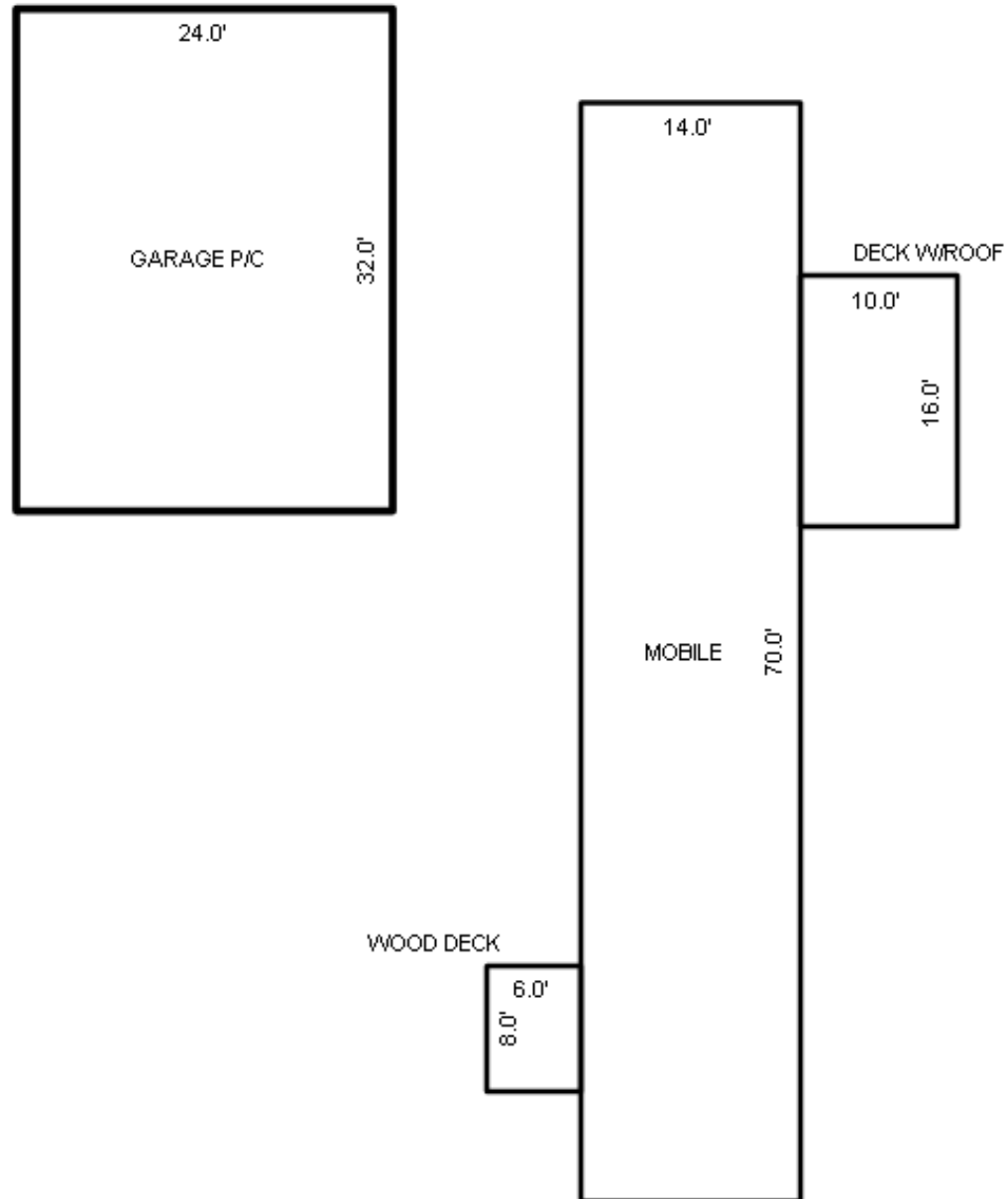
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 160	Type Treated Wood Pine	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 100 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD			Drywall Paneled	X					Plaster Wood T&G							
Yr Built 1985		Remodeled 0		Trim & Decoration												
Condition: Average			Ex	X	Ord				Min							
Room List		Size of Closets														
Basement 1st Floor 2nd Floor Bedrooms			Lg	X	Ord				Small							
(1) Exterior		Doors			Solid	X			H.C.							
(2) Windows		(5) Floors														
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings														
X		X Tile														
(3) Roof		(7) Excavation														
Many Avg. Few		Large Avg. Small														
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X		(8) Basement														
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X		(9) Basement Finish														
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X		(10) Floor Support														
X		Asphalt Shingle Metal														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		150 Amps Service														
		No./Qual. of Fixtures														
		Ex.		X	Ord.				Min							
		No. of Elec. Outlets														
		Many		X	Ave.				Few							
		(13) Plumbing														
		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Mobile Home HUD														
		(11) Heating System: Forced Warm Air														
		Ground Area = 980 SF Floor Area = 980 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35														
		Building Areas														
		Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost								
		Main Home		Ribbed	Comp.Shingle	980										
		Total:					57,933	20,275								
		Other Additions/Adjustments														
		Skirting, Metal or Vinyl, Vertical														
		Plumbing														
		Average Fixture(s)														
		Water/Sewer														
		1000 Gal Septic														
		Water Well, 100 Feet														
		Deck														
		Treated Wood														
		Pine w/Roof (Deck Portion)														
		Pine w/Roof (Roof portion)														
		Garages														
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost														
		768														
		Built-Ins														
		Appliance Allow.														
		1														
		Totals:														
		111,156														
		Notes: HUD														
		ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:														
		46,657														

\*\*\* 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 JEREMY & DALA	COLE BUCK	5,000	08/31/2016	QC	03-ARM'S LENGTH	2016-02876	DEED	100.0
FRENDS MINISTRY CCDO	BARTHOLOMEW JEREMY	10,500	08/30/2016	WD	16-LC PAYOFF	2016-0284	DEED	100.0
MISSAUKEE COUNTY HABITAT	FRIENDS CHRISTIAN COMMUNI	0	02/04/2014	OTH	29-SELLERS INTEREST IN A	2014-00434	DEED	0.0
BARTHOLOMEW JEREMY & SONY	BARTHOLOMEW JEREMY	0	04/16/2010	OTH	21-NOT USED/OTHER	2010/1352	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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3631 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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COLE BUCK 3631 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 24,510 TCV/TFA: 37.14
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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/	110.00	503.00	1.1612	0.9569	90	100	11,000
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =							11,000

Tax Description	X	Land Improvement Cost Estimates
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. SEC 21 T22N R8W LOT 4 CLAM RIVER WOODS & RAPIDS.	X	
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Comments/Influences	Description	Rate	Size % Good	Cash Value
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	Dirt Road			
	Gravel Road			
	Paved Road			
	Storm Sewer			
	Sidewalk			
	Water			
	Sewer			
	Electric			
	Gas			
	Curb			
	Street Lights			
	Standard Utilities			
	X Underground Utils.			
	D/W/P: 3.5 Concrete			0
	Wood Frame			1,009
	Total Estimated Land Improvements True Cash Value =			1,009

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

	Who	When	What	2025	5,500	6,800	12,300			6,064C
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			TPC 12/27/2017 INSPECTED	2024	5,700	6,900	12,600			5,882C
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			TPC 12/23/2014 INSPECTED	2023	4,500	7,400	11,900			5,602C
--	--	--	--------------------------	------	-------	-------	--------	--	--	--------

			TPC 12/02/2013 INSPECTED	2022	2,200	6,100	8,300			5,336C
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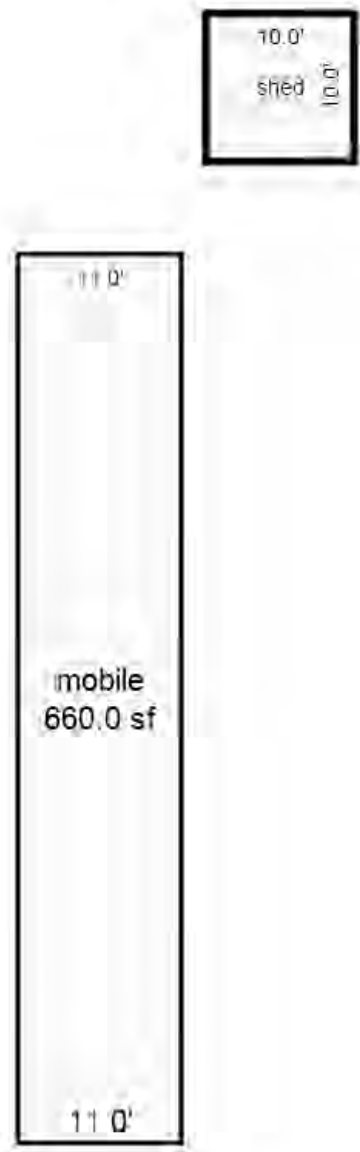
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*** Information herein deemed reliable but not guaranteed***										
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:				
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			20	Treated Wood			Car Capacity:				
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack					Class:						
	Duplex	0	Other Overhang				Two Sided		Exterior 1 Story				Exterior 2 Story		Exterior:				
	A-Frame	(4) Interior					Prefab 1 Story		Prefab 2 Story				Heat Circulator		Auto. Doors:				
	Wood Frame	Drywall Paneled					Plaster Wood T&G		Unvented Hood				Raised Hearth		Mech. Doors:				
	Building Style: HUD	Trim & Decoration					Size of Closets		Vented Hood				Wood Stove		Area:				
	Yr Built 1976	Remodeled 2014	Ex				X	Ord	Min	Jacuzzi Tub			Direct-Vented Ga		% Good:				
	Condition: Fair	Lg					X	Ord	Small	Jacuzzi repl.Tub			Class: Low		Storage Area:				
	Room List	Doors	Solid				X	H.C.	Central Air Wood Furnace				Oven		Effec. Age: 37		No Conc. Floor:		
Basement	(5) Floors		(12) Electric				Microwave		Standard Range				Floor Area:		Bsmnt Garage:				
1st Floor	Kitchen:		0 Amps Service				Self Clean Range		Sauna		Total Base New : 44,646		E.C.F.						
2nd Floor	Other:		No./Qual. of Fixtures		Trash Compactor		Central Vacuum		Total Depr Cost: 15,626		X 0.800								
Bedrooms	Other:		Ex.		Ord.	Min	Security System		Estimated T.C.V: 12,501		Carport Area:								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low		Blt 1976		Roof:							
Wood/Shingle	(7) Excavation		Many		Ave.	Few	(11) Heating System: Forced Warm Air		Ground Area = 660 SF		Floor Area = 660 SF.								
Aluminum/Vinyl	Basement: 0 S.F.		1		Average Fixture(s)		Ground Area = 660 SF		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Building Areas								
Brick	Crawl: 0 S.F.		3 Fixture Bath		1 Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost				
Insulation	Slab: 0 S.F.		2 Fixture Bath		Softener, Auto		Building Areas		Main Home	Ribbed	Metal	660	Total:	37,116	12,990				
(2) Windows		Height to Joists: 0.0		Softener, Manual		Other Additions/Adjustments		Type		Solar Water Heat		Water/Sewer							
Many	Large	(8) Basement		No Plumbing		Water/Sewer		Deck		Treated Wood		1000 Gal Septic		1	4,203	1,471			
Avg.	Avg.	Conc. Block		Extra Toilet		Public Water		Treated Wood		1000 Gal Septic		1	2,462	862					
Few	Small	Poured Conc.		Extra Sink		Public Sewer		Totals:		Solar Water Heat		Water Well, 50 Feet		1	2,462	862			
Wood Sash	Treated Wood		Separate Shower		Ceramic Tile Floor		Notes:		Water Well		Deck		20		865	303			
Metal Sash	Concrete Floor		Ceramic Tile Floor		Ceramic Tile Wains		ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TC		1000 Gal Septic		Treated Wood		20		865	303			
Vinyl Sash	(9) Basement Finish		Ceramic Tub Alcove		Vent Fan		Lump Sum Items:		2000 Gal Septic		Totals:		44,646		15,626				
Double Hung	Recreation SF		(14) Water/Sewer		Public Water						Totals:		44,646		15,626				
Horiz. Slide	Living SF		Public Sewer		Water Well						Totals:		44,646		15,626				
Casement	Walkout Doors (B)		Water Well		1000 Gal Septic						Totals:		44,646		15,626				
Double Glass	No Floor SF		1000 Gal Septic		2000 Gal Septic						Totals:		44,646		15,626				
Patio Doors	Walkout Doors (A)		2000 Gal Septic								Totals:		44,646		15,626				
Storms & Screens	(10) Floor Support										Totals:		44,646		15,626				
(3) Roof		Joists:										Totals:		44,646		15,626			
Gable	Gambrel	Unsupported Len:										Totals:		44,646		15,626			
Hip	Mansard	Cntr.Sup:										Totals:		44,646		15,626			
Flat	Shed											Totals:		44,646		15,626			
Asphalt Shingle													Totals:		44,646		15,626		
Chimney:													Totals:		44,646		15,626		

\*\*\* 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.
		33,000	11/01/1994	WD	33-TO BE DETERMINED	291:752	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3611 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	REPAIR	06/14/2018	2018-0248	100%	

Owner's Name/Address	MAP #:
ADKINS BRENDA M 3611 LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 120,033 TCV/TFA: 115.42

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 21 T22N R8W LOT 5 CLAM RIVER WOODS & RAPIDS.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X Dirt Road	A 200' @ 90/	110.00	503.00	1.1612	0.9569	90	100	11,000	
X Gravel Road	110 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	11,000

Comments/Influences	X	Topography of Site	Description	Rate	Size % Good	Cash Value
	X	Level	Fencing: Wd, Solid, 6 ft.	30.45	408 25	3,106
	X	Rolling	D/W/P: 3.5 Concrete	6.49	527 0	0
	X	Low	Wood Frame	22.91	336 50	3,849
	X	High	Wood Frame	22.25	700 25	3,894
	X	Landscaped	Residential Local Cost Land Improvements			
	X	Swamp	Description	Rate	Size % Good	Cash Value
	X	Wooded	LAND IMPROVE 1000	1,000.00	1 100	1,000
	X	Pond	Total Estimated Land Improvements True Cash Value =			11,849

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,500	54,500	60,000			29,189C
2024	5,700	52,200	57,900			28,312C
2023	4,500	45,600	50,100			26,964C
2022	2,200	40,200	42,400			25,680C

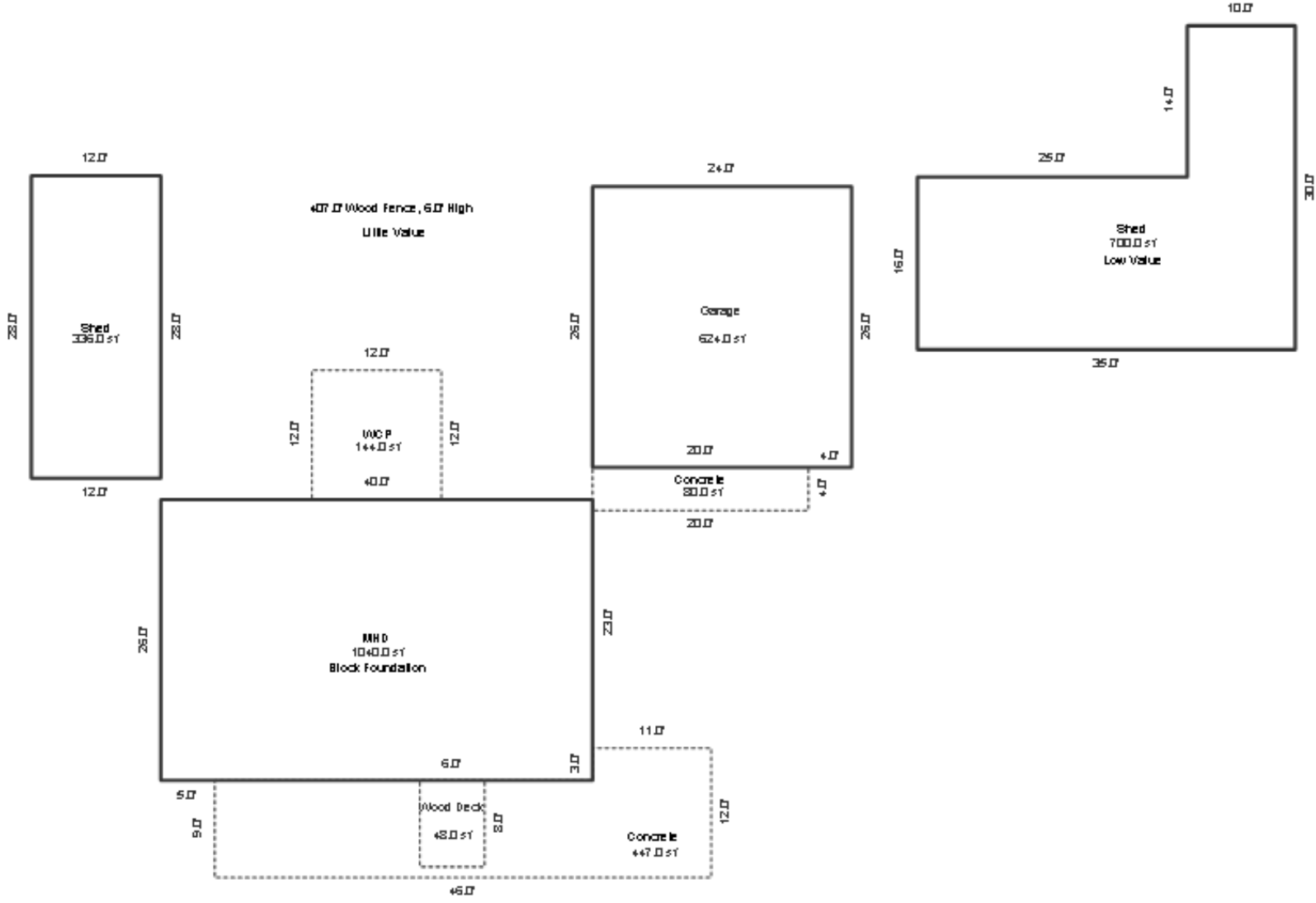


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type WCP (1 Story) 48 Treated Wood	Year Built: ? Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,040 Total Base New : 186,891 Total Depr Cost: 121,480 Estimated T.C.V: 97,184			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C		Blt 1986	
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Average		Size of Closets		Lg			X	Ord		Few	Building Areas					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			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 1,040			Total: 136,315 88,605			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.		Few	Plumbing					
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1040 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			Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 50 Feet 1 2,648 1,721 Porches WCP (1 Story) 144 6,281 4,083 Deck Treated Wood 48 1,705 1,108 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 25,846 16,800 Door Opener 1 539 350 Built-Ins Appliance Allow. 1 2,727 1,773 Totals: 186,891 121,480						
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes: 1986 FAIRMONT MHD ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv:					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Gable Hip Flat			Gambrel Mansard Shed									
X	Asphalt Shingle															

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



Owner didn't want measuring/pictures behind home

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON GORDON C	WANNER EDWARD H & EDITH &	0	02/27/2018	WD	03-ARM'S LENGTH	2018-01368	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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WANNER EDWARD H & EDITH & 515 W LINCOLN REED CITY MI 49677	2025 Est TCV 23,030
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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/	252.00	803.81	0.9439	1.0758	90	100	23,030
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252 Actual Front Feet, 4.65 Total Acres						Total Est. Land Value =	23,030
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Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.
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. SEC 21 T22N R8W LOT 6 EXC W 200 FT OF S 250 FT THEREOF. CLAM RIVER WOODS & RAPIDS.
--

Comments/Influences	HAS HIGH PREASSURE GAS LINCIE THRU PROPERTY
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Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	11,500	0	11,500			4,607C
2024	12,000	0	12,000			4,469C
2023	9,300	0	9,300			4,257C
2022	5,000	0	5,000			4,055C

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Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
3591 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BALDWIN TIMOTHY E 8085 CONSTITUTION BLVD CADILLAC MI 49601		MAP #:		2025 Est TCV 28,278 TCV/TFA: 45.91								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 21 T22N R8W W 200 FT OF S 250 FT OF LOT 6 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	200.00	250.00	1.0000	0.8034	90	100		14,462
		Paved Road		200 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =		14,462	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	20.57	160	46	1,514				
		Sewer		Total Estimated Land Improvements True Cash Value =					1,514			
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	7,200	6,900	14,100			8,246C	
		TPC 12/27/2017 INSPECTED			2024	7,500	7,000	14,500			7,999C	
		TPC 12/02/2013 INSPECTED			2023	5,900	7,500	13,400			7,619C	
					2022	2,500	7,600	10,100			7,257C	

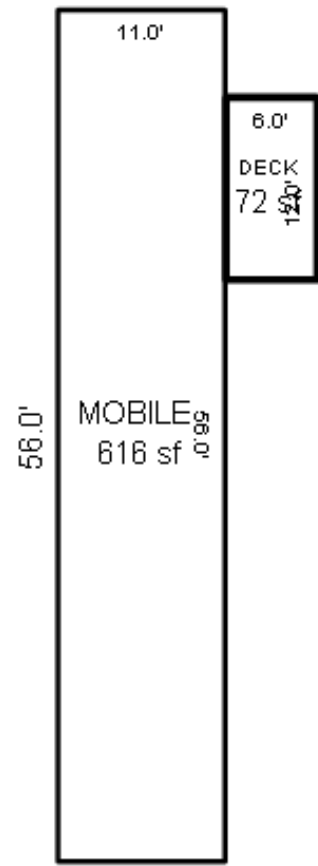


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	72	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:				
	Mobile Home			Wood Frame												
Town Home		(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 45 Floor Area: Total Base New : 43,933 Total Depr Cost: 15,377 Estimated T.C.V: 12,302			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Duplex		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1970	
A-Frame		Ex X Ord Min		Size of Closets			0 Amps Service			Ground Area = 616 SF Floor Area = 616 SF.						
Building Style: HUD		Lg X Ord Small		Central Air Wood Furnace			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Yr Built 1970	Remodeled 0	Doors Solid X H.C.		(5) Floors			Many X Ave. Few			Building Areas						
Condition: Average		Kitchen: Other: Other:		(12) Electric			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
Room List		Basement 1st Floor 2nd Floor Bedrooms		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			Main Home Ribbed Metal 616			Total: 33,718 11,801			
(1) Exterior		(6) Ceilings		(7) Excavation			1			Other Additions/Adjustments						
Wood/Shingle		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Skirting, Metal or Vinyl, Vertical 144			1,531		536	
Aluminum/Vinyl		Conc. Block Poured Conc. Stone		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer						
Brick		Treated Wood Concrete Floor		(9) Basement Finish			1			1000 Gal Septic			1		4,203 1,471	
Insulation		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Solar Water Heat			1		2,462 862	
(2) Windows		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1			Deck			72		2,019 707	
Many Avg. X Large Avg. Small		Public Water		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Treated Wood			Totals: 43,933		15,377	
Wood Sash		Public Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Notes: 1970 MASTERCRAFT MH						
Metal Sash		Water Well		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:					12,302	
Vinyl Sash		1000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
Double Hung		2000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
Horiz. Slide		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
Casement				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
Double Glass				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
Patio Doors				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
Storms & Screens				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
X	Gable			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
	Hip			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
	Flat			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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.
OLSON VICTORIA K	RICHARDS BRIAN S	30,000	11/03/2011	WD	03-ARM'S LENGTH	2011-03427	PROPERTY TRANSFER	100.0
OLSON VICTORIA K	RICHARDS BRIAN S	30,000	08/25/2008	LC	16-LC PAYOFF	NOT RECORDED	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9910 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RICHARDS BRIAN S 9910 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 110,729 TCV/TFA: 91.06					

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 21 T22N R8W LOT 7 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	100.00	1134.00	1.1892	1.1725	90	100	12,549
			Gravel Road	100 Actual Front Feet, 2.60 Total Acres	Total Est. Land Value =				12,549	

Comments/Influences



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

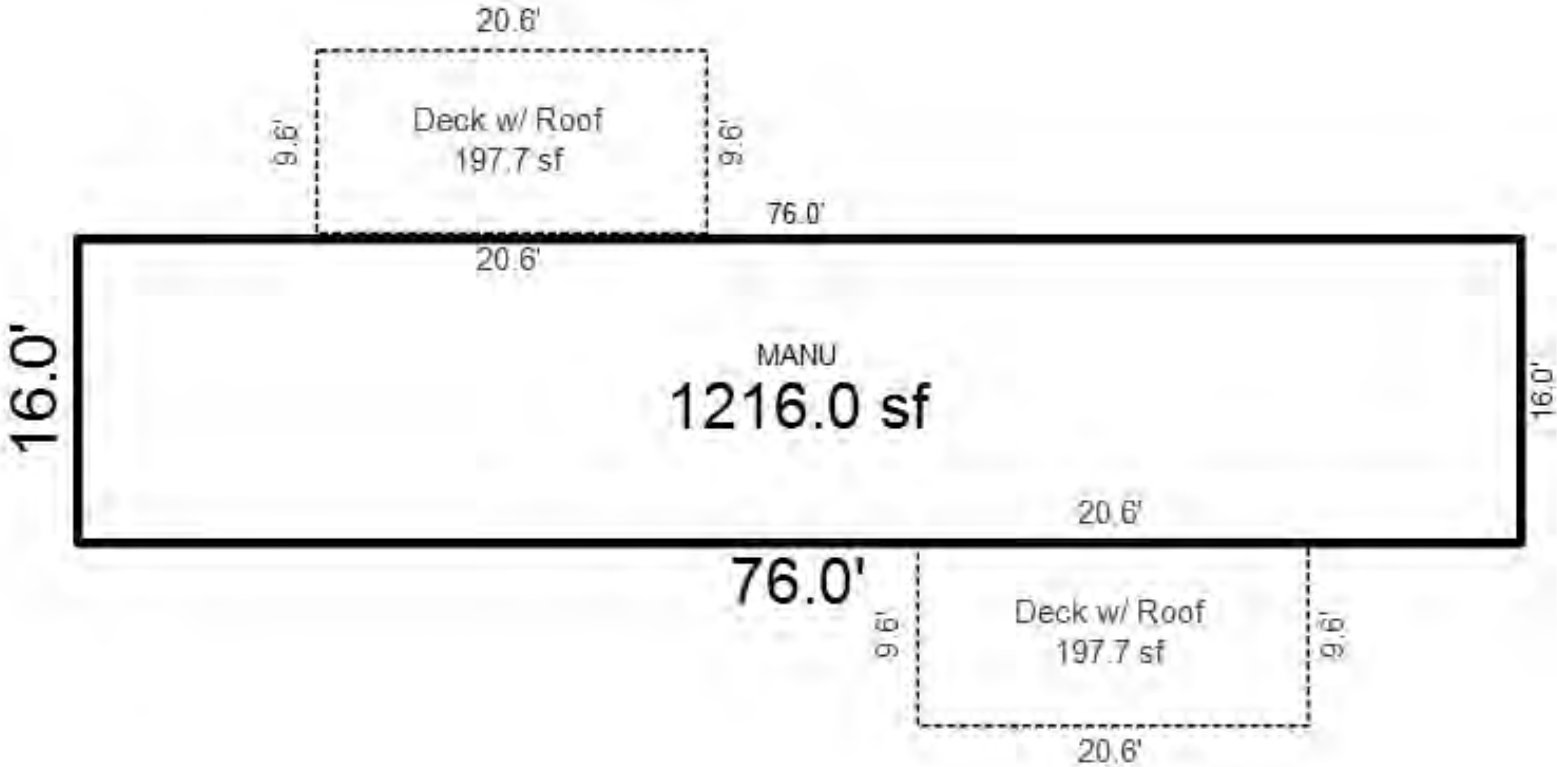
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,300	49,100	55,400			20,602C
2024	4,700	45,400	50,100			19,983C
2023	3,600	44,900	48,500			19,032C
2022	2,300	38,500	40,800			18,126C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							197	Treated Wood																			
	Building Style: BOCA/STATE	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																											
	Yr Built 1992	Remodeled 0	Trim & Decoration		(12) Electric																											
	Condition: Average	Ex	X Ord	Min	150 Amps Service																											
	Room List	Lg	X Ord	Small	No./Qual. of Fixtures																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Ex. X Ord. Min																											
	(1) Exterior	Kitchen: Other: Other:			No. of Elec. Outlets																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many X Ave. Few																											
	(2) Windows	(7) Excavation			(13) Plumbing																											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																											
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:																											
X	Asphalt Shingle	(10) Floor Support																														
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1992 (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>1,216</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>117,510</td> <td>76,382</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,203 2,732 Water Well, 50 Feet 1 2,462 1,600 Deck Treated Wood w/Roof (Deck Portion) 197 3,861 2,510 Treated Wood w/Roof (Roof portion) 197 2,707 1,760 Treated Wood w/Roof (Deck Portion) 197 3,861 2,510 Treated Wood w/Roof (Roof portion) 197 2,707 1,760 Totals: 137,311 89,254 Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 98,180															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,216						Total:	117,510	76,382
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Piers	1,216																													
			Total:	117,510	76,382																											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENDOM BRUCE & DAIRE TRUS	NEREM JEFFREY A	80,000	12/18/2024	WD	16-LC PAYOFF	2024-03239	DEED	0.0
BRUCE TRUST 50% & DAIRE T	NEREM JEFFREY A (SM)	0	12/03/2009	OTH	21-NOT USED/OTHER	2009/4117	DEED	0.0
RENDON BRUCE R & RENDON (	NEREM JEFFREY A	80,000	11/11/2009	LC	03-ARM'S LENGTH	2009/3869	DEED	100.0
RENDON BRUCE R & DAIRE L	RENDON BRUCE TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9890 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2010					
Owner's Name/Address	MAP #:					
NEREM JEFFREY A 9890 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 135,715 TCV/TFA: 128.52					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 21 T22N R8W LOT 8 CLAM RIVER WOODS & RAPIDS.	X			A 200' @ 90/	100.00	1182.00	1.1892	1.1847	90	100	12,680
				100 Actual Front Feet, 2.71 Total Acres				Total Est. Land Value =	12,680		

Comments/Influences	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	D/W/P: 4in Ren. Conc.	7.24	310	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

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
Rolling	X	2025	6,300	61,600	67,900		43,163C	
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



Who	When	What	2025	2024	2023	2022
TPC	05/30/2022	INSPECTED	6,300	4,800	3,700	2,300
TPC	04/30/2021	INSPECTED	61,600	57,200	56,500	51,000
TPC	12/27/2017	INSPECTED	67,900	62,000	60,200	53,300
			43,163C	41,866C	39,873C	37,975C

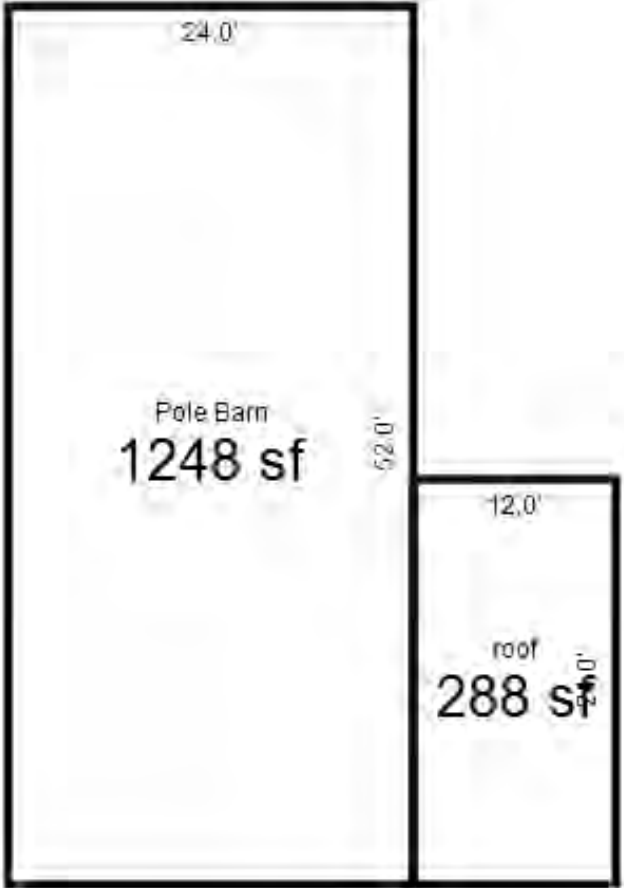
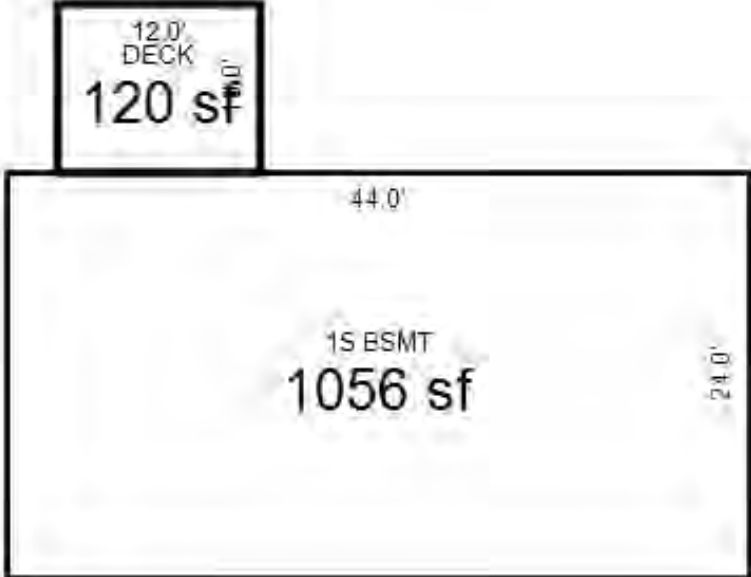
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 120 288	Type Treated Wood Roof Cover Onl	Year Built: 1983 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: 1248 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,056 Total Base New : 184,976 Total Depr Cost: 110,986 Estimated T.C.V: 122,085		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1972			
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			1 Story Siding Basement 1,056		Total: 139,295		83,577			
Room List		Doors	Solid X	H.C.	(12) Electric			Plumbing			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			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		1 1,212 727	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Deck		Treated Wood		2,839 1,703		2,402	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile			Many X Ave. Few			(13) Plumbing			Built-Ins		Appliance Allow.		1,906 1,144		
(2) Windows		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Fireplaces		Wood Stove		1 2,118 1,271			
X	Many Avg. X Few	Large Avg. Small			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			Garages		Class: CD Exterior: Pole (Unfinished) Base Cost		1248 26,570 15,942		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Notes:		Totals: 184,976		110,986			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC		122,085					
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support			Lump Sum Items:									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUMBERT WADE	TOMPKINS JACK LEE II	25,000	07/08/2020	WD	19-MULTI PARCEL ARM'S LE	2020-01959	PROPERTY TRANSFER	100.0
LUMBERT LYLE D (LE ETAL)	LUMBERT WADE	0	11/20/2005	OTH	21-NOT USED/OTHER	05-0/4593	DEED	100.0
LUMBERT LYLE LE	LUMBERT LYLE D (LE ETAL)	0	06/15/2005	WD	21-NOT USED/OTHER	05-0/2369	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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TOMPKINS JACK LEE II 202060 LAKEVIEW RD TUSTIN MI 49688	2025 Est TCV 12,794					
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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

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.						

A 200' @ 90/	100.00	1225.00	1.1892	1.1954	90	100	12,794
100 Actual Front Feet,	2.81	Total Acres	Total Est. Land Value =				12,794

Tax Description  
. SEC 21 T22N R8W LOT 9 CLAM RIVER WOODS & RAPIDS.

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,400	0	6,400			2,613C
2024	4,800	0	4,800			2,535C
2023	3,700	0	3,700			2,415C
2022	2,300	0	2,300			2,300S

Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/25/2015	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUMBERT WADE	TOMPKINS JACK LEE II	25,000	07/08/2020	WD	03-ARM'S LENGTH	2020-01959	PROPERTY TRANSFER	100.0
LUMBERT LYLE D (LE ETAL)	LUMBERT WADE	0	11/20/2005	OTH	21-NOT USED/OTHER	05-0/4593	DEED	100.0
LUMBERT LYLE LE	LUMBERT LYLE D (LE ETAL)	0	06/15/2005	WD	21-NOT USED/OTHER	05-0/2369	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9870 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	05/01/2006	20060079	100%

Owner's Name/Address	MAP #:	2025 Est TCV	TCV/TFA:
TOMPKINS JACK LEE II 202060 LAKEVIEW RD TUSTIN MI 49688		39,878	0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
. SEC 21 T22N R8W LOT 10 CLAM RIVER WOODS & RAPIDS.	X		* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/	100.00	1232.75	1.1892	1.1972	90 100	12,814
			100 Actual Front Feet, 2.83 Total Acres					Total Est. Land Value =	12,814

Public Improvements

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

Topography of Site

- 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



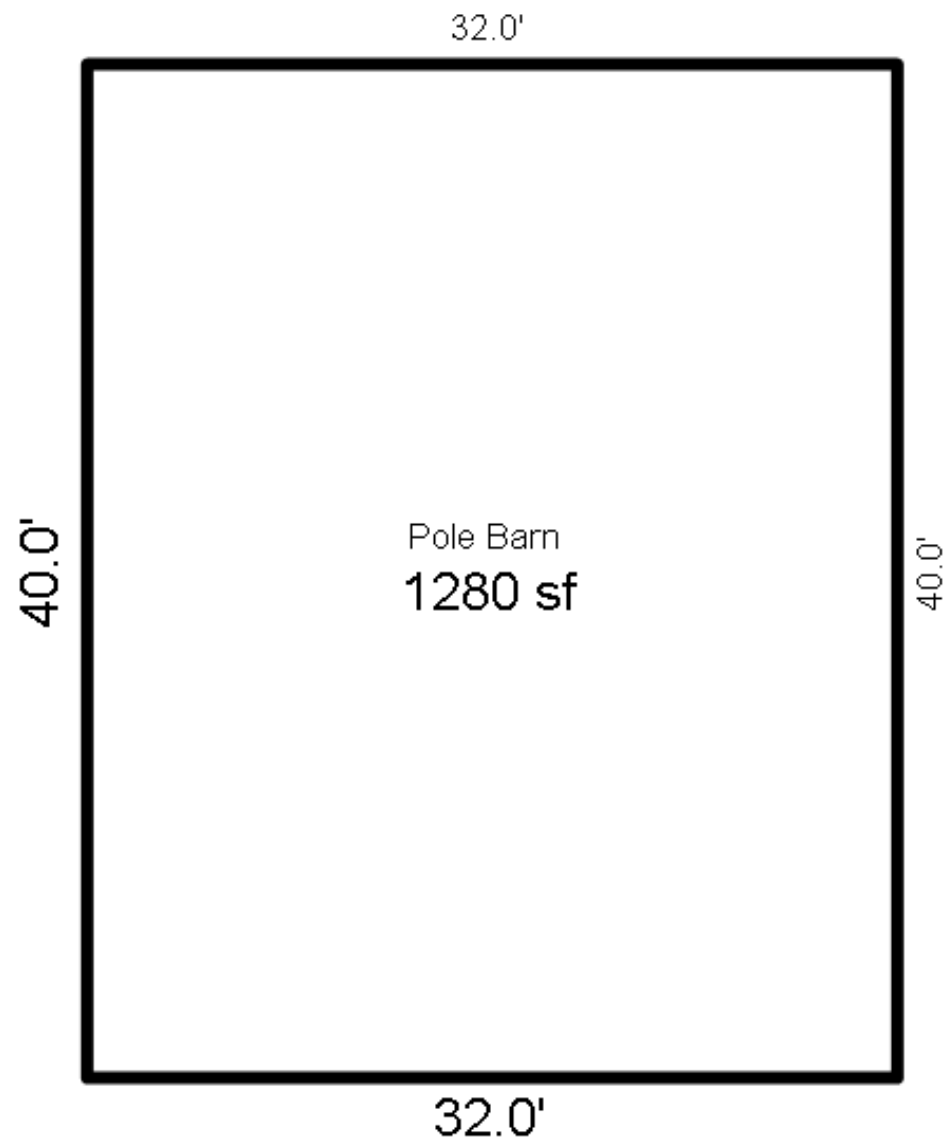
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	6,400	13,500	19,900			14,088C
		TPC 05/06/2018 INSPECTED	2024	4,800	11,600	16,400			13,665C
		TPC 12/27/2017 INSPECTED	2023	3,700	11,500	15,200			13,015C
		TPC 05/25/2015 INSPECTED	2022	2,300	10,300	12,600			12,396C

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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: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % 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: D Effec. Age: 20 Floor Area: 0 Total Base New : 30,755 Total Depr Cost: 24,604 Estimated T.C.V: 27,064								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2000	Remodeled 0	Trim & Decoration	Ex	X	Ord	Min	Bsmnt Garage:							
	Condition: Average	Size of Closets		Lg	X	Ord	Small	Carport Area:							
	Room List	Doors	Solid	X	H.C.	Roof:									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D		Blt 2000			
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			(11) Heating System: No Heating/Cooling								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 0 SF Floor Area = 0 SF.								
	Insulation			Ex.		Ord.	Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	(2) Windows	(7) Excavation		No. of Elec. Outlets			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	Many		Ave.	Few	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		(13) Plumbing			Other Additions/Adjustments								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer								
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	1 1000 Gal Septic 1 2000 Gal Septic			Water Well, 50 Feet								
	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Garages								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Pole (Unfinished) Base Cost								
				Lump Sum Items:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:								
							Totals:								

\*\*\* 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.
WOOD RHONDA LEE	WOOD JACK H & RHONDA L	1	08/01/2011	QC	21-NOT USED/OTHER	2011-02405	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9850 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
WOOD JACK H & RHONDA L 9850 LOTAN ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 162,953 TCV/TFA: 138.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
. SEC 21 T22N R8W LOT 11 CLAM RIVER WOODS & RAPIDS.	X		* Factors *				
			A 200' @ 90/	100.00	1199.75	1.1892	1.1891
Comments/Influences			100 Actual Front Feet, 2.75 Total Acres				Total Est. Land Value = 12,727
	X		Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X		Dirt Road	7.24	200	0	0
			Gravel Road	14.00	160	46	1,030
	X		Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	1,000.00	1	95	950
			Metal Prefab				
	X		Total Estimated Land Improvements True Cash Value =				1,980



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,400	75,100	81,500			44,076C
Rolling	2024	4,800	64,600	69,400			42,751C
Low	2023	3,700	63,800	67,500			40,716C
High	2022	2,300	57,500	59,800			38,778C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S			Drywall Paneled		Plaster Wood T&G													
Yr Built 1979		Remodeled 0			Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small									
Room List		Doors			Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior			Kitchen: Other: Other:	200 Amps Service														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures														
	Insulation				Ex.	X	Ord.		Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets														
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				Many	X	Ave.		Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		(13) Plumbing														
X	Horiz. Slide Casement Double Glass Patio Doors	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													
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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:														
X	Asphalt Shingle	(10) Floor Support																
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 = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls CD		Blt 1979						
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Basement 1,176 Total: 152,405 106,684																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s) 1 1,212 848																		
3 Fixture Bath 1 3,805 2,663																		
Water/Sewer																		
1000 Gal Septic 1 4,485 3,139																		
Water Well, 50 Feet 1 2,548 1,784																		
Porches																		
WPP 138 3,211 2,248																		
WPP 120 2,908 2,036																		
Deck																		
Treated Wood 120 2,839 1,987																		
Garages																		
Class: CD Exterior: Pole (Unfinished)																		
Base Cost 720 17,208 12,046																		
Built-Ins																		
Appliance Allow. 1 1,906 1,334																		
Totals: 192,527 134,769																		
Notes:																		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:												148,246						

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		15,000	03/01/1996	WD	33-TO BE DETERMINED	302:543	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
WOOD JACK & RHONDA 9850 W LOTAN ROAD LAKE CITY MI 49651		2025 Est TCV 30,024 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 21 T22N R8W LOT 12 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	100.00	1108.36	1.1892	1.1658	90	100		12,478
		Paved Road		100 Actual Front Feet, 2.54 Total Acres				Total Est. Land Value =		12,478		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.70	924	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value =				950				
		Street Lights										
		Standard Utilities										
		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	6,200	8,800	15,000		9,461C		
		TPC 12/27/2017 INSPECTED			2024	4,700	7,600	12,300		9,177C		
		TPC 05/15/2015 INSPECTED			2023	3,600	7,500	11,100		8,740C		
					2022	2,300	6,800	9,100		8,324C		



\*\*\* Information herein deemed reliable 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: 1997 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 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: 15 Floor Area: 0 Total Base New : 17,748 Total Depr Cost: 15,087 Estimated T.C.V: 16,596
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 1997		
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		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built 1997	Remodeled 0	Doors Solid H.C.		Basement 1st Floor 2nd Floor Bedrooms			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Water/Sewer				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well		Water Well, 50 Feet		Garages				
Room List		Doors Solid H.C.		Insulation			1000 Gal Septic		Garages		Class: D Exterior: Pole (Unfinished)				
Basement		(7) Excavation		(8) Basement			2000 Gal Septic		Lump Sum Items:		Base Cost				
1st Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:				480				
2nd Floor		(9) Basement Finish		(10) Floor Support							11,083		9,421		
Bedrooms		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:							17,748		15,087		
(1) Exterior		(10) Floor Support									Totals:		17,748		
Wood/Shingle															
Aluminum/Vinyl															
Brick															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

\*\*\* 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.
LOTAN ONE LLC	HUTCHINSON BRYANT	106,000	02/05/2021	WD	19-MULTI PARCEL ARM'S LE	2021-00524	PROPERTY TRANSFER	100.0
CAVERLY SHARON K	LOTAN ONE LLC	0	01/02/2013	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
LOTAN ONE LLC	CAVERLY SHARON K	1	11/13/2012	QC	21-NOT USED/OTHER	2012-03892	DEED	100.0
MEYERING SHARON K	LOTAN ONE LLC	0	10/19/2010	QC	09-FAMILY	2010-4739QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9790 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/05/2021					
Owner's Name/Address	MAP #:					
HUTCHINSON BRYANT 9790 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 161,499 TCV/TFA: 155.29					

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 21 T22N R8W LOT 13 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	100.00	1108.56	1.1892	1.1659	90	100	12,478
			Gravel Road	100 Actual Front Feet, 2.54 Total Acres						Total Est. Land Value =

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 4in Ren. Conc.	8.06	600	0	0
		Sewer	Residential Local Cost Land Improvements				
	X	Electric	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Gas	LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =					950

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



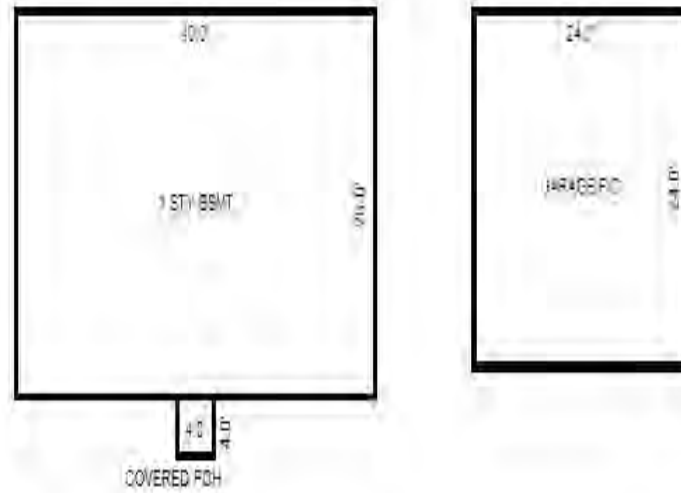
Who	When	What	2025	2024	2023	2022
			6,200	4,700	3,600	2,300
			74,500	64,000	63,300	57,000
			80,700	68,700	66,900	59,300
			67,404C	65,378C	62,265C	59,300S

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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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 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								16	CCP	(1 Story)							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Class: C -5 Effec. Age: 25 Floor Area: 1,040 Total Base New : 179,475 Total Depr Cost: 134,610 Estimated T.C.V: 148,071			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:						
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size			Cost New			Depr. Cost			
Condition: Average		Size of Closets		200			Amps Service			Stories			Exterior			Foundation			Total:			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing			Garages			Built-Ins			Porches			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many			Average Fixture(s)			Class: C Exterior: Pole (Unfinished)			Appliance Allow.			CCP (1 Story)			
(1) Exterior		Kitchen: Other: Other:		200			X			1			Base Cost			1			794			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		200			X			1			576			16			794			
(2) Windows		(7) Excavation		200			X			1			576			16			794			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
(3) Roof		(9) Basement Finish		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794		
X	Asphalt Shingle	(10) Floor Support		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
		Lump Sum Items:		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
		Notes:		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
		Totals:		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			
		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			576			16			794			

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



Sketch by Alex WTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOTAN ONE LLC	HUTCHINSON BRYANT	106,000	02/05/2021	WD	19-MULTI PARCEL ARM'S LE	2021-00524	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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9790 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/05/2021					

Owner's Name/Address	MAP #:
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HUTCHINSON BRYANT 9790 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 12,245
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	100.00	1027.92	1.1892	1.1441	90	100		12,245
X	Gravel Road	100 Actual	Front Feet,	2.36	Total Acres	Total Est. Land Value =			12,245

Tax Description	Comments/Influences
-----------------	---------------------

. SEC 21 T22N R8W LOT 14 CLAM RIVER WOODS & RAPIDS.	
---	--

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,100	0	6,100			2,613C
2024	4,600	0	4,600			2,535C
2023	3,500	0	3,500			2,415C
2022	2,300	0	2,300			2,300S

Who When What

TPC 12/27/2017 INSPECTED

TPC 05/25/2015 INSPECTED

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ATEN EDWARD J & ROBIN (H/	ROMATZ PHILIP E & AMANDA	86,920	07/06/2006	WD	20-MULTI PARCEL SALE REF	06-0/2492	DEED	100.0
CITIFINANCIAL MORTGAGE CO	ATEN EDWARD J (MM)	62,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1371	DEED	100.0
	CITIFINANCIAL MORTGAGE CO	0	05/26/2005	OTH	21-NOT USED/OTHER		DEED	0.0
MISSAUKEE CO CLERK	CITIFINANCIAL MORTGAGE CO	0	05/13/2005	OTH	21-NOT USED/OTHER	05-0/1895	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
W LOTAN RD									
	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 100% 07/06/2006								
Owner's Name/Address	MAP #:	2025 Est TCV 34,369 TCV/TFA: 0.00							
ROMATZ PHILIP E & AMANDA K 9730 W LOTAN ROAD LAKE CITY MI 49651									
	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj. Reason Value			
			A 200' @ 90/	100.00	1010.32	1.1892 1.1391 90 100 12,192			
			100 Actual Front Feet, 2.32 Total Acres			Total Est. Land Value = 12,192			
	Land Improvement Cost Estimates								
			Description	Rate	Size % Good	Cash Value			
			Fencing: Wd, Solid, 6 ft.	26.49	25 0	0			
			D/W/P: 3.5 Concrete	5.70	480 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						
	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								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2025	6,100	11,100	17,200		9,270C
	TPC	12/27/2017	INSPECTED	2024	4,600	9,600	14,200		8,992C
	TPC	05/25/2015	INSPECTED	2023	3,500	9,500	13,000		8,564C
	TPC	12/02/2013	INSPECTED	2022	2,300	8,500	10,800		8,157C

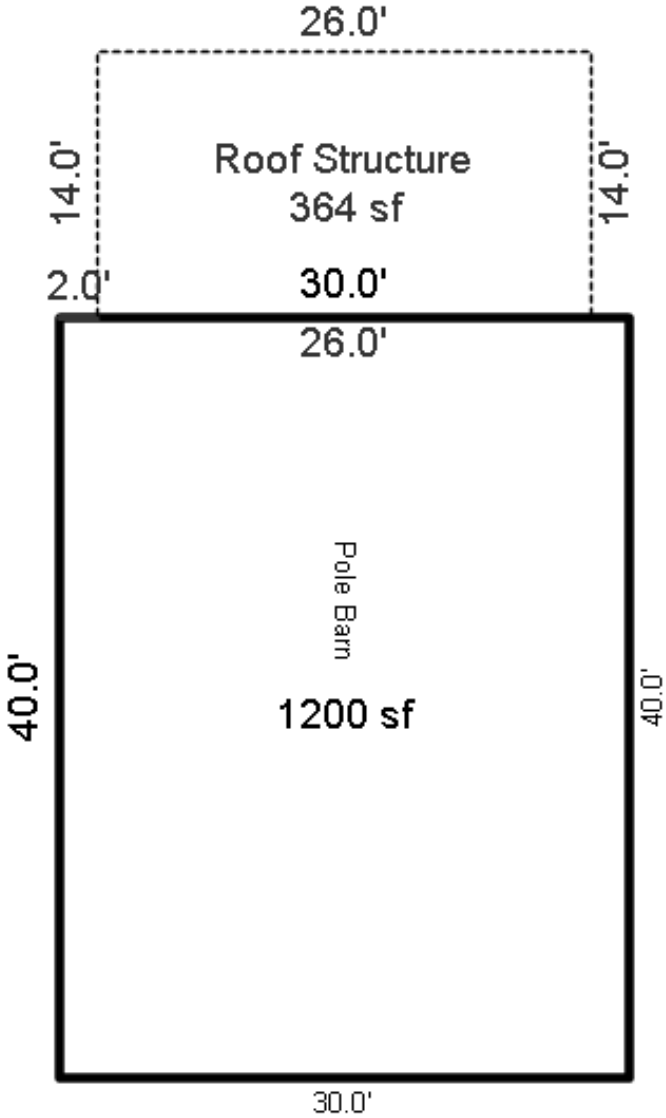
  

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 364	Type Roof Cover Onl	Year Built: 1992 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
Wood Frame		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 27,567 Total Depr Cost: 19,297 Estimated T.C.V: 21,227		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled		Plaster Wood T&G			(12) Electric			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=70/100/100/100/70 Building Areas		Cls CD		Blt 1992			
Yr Built 1992 GAR		Remodeled 0		Trim & Decoration			0 Amps Service			Stories Exterior Foundation Deck		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments		w/Roof (Roof portion)		Garages		Class: D Exterior: Pole (Unfinished) Base Cost	
Room List		Doors		Ex. Ord Min			Many Ave. Few			Notes:		1200		22,584		15,809	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Ex. Ord Min			(13) Plumbing			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCVC:		27,567		19,297		21,227	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Insulation		(7) Excavation		Many Ave. Few			1										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Many Avg. Few		Large Avg. Small		Many Ave. Few			(14) Water/Sewer										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many Ave. Few			Lump Sum Items:										
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Many Ave. Few													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many Ave. Few													
Gable Hip Flat		Gambrel Mansard Shed		Many Ave. Few													
Asphalt Shingle		(10) Floor Support		Many Ave. Few													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Many Ave. Few													

\*\*\* 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.		
ATEN EDWARD J & ROBIN (H/	ROMATZ PHILIP E & AMANDA	86,920	07/06/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/2492	DEED	100.0		
CITIFINANCIAL MORTGAGE CO	ATEN EDWARD J (MM)	62,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1371	DEED	100.0		
CITIFINANCIAL MORTGAGE CO		0	05/26/2005	OTH	21-NOT USED/OTHER		DEED	0.0		
MISSAUKEE CO CLERK	CITIFINANCIAL MORTGAGE CO	0	05/13/2005	OTH	21-NOT USED/OTHER	05-0/0895	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
9730 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 07/06/2006								
Owner's Name/Address		MAP #:								
ROMATZ PHILIP E & AMANDA K 9730 W LOTAN RD LAKE CITY MI 49651		2025 Est TCV 136,051 TCV/TFA: 113.38								
		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Tax Description		Public Improvements		* Factors *						
. SEC 21 T22N R8W LOT 16 CLAM RIVER WOODS & RAPIDS.		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		X Gravel Road		A 200' @ 90/	100.00	1005.15	1.1892 1.1377	90 100	12,176	
GRG ON LOT 15		X Paved Road		100 Actual Front Feet, 2.31 Total Acres					Total Est. Land Value =	12,176
REN-MOVED GRG AND PLACED ON 250-015-00		X Storm Sewer		Land Improvement Cost Estimates						
		X Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X Water		Fencing: Wd, Solid, 6 ft.	28.40	1000	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	100	2,500		
		X Curb		Total Estimated Land Improvements True Cash Value =					2,500	
		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
		Who	When	What	2025	6,100	61,900	68,000		38,730C
		TPC 05/06/2018 INSPECTED			2024	4,600	53,300	57,900		37,566C
		TPC 12/27/2017 INSPECTED			2023	3,500	52,700	56,200		35,778C
		TPC 05/25/2015 INSPECTED			2022	2,300	47,600	49,900		34,075C

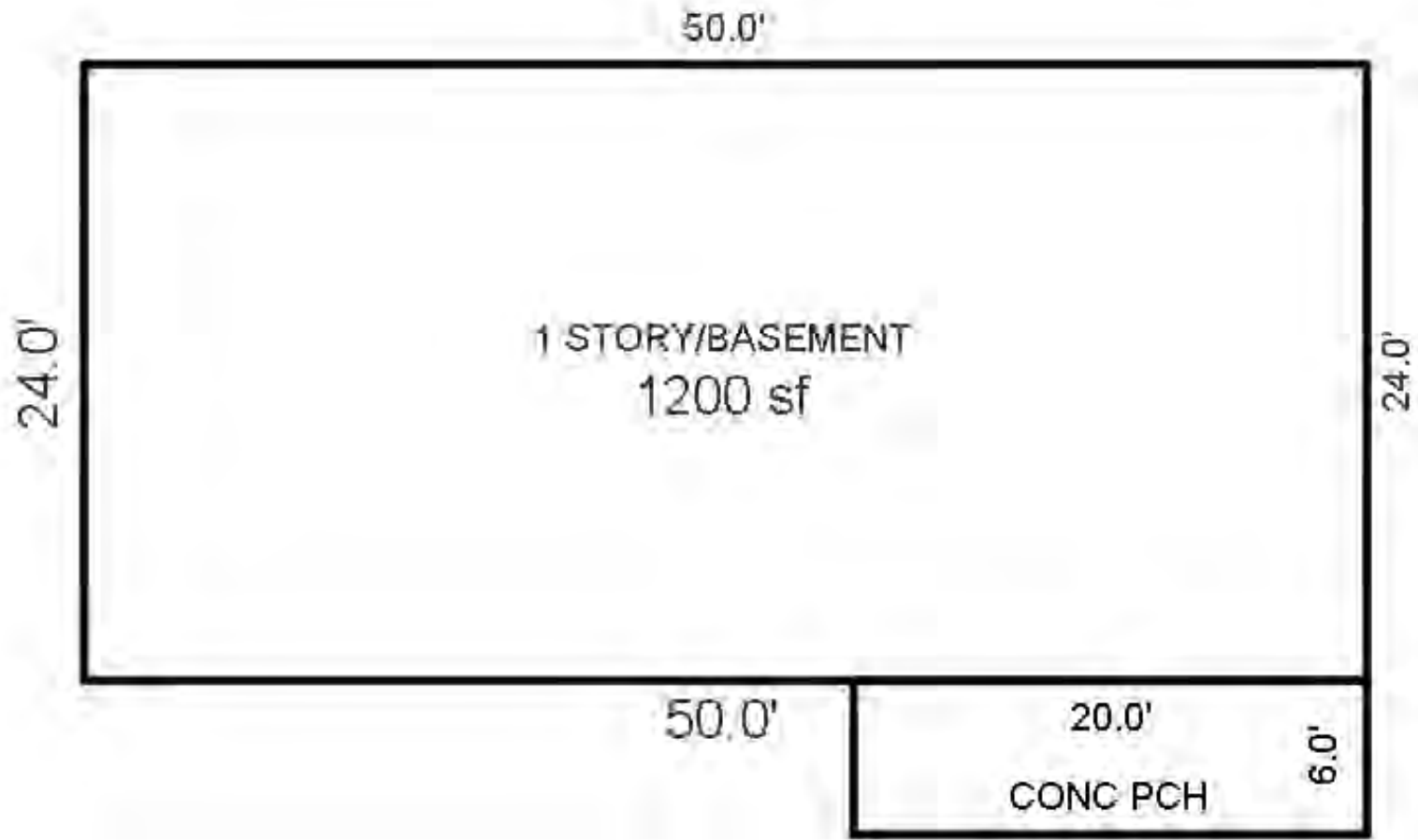


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1974	Remodeled 0	Trim & Decoration			Central Air Wood Furnace										
Condition: Average		Ex	X	Ord		Min									
Room List		Size of Closets			(12) Electric										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Lg		Ord	X	Small		150	Amps Service						
(1) Exterior		(5) Floors			Kitchen: Other: Other:										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures										
(2) Windows		(7) Excavation			No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small		Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			Many			X	Ave.		Few				
X	Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing										
X	Storms & Screens	(9) Basement Finish			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										
(3) Roof		(10) Floor Support			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Chimney: Metal															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1974			
(11) Heating System: Wall/Floor Furnace										Ground Area = 1200 SF		Floor Area = 1200 SF.			
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
1 Story Siding Basement 1,200										Total:		151,935 98,757			
Other Additions/Adjustments										Plumbing		Average Fixture(s) 1 1,212 788			
2 Fixture Bath										1		2,559 1,663			
Water/Sewer										1000 Gal Septic 1		4,485 2,915			
Water Well, 100 Feet										1		5,560 3,614			
Porches										CPP 120		2,100 1,365			
Built-Ins										Appliance Allow. 1		1,906 1,239			
Totals:										169,757		110,341			
Notes:										ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		121,375			

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



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

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

W LOTAN RD School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 07/25/1994

Owner's Name/Address MAP #:

DEWEY BUDDY JAY & TINA MARIE 2025 Est TCV 13,126

9690 W LOTAN ROAD Land Value Estimates for Land Table 4101.4101 RURAL SUBS

LAKE CITY MI 49651 Improved X Vacant \* Factors \*

Tax Description Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value

. SEC 21 T22N R8W LOT 17 CLAM RIVER WOODS & RAPIDS. X Dirt Road 100.001005.15 1.1892 1.1377 90 100 12,176

Comments/Influences X Gravel Road 100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value = 12,176

X Paved Road Land Improvement Cost Estimates

X Storm Sewer Description Rate Size % Good Cash Value

X Sidewalk Wood Frame 19.79 520 0 0

X Water Residential Local Cost Land Improvements

X Sewer Description Rate Size % Good Cash Value

X Electric LAND IMPROVE 1000 1,000.00 1 95 950

X Gas Total Estimated Land Improvements True Cash Value = 950

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

Topography of Site

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	6,100	500	6,600			2,047C
2024	4,600	500	5,100			1,986C
2023	3,500	500	4,000			1,892C
2022	2,300	400	2,700			1,802C

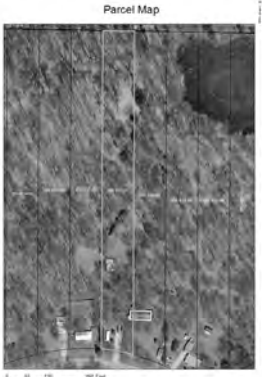
Who When What

TPC 04/30/2021 INSPECTED


TPC 12/27/2017 INSPECTED

TPC 05/25/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
9690 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994						
Owner's Name/Address		MAP #:		2025 Est TCV 156,290 TCV/TFA: 84.57						
DEWEY BUDDY JAY 9690 W LOTAN RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Taxpayer's Name/Address		Public Improvements		* Factors *						
DEWEY BUDDY JAY 9690 W LOTAN RD LAKE CITY MI 49651		X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Tax Description		X		Land Improvement Cost Estimates						
. SEC 21 T22N R8W LOT 18 CLAM RIVER WOODS & RAPIDS.		X		Description	Rate	Size	% Good	Cash Value		
Comments/Influences		X		Residential Local Cost Land Improvements						
		X		Description						
		X		Rate						
		X		Size % Good						
		X		Cash Value						
		X		LAND IMPROVE 1000						
		X		1,000.00						
		X		1 95						
		X		950						
		X		Total Estimated Land Improvements True Cash Value =						
		X		950						
		X		Topography of Site						
		X		Level						
		X		Rolling						
		X		Low						
		X		High						
		X		Landscaped						
		X		Swamp						
		X		Wooded						
		X		Pond						
		X		Waterfront						
		X		Ravine						
		X		Wetland						
		X		Flood Plain						
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X		2025	6,100	72,000	78,100			34,817C
		X		2024	4,600	68,500	73,100			33,771C
		X		2023	3,500	59,500	63,000			32,163C
		X		2022	2,300	52,100	54,400			30,632C

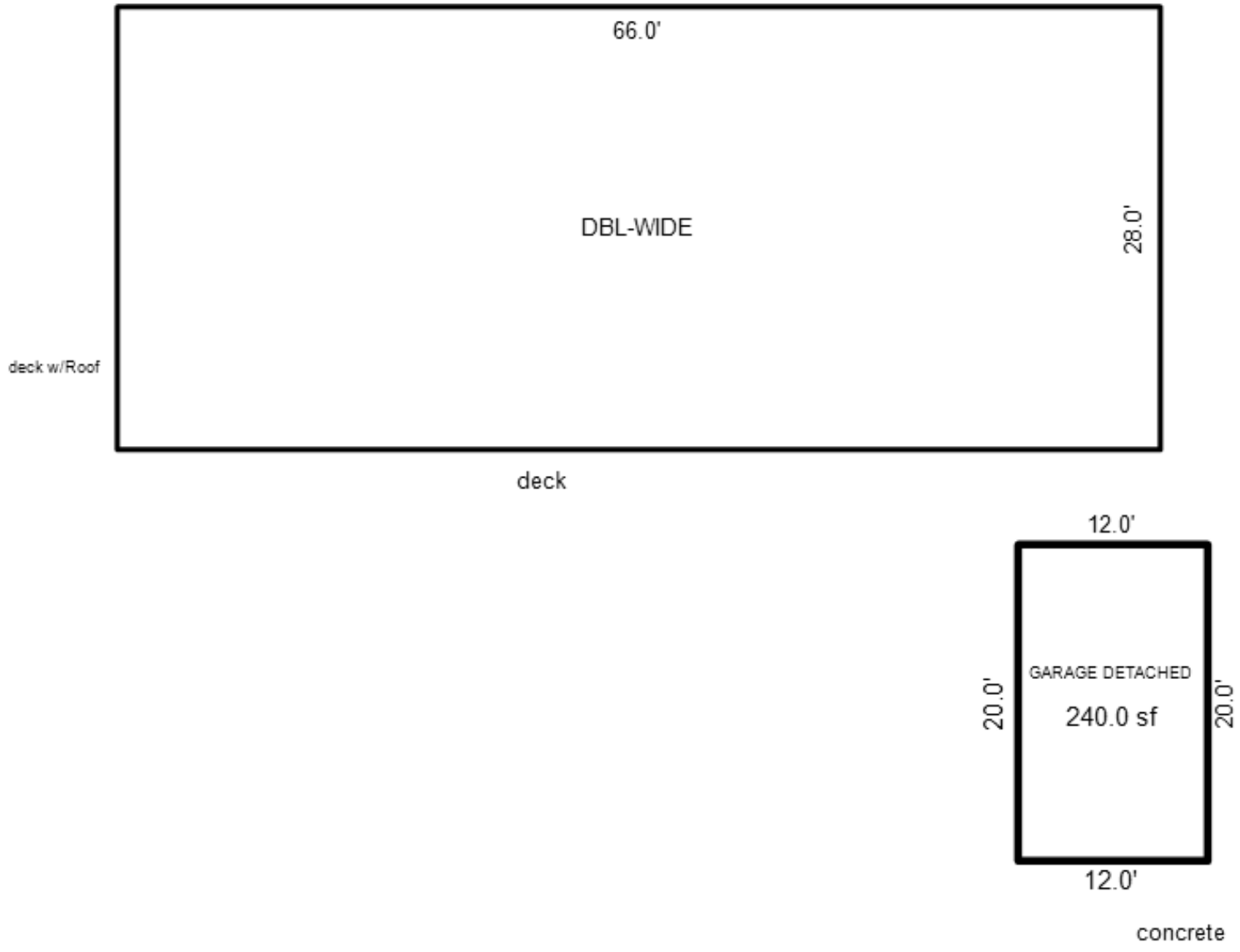
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 20 72	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % 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: HUD		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1997		Remodeled 0		Ex	X	Ord	Min							
Condition: Average		Size of Closets		Lg	X	Ord	Small							
Room List		Doors		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.	X	Ord.	Min					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	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: 1848 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							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										
Chimney: Metal														
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/o Ducts Ground Area = 1848 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls CD		Blt 1997		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 1,848										Total:		195,393 156,314		
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										72		2,062 1,650		
Treated Wood w/Roof (Deck Portion)										20		882 706		
Treated Wood w/Roof (Roof portion)										20		408 326		
Garages														
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
Base Cost										240		10,994 8,795		
Built-Ins														
Appliance Allow.										1		1,906 1,525		
Totals:										223,695		178,956		
Notes: 1997 REDMAN ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv:												143,164		

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



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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9670 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST	Pole Barn	05/04/2021	2021-0245	100%	

Owner's Name/Address	MAP #:
MATZNICK DANIEL T & JANINE L 9670 LOTAN ROAD LAKE CITY MI 49651	2025 Est TCV 158,256 TCV/TFA: 149.86

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
Public Improvements		* Factors *

Tax Description	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 21 T22N R8W LOT 19 CLAM RIVER WOODS & RAPIDS.	A 200' @ 90/	100.001057.36	1.1892	1.1522	90	100	12,332

Comments/Influences	Land Improvement Cost Estimates
CHG TO D & 75% DEP FOR 95 STIP TRIB ADD RS TO GRG FOR 01	Description

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.39	968	50	3,093
Wood Frame	20.89	280	50	2,924
Total Estimated Land Improvements True Cash Value =				6,017

X Undergr. Utils.	Topography of Site
	Level



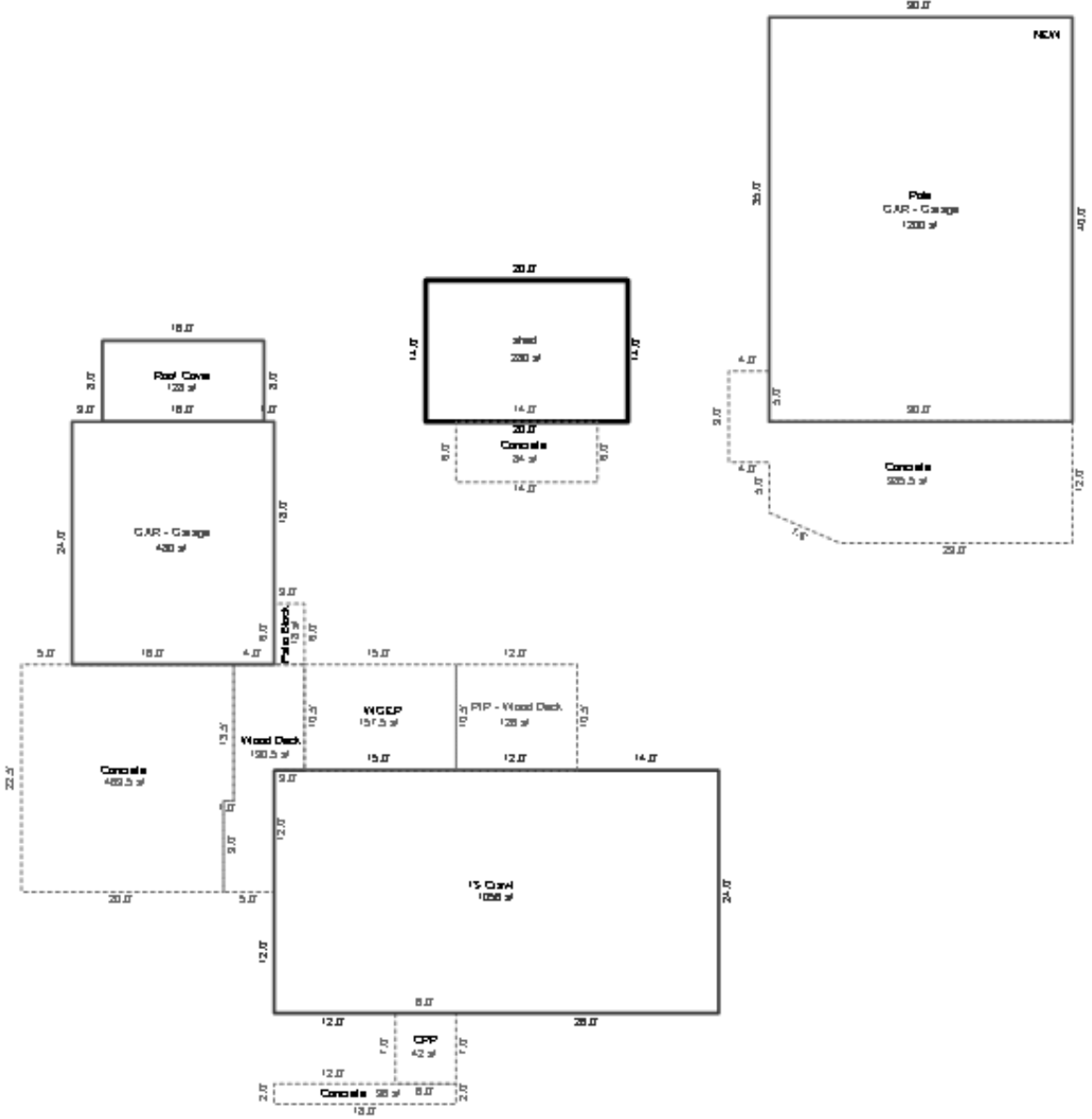
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/05/2021	INSPECTED	2025	6,200	72,900	79,100			48,940C
TPC	05/06/2018	INSPECTED	2024	4,600	63,100	67,700			47,469C
TPC	12/27/2017	INSPECTED	2023	3,600	62,100	65,700			45,209C
			2022	2,300	56,000	58,300			43,057C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			42	CPP	Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			E.C.F. X 1.100		Roof:		
Yr Built	Remodeled	Condition: Average		Doors			Solid X H.C.			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,056 Total Base New : 195,676 Total Depr Cost: 127,188 Estimated T.C.V: 139,907			Storage Area: 0 No Conc. Floor: 0	
1975	202	0	(5) Floors			(12) Electric			150 Amps Service			Total Base New : 195,676 Total Depr Cost: 127,188 Estimated T.C.V: 139,907			Storage Area: 0 No Conc. Floor: 0		
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1975			
(1) Exterior		(6) Ceilings			Ex. X Ord. Min			No. of Elec. Outlets			Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(13) Plumbing			Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
(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			(14) Water/Sewer			1 Story Siding Crawl Space 1,056			Total: 121,892 79,229			
X	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 1056 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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Average Fixture(s) 1 1,212 788			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Water/Sewer			Plumbing			
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 1 1,212 788			Water/Sewer			
X	Gable Hip Flat	Gambrel Mansard Shed			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Solar Water Heat			Water Well, 50 Feet			
X	Asphalt Shingle	(10) Floor Support			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Porches			CPP 42 989 643 WGEP (1 Story) 154 11,433 7,431			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Lump Sum Items:			Deck			Treated Wood 126 2,946 1,915 Treated Wood 130 3,010 1,956 w/Roof (Roof portion) 128 2,045 1,329			
											Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,184 11,170 Class: CD Exterior: Pole (Unfinished) Door Opener 1 478 311 Base Cost 1200 25,548 16,606			
											Built-Ins			Appliance Allow. 1 1,906 1,239			
											Totals:			195,676 127,188			
											<<<<< 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.
		50,000	02/01/1999	WD	33-TO BE DETERMINED	325:1424	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/07/1999					
MATZNICK DANIEL T & JANINE L 9670 LOTAN ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 15,037					

Tax Description . SEC 21 T22N R8W LOT 20 CLAM RIVER WOODS & RAPIDS.	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
	Public Improvements			* Factors *						
Comments/Influences	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road	A 200' @ 90/	100.00	1111.64	1.1892	1.1667	90	100	12,487

Comments/Influences	X	Paved Road	100 Actual Front Feet, 2.55 Total Acres							Total Est. Land Value =	12,487
		Storm Sewer	Land Improvement Cost Estimates								
Comments/Influences	X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		Water	Wood Frame	21.25	240	50	2,550				

Comments/Influences	X	Sewer	Total Estimated Land Improvements True Cash Value =							2,550
		Electric								
Comments/Influences	X	Gas								
		Curb								
Comments/Influences	X	Street Lights								
		Standard Utilities								
Comments/Influences	X	Underground Utils.								
		Topography of Site								



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,200	1,300	7,500			2,047C
2024	4,700	1,300	6,000			1,986C
2023	3,600	1,200	4,800			1,892C
2022	2,300	1,000	3,300			1,802C

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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		
9630 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/25/1994								
PITZ KENNETH E P O BOX 914 9630 LOTAN RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 115,418 TCV/TFA: 120.23						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
. SEC 21 T22N R8W LOT 21 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 200' @ 90/	100.00	1194.28	1.1892 1.1878	90 100	12,713	
		Paved Road		100 Actual Front Feet, 2.74 Total Acres					Total Est. Land Value =	12,713
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	21.91	192	50	2,103		
		Sewer		Total Estimated Land Improvements True Cash Value =					2,103	
		X Electric								
		Gas								
		Curb								
		Street Lights								
		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
		Who	When	What	2025	6,400	51,300	57,700		32,078C
		TPC 09/30/2019 INSPECTED			2024	4,800	44,200	49,000		31,114C
		TPC 12/27/2017 INSPECTED			2023	3,700	43,600	47,300		29,633C
		TPC 05/25/2015 INSPECTED			2022	2,300	39,300	41,600		28,222C



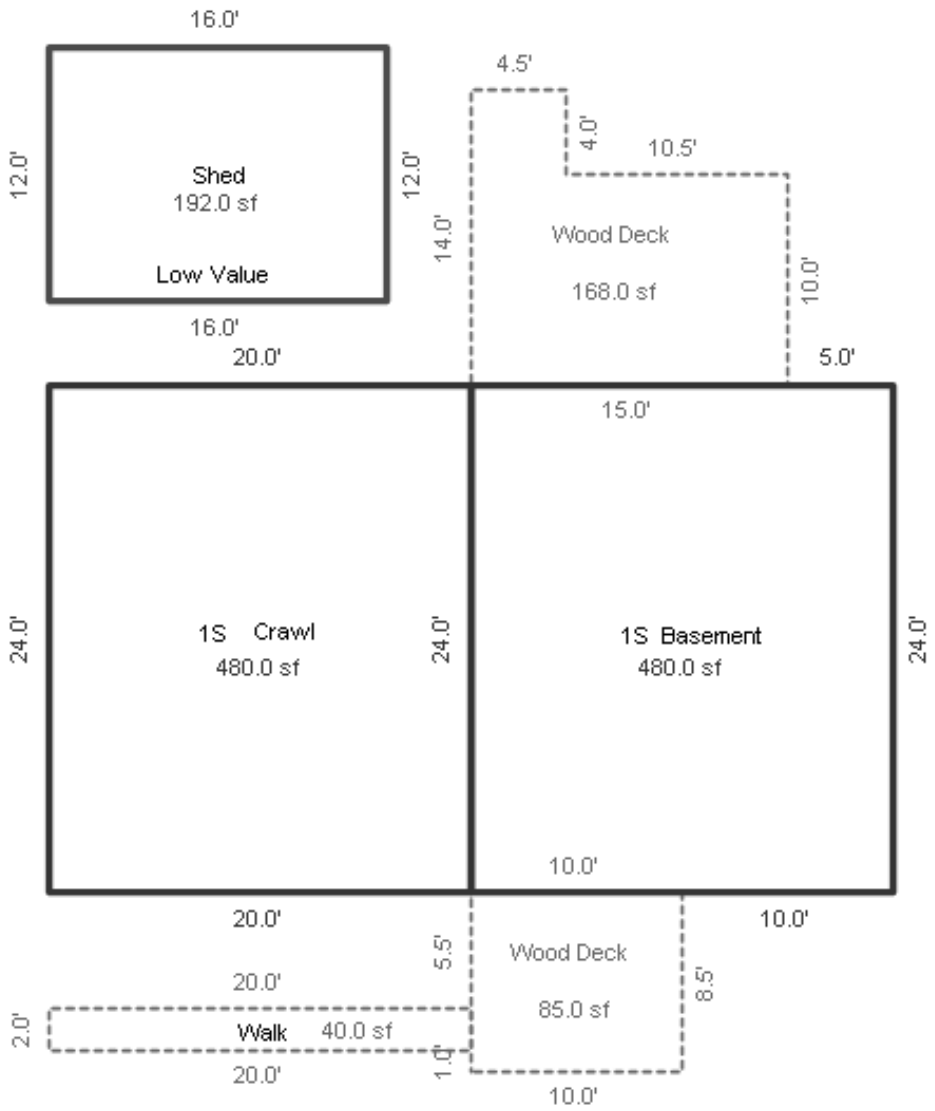
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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			Class: CD Effec. Age: 35 Floor Area: 960 Total Base New : 140,702 Total Depr Cost: 91,456 Estimated T.C.V: 100,602			85 40 168	Treated Wood Treated Wood Treated Wood	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1975	
Yr Built 1975	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Building Areas			Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation			480			
Room List		Doors	Solid	X	H.C.	Ex. X Ord. Min			1 Story Siding Basement			480				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Crawl Space			480			
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Total:	123,190	80,073	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			1 3 Fixture Bath			Plumbing			1	1,212	788	
Insulation		X Drywall		Many X Ave. Few			2 Fixture Bath			Water/Sewer			1	4,485	2,915	
(2) Windows		(7) Excavation		Basement: 480 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			1000 Gal Septic			1	2,548	1,656	
X	Many Avg. X Few	Large Avg. X Small	Basement: 480 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			Solar Water Heat			Deck			85	2,260	1,469
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			No Plumbing			Treated Wood			40	1,541	1,002	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Extra Toilet Extra Sink			Treated Wood			168	3,560	2,314	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Built-Ins			Appliance Allow.			1	1,906	1,239	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s)			Notes:			Totals:	140,702	91,456	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 100,602						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					2000 Gal Septic									

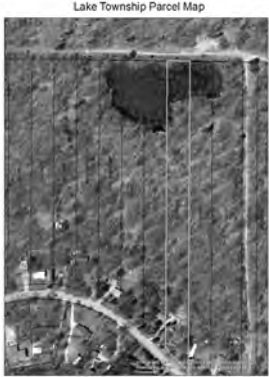
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/01/2010										
Owner's Name/Address		MAP #:		2025 Est TCV 12,955										
PITZ KENNETH E P O BOX 914 9630 LOTAN RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
Tax Description		Public Improvements			* Factors *									
. SEC 21 T22N R8W LOT 22 CLAM RIVER WOODS & RAPIDS.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Gravel Road			A 200' @ 90/		100.00	1288.00	1.1892	1.2104	90	100		12,955
		Paved Road			100 Actual Front Feet, 2.96 Total Acres		Total Est. Land Value =						12,955	
		Storm Sewer												
		Sidewalk												
		Water Sewer												
		X Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		X Underground Utils.												
		Topography of Site												
		Level												
		X Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		X Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	6,500	0	6,500			2,047C			
		TPC 12/27/2017 INSPECTED			2024	4,900	0	4,900			1,986C			
		TPC 05/25/2015 INSPECTED			2023	3,700	0	3,700			1,892C			
					2022	2,300	0	2,300			1,802C			



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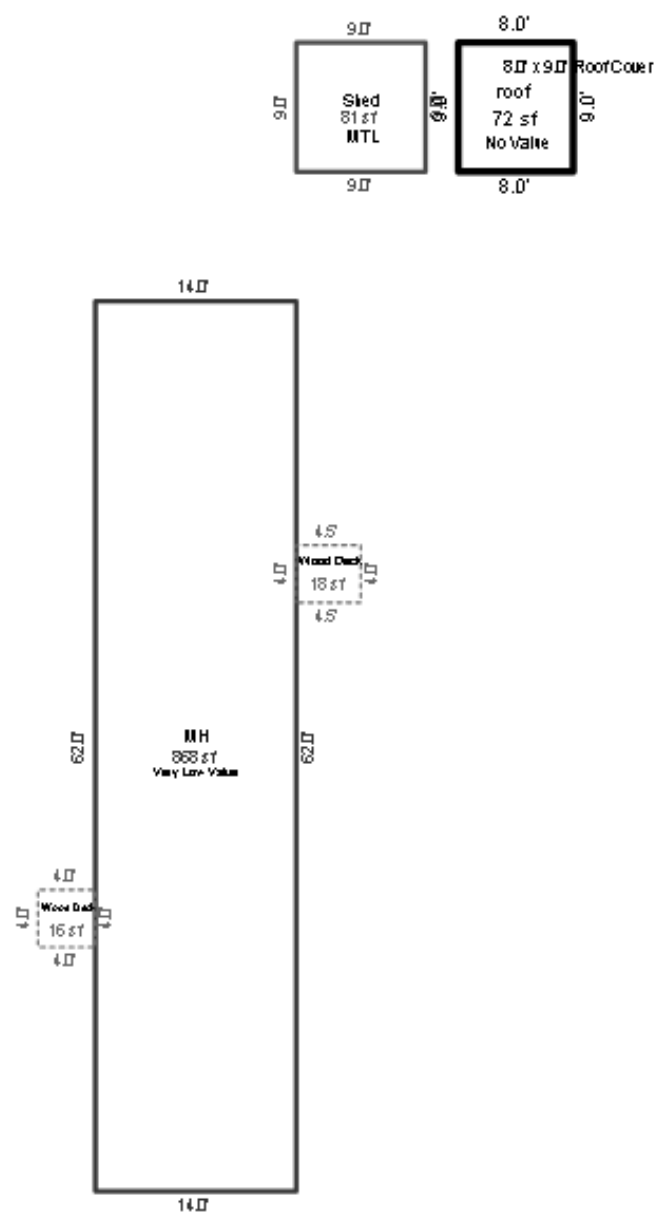
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HELMER COREY CHARLES	HICKMEN KATIE & CHAD	3,000	06/23/2020	QC	03-ARM'S LENGTH	2020-01767	DEED	100.0							
HALL JAMES & SHERRY	HELMER COREY CHARLES	1	01/19/2016	QC	09-FAMILY	2016-00187	PROPERTY TRANSFER	0.0							
WILSON JEFFREY T & DAWN D	HALL JAMES & SHERRY H&W	25,000	04/10/2014	WD	16-LC PAYOFF	2014-01179	DEED	0.0							
COOK JOAN E & COOK HAROLD	WILSON JEFFREY T & DAWN D	14,500	10/11/2011	WD	03-ARM'S LENGTH	2011-03243 WD	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
9610 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER		04/26/2021		2021-9998	100%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 41,013 TCV/TFA: 22.89									
HICKMAN KATIE & CHAD 9931 W WALNUT ST LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
Tax Description		Public Improvements		* Factors *											
. SEC 21 T22N R8W LOT 23 CLAM RIVER WOODS & RAPIDS.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		A 200' @ 90/		100.00	1381.00	1.1892	1.2317	90	100		13,183
		X		Paved Road		100 Actual Front Feet, 3.17 Total Acres		Total Est. Land Value =		13,183					
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		Wood Frame		25.24	80	50	1,009				
		X		Sewer		Total Estimated Land Improvements True Cash Value =		1,009							
		X		Electric											
		X		Gas											
		X		Curb											
		X		Street Lights											
		X		Standard Utilities											
		X		Underground Utils.											
				Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
				Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
				Who		When	What	2025	6,600	13,900	20,500				16,586C
				TPC 05/06/2018		INSPECTED	2024	5,000	14,100	19,100					16,088C
				TPC 12/27/2017		INSPECTED	2023	3,800	15,300	19,100					15,322C
				TPC 05/25/2015		INSPECTED	2022	2,300	12,600	14,900					14,593C



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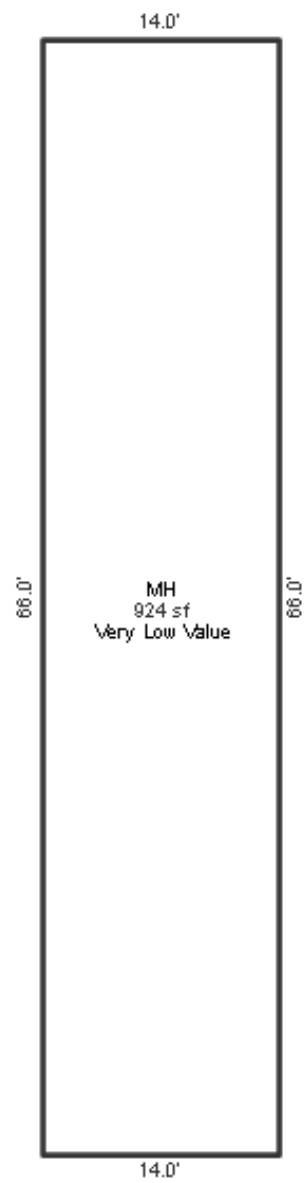




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
	Wood Frame	(4) Interior			X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																										
	Building Style: HUD	Drywall Paneled	Plaster Wood T&G																												
	Yr Built 0 RELOCA	Remodeled 0	Ex	Ord	Min																										
	Condition: Fair	Trim & Decoration																													
	Room List	Doors	Lg	Ord	Small																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																										
	(1) Exterior	Kitchen: Other: Other:			0 Amps Service																										
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																										
	Insulation				Ex. Ord. Min																										
(2) Windows	(7) Excavation			No. of Elec. Outlets																											
Many Avg. Few	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 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																											
(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish			(14) Water/Sewer																									
Asphalt Shingle	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:	(10) Floor Support			Lump Sum Items:																											
	Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 0 (11) Heating System: Forced Warm Air Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>44,160</td> <td>15,455</td> </tr> </tbody> </table> Other Additions/Adjustments Built-Ins Appliance Allow. 1 1,615 565 Totals: 45,775 16,020 Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv: 12,816														Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	924			Total:				44,160	15,455
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																										
Main Home	Ribbed	Metal	924																												
Total:				44,160	15,455																										

\*\*\* 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.
BAUMANN TERRY L & SANDRA	RICHARDS BRIAN & FOSTER J	118,556	07/26/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2931	DEED	100.0
		64,500	05/01/1995	WD	33-TO BE DETERMINED	293:826	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9570 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	10/31/2019	2019-9570	100%

Owner's Name/Address	MAP #:
RICHARDS BRIAN & FOSTER JULIE ANN 9570 W LOTAN RD LAKE CITY MI 49651	2025 Est TCv 196,274 TCv/TFA: 127.78

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 21 T22N R8W LOT 24 & W 34 FT OF LOT 25. CLAM RIVER WOODS & RAPIDS.	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
	X	Standard Utilities							
		Underground Utils.							

Comments/Influences	Land Improvement Cost Estimates
96 HS @ 7-97 BOR 97 COMBO W/025-50 FOR 98	

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.39	540	50	1,725
Wood Frame	22.78	168	50	1,913
Wood Frame	23.66	144	50	1,703
Total Estimated Land Improvements True Cash Value =				5,341

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,400	89,700	98,100			55,817C
2024	8,800	77,300	86,100			54,139C
2023	6,800	76,400	83,200			51,561C
2022	7,500	68,800	76,300			49,106C



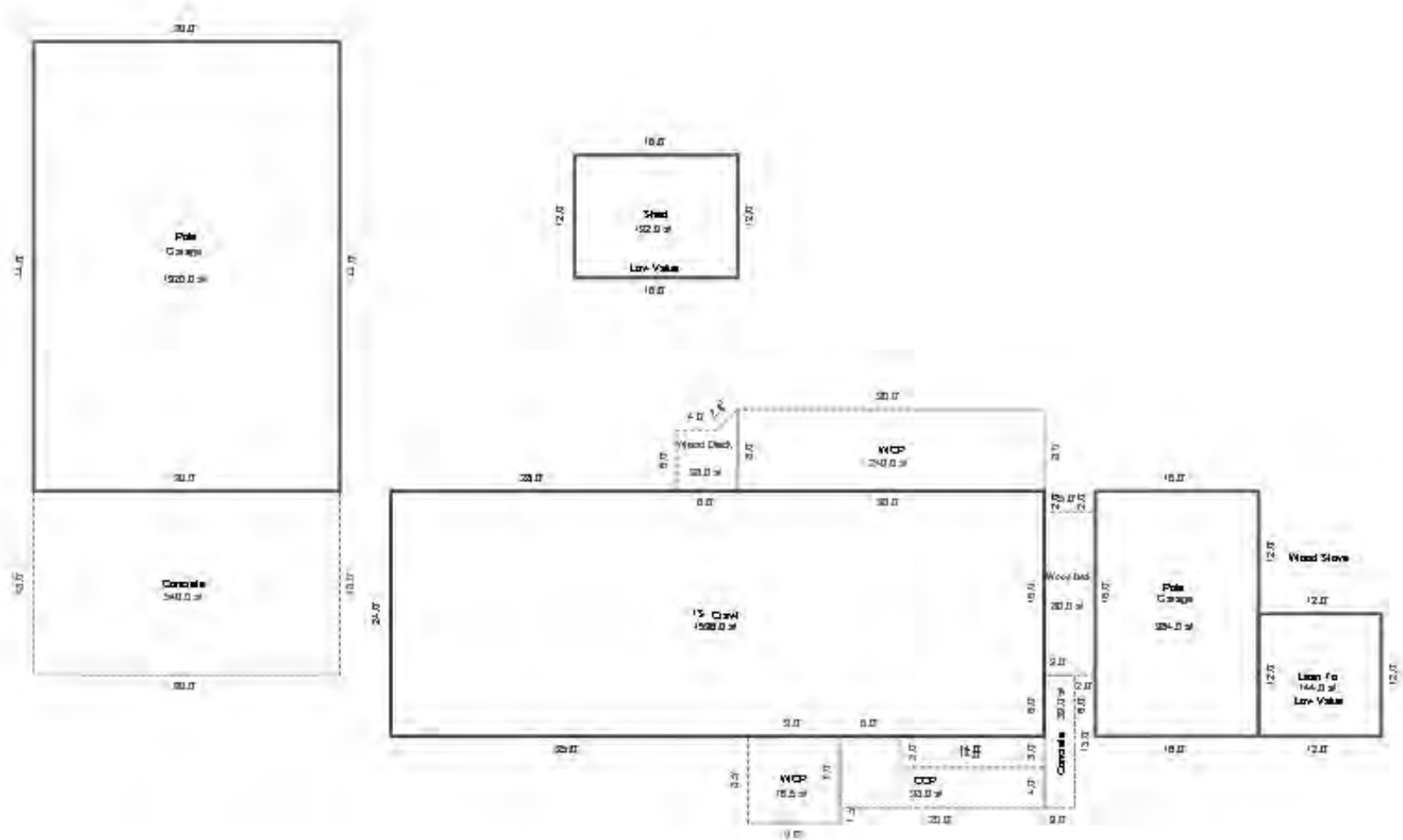
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
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: 1,536 Total Base New : 243,534 Total Depr Cost: 158,296 Estimated T.C.V: 174,126																												
Building Style: 1S			Drywall Paneled																																	
Yr Built 1976		Remodeled 2006			Ex	X	Ord		Min																											
Condition: Average		Size of Closets			Lg	X	Ord		Small																											
Room List		Doors		Solid	X	H.C.				X	Central Air Wood Furnace																									
	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	No. of Elec. Outlets																									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		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																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(14) Water/Sewer																										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			Public Water			1			Public Sewer																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Water Well			1			1000 Gal Septic																							
X	Storms & Screens	(9) Basement Finish		1			2000 Gal Septic			Lump Sum Items:																										
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			1000 Gal Septic			2000 Gal Septic																										
X	Gable Hip Flat		Gambrel Mansard Shed	1			1000 Gal Septic			2000 Gal Septic																										
X	Asphalt Shingle Metal	(10) Floor Support		1			1000 Gal Septic			2000 Gal Septic																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic			2000 Gal Septic																										
<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>1,536</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>170,550</td> <td>110,857</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,536			Total:				170,550	110,857	<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas</p>		<p>Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 3 Fixture Bath 1 3,805 2,473 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 100 Feet 1 5,560 3,614 Porches CCP (1 Story) 98 2,489 1,618 Foundation: Shallow 98 -886 -576 WCP (1 Story) 76 3,662 2,380 WCP (1 Story) 240 7,884 5,125 Deck Treated Wood 80 2,182 1,418 Treated Wood 38 1,500 975 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 384 11,082 7,203 Class: CD Exterior: Pole (Unfinished) Base Cost 1320 28,103 18,267 Built-Ins Appliance Allow. 1 1,906 1,239</p>	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
1 Story	Siding	Crawl Space	1,536																																	
Total:				170,550	110,857																															
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																																				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAUMANN TERRY L & SANDRA	RICHARDS BRIAN & FOSTER J	118,556	07/26/2005	WD	20-MULTI PARCEL SALE REF	05-0/2931	DEED	100.0
DE VRIES RODGER & PHYLLIS	BAUMANN TERRY L & SANDRA	4,700	12/15/2003	WD	03-ARM'S LENGTH	04-0/1029	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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RICHARDS BRIAN & FOSTER JULIE ANN 9570 LOTAN RD Lake City MI 49651	2025 Est TCV 13,475					
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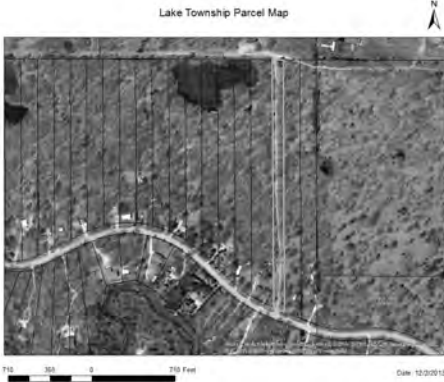
	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
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	Public Improvements	* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/	100.00	1507.50	1.1892	1.2590	90	100	13,475
100 Actual Front Feet, 3.46 Total Acres						Total Est. Land Value =	13,475

Tax Description	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.
. SEC 21 T22N R8W E 66 FT OF LOT 25 CLAM RIVER WOODS & RAPIDS.	

Comments/Influences	
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Topography of Site	
<input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,700	0	6,700			2,541C
2024	5,100	0	5,100			2,465C
2023	3,900	0	3,900			2,348C
2022	2,300	0	2,300			2,237C

Who	When	What	2025	6,700	0	6,700			2,541C
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TPC 12/27/2017 INSPECTED	2024	5,100	0	5,100					2,465C
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TPC 05/25/2015 INSPECTED	2023	3,900	0	3,900					2,348C
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	2022	2,300	0	2,300					2,237C
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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.
ROOT KORY A	ROOT KYLER P	108,000	05/08/2023	WD	09-FAMILY	2023-01242	PROPERTY TRANSFER	100.0
ROMAN CHRISTINE M	ROOT KORY A	95,000	12/02/2021	WD	03-ARM'S LENGTH	2021-04109	PROPERTY TRANSFER	100.0
		48,500	11/01/1999	WD	33-TO BE DETERMINED	332:949	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9530 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/15/2023			
ROOT KYLER P 9530 W LOTAN RD LAKE CITY MI 49651	MAP #:		2025 Est TCV 111,896 TCV/TFA: 113.26			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 26 CLAM RIVER WOODS & RAPIDS.	X		A 200' @ 90/	100.00	1546.71	13,562
Comments/Influences			100 Actual Front Feet, 3.55 Total Acres			13,562

IS PRINCIPLE RESIDENCE..REMOVE NO PBG ADJ FOR 05!!	X	Land Improvement Cost Estimates			Cash Value
		Description	Rate	Size % Good	
	X	Dirt Road	17.98	360 50	3,236
	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.			
		Total Estimated Land Improvements True Cash Value =			3,236

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,800	49,100	55,900			48,972C
X Rolling	2024	5,100	42,400	47,500			47,500S
Low	2023	3,900	41,900	45,800			42,000C
High	2022	2,300	37,700	40,000			40,000S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



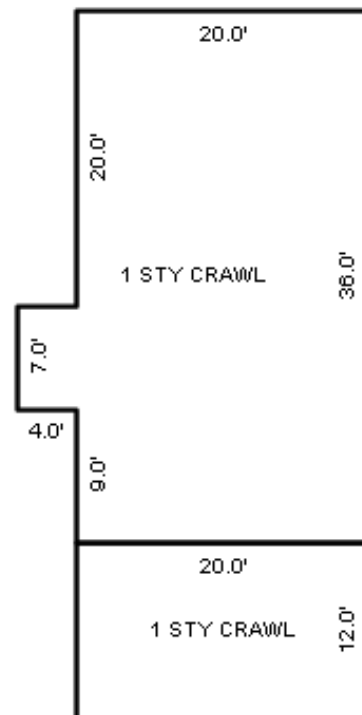
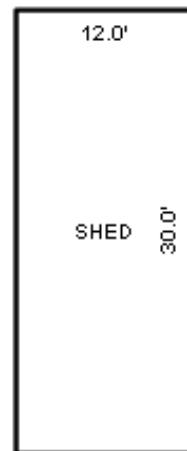
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/02/2021	INSPECTED	2024	5,100	42,400	47,500			47,500S
TPC	05/06/2018	INSPECTED	2023	3,900	41,900	45,800			42,000C
TPC	12/27/2017	INSPECTED	2022	2,300	37,700	40,000			40,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 144	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(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 +10 Effec. Age: 35 Floor Area: 988 Total Base New : 133,023 Total Depr Cost: 86,453 Estimated T.C.V: 95,098		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 988 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D 10 Blt 1976			
Yr Built 1976	Remodeled 1997	Ex	X Ord	Min	200 Amps Service			Ex. X Ord. Min			Building Areas				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 748 1 Story Siding Crawl Space 240			Total: 116,937		75,998		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			(14) Water/Sewer			Other Additions/Adjustments					
(1) Exterior		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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,010 656 Water/Sewer 1000 Gal Septic 1 4,203 2,732 Water Well, 100 Feet 1 5,428 3,528					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Built-Ins Appliance Allow. 1 1,615 1,050 Fireplaces Wood Stove 1 1,754 1,140					
(2) Windows		(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Deck w/Roof (Roof portion) 144 2,076 1,349					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 988 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 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals: 133,023		86,453		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Notes:			w/Roof (Roof portion) 144 2,076 1,349					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 95,098								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support		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.
VARGO LOUIS F & JUDY K	KOHLHAUS ROBERT & LAURA	165,000	10/08/2019	WD	03-ARM'S LENGTH	2019-03177	PROPERTY TRANSFER	100.0
EISING JAMES & MARTHA	VARGO LOUIS F & JUDY K (H	140,000	09/16/2005	WD	03-ARM'S LENGTH	05-0/3623	DEED	100.0
		26,500	09/01/1995	WD	33-TO BE DETERMINED	297:719	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9510 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/18/2020	2020-0249	100%
	P.R.E. 100% 10/15/2019		Addition	05/06/2003	20030081	Complete
Owner's Name/Address	MAP #:		2025 Est TCV 261,944 TCV/TFA: 155.92			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 27 CLAM RIVER WOODS & RAPIDS.	X		A 200' @ 90/	100.00	1585.00	13,645
Comments/Influences			100 Actual Front Feet, 3.64 Total Acres			13,645

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 21 T22N R8W LOT 27 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road	6.49	814 0	0
			Gravel Road	22.25	432 50	4,806
Comments/Influences	X		Wood Frame	31.84	80 50	1,273
			Electric			
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	1,000.00	1 100	1,000
			LAND IMPROVE 1000			1,000
			Total Estimated Land Improvements True Cash Value =			7,079



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	6,800	124,200	131,000			106,083C
X Rolling	2024	5,100	108,000	113,100			102,894C
Low	2023	3,900	106,700	110,600			97,995C
High	2022	2,300	96,000	98,300			93,329C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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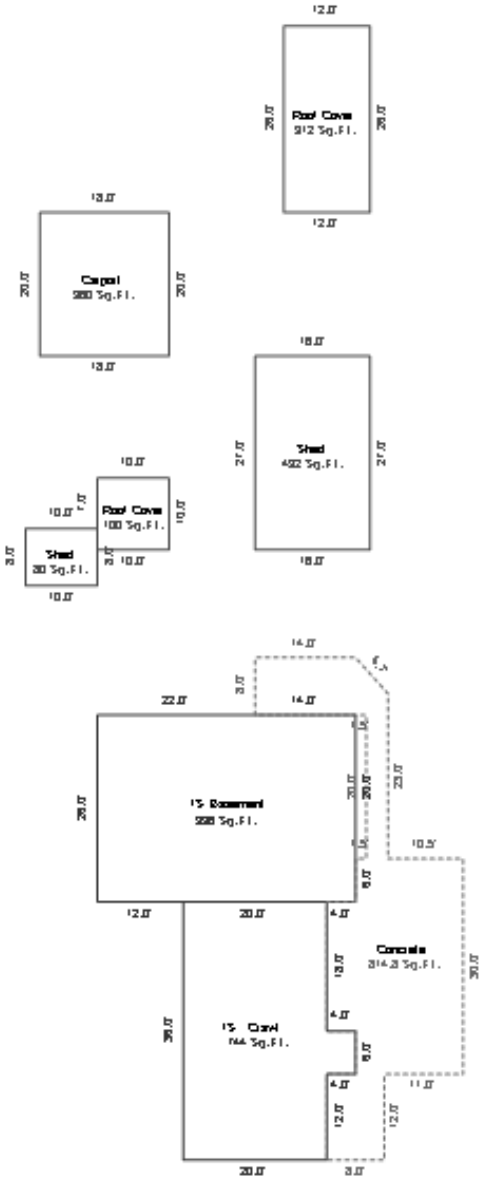
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/23/2021	INSPECTED	2025	6,800	124,200	131,000			106,083C
JWV	11/11/2020	INSPECTED	2024	5,100	108,000	113,100			102,894C
TPC	12/27/2017	INSPECTED	2023	3,900	106,700	110,600			97,995C
			2022	2,300	96,000	98,300			93,329C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 312 100	Type Roof Cover Onl Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,680 Total Base New : 243,637 Total Depr Cost: 170,568 Estimated T.C.V: 187,625			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 1974	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 3 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													
		Many	X	Ave.	Few												
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 936 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding Foundation Crawl Space Foundation Basement			Size 744 936		Cost New 214,470 150,152		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement															
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
<p>Notes:</p> <p>ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 =&gt; TCV: 187,625</p>																	

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

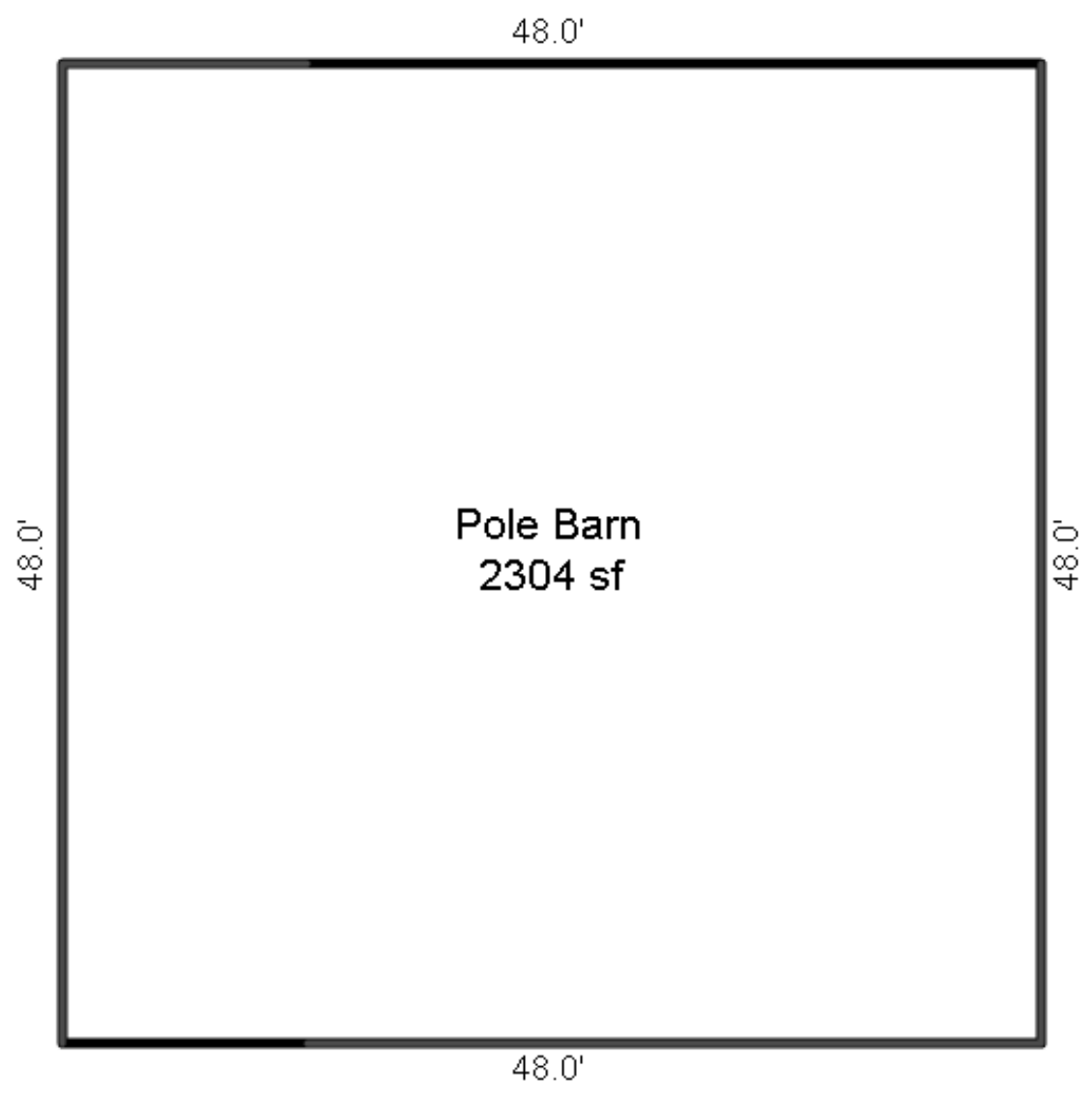




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 2304 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 51,287 Total Depr Cost: 48,723 Estimated T.C.V: 53,595
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family GRG		Cls C Blt 2021		
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=95/100/100/100/95		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		(14) Water/Sewer		Plumbing		Other Additions/Adjustments		Plumbing		
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		3 Fixture Bath		Garages		3 Fixture Bath		
Yr Built 2021		Remodeled 0		Kitchen: Other: Other:			2 Fixture Bath		Public Sewer		Class: C Exterior: Pole (Unfinished)		Door Opener		2 1,078 1,024		
Condition: Average		Lg Ord Small			Height to Joists: 0.0			Softener, Auto		Solar Water Heat		Base Cost		2304 54,789 52,050		Totals: 51,287 48,723	
Room List		Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			No Plumbing		Extra Toilet		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 53,595			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			Extra Sink		Separate Shower							
Insulation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor		Ceramic Tile Wains							
(2) Windows		Many Avg. Few Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F.			Ceramic Tub Alcove		Vent Fan							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
(3) Roof		Gable Hip Flat Gambrel Mansard Shed			(10) Floor Support												
Asphalt Shingle		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.			
GREENFIELD DAVID A & GREE	VREDEVOOGD RYAN	165,000	05/05/2023	WD	03-ARM'S LENGTH	2023-01231	PROPERTY TRANSFER	100.0			
GREENFIELD DAVID LEE SR	GREENFIELD DAVID A & GREE	0	05/02/2023	WD	16-LC PAYOFF	2023-01230	DEED	0.0			
GREENFIELD DAVID LEE SR	GREENFIELD DAVID A & GREE	76,313	06/12/2019	LC	09-FAMILY	2019-01874	DEED	100.0			
JOHNSON DAVID C	GREENFIELD DAVID LEE SR	50,000	05/16/2018	WD	03-ARM'S LENGTH	2018-01608	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
9509 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST			Reroof	08/07/2018	2018-0384	100%			
Owner's Name/Address		P.R.E. 100% 05/21/2023			Addition	11/13/2014	2014-0528	100%			
VREDEVOOGD RYAN 9509 W LOTAN RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 150,554 TCV/TFA: 162.94							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 21 T22N R8W LOT 28 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		I 200' @ 200/	100.00	409.46	1.1892	1.0059	200	100	23,924
		Paved Road		100 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =	23,924	
		Storm Sewer									
		Sidewalk									
		Water Sewer									
		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	12,000	63,300	75,300		68,355C	
		TPC 04/30/2021 INSPECTED			2024	12,000	54,300	66,300		66,300S	
		JWV 12/24/2017 INSPECTED			2023	12,000	40,600	52,600		44,543C	
		TPC 01/03/2017 INSPECTED			2022	10,000	38,000	48,000		42,422C	

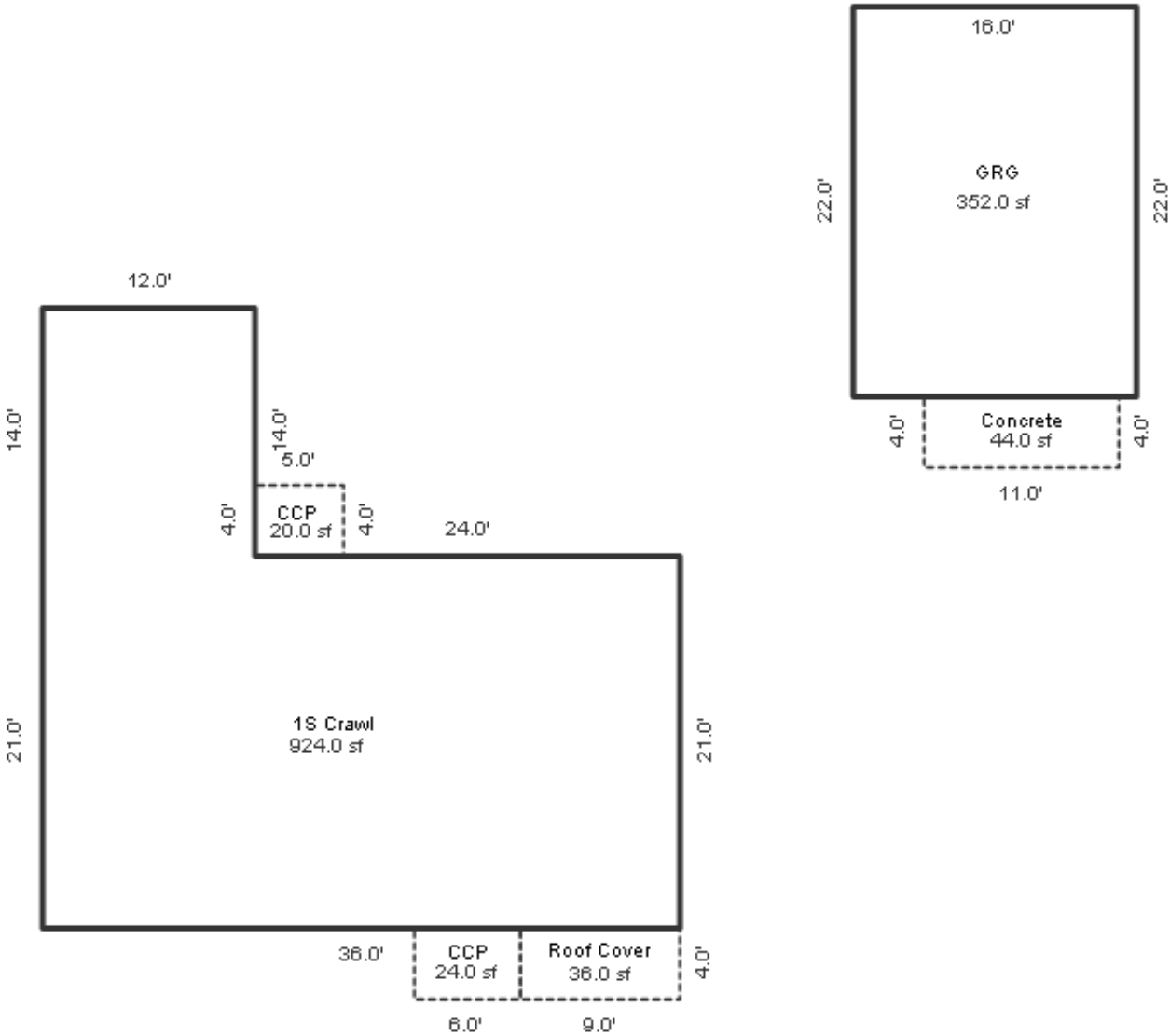


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 24 20 36	Type CCP (1 Story) CPP Roof Cover Onl	Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 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			Class: C +5 Effec. Age: 30 Floor Area: 924 Total Base New : 164,460 Total Depr Cost: 115,118 Estimated T.C.V: 126,630			E.C.F. X 1.100			
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1976								
Yr Built 1976	Remodeled 2019	Ex	X	Ord		Min	200 Amps Service			Ground Area = 924 SF Floor Area = 924 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas								
Room List		Doors		Solid		H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Crawl Space			Total: 128,767 90,132					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,455 1,018					
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Water/Sewer			1000 Gal Septic 4,795 3,356					
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			1 2,648 1,854					
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:			Class: D Exterior: Siding Foundation: 18 Inch (Finished)			Base Cost 352 14,728 10,310					
(3) Roof		(14) Water/Sewer		Joists: Unsupported Len: Cntr.Sup:			Notes:			Built-Ins			Door Opener 1 424 297					
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. 1 2,727 1,909			Fireplaces					
X	Asphalt Shingle	(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior 1 Story 1 6,420 4,494			Porches					
Chimney: Brick		(14) Water/Sewer		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			CCP (1 Story) 24 1,191 834					
										w/Roof (Roof portion) 36 754 528			CPP 20 551 386					
										Totals: 164,460 115,118								
										Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 126,630								

\*\*\* 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.
		10,000	01/01/1998	WD	33-TO BE DETERMINED	316:456	DEED	0.0

Property Address: 9527 W LOTAN RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: JUSTA DONALD  
 3931 PEBBLE CREEK DR  
 Cadillac MI 49601  
 2025 Est TCV 28,400 TCV/TFA: 0.00

2025 Est TCV 28,400 TCV/TFA: 0.00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

X Improved Vacant \* Factors \*

Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value

I 200' @ 200/ 80.00 788.06 1.2574 1.1847 200 100 23,836

80 Actual Front Feet, 1.45 Total Acres Total Est. Land Value = 23,836

Tax Description: . SEC 21 T22N R8W LOT 29 CLAM RIVER WOODS & RAPIDS.

Comments/Influences: 12X50 MH REMOVED FOR 99

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,900	2,300	14,200			5,843C
2024	11,900	2,000	13,900			5,668C
2023	11,900	1,900	13,800			5,399C
2022	10,000	1,700	11,700			5,142C

Who When What

TPC 04/30/2021 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 Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F.	X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 0		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59				
Building Style: 1S		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 0		Lg Ord Small		3 Fixture Bath			2		Public Water		Stories Exterior Foundation				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			1		Public Sewer		Size Cost New Depr. Cost				
Condition: Good		(5) Floors		Softener, Auto			1		Water Well		Other Additions/Adjustments				
Room List		Kitchens		Softener, Manual			1		1000 Gal Septic		Water/Sewer				
Basement		Other:		Solar Water Heat			1		Water Well, 50 Feet		Notes:				
1st Floor		Other:		No Plumbing			1		Totals:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC		V: 4,564		
2nd Floor		Other:		Extra Toilet			1								
Bedrooms		(6) Ceilings		Extra Sink			1								
(1) Exterior		No. of Elec. Outlets		Separate Shower			1								
Wood/Shingle		Many Ave. Few		Ceramic Tile Floor			1								
Aluminum/Vinyl		Ex. Ord. Min		Ceramic Tile Wains			1								
Brick		(7) Excavation		Ceramic Tub Alcove			1								
Insulation		Basement: 0 S.F.		Vent Fan			1								
(2) Windows		Crawl: 0 S.F.		(14) Water/Sewer			1								
Many Avg. Few		Slab: 0 S.F.		Public Sewer			1								
Large Avg. Small		Height to Joists: 0.0		Water Well			1								
Wood Sash		(8) Basement		1000 Gal Septic			1								
Metal Sash		Conc. Block		2000 Gal Septic			1								
Vinyl Sash		Poured Conc.		Lump Sum Items:			1								
Double Hung		Stone					1								
Horiz. Slide		Treated Wood					1								
Casement		Concrete Floor					1								
Double Glass		(9) Basement Finish					1								
Patio Doors		Recreation SF					1								
Storms & Screens		Living SF					1								
(3) Roof		Walkout Doors (B)					1								
Gable		No Floor SF					1								
Hip		Walkout Doors (A)					1								
Flat		(10) Floor Support					1								
Asphalt Shingle		Joists:					1								
Chimney:		Unsupported Len:					1								
		Cntr.Sup:					1								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,000	09/01/1995	WD	33-TO BE DETERMINED	298:413	DEED	0.0

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

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

Owner's Name/Address: JUSTA DONALD G  
 3931 PEBBLE CREEK DR  
 Cadillac MI 49601  
 2025 Est TCV 34,561

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	80.00	996.46	1.2574	1.2563	200	100		25,276
80 Actual Front Feet, 1.83 Total Acres Total Est. Land Value =								25,276

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Wood Frame		19.79	720	50	7,124
Sewer		21.61	200	50	2,161
Total Estimated Land Improvements True Cash Value =					9,285

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,600	4,700	17,300			3,475C
2024	12,600	4,700	17,300			3,371C
2023	12,600	4,400	17,000			3,211C
2022	10,000	3,900	13,900			3,059C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	12,600	4,700	17,300			3,371C
TPC	12/27/2017	INSPECTED	2023	12,600	4,400	17,000			3,211C
TPC	02/14/2012	INSPECTED	2022	10,000	3,900	13,900			3,059C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,000	11/01/1994	WD	33-TO BE DETERMINED	337:1304	DEED	0.0

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

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

Owner's Name/Address: HOLLAND JULIE K  
 6770 SANFORD  
 HOWELL MI 48843

2025 Est TCV 24,198

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

Tax Description	Public Improvements	* Factors *				Rate %Adj. Reason	Value
		Description	Frontage	Depth	Front Depth		
. SEC 21 T22N R8W LOT 31 CLAM RIVER WOODS & RAPIDS.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	I 200' @ 200/	71.00	1197.46	1.2955 1.3154	200 100	24,198
		71 Actual Front Feet, 1.95 Total Acres Total Est. Land Value =					24,198

Comments/Influences



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,100	0	12,100			3,475C
2024	12,100	0	12,100			3,371C
2023	12,100	0	12,100			3,211C
2022	10,000	0	10,000			3,059C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 05/08/2018 INSPECTED  
 TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORKMAN SHELLY RANAE	WORKMAN SHELLY RANAE	0	05/15/2023	QC	09-FAMILY	2023-01342	PROPERTY TRANSFER	0.0
ROBERTS WILLIAM & NANCY	WORKMAN SHELLY RANAE	160,000	07/09/2013	WD	03-ARM'S LENGTH	2013-02322 WD	PROPERTY TRANSFER	100.0
DONAHUE VIRGINIA D ESTATE	ROBERTS WILLIAM & NANCY (	13,500	05/18/2009	WD	03-ARM'S LENGTH	2009/2049	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9567 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/03/2010	20100260	100%
	P.R.E. 100% 03/10/2014		New House	06/25/2009	20090283	100%

Owner's Name/Address	MAP #:
WORKMAN SHELLY RANAE 9567 W LOTAN ROAD LAKE CITY MI 49651	2025 Est TCV 345,682 TCV/TFA: 220.46

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
SEC 21 T22N R8W LOT 32 CLAM RIVER WOODS & RAPIDS.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	I 200' @ 200/	80.00	965.03	1.2574	1.2463	200	100		25,074	
X Gravel Road	80 Actual Front Feet, 1.77 Total Acres								Total Est. Land Value =	25,074

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water Sewer	D/W/P: 3.5 Concrete	6.49	400	0	0

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X Electric Gas	LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	12,500	160,300	172,800			99,637C
X Rolling	2024	12,500	137,700	150,200			96,642C
X Low High	2023	12,500	133,500	146,000			92,040C
X Landscaped Swamp	2022	10,000	122,800	132,800			87,658C
X Wooded Pond							
X Waterfront Ravine							
Wetland							
Flood Plain							

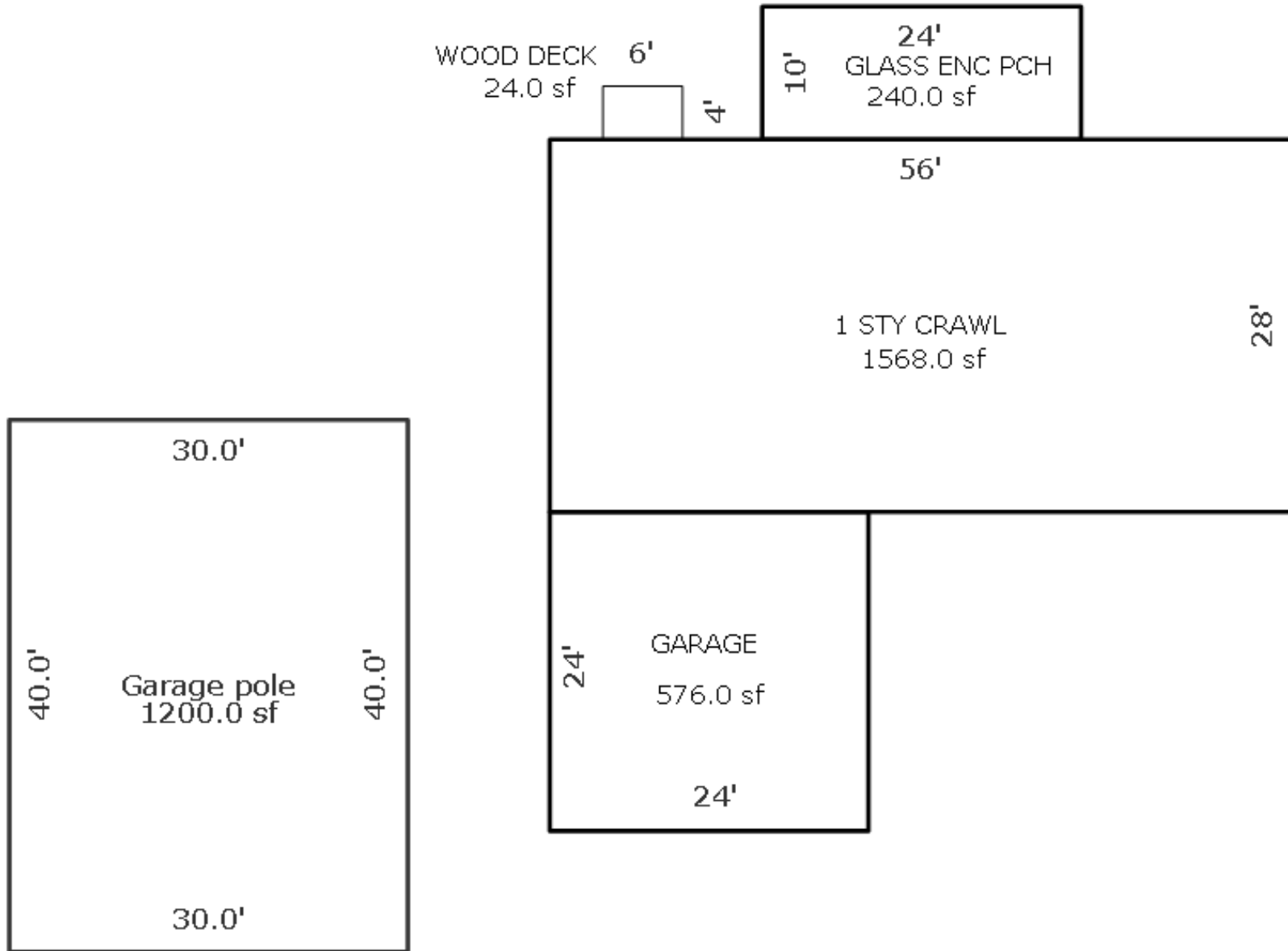


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type WGEP (1 Story) 24 Treated Wood	Year Built: 2009 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											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 10 Floor Area: 1,568 Total Base New : 321,414 Total Depr Cost: 289,257 Estimated T.C.V: 318,183		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			No./Qual. of Fixtures						
Condition: Average		Lg	X	Ord		Small	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C 5 Blt 2009		
Room List		Doors		Solid	X	H.C.	200 Amps Service			Ground Area = 1568 SF Floor Area = 1568 SF.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1568 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,568		Total: 211,692 190,508				
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Other Additions/Adjustments					
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 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing						
(3) Roof		(10) Floor Support		Lump Sum Items:			(14) Water/Sewer			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:								Porches					
X	Asphalt Shingle									Garages						
Chimney:										Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
										Base Cost 576 29,434 26,491						
										Common Wall: 1 Wall 1 -2,647 -2,382						
										Door Opener 1 539 485						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost 1200 42,012 37,811						
										Built-Ins						
										Appliance Allow. 1 2,727 2,454						
										Deck						
										Treated Wood 24 1,080 972						
										Totals: 321,414 289,257						
<<<<< 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.
STARLIN CLORINDA	SPRIK DONNIE & CINDY	70,000	06/10/2019	WD	03-ARM'S LENGTH	2019-01831	PROPERTY TRANSFER	100.0
MCCONNELL JUNE TRUST	STARLIN CLORINDA	1	01/22/2018	QC	09-FAMILY	2018-00320	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9591 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	10/31/2019	2019-0616	100%

Owner's Name/Address	MAP #:
SPRIK DONNIE & CINDY 9591 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 144,492 TCV/TFA: 131.60

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 21 T22N R8W LOT 33 CLAM RIVER WOODS & RAPIDS.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	Gravel Road	I 200' @ 200/ 123.00 332.92 1.1292 0.9551 200 100 26,533
	Paved Road	123 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 26,533
	Storm Sewer	
	Sidewalk	
	Water	
	Sewer	
	X Electric	
	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	X Underground Utils.	

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	D/W/P: 4in Concrete	6.87	1221 50	4,194
	Wood Frame	37.32	48 0	0
	Total Estimated Land Improvements True Cash Value =			4,194



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

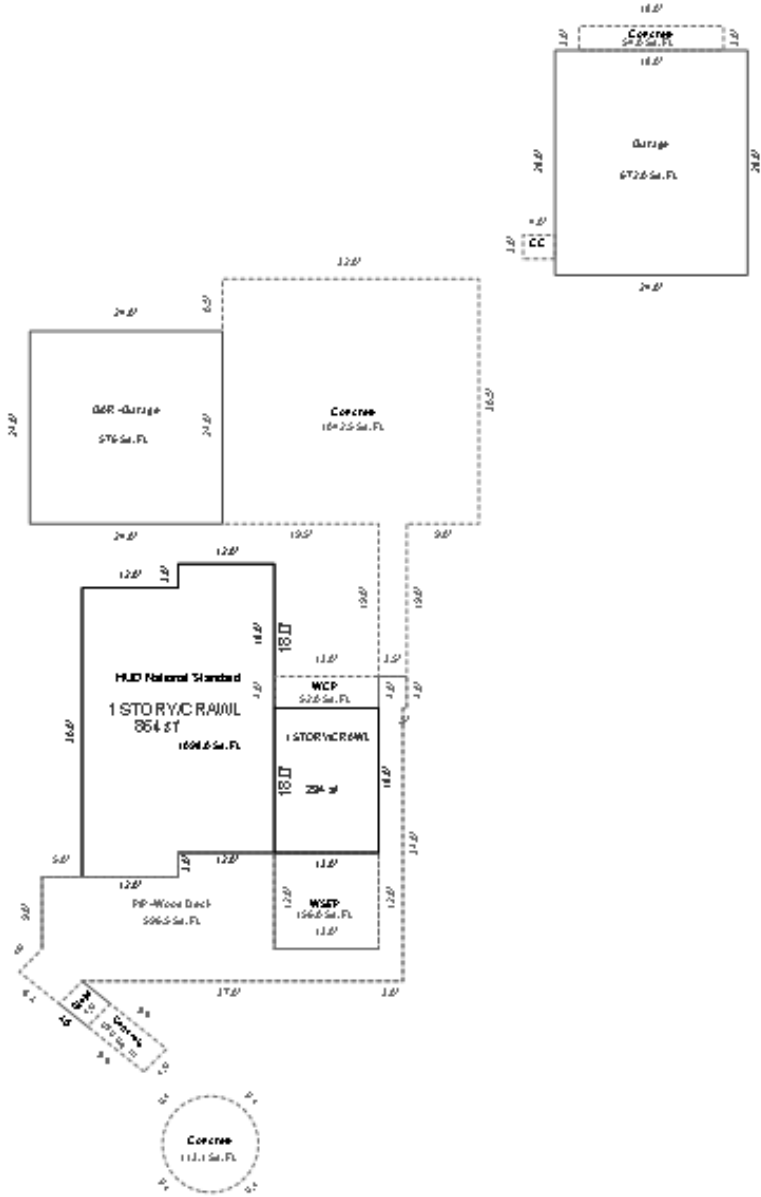
Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED	13,300	56,200	62,100	46,237C
JWV	09/29/2020	INSPECTED	13,300	48,800	62,100	48,548C
TPC	11/01/2019	INSPECTED	10,000	42,800	52,800	46,237C

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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 156 WCP (1 Story) 52 WCP (1 Story) 596 Treated Wood		Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % 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			1		Class: C +10 Effec. Age: 35 Floor Area: 1,098 Total Base New : 218,766 Total Depr Cost: 142,206 Estimated T.C.V: 113,765		E.C.F. X 0.800																																																																																																																											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			0		Amps Service		No./Qual. of Fixtures																																																																																																																											
Yr Built 1983	Remodeled 2020	Ex	X	Ord		Min	No. of Elec. Outlets			X		Ex.		Ord.	Min																																																																																																																										
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			1		Average Fixture(s)																																																																																																																											
Room List		Doors		Solid	X	H.C.	1			2		3		Fixture Bath																																																																																																																											
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(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X		Ave.		Few																																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1098 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2		3		Fixture Bath																																																																																																																											
(2) Windows		Many Avg.	X	Large Avg.		Small	2			2		2		Fixture Bath																																																																																																																											
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X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1		1		1		Lump Sum Items:																																																																																																																										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1		1		1		Notes: 1982 STERLING MODULAR HOME S/ 424324921 ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV: 113,765																																																																																																																									
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<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>Crawl Space</td> <td>864</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>234</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>157,350</td> <td>102,285</td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	864				1 Story	Siding	Crawl Space	234				Total:					157,350	102,285	<table border="1"> <thead> <tr> <th>Other Additions/Adjustments</th> <th>Plumbing</th> <th>Water/Sewer</th> <th>Porches</th> <th>Deck</th> <th>Garages</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>946</td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,580</td> <td>2,977</td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td>3,117</td> <td></td> <td></td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,648</td> <td>1,721</td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>156</td> <td>6,669</td> <td>4,335</td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>52</td> <td>3,123</td> <td>2,030</td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>596</td> <td>8,356</td> <td>5,431</td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>672</td> <td>24,548</td> <td>15,956</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="4">Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,773</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="4">Wood Stove</td> <td>1</td> <td>2,515</td> <td>1,635</td> </tr> <tr> <td colspan="4">Totals:</td> <td></td> <td>218,766</td> <td>142,206</td> </tr> </tbody> </table>		Other Additions/Adjustments	Plumbing	Water/Sewer	Porches	Deck	Garages	Average Fixture(s)	1	1,455	946			3 Fixture Bath	1	4,580	2,977			1000 Gal Septic	1	4,795	3,117			Water Well, 50 Feet	1	2,648	1,721			WCP (1 Story)	156	6,669	4,335			WCP (1 Story)	52	3,123	2,030			Treated Wood	596	8,356	5,431			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost				672	24,548	15,956	Built-Ins						Appliance Allow.				1	2,727	1,773	Fireplaces						Wood Stove				1	2,515	1,635	Totals:					218,766	142,206
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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.
VANENGEN CHARLES & JEAN	VANENGEN CHARLES E & JEAN	0	01/15/2008	QC	21-NOT USED/OTHER	2008/270	DEED	0.0
		33,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:3390	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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VANENGEN CHARLES E & JEAN TRUST 553 CHERRY LN HOLLAND MI 49424-6487	2025 Est TCV 25,900					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
--	----------	---	--------	--	--	--

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

		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
--	--	-------------	----------	-------	-------	-------	------------	--------	-------

		I 200' @ 200/	125.00	288.00	1.1247	0.9212	200	100	25,900
--	--	---------------	--------	--------	--------	--------	-----	-----	--------

		125 Actual Front Feet, 0.83 Total Acres						Total Est. Land Value =	25,900
--	--	---	--	--	--	--	--	-------------------------	--------

Tax Description	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.
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. SEC 21 T22N R8W LOT 34 CLAM RIVER WOODS & RAPIDS.
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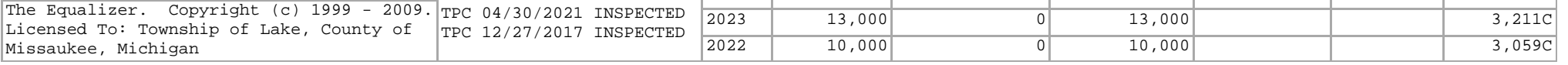
Comments/Influences
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	Topography of Site
	Level X Rolling Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain X CLAM RIVER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	13,000	0	13,000			3,475C
2024	13,000	0	13,000			3,371C
2023	13,000	0	13,000			3,211C
2022	10,000	0	10,000			3,059C

	Who	When	What
	TPC	05/17/2024	INSPECTED
	TPC	04/30/2021	INSPECTED
	TPC	12/27/2017	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAHL JANICE A REV L TRUS	JOHNSON THEODORE F & SUSAN	250,000	10/25/2024	WD	03-ARM'S LENGTH	2024-02740	PROPERTY TRANSFER	100.0
STAHL JANICE A	STAHL JANICE A REV L TRUS	0	09/04/2012	WD	14-INTO/OUT OF TRUST	2012-03169	DEED	0.0
STAHL DANIEL R	STAHL JANICE A	0	05/24/2012	CD	07-DEATH CERTIFICATE	2012-02381 DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9621 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/25/2024					

Owner's Name/Address	MAP #:
JOHNSON THEODORE F & SUSAN E 9621 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 247,355 TCV/TFA: 168.96

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Public Improvements		* Factors *		LOTS 35 & 36		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 200/	100.00	288.00	1.0000	0.9212	200 100	18,423
I 200' @ 200/	100.00	286.00	1.0000	0.9196	200 100	18,391
200 Actual Front Feet, 1.32 Total Acres						Total Est. Land Value = 36,814

Tax Description	X	Improved	Vacant	Description	Rate	Size % Good	Cash Value
2013 SEC 21 T22N R8W LOTS 35 & 36 CLAM RIVER WOODS & RAPIDS. FORMERLY. SEC 21 T22N R8W LOT 35 CLAM RIVER WOODS & RAPIDS.	X			Dirt Road	6.07	978 50	2,968
				Gravel Road	2.85	3000 50	4,275
				Paved Road	23.66	144 50	1,703
				Storm Sewer	Total Estimated Land Improvements True Cash Value = 8,946		
				Sidewalk			
				Water			
				Sewer			
				Electric			
				Gas			
				Curb			
				Street Lights			
				Standard Utilities			
				Underground Utils.			

Comments/Influences	X	Topography of Site
1988 32X40 PB NEW 16X24 ADD'N FOR 93 ADD'N TO PB FOR 95 GRG ADD'N & SLAB FOR 97	X	Level

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	18,400	105,300	123,700			123,700S
2024	18,400	94,900	113,300			80,323C
2023	18,400	91,800	110,200			76,499C
2022	20,000	83,400	103,400			72,857C

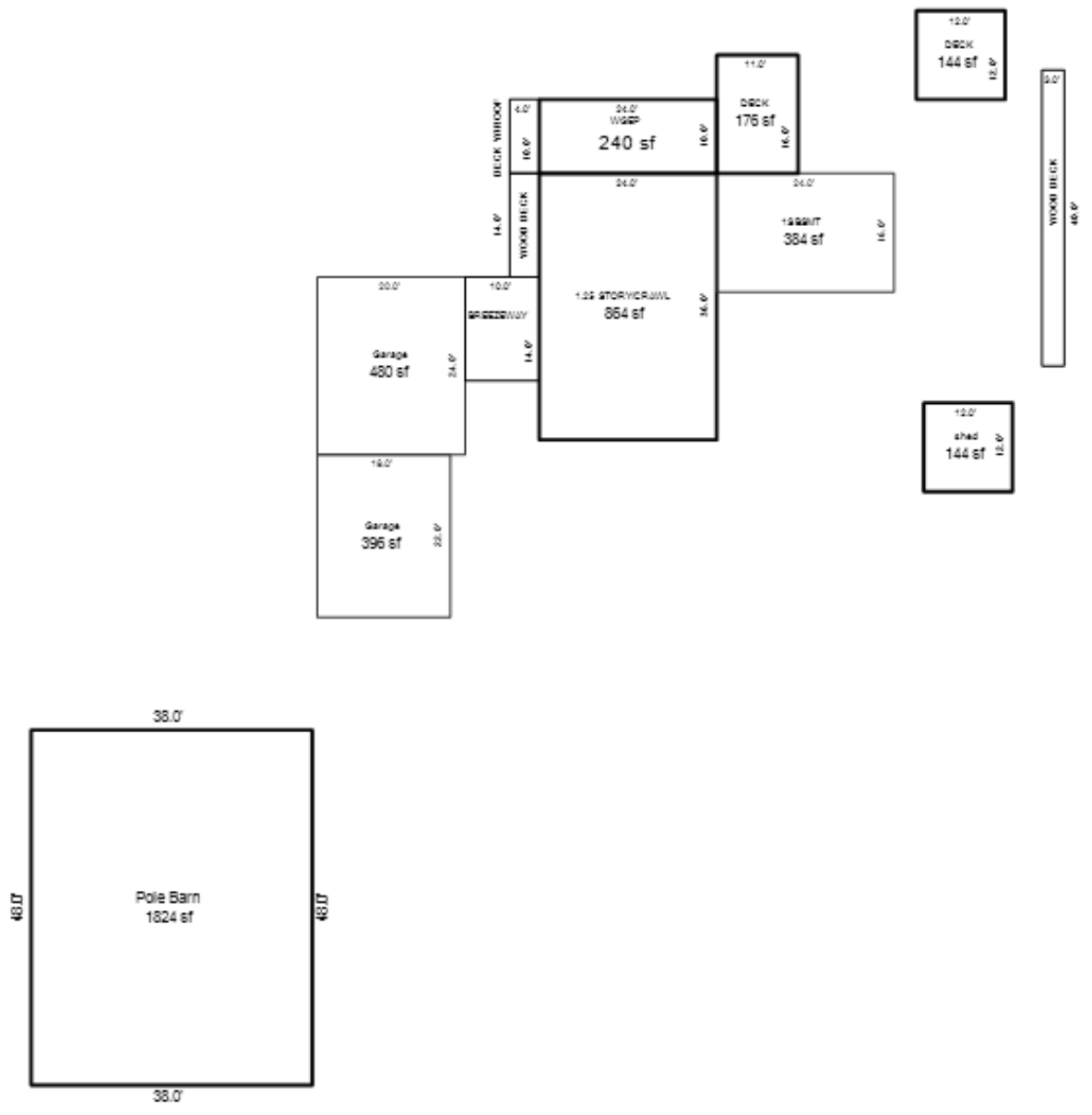


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1982 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: 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							240	WGEP (1 Story)			
Building Style: 1.25S		X Drywall	Plaster									56	Treated Wood			
Yr Built 1975 199	Remodeled 2001	X Paneled	Wood T&G									40	Pine			
Condition: Average		Trim & Decoration										176	Treated Wood			
		Ex	X Ord	Min								120	Treated Wood			
Room List		Size of Closets										140	Brzwy, FW			
		Lg	X Ord	Small												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	H.C.												
(1) Exterior		(5) Floors														
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Kitchen: Other: Other:														
(2) Windows		(6) Ceilings														
	Many Avg. X Avg. Few Small	X Tile														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation														
		Basement: 384 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor													
X	Asphalt Shingle	(9) Basement Finish														
	Chimney: Metal	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
(10) Floor Support		(14) Water/Sewer														
		Joists: Unsupported Len: Cntr.Sup:														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
Lump Sum Items:		(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														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(11) Heating System: Forced Heat & Cool														
		Ground Area = 1248 SF Floor Area = 1464 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60														
		Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		1 Story Siding Basement 384														
		1.25 Story Siding Crawl Space 864														
		Total: 168,583 110,371														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		3 Fixture Bath														
		Water/Sewer														
		1000 Gal Septic														
		Water Well, 50 Feet														
		Porches														
		WGEP (1 Story)														
		Deck														
		Treated Wood														
		Pine w/Roof (Deck Portion)														
		Pine w/Roof (Roof portion)														
		Treated Wood														
		Treated Wood														
		Garages														
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost														
		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost														
		Class: CD Exterior: Pole (Unfinished)														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLFF LINDSAY	WOLFF ANTHONY J	0	08/14/2019	QC	09-FAMILY	2019-02923	DEED	0.0
SWEET LYLE & ELIZABETH A	WOLFF ANTHONY J	160,000	11/27/2018	WD	03-ARM'S LENGTH	2018-03850	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9661 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 12/07/2018					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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WOLFF ANTHONY J 9661 W LOTAN ROAD LAKE CITY MI 49651	2025 Est TCV 192,693 TCV/TFA: 137.25
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	175.00	224.62	1.0339	0.8657	200	100		31,327
175 Actual Front Feet, 0.90 Total Acres								Total Est. Land Value = 31,327

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 21 T22N R8W LOT 37 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road		Description	Rate	Size	% Good	Cash Value
---	---	-----------	--	-------------	------	------	--------	------------

Comments/Influences		Gravel Road		Fencing: Wd, Solid, 6 ft.	28.40	70	0	0
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NEW HOME U/C FOR 97		Paved Road		D/W/P: 3.5 Concrete	6.07	60	0	0
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TO 65% FOR 00 COMP @75% FOR 01	X	Storm Sewer		Wood Frame	25.88	96	50	1,242
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		Sidewalk		Residential Local Cost Land Improvements				
--	--	----------	--	--	--	--	--	--

		Water		Description	Rate	Size	% Good	Cash Value
--	--	-------	--	-------------	------	------	--------	------------

		Sewer		LAND IMPROVE 1000	1,000.00	1	100	1,000
--	--	-------	--	-------------------	----------	---	-----	-------

	X	Electric		Total Estimated Land Improvements True Cash Value = 2,242				
--	---	----------	--	---	--	--	--	--

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

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

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

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

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

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

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

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

	X	Low						
--	---	-----	--	--	--	--	--	--

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

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

	X	Swamp						
--	---	-------	--	--	--	--	--	--

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

	X	Pond						
--	---	------	--	--	--	--	--	--

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	15,700	80,600	96,300			68,182C
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2024	15,700	69,300	85,000			66,132C
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2023	15,700	67,200	82,900			62,983C
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2022	10,000	61,800	71,800			59,984C
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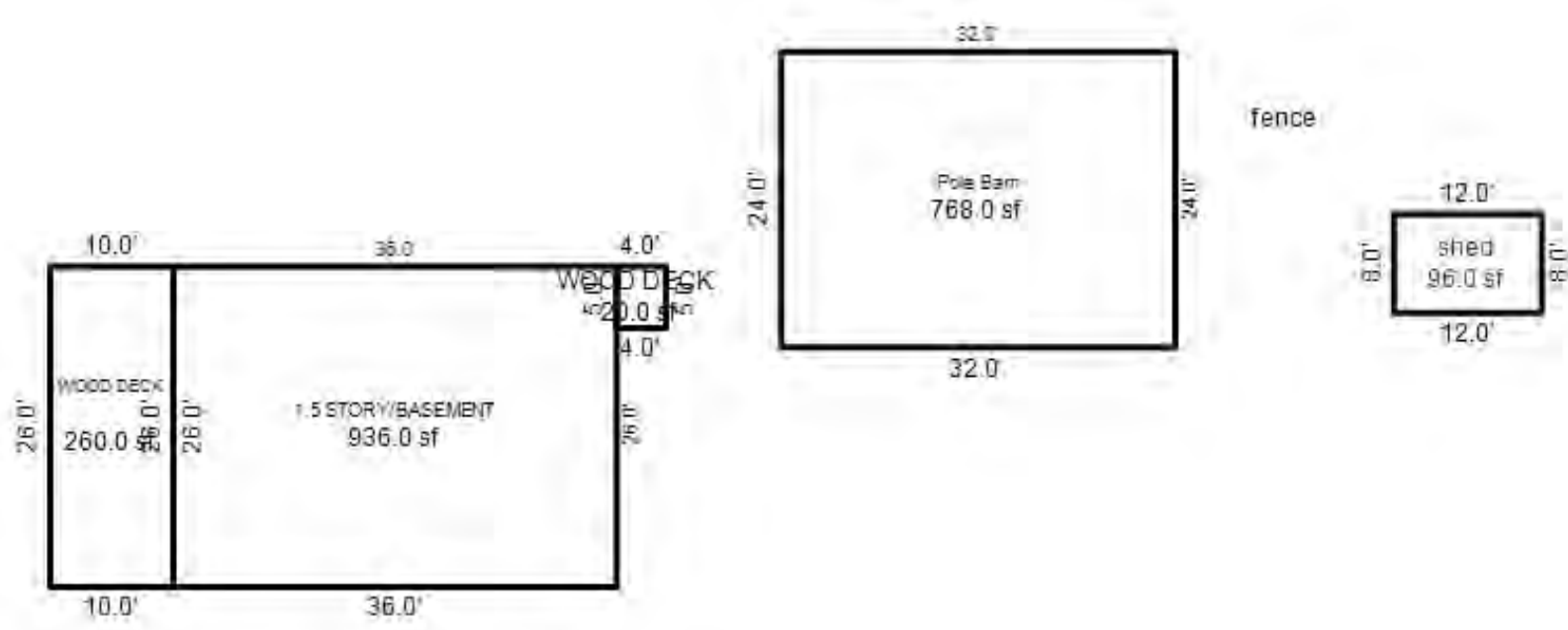


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 84 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: 10 Floor Area: 1,404 Total Base New : 194,415 Total Depr Cost: 144,658 Estimated T.C.V: 159,124			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures									
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Ex.			Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			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 1000 Gal Septic 1 2000 Gal Septic									
X	Many Avg. Few	X	Large Avg. Small	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood Garages Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.			Total: 156,825		115,628	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Deck Treated Wood Treated Wood Garages Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.			768 18,010		15,128	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC			882 626		144,658	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Metal																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENFIELD DAVID L & NICH	GREENFIELD DAVID L	0	12/20/2012	QC	21-NOT USED/OTHER	2012-04115	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9689 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	04/15/2024	PE24-0049	20%
Owner's Name/Address	P.R.E. 100% 04/11/1997		Enlargement	04/11/2024	PB24-0036	20%
GREENFIELD DAVE 9689 LOTAN ROAD LAKE CITY MI 49651	MAP #:		Shed	05/09/2017	2017-0158	100%
	2025 Est TCV 270,971 TCV/TFA: 201.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 21 T22N R8W LOT 38 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	175.00	225.61	1.0339	0.8666	200	100	31,361
Comments/Influences			175 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 31,361							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: Asphalt Paving	2.85	4900 50	6,982
	X	Gravel Road	D/W/P: 4in Concrete	6.39	1080 50	3,450
	X	Paved Road	D/W/P: 3.5 Concrete	6.07	226 50	686
	X	Storm Sewer	D/W/P: Crushed Rock	2.15	126 50	135
	X	Sidewalk	Wood Frame	21.25	240 94	4,794
	X	Water	Total Estimated Land Improvements True Cash Value = 16,047			
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	15,700	119,800	135,500			69,187C
	X	Low	2024	15,700	105,500	121,200			68,119C
	X	High	2023	15,700	101,900	117,600			64,876C
	X	Landscaped	2022	10,000	91,200	101,200			61,787C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



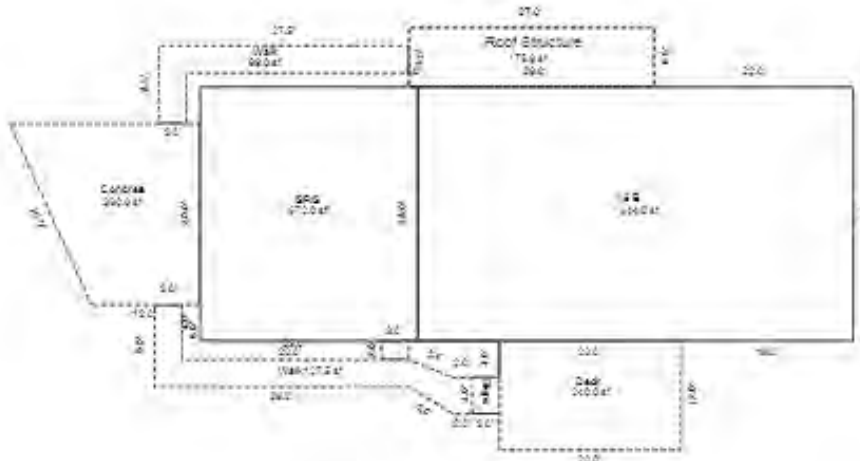
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 Wood Stove Direct-Vented Ga	Area 240 175	Type Treated Wood Roof Cover Onl	Year Built: 2000 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 15 Floor Area: 1,344 Total Base New : 242,224 Total Depr Cost: 203,239 Estimated T.C.V: 223,563			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2000	Remodeled 2025	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 2000		
Condition: Average		Size of Closets		150 Amps Service			No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story Siding			Size 1,344		Total: 170,542 144,960		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X			Average Fixture(s)							
(2) Windows		(8) Basement		X			Ord.			Softener, Auto							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Few			Softener, Manual							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Solar Water Heat							
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2			No Plumbing							
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			1			Extra Toilet								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1			Extra Sink			Water/Sewer						
Chimney:		Lump Sum Items:			1			Separate Shower			1000 Gal Septic						
		Public Water Public Sewer Water Well			1			Ceramic Tile Floor			Water Well, 50 Feet						
		Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Deck			Treated Wood						
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			1			Garages			w/Roof (Roof portion)						
		Base Cost			1			Class: CD Exterior: Pole (Unfinished)			240						
		Common Wall: 1 Wall			1			Base Cost			175						
		Door Opener			1			Built-Ins			2,700						
		Appliance Allow.			1			Appliance Allow.			4,500						
		Unit-in-Place Cost Items			1			Unit-in-Place Cost Items			4,825						
		ROOF STRUCT. (SQ FT)			1200			ROOF STRUCT. (SQ FT)			2,548						
		Totals:			242,224			Totals:			2,295						
		<<<<< 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.
CAVERLY KRISTOPHER LEE	CAVERLY KRISTOPHER L LV T	100	04/25/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9721 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/27/2007	20070791	Complete
Owner's Name/Address	P.R.E. 77% 12/31/2012		New House	04/27/2007	20070205	Complete
CAVERLY KRISTOPHER L LV TRUST 9721 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 313,599 TCV/TFA: 132.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 21 T22N R8W LOTS 39, 40 & 41. CLAM RIVER WOODS & RAPIDS. 2012 COMBINATION 01/10/2013	X		I 200' @ 200/	175.00	222.97	0.8261	0.8641	200	100	LOT 40	24,984
	X		I 200' @ 200/	175.00	214.34	0.8261	0.8556	200	100	LOT 39	24,738
	X		A 200' @ 90/FF	79.40	1391.41	0.8261	1.3657	90	100	LOT 41	8,062
			429 Actual Front Feet, 4.29 Total Acres Total Est. Land Value =							57,784	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
HAS 4" WELL	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	Residential Local Cost Land Improvements						
			Description	Rate	Size % Good	Cash Value			
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



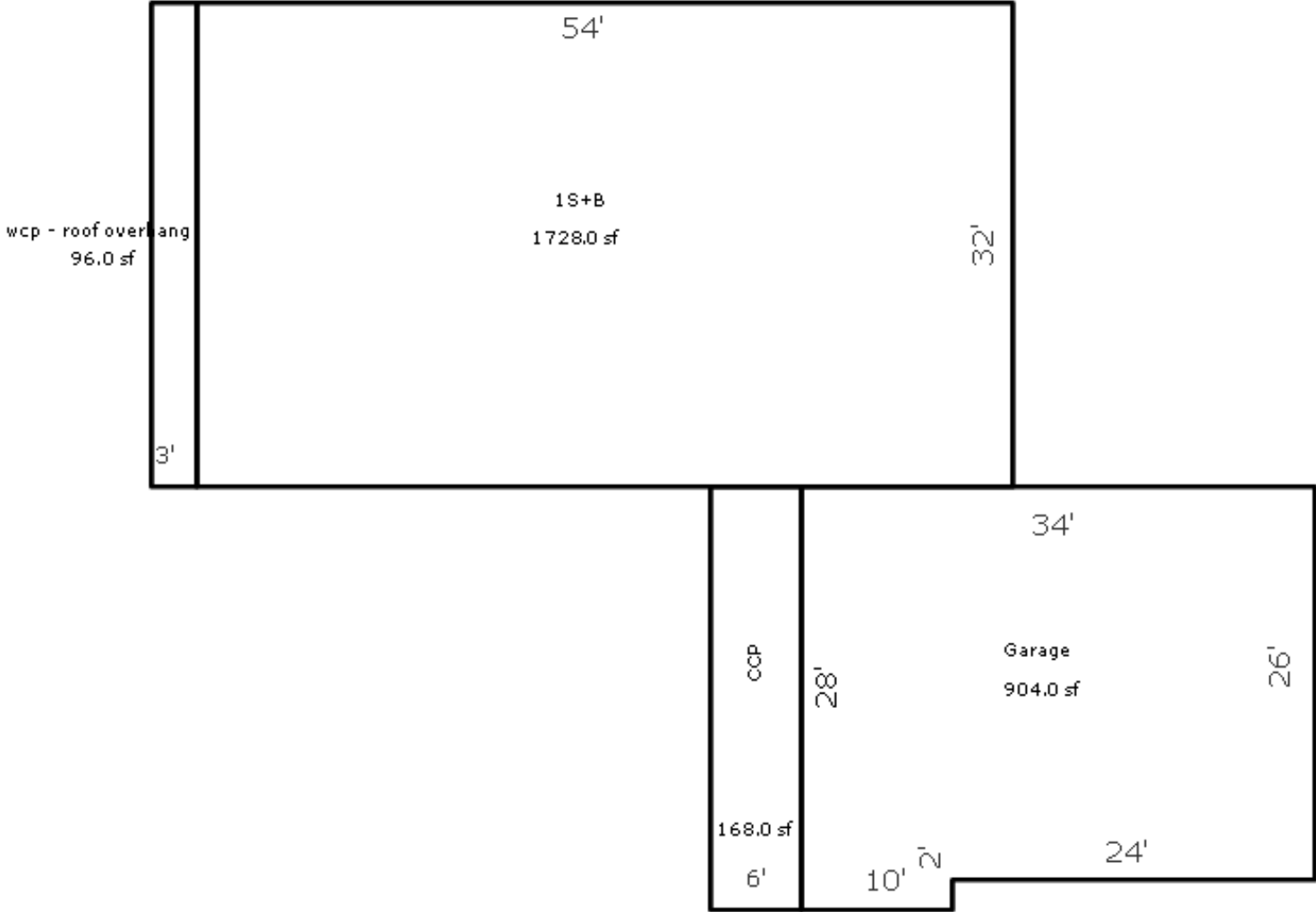
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	28,900	127,900	156,800			104,408C
2024	28,900	111,300	140,200			101,269C
2023	28,000	109,100	137,100			96,447C
2022	30,000	106,300	136,300			91,855C

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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	Type CCP (1 Story)	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: 4 Mech. Doors: 0 Area: 964 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration							
	Building Style: 1S				Ex	X	Ord	Min						
	Yr Built 0	Remodeled 2008												
	Condition: Average													
	Room List	Doors												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors												
	(1) Exterior	Kitchen: Other: Other:												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings												
	Insulation	X	Drywall											
	(2) Windows	(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1728 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X		(8) Basement												
X		Conc. Block 8 Poured Conc. Stone Treated Wood Concrete Floor												
X		(9) Basement Finish												
	(3) Roof	1000	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Gable Hip Flat													
X	Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support												
	Chimney:	Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		0 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												
		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic												
		Lump Sum Items:												
		Cost Est. for Res. Bldg: 1 Single Family 1S												
		(11) Heating System: Forced Air w/ Ducts												
		Ground Area = 1728 SF Floor Area = 1823 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1 Story Siding Basement 1,728 95												
		1 Story Siding Overhang 95												
		Total: 248,090 161,258												
		Other Additions/Adjustments												
		Recreation Room 1000 19,060 12,389												
		Basement, Outside Entrance, Below Grade 1 2,523 1,640												
		Plumbing												
		Average Fixture(s)												
		1 1,455 946												
		Water/Sewer												
		2000 Gal Septic 1 9,530 6,194												
		Water Well, 100 Feet 1 5,725 3,721												
		Porches												
		CCP (1 Story) 168 4,449 2,892												
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)												
		Base Cost 964 35,456 23,046												
		Common Wall: 1 Wall 1 -2,647 -1,721												
		Door Opener 4 2,155 1,401												
		Built-Ins												
		Appliance Allow. 1 2,727 1,773												
		Totals: 328,523 213,539												
		Notes: ON LOT 40												
		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 234,893												

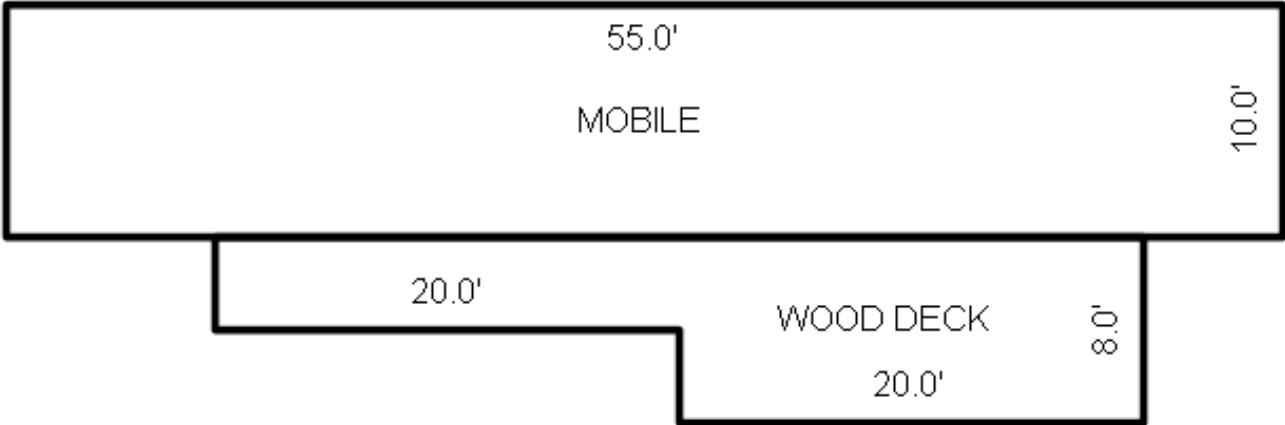
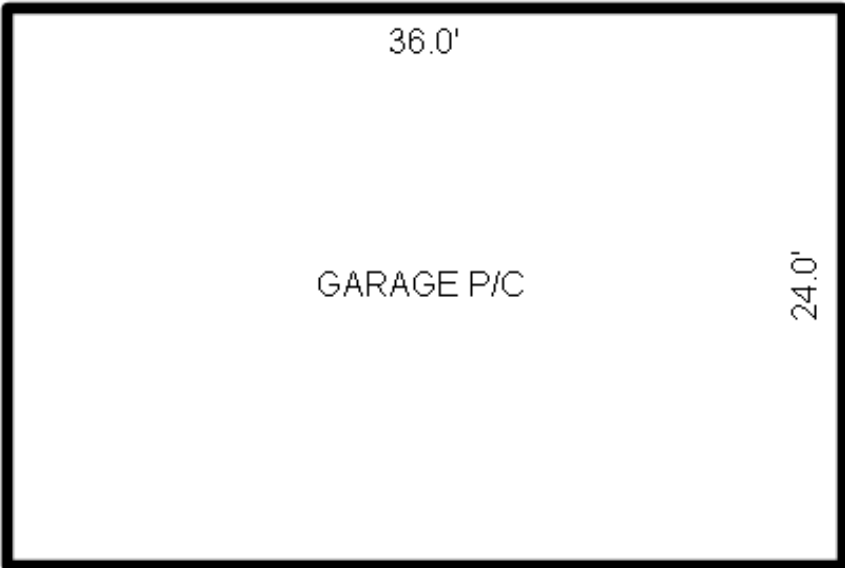
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1990 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Low Effec. Age: 30 Floor Area: Total Base New : 61,805 Total Depr Cost: 23,215 Estimated T.C.V: 18,572			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0 1990 G	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Mobile Home HUD			Cls Low		Blt 0		
Room List		Doors		Solid	X	H.C.	(12) Electric			(11) Heating System: Wall Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 550 SF Floor Area = 550 SF.							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation									Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		Average Fixture(s)			Main Home Ribbed Metal 550			Total: 32,019 11,206							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 130 1,382 484						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck Treated Wood 240 4,399 3,123 *			Garages Class: D Exterior: Pole (Unfinished) Base Cost 864 17,340 6,069			Totals: 61,805 23,215				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: ON LOT 39 ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCY: 18,572										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

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



\*\*\* 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
9811 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/16/2003					
Owner's Name/Address	MAP #:					
JONES ROGER J JR & TERESA 9811 W LOTAN ROAD LAKE CITY MI 49651	2025 Est TCV 278,544 TCV/TFA: 211.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 42 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	80.00	1085.09	25,820
Comments/Influences			80 Actual Front Feet, 1.99 Total Acres			25,820

NEW HOUSE ETC FOR 04 CORRECTED ECF FOR 05 USED 1.45 FOR 04 INSTEAD OF 1.58	X	Public Improvements	* Factors *				Cash Value
			Description	Rate	Size	% Good	
		Dirt Road	D/W/P: 4in Ren. Conc.	8.06	1200	0	0
		Gravel Road	Fencing: Wire Mesh, #9	3.74	150	0	0
		Paved Road	Residential Local Cost Land Improvements				
		Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Sidewalk	LAND IMPROVE 2500	2,500.00	1	100	2,500
		Water	Total Estimated Land Improvements True Cash Value =				2,500
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Low	2024	12,900	108,600	121,500			74,152C
		High	2023	12,900	105,200	118,100			70,621C
		Landscaped	2022	10,000	96,800	106,800			67,259C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



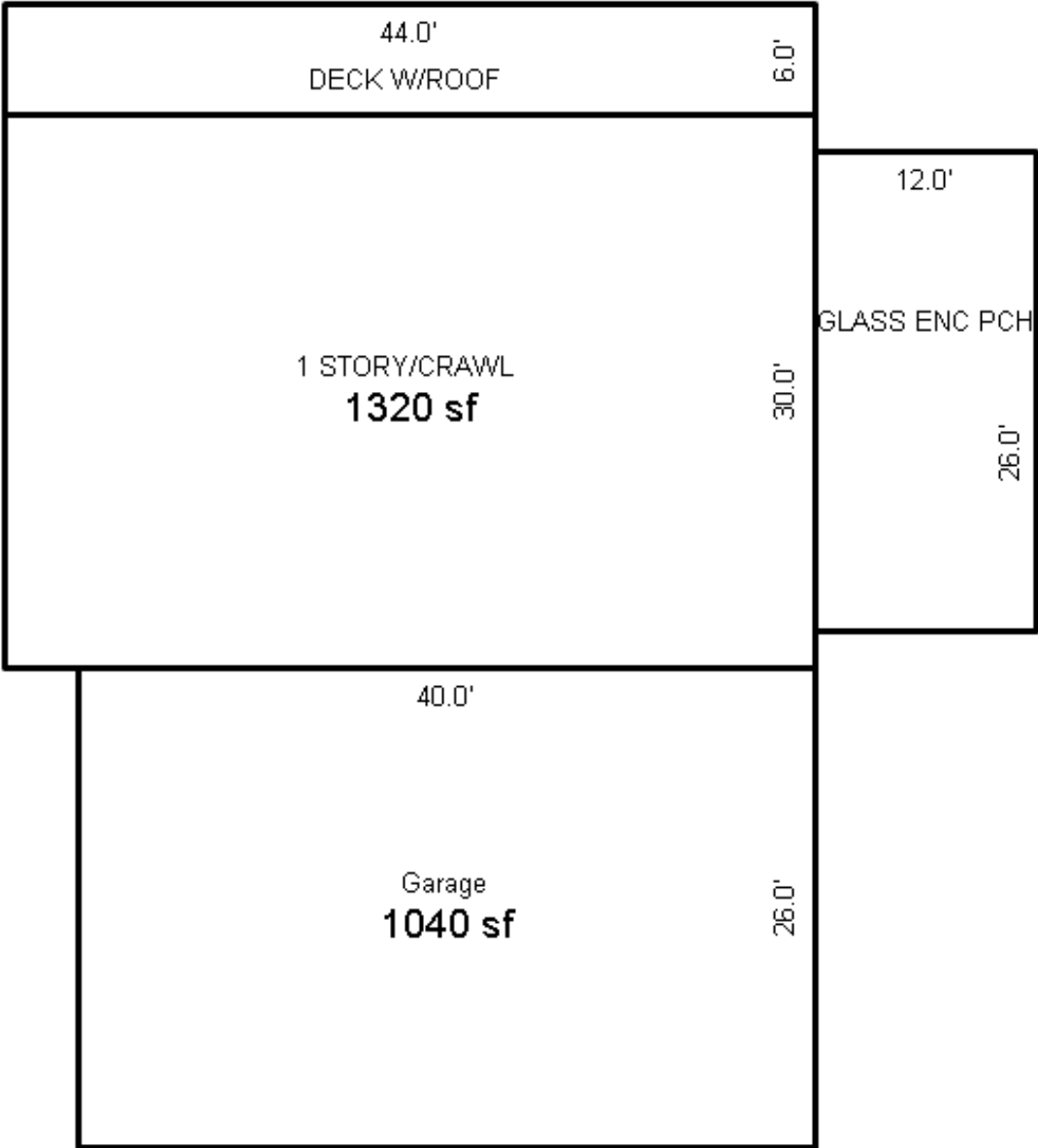
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 312 264	Type WGEP (1 Story) Pine	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1040 % 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 +10 Effec. Age: 15 Floor Area: 1,320 Total Base New : 267,607 Total Depr Cost: 227,476 Estimated T.C.V: 250,224		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 10 Blt 2003						
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min	150 Amps Service		Ground Area = 1320 SF Floor Area = 1320 SF.								
Condition: Average		Lg		X	Ord	No./Qual. of Fixtures		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Building Areas							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		150 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1 Story Siding Crawl Space 1,320								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many		X	Ave.	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: 185,144		157,383				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1320 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		Plumbing Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893 Water/Sewer 1000 Gal Septic 1 4,795 4,076 Water Well, 100 Feet 1 5,725 4,866 Porches WGEP (1 Story) 312 20,283 17,241 Deck Pine w/Roof (Deck Portion) 264 3,912 3,325 Pine w/Roof (Roof portion) 264 4,145 3,523 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 2 1,078 916 Base Cost 1040 36,410 30,948 Built-Ins Appliance Allow. 1 2,727 2,318 Totals: 267,607 227,476								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 250,224								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 250,224								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 08/16/2003								
JONES ROGER J JR & TERESA 9811 W LOTAN ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 54,917 TCV/TFA: 0.00						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
JONES ROGER J JR & TERESA 9811 W LOTAN ROAD LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 21 T22N R8W LOT 43 CLAM RIVER WOODS & RAPIDS.		Gravel Road		I 200' @ 200/	80.00	984.10	1.2574 1.2524	200 100	25,197	
Comments/Influences		X Paved Road		80 Actual Front Feet, 1.81 Total Acres					Total Est. Land Value =	25,197
SEE LOT 42 FOR HOUSE		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	693	0	0		
		X Sewer		Total Estimated Land Improvements True Cash Value =					0	
		X Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		X 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	12,600	14,900	27,500	8,630C	
		TPC 05/08/2018	INSPECTED		2024	12,600	12,700	25,300	8,371C	
		TPC 12/27/2017	INSPECTED		2023	12,600	12,700	25,300	7,973C	
		TPC 08/13/2017	INSPECTED		2022	10,000	11,600	21,600	7,594C	

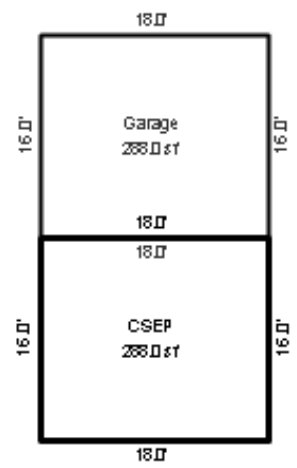
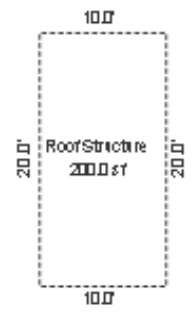


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 240 200	Type CSEP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: ? Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 33,772 Total Depr Cost: 27,018 Estimated T.C.V: 29,720								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100			Bsmnt Garage:		Carport Area: Roof:			
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cls C		Blt 2003			
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family GRG						
Room List		Doors		Solid	X	H.C.	(12) Electric			Floor Area = 0 SF		Floor Area = 0 SF.			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 33,772		Total Depr Cost: 27,018			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Estimated T.C.V: 29,720		Building Areas			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		(8) Basement		Basement Finish			Many X Ave. Few			Porches		CSEP (1 Story) 288 10,970 8,776			
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 288 15,633 12,506		
(3) Roof		(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck		w/Roof (Roof portion) 240 3,847 3,078 w/Roof (Roof portion) 200 3,322 2,658 Totals: 33,772 27,018			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 29,720				
X	Asphalt Shingle	Chimney: Brick		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.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	100	11/05/2013	QC	09-FAMILY	2013-03769	PROPERTY TRANSFER	0.0

Property Address: W LOTAN RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 06/01/1995  
 Building Permit(s): MAP #: 2025 Est TCV 23,819  
 Date: Number: Status:

Owner's Name/Address: BLOOMFIELD ROBERT J & KATHLEEN  
 9861 W LOTAN LAKE CITY MI 49651

Tax Description: . SEC 21 T22N R8W LOT 44 CLAM RIVER WOODS & RAPIDS.  
 Comments/Influences:

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

Public Improvements		* Factors *					Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
I 200' @ 200/	80.00	785.84	1.2574	1.1839	200	100	23,819
80 Actual Front Feet, 1.44 Total Acres						Total Est. Land Value =	23,819

- 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
- 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	11,900	0	11,900			3,475C
2024	11,900	0	11,900			3,371C
2023	11,900	0	11,900			3,211C
2022	10,000	0	10,000			3,059C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	0	11/05/2013	QC	21-NOT USED/OTHER	2013-03769 QD	PROPERTY TRANSFER	0.0

Property Address: 9861 W LOTAN RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 07/25/1994

Owner's Name/Address: BLOOMFIELD ROBERT J & KATHLEEN  
 9861 W LOTAN  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 314,628 TCV/TFA: 141.22

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/	80.00	599.42	1.2574	1.1064	200	100		22,260
80 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value = 22,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.49	197	81	1,036
Wood Frame	23.90	240	81	4,646
Total Estimated Land Improvements True Cash Value =				5,682

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,100	146,200	157,300			90,765C
2024	11,100	125,900	137,000			88,036C
2023	11,100	121,800	132,900			83,844C
2022	10,000	111,900	121,900			79,852C

Who: TPC 04/30/2021 INSPECTED, TPC 12/27/2017 INSPECTED

When: 2025, 2024, 2023, 2022

What: 90,765C, 88,036C, 83,844C, 79,852C

Comments/Influences: . SEC 21 T22N R8W LOT 45 CLAM RIVER WOODS & RAPIDS.

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

Comments/Influences: \*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Comments/Influences: Parcel Snapper 2022, Aerial 5/2021, 2021 Sketch File

Comments/Influences: Lake Township Roadway Plan



Comments/Influences: Parcel Snapper 2022, Aerial 5/2021, 2021 Sketch File

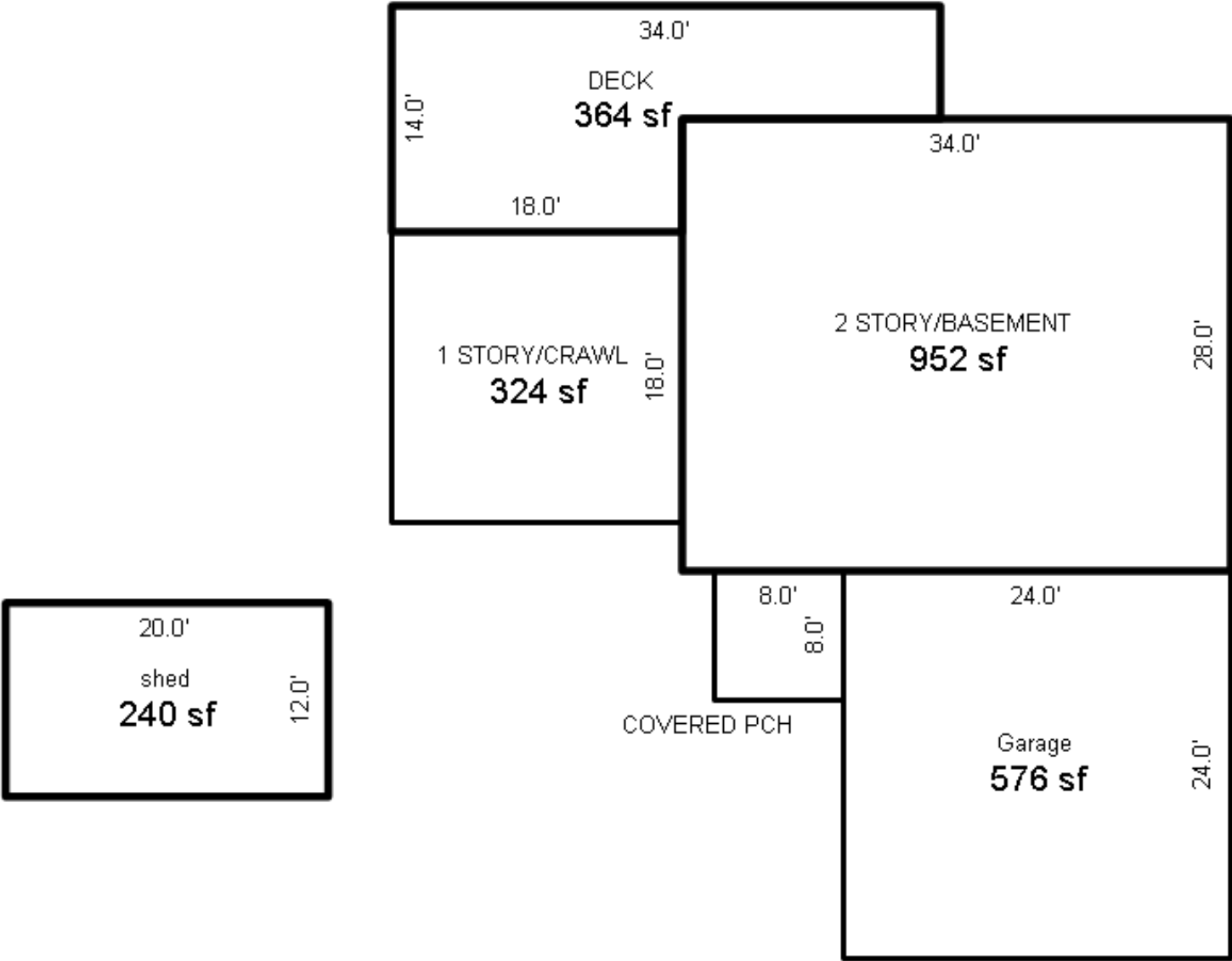
Comments/Influences: The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

Comments/Influences: \*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 380	Type WCP (1 Story) 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: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		No./Qual. of Fixtures																									
	Building Style: 2S		Ex	X	Ord		Min																																
	Yr Built 1991	Remodeled 0	Lg			X	Ord		Small																														
	Condition: Average	Doors				Solid	X	H.C.																															
	Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			(12) Electric			200 Amps Service																												
	(1) Exterior	(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 2S		Cls C 10 Blt 1991																										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.		Few	(11) Heating System: Forced Hot Water Ground Area = 1276 SF Floor Area = 2228 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>952</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>324</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>296,547</td> <td>222,416</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	952			1 Story	Siding	Crawl Space	324			Total:				296,547	222,416		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
2 Story	Siding	Basement	952																																				
1 Story	Siding	Crawl Space	324																																				
Total:				296,547	222,416																																		
	(2) Windows	(7) Excavation			Average Fixture(s)			(14) Water/Sewer			Other Additions/Adjustments																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 952 S.F. Crawl: 324 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	3 Fixture Bath	Public Water			Plumbing																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			2 Fixture Bath Softener, Auto 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																												
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Water Well			Porches																													
	(3) Roof	(9) Basement Finish			1000 Gal Septic			Ceramic Tub Alcove Vent Fan			Deck																												
X	Gable Hip Flat		Gambrel Mansard Shed	1000 Gal Septic			2000 Gal Septic			Deck																													
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:						Garages																												
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:									Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																												
													Base Cost		576		24,457		18,343																				
													Common Wall: 1 Wall		1		-2,647		-1,985																				
													Built-Ins																										
													Appliance Allow.		1		2,727		2,045																				
													Totals:		347,491		260,624																						
													Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		286,686																						

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	0	11/05/2013	QC	09-FAMILY	2013-03769	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address: BLOOMFIELD ROBERT J & KATHLEEN  
 9861 W LOTAN  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 20,871

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			I 200' @ 200/	80.00	463.25	1.2574	1.0374	200	100		20,871
80 Actual Front Feet, 0.85 Total Acres Total Est. Land Value =											20,871

Tax Description: . SEC 21 T22N R8W LOT 46 CLAM RIVER WOODS & RAPIDS.  
 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
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	10,400	0	10,400			3,475C
		TPC 04/30/2021 INSPECTED	2024	10,400	0	10,400			3,371C
		TPC 12/27/2017 INSPECTED	2023	10,400	0	10,400			3,211C
			2022	10,000	0	10,000			3,059C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEEK BRUCE & KIMBERLY	MEEK BRUCE C & KIMBERLY A	0	01/25/2022	QC	09-FAMILY	2022-00310	PROPERTY TRANSFER	0.0
MENTEL NICK & MENTEL JOYC	MEEK BRUCE & KIMBERLY	26,000	02/09/2018	WD	19-MULTI PARCEL ARM'S LE	2018-00465	PROPERTY TRANSFER	100.0
MENTEL NICK	MENTEL NICK & MENTEL JOYC	0	09/08/2016	QC	09-FAMILY	2016-02971	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9889 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		New House	04/03/2018	2018-0081	100%

Owner's Name/Address	MAP #:
MEEK BRUCE C & KIMBERLY A TRUST 9889 W LOTAN RD LAKE CITY MI 49651	2025 Est TCV 381,131 TCV/TFA: 226.59

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																								
. SEC 21 T22N R8W LOT & 47 & 48 CLAM RIVER WOODS & RAPIDS. 12/31/2018 COMBINE WITH LOT 47 FORMERLY . SEC 21 T22N R8W LOT & 48 CLAM RIVER WOODS & RAPIDS.	X		<table border="1"> <thead> <tr> <th colspan="2">Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>I 200' @ 200/</td> <td>80.00</td> <td>384.70</td> <td>1.0574</td> <td>0.9903</td> <td>200</td> <td>100</td> <td></td> <td></td> <td>16,754</td> </tr> <tr> <td>I 200' @ 200/</td> <td>80.00</td> <td>406.65</td> <td>1.0574</td> <td>1.0041</td> <td>200</td> <td>100</td> <td></td> <td></td> <td>16,988</td> </tr> <tr> <td colspan="9">160 Actual Front Feet, 1.45 Total Acres</td> <td>Total Est. Land Value = 33,742</td> </tr> </tbody> </table>	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	I 200' @ 200/	80.00	384.70	1.0574	0.9903	200	100			16,754	I 200' @ 200/	80.00	406.65	1.0574	1.0041	200	100			16,988	160 Actual Front Feet, 1.45 Total Acres									Total Est. Land Value = 33,742
Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																		
I 200' @ 200/	80.00	384.70	1.0574	0.9903	200	100			16,754																																		
I 200' @ 200/	80.00	406.65	1.0574	1.0041	200	100			16,988																																		
160 Actual Front Feet, 1.45 Total Acres									Total Est. Land Value = 33,742																																		

Comments/Influences	X Electric	Gas	Wood Frame	Residential Local Cost Land Improvements																				
12/31/2018 COMBINE WITH LOT 47 CONSTRUCTION OF HOUSE ON PARCEL LINE	X			<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>1472</td> <td>50</td> <td>5,932</td> </tr> <tr> <td>D/W/P: Flagstone/Sand</td> <td>20.71</td> <td>120</td> <td>50</td> <td>1,242</td> </tr> <tr> <td>Wood Frame</td> <td>27.60</td> <td>120</td> <td>50</td> <td>1,656</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.06	1472	50	5,932	D/W/P: Flagstone/Sand	20.71	120	50	1,242	Wood Frame	27.60	120	50	1,656
Description	Rate	Size	% Good	Cash Value																				
D/W/P: 4in Ren. Conc.	8.06	1472	50	5,932																				
D/W/P: Flagstone/Sand	20.71	120	50	1,242																				
Wood Frame	27.60	120	50	1,656																				

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,900	173,700	190,600			160,966C
2024	16,900	150,000	166,900			156,127C
2023	16,900	147,400	164,300			148,693C
2022	20,000	137,100	157,100			141,613C



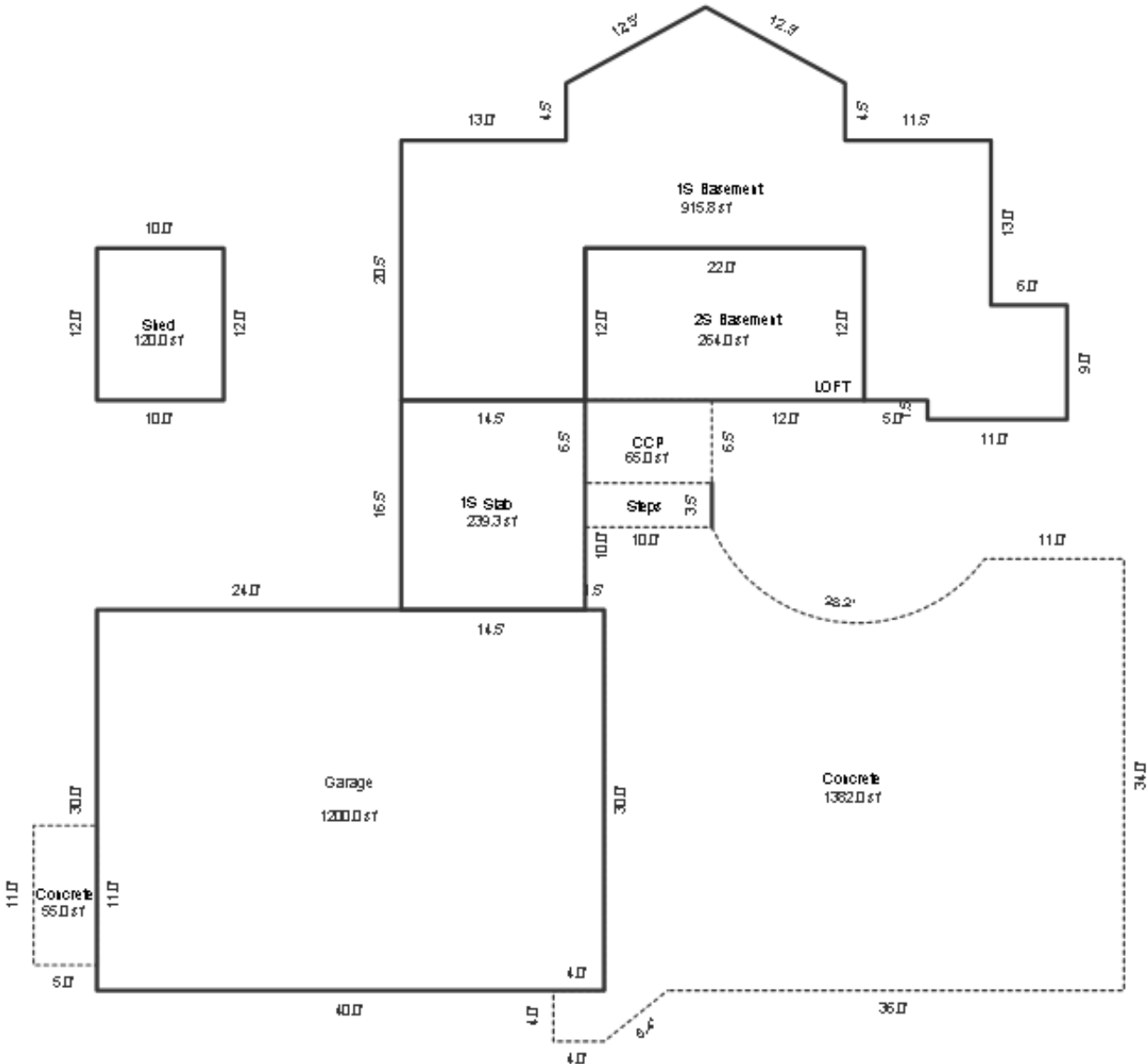
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 65	Type CCP (1 Story)	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 5 Floor Area: 1,682 Total Base New : 319,175 Total Depr Cost: 303,235 Estimated T.C.V: 333,559			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Average		Lg	Ord	Small														
Room List		Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 2019								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Ground Area = 1418 SF Floor Area = 1682 SF.								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas								
Insulation				Many Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
(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 Story Siding Basement 915 2 Story Siding Basement 264 1 Story Siding Slab 239			Total: 250,593 238,082								
Many Avg. Few	Large Avg. Small	Basement: 1179 S.F. Crawl: 0 S.F. Slab: 239 S.F. Height to Joists: 0.0					Other Additions/Adjustments			Exterior								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					Exterior			Brick Veneer 96 1,626 1,545 Basement, Outside Entrance, Above Grade 2 3,687 3,503								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Plumbing			Average Fixture(s) 1 1,455 1,382 3 Fixture Bath 1 4,580 4,351								
X Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish			Water/Sewer			Water/Sewer 2000 Gal Septic Water Well, 50 Feet								
X Asphalt Shingle		(10) Floor Support					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CCP (1 Story) 65 1,885 1,791								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Porches			Garages								
							1 2,727 2,591			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Local Cost Items			Common Wall: 1 Wall 1 -2,647 -2,515 Door Opener 2 1,078 1,024 Base Cost 1200 42,012 39,911								

\*\*\* 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.
JUN AMY MINNICK	ATWOOD ANDY J	69,900	08/15/2019	WD	03-ARM'S LENGTH	2019-02585	PROPERTY TRANSFER	100.0
HOFFER ET AL	JUN AMY MINNICK	0	04/01/2019	OTH	06-COURT JUDGEMENT	2019-00862	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9909 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/31/2019	2019-0631	100%

Owner's Name/Address	MAP #:	2025 Est TCV 135,563 TCV/TFA: 180.75
ATWOOD ANDY J 9909 W LOTAN RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 21 T22N R8W LOT 49 CLAM RIVER WOODS & RAPIDS.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value I 200' @ 200/ 100.00 335.98 1.1892 0.9573 200 100 22,769 100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 22,769

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	11,400	56,400	67,800			53,338C
2024	11,400	48,400	59,800			51,735C
2023	11,400	46,900	58,300			49,272C
2022	10,000	43,100	53,100			46,926C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	10/30/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 96 WSEP (1 Story) 120 WGEP (1 Story) 252 Treated Wood 75 Treated Wood	Type	Year Built: 2019 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 750 Total Base New : 146,489 Total Depr Cost: 102,540 Estimated T.C.V: 112,794			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Wall Heat Ground Area = 600 SF Floor Area = 750 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls CD		Blt 1991			
Yr Built 1991	Remodeled 0	Ex	Ord		X	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size 1.25 Story Siding Crawl Space 600		Cost New		Depr. Cost		
Condition: Average		Trim & Decoration			200 Amps Service			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:		83,961		58,772	
Room List		Doors	Solid	X	H.C.	(12) Electric			Plumbing			Porches				
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Water/Sewer			Deck			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Built-Ins			Fireplaces			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.	Few	Appliance Allow.			Garages			
(2) Windows		(8) Basement		1			1			Wood Stove			Class: CD Exterior: Pole (Unfinished)			
	Many Avg. X Few	Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			1			1000 Gal Septic 2000 Gal Septic			Base Cost		1200 25,548 17,884	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			1			Notes:			Totals:		146,489 102,540	
(3) Roof		(10) Floor Support		Lump Sum Items:			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:			112,794			
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												
X	Asphalt Shingle	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.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	09-FAMILY	2013-00264	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 23,003					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	350.00	1.1892	0.9672	200	100		23,003
100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =			23,003

Tax Description  
 . SEC 21 T22N R8W LOT 50 CLAM RIVER WOODS & RAPIDS.  
 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
  - High
  - Landscaped
  - 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
			2025	11,500	0	11,500			7,697C
		TPC 04/30/2021 INSPECTED	2024	11,500	0	11,500			7,466C
		TPC 12/27/2017 INSPECTED	2023	11,500	0	11,500			7,111C
		TPC 10/04/2011 INSPECTED	2022	10,000	0	10,000			6,773C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	09-FAMILY	2013-0264	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9941 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	07/26/2012	2012-0340	100%
Owner's Name/Address	P.R.E. 0%					
METCALF HARRY M & SHERRY L 133 COLONIAL ST SW PORT CHARLOTTE FL 33952	MAP #:					
	2025 Est TCV 58,712 TCV/TFA: 69.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 51 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	103.00	450.65	1.1805	1.0303	200	100	25,053
Comments/Influences			103 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 25,053							

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size	% Good	
	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.				
		Total Estimated Land Improvements True Cash Value =				3,569

Topography of Site	X	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Level	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						

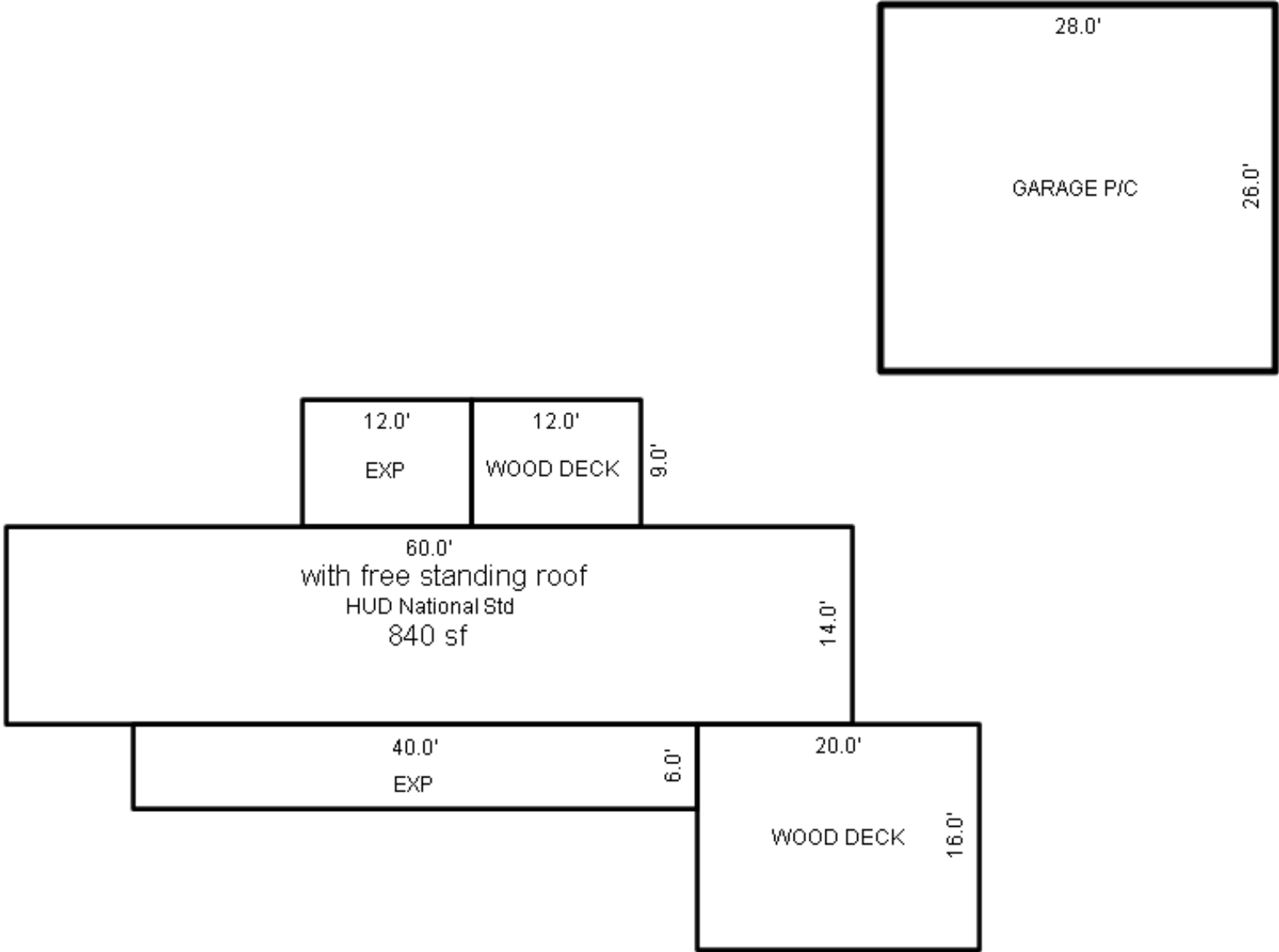


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,500	16,900	29,400			18,223C
2024	12,500	17,100	29,600			17,676C
2023	12,500	18,400	30,900			16,835C
2022	10,000	15,200	25,200			16,034C

\*\*\* 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.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	09-FAMILY	2013-00264 QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 22,450					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	317.51	1.1892	0.9439	200	100		22,450
100 Actual Front Feet, 0.73 Total Acres					Total Est. Land Value =			22,450

Tax Description  
 . SEC 21 T22N R8W LOT 52 CLAM RIVER WOODS & RAPIDS.  
 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
  - High
  - Landscaped
  - Swamp
  - Wooded
  - Pond
  - X Waterfront
  - Ravine
  - Wetland
  - Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	11,200	0	11,200			7,697C
		TPC 04/30/2021 INSPECTED	2024	11,200	0	11,200			7,466C
		TPC 12/27/2017 INSPECTED	2023	11,200	0	11,200			7,111C
			2022	10,000	0	10,000			6,773C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESTRADA CAROLYN	ESTRADA CAROLYN	0	11/03/2022	QC	09-FAMILY	2022-03468	DEED	0.0
ESTRADA CAROLYN K	ESTRADA CAROLYN K	1	06/12/2018	QC	09-FAMILY	2018-01942	PROPERTY TRANSFER	0.0
ESTRADA STANLEY F & CAROL	ESTRADA CAROLYN K	0	05/15/2017	QC	09-FAMILY	2018-00020	PROPERTY TRANSFER	0.0

Property Address: 3747 S LACHANCE RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

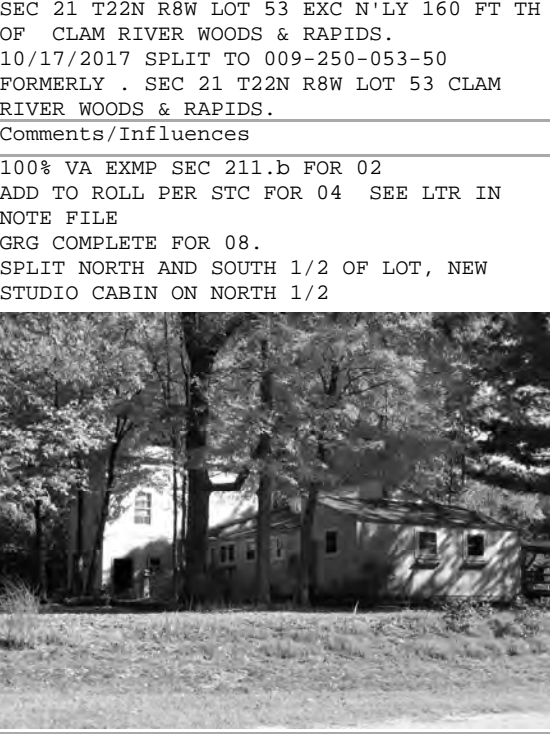
School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/01/1995

Owner's Name/Address: MAP #:

ESTRADA CAROLYN 9991 LOTAN RD LAKE CITY MI 49651  
 2025 Est TCV 165,190 TCV/TFA: 191.19

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

Tax Description: SEC 21 T22N R8W LOT 53 EXC N'LY 160 FT TH OF CLAM RIVER WOODS & RAPIDS. 10/17/2017 SPLIT TO 009-250-053-50 FORMERLY . SEC 21 T22N R8W LOT 53 CLAM RIVER WOODS & RAPIDS.  
 Comments/Influences: 100% VA EXMP SEC 211.b FOR 02 ADD TO ROLL PER STC FOR 04 SEE LTR IN NOTE FILE GRG COMPLETE FOR 08. SPLIT NORTH AND SOUTH 1/2 OF LOT, NEW STUDIO CABIN ON NORTH 1/2



Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 I 200' @ 200/ 90.00 211.13 1.2209 0.8524 200 100 18,732  
 90 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 18,732

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

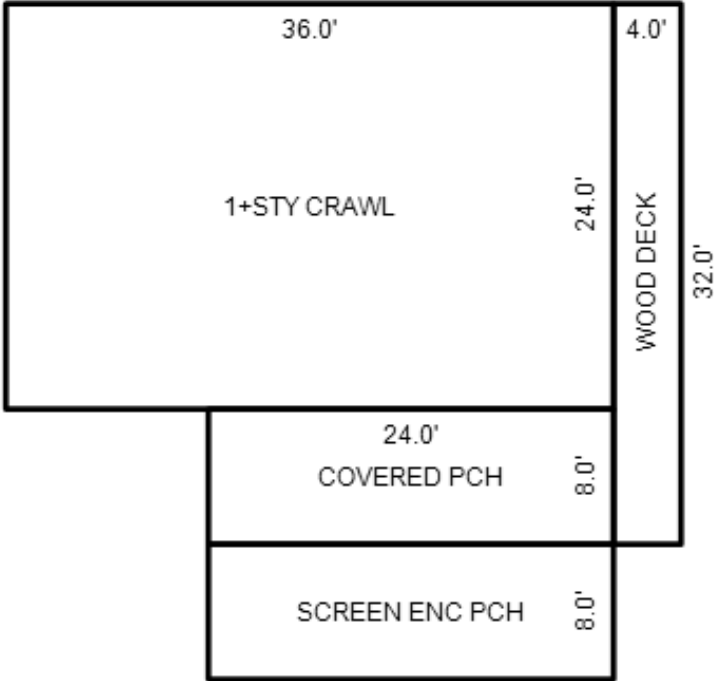
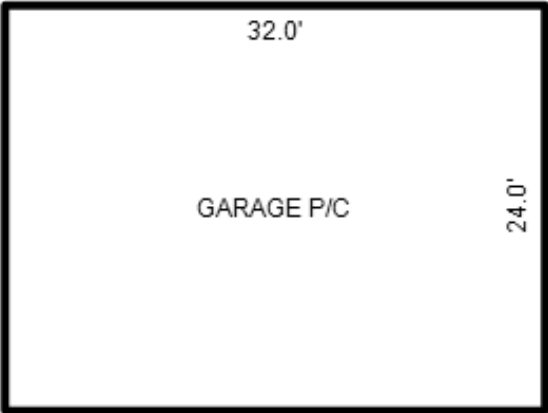
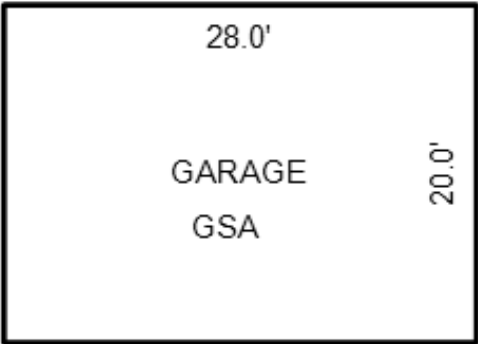
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	9,400	73,200	82,600			51,214C
2024	9,400	62,800	72,200		72,200A	49,675C
2023	9,400	60,800	70,200	0M		0
2022	10,000	55,900	65,900	0M		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 192 WCP (1 Story) 192 WSEP (1 Story) 128 Treated Wood		Year Built: 1977 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 864 Total Base New : 204,822 Total Depr Cost: 133,144 Estimated T.C.V: 146,458					Bsmnt Garage:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100					Roof:			
Yr Built 1977	Remodeled 0		Ex		Ord	X	Min	Size of Closets									
Condition: Average			Lg		Ord	X	Small	No./Qual. of Fixtures									
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls C 5 Blt 1977		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Building Areas							
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets			1 Story Siding Crawl Space							
	Insulation	X	Tile	X Many Ave. Few			(13) Plumbing			Total: 121,220 78,801							
(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			(14) Water/Sewer			Other Additions/Adjustments							
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Lump Sum Items:			Average Fixture(s)			Water/Sewer							
X	Horiz. Slide Casement		Conc. Block Poured Conc. Stone	1 1000 Gal Septic 1 2000 Gal Septic			Solar Water Heat			Porches							
X	Double Glass Patio Doors		Treated Wood Concrete Floor	Lump Sum Items:			No Plumbing			Deck							
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood							
(3) Roof		(10) Floor Support		Lump Sum Items:			Water Well, 50 Feet			Garages							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Water Well, 50 Feet			Class: C Exterior: Pole (Unfinished) Base Cost 768 20,221 13,144 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 21,521 13,989 Storage Over Garage 560 6,754 4,390 Door Opener 1 478 311							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Built-Ins							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Appliance Allow.							
<<<<< 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.
ESTRADA CAROLYN	ESTRADA CAROLYN	0	11/03/2022	QC	09-FAMILY	2022-03467	DEED	0.0
ESTRADA CAROLYN K	ESTRADA CAROLYN K	0	06/12/2018	QC	09-FAMILY	2018-01941	PROPERTY TRANSFER	0.0
ESTRADA STANLEY F & CAROL	ESTRADA CAROLYN K	0	05/15/2017	QC	09-FAMILY	2018-00020	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9991 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Addition	08/23/2016	2016-0390	100%
Owner's Name/Address	P.R.E. 0%		SEWER	07/21/2016	5703-420	Complete
ESTRADA CAROLYN 9991 LOTAN RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 131,368 TCV/TFA: 171.05					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 21 T22N R8W N'LY 160 FT OF LOT 53 CLAM RIVER WOODS & RAPIDS. 10/17/2017 SPLIT FROM 009-250-053-00 Comments/Influences			A 200' @ 90/FF	90.00	160.00	1.2209	0.7953	90	100	7,865
			90 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 7,865							

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			
														Description	Rate	Size	% Good
														19.53	192	94	3,525
														Total Estimated Land Improvements True Cash Value =			3,525

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

													2024	5,000	53,200	58,200			47,956C
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													2023	3,500	51,500	55,000			45,673C
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													2022	3,000	47,300	50,300			43,499C
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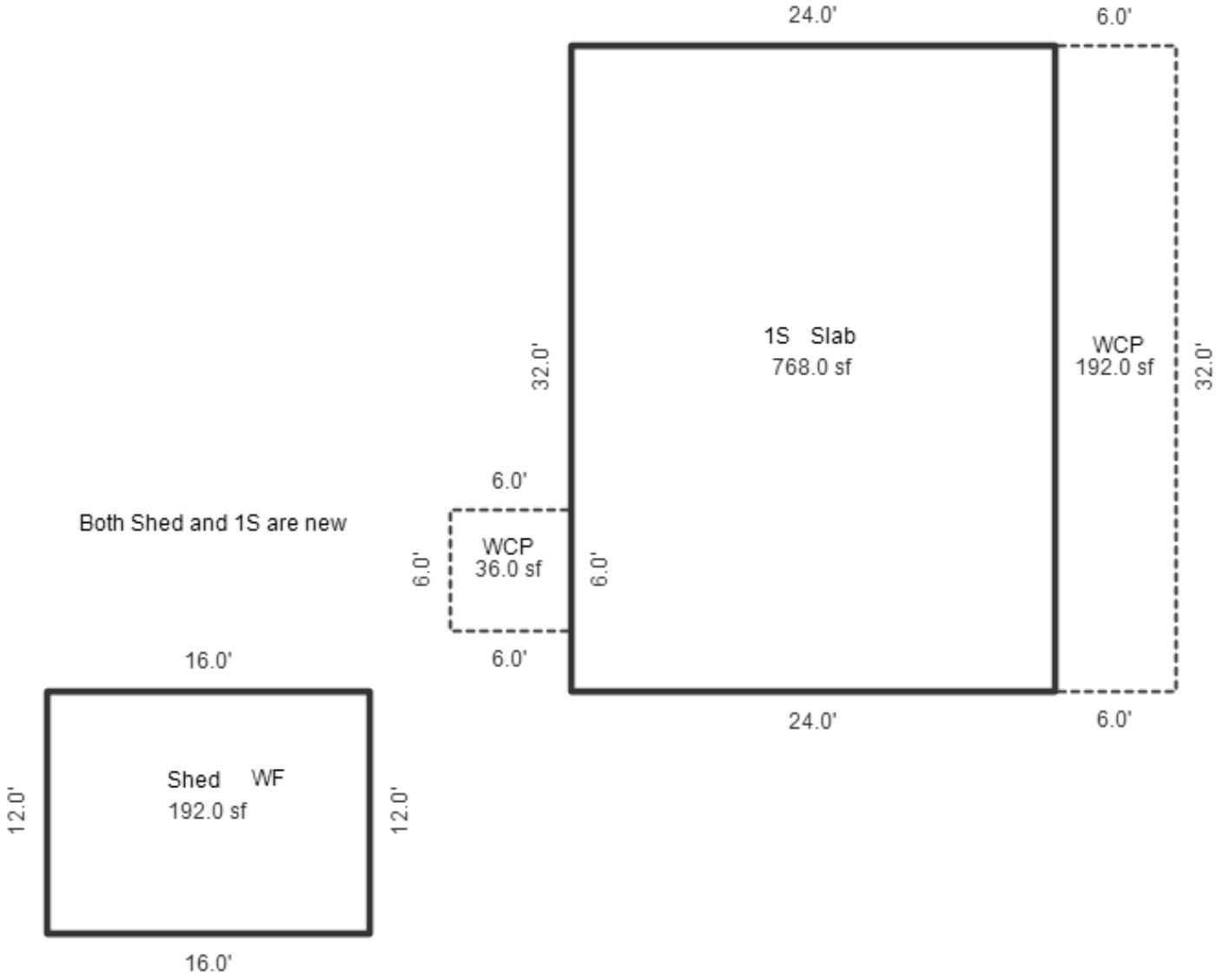
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/05/2017	INSPECTED	2024	5,000	53,200	58,200			47,956C
TPC	10/17/2017	INSPECTED	2023	3,500	51,500	55,000			45,673C
			2022	3,000	47,300	50,300			43,499C

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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 192 36 192	Type WCP (1 Story) WCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	192	WCP (1 Story)	192	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:	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home																	0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 5 Floor Area: 768 Total Base New : 114,813 Total Depr Cost: 109,071 Estimated T.C.V: 119,978
Town Home		Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family LOG	Cls C	Blt 2017	(11) Heating System: Wall/Floor Furnace	Ground Area = 768 SF	Floor Area = 768 SF.	Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
Duplex	0																							Ex	Ord
A-Frame		(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Water/Sewer			Porches			Deck					
Wood Frame		Kitchens: Other: Other:			No. of Elec. Outlets			Average Fixture(s)			1000 Gal Septic			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Building Style: LOG		Trim & Decoration			No. of Elec. Outlets			3 Fixture Bath			Solar Water Heat			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Yr Built		Size of Closets			No. of Elec. Outlets			2 Fixture Bath			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Remodeled		Lg			Ord			Softener, Auto			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
2017		Small			Softener, Manual			Extra Toilet			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
0		Doors			Extra Sink			Separate Shower			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Condition: Average		Solid			Ceramic Tile Floor			Ceramic Tile Floor			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Room List		H.C.			Ceramic Tile Wains			Ceramic Tile Floor			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Basement		(6) Ceilings			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
1st Floor		No. of Elec. Outlets			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
2nd Floor		Many			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Bedrooms		Ave.			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
(1) Exterior		Few			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Wood/Shingle		(7) Excavation			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Aluminum/Vinyl		Basement: 0 S.F.			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Brick		Crawl: 0 S.F.			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Insulation		Slab: 768 S.F.			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
(2) Windows		Height to Joists: 0.0			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Many		(8) Basement			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Avg.		Conc. Block			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Few		Poured Conc.			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Large		Stone			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Avg.		Treated Wood			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Small		Concrete Floor			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Wood Sash		(9) Basement Finish			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Metal Sash		Recreation SF			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Vinyl Sash		Living SF			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Double Hung		Walkout Doors (B)			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Horiz. Slide		No Floor SF			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Casement		Walkout Doors (A)			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Double Glass		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Patio Doors		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Storms & Screens		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
(3) Roof		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Gable		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Hip		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Flat		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Asphalt Shingle		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
Chimney:		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Sewer			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Water Well			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		1000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		2000 Gal Septic			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Lump Sum Items:			Vent Fan			Ceramic Tub Alcove			No Plumbing			WCP (1 Story)			WCP (1 Story)			w/Roof (Roof portion)			Totals:		
		Public Water			Vent Fan			Ceramic Tub Alcove			No Plumbing														



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01829	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSK	1	02/13/2015	QC	21-NOT USED/OTHER	2015-00648	DEED	0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	AFF	07-DEATH CERTIFICATE	2007/3136	DEED	0.0

Property Address: W CLAM RIVER DR  
 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: ZEMANSKI MARTIN D  
 22886 WARNER  
 FARMINGTON MI 48336

2025 Est TCV 25,929

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/ 90.00 557.89 1.2209 1.0867 200 100 23,883  
 90 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 23,883

Tax Description: . SEC 21 T22N R8W LOT 54 CLAM RIVER WOODS & RAPIDS.

Comments/Influences: Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Fencing: Wd, Split, 2 Rail 14.41 200 71 2,046  
 Total Estimated Land Improvements True Cash Value = 2,046

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,900	1,100	13,000			3,895C
2024	11,900	1,100	13,000			3,778C
2023	11,900	1,000	12,900			3,599C
2022	10,000	900	10,900			3,428C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 10/04/2011 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01830	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	21-NOT USED/OTHER	2015-00647	DEED	0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	OTH	21-NOT USED/OTHER	2007/3136	DEED	0.0

Property Address: 9970 W CLAM RIVER DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 Owner's Name/Address: ZEMANSKI MARTIN D  
 22886 WARNER FARMINGTON MI 48336  
 MAP #: 2025 Est TCV 68,788 TCV/TFA: 49.99

Owner's Name/Address	MAP #:	2025 Est TCV 68,788 TCV/TFA: 49.99
X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road		I 200' @ 200/	100.00	560.83	1.1892	1.0882	200	100		25,881
X Gravel Road		100 Actual Front Feet, 1.29 Total Acres							Total Est. Land Value =	25,881

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Wood Frame		45.14	60	56	1,516
Total Estimated Land Improvements True Cash Value =					1,516

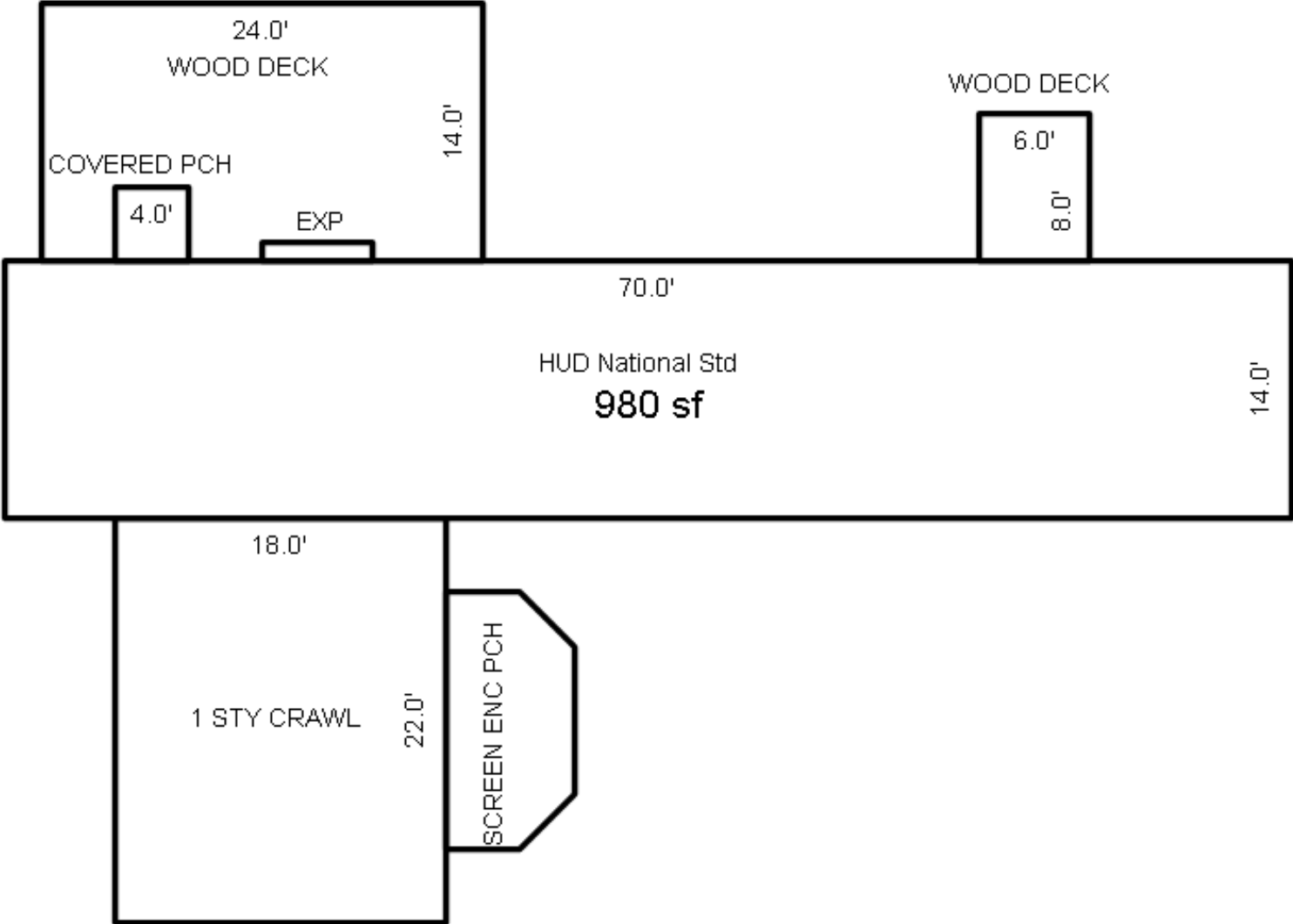
Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
X												
X												
X												
X												



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,900	21,500	34,400			21,835C
2024	12,900	21,800	34,700			21,179C
2023	12,900	23,700	36,600			20,171C
2022	10,000	19,500	29,500			19,211C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01830	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	21-NOT USED/OTHER	2015-00647	DEED	0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	OTH	21-NOT USED/OTHER	2007/3136	DEED	0.0

Property Address: 9940 W CLAM RIVER DR  
 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: ZEMANSKI MARTIN D  
 22886 WARNER  
 FARMINGTON MI 48336  
 2025 Est TCV 69,945 TCV/TFA: 186.52

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			I 200' @ 200/	100.00	444.75	1.1892	1.0269	200	100		24,423
			100 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	24,423

Tax Description: . SEC 21 T22N R8W LOT 56 CLAM RIVER WOODS & RAPIDS.

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

Topography of Site

X Level  
 X Rolling  
 X 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

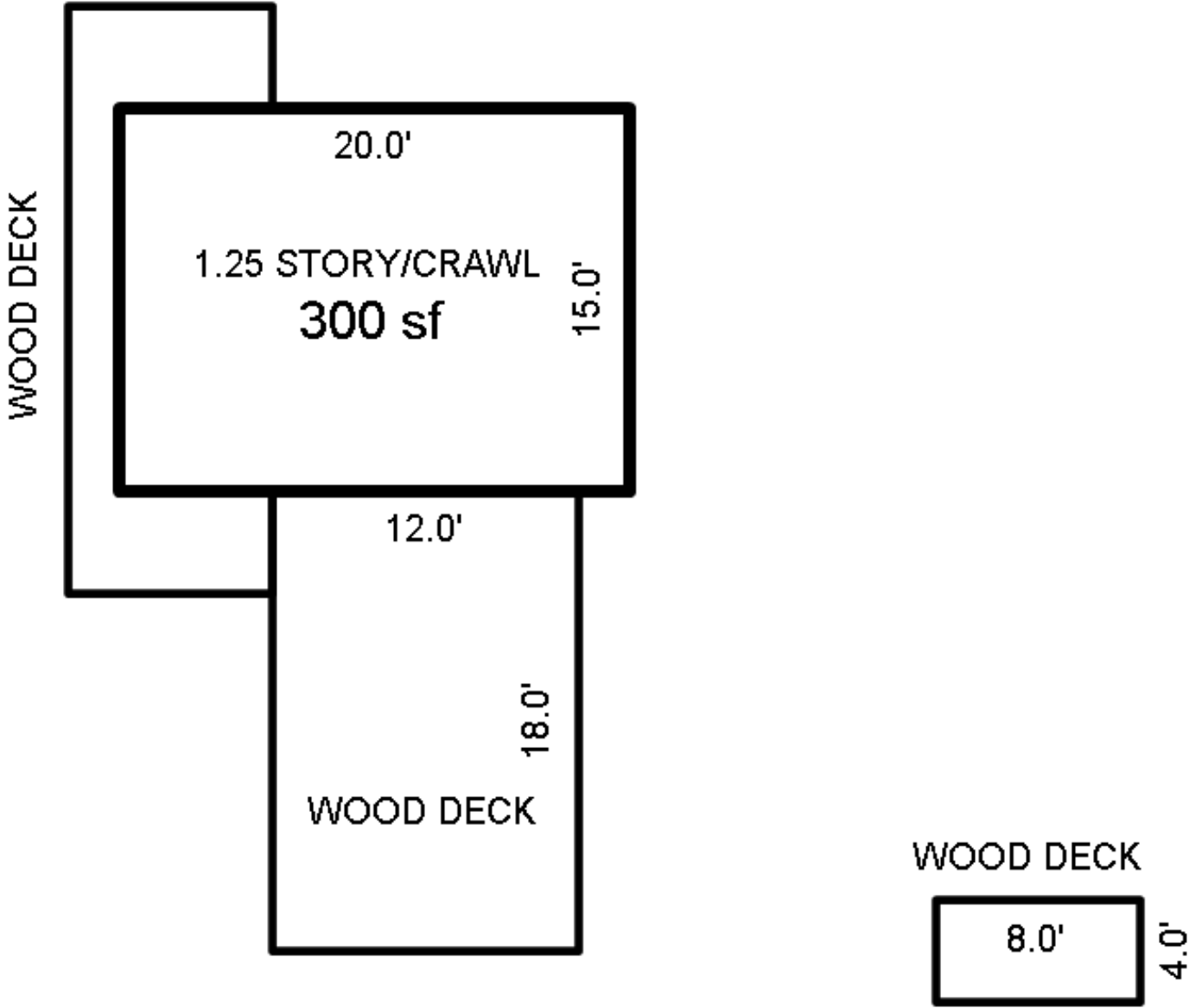
Who	When	What	2025	12,200	22,800	35,000			17,898C
		TPC 04/30/2021 INSPECTED	2024	12,200	19,500	31,700			17,360C
		TPC 12/27/2017 INSPECTED	2023	12,200	18,900	31,100			16,534C
			2022	10,000	17,400	27,400			15,747C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	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 216 32 78	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	(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				Class: D Effec. Age: 20 Floor Area: 375 Total Base New : 51,732 Total Depr Cost: 41,383 Estimated T.C.V: 45,522								
Building Style: 1.25S		X	Drywall Paneled		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1992			Plaster Wood T&G	X	Central Air Wood Furnace												
Remodeled 0			Trim & Decoration		(12) Electric												
Condition: Average		Ex	Ord	X	200 Amps Service												
Room List		Lg	Ord	X	No./Qual. of Fixtures												
	Basement 1st Floor 2nd Floor Bedrooms		Solid	X	Ex. Ord. X Min												
(1) Exterior			H.C.		No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		Many Ave. X Few												
	Insulation		Kitchen: Other: Other:		(13) Plumbing												
(2) Windows			Basement: 0 S.F. Crawl: 300 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												
X	Many Avg. Few	X	(6) Ceilings		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	Large Avg. Small		(7) Excavation		Water/Sewer												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Lump Sum Items:												
(3) Roof			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	X	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 45,522												
X	Asphalt Shingle		Gambrel Mansard Shed		Totals: 38,767 31,012												
	Chimney: Metal		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Totals: 51,732 41,383												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01828	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	09-FAMILY	2015-02367	DEED	0.0
PHELPS DOMINIC L & CLARK	CLARK CHARLES E	0	04/27/2005	QC	21-NOT USED/OTHER	05-0/1798	DEED	0.0

Property Address: W CLAM RIVER 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: ZEMANSKI MARTIN D  
 22886 WARNER FARMINGTON MI 48336  
 2025 Est TCV 22,832

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

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

I 200' @ 200/ 100.00 339.70 1.1892 0.9600 200 100 22,832  
 100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 22,832

Tax Description: . SEC 21 T22( R8W LOT 57 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

X Dirt Road  
 X Gravel Road  
 Paved Road  
 Storm Sewer  
 Sidewalk  
 Water  
 Sewer

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

Topography of Site

X Level  
 X Rolling  
 X Low  
 High  
 Landscaped  
 Swamp  
 Wooded  
 Pond

X Waterfront  
 Ravine  
 Wetland  
 Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,400	0	11,400			3,475C
2024	11,400	0	11,400			3,371C
2023	11,400	0	11,400			3,211C
2022	10,000	0	10,000			3,059C

Who When What

TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 10/04/2011 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZEMANSKI MARTIN D	ZEMANSKI MARTIN D	0	06/29/2023	QC	09-FAMILY	2023-01828	PROPERTY TRANSFER	0.0
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	AFF	07-DEATH CERTIFICATE	2015-02552	DEED	0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSKI	1	02/13/2015	QC	09-FAMILY	2015-02367	DEED	0.0
PHELPS DOMINIC L & CLARK	CLARK CHARLES E	0	04/27/2005	QC	21-NOT USED/OTHER	05-0/1798	DEED	0.0

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

W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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ZEMANSKI MARTIN D 22886 WARNER FARMINGTON MI 48336	2025 Est TCV 22,300					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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	Public Improvements			* Factors *		
--	---------------------	--	--	-------------	--	--

				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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				I 200' @ 200/	100.00	309.10	1.1892	0.9376	200	100	22,300
--	--	--	--	---------------	--------	--------	--------	--------	-----	-----	--------

				100 Actual Front Feet, 0.71 Total Acres			Total Est. Land Value =	22,300
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Tax Description	X	Dirt Road									
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. SEC 21 T22N R8W LOT 58 CLAM RIVER WOODS & RAPIDS.		X	Gravel Road								
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Comments/Influences			Paved Road								
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			Storm Sewer								
--	--	--	-------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

	X	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	11,200	0	11,200		3,475C
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			TPC 04/30/2021	INSPECTED		2024	11,200	0	11,200		3,371C
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			TPC 12/27/2017	INSPECTED		2023	11,200	0	11,200		3,211C
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			TPC 10/04/2011	INSPECTED		2022	10,000	0	10,000		3,059C
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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.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	03-ARM'S LENGTH	2013-04213 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/29/2015	2015-0474	100%

Owner's Name/Address	MAP #:	2025 Est TCV 60,268 TCV/TFA: 0.00
JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651		

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 21 T22N R8W LOT 59 CLAM RIVER WOODS & RAPIDS.	X		* Factors *						
Comments/Influences	X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			I 200' @ 200/	100.00	301.91	1.1892	0.9321	200 100	22,169
			100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =						22,169

Comments/Influences



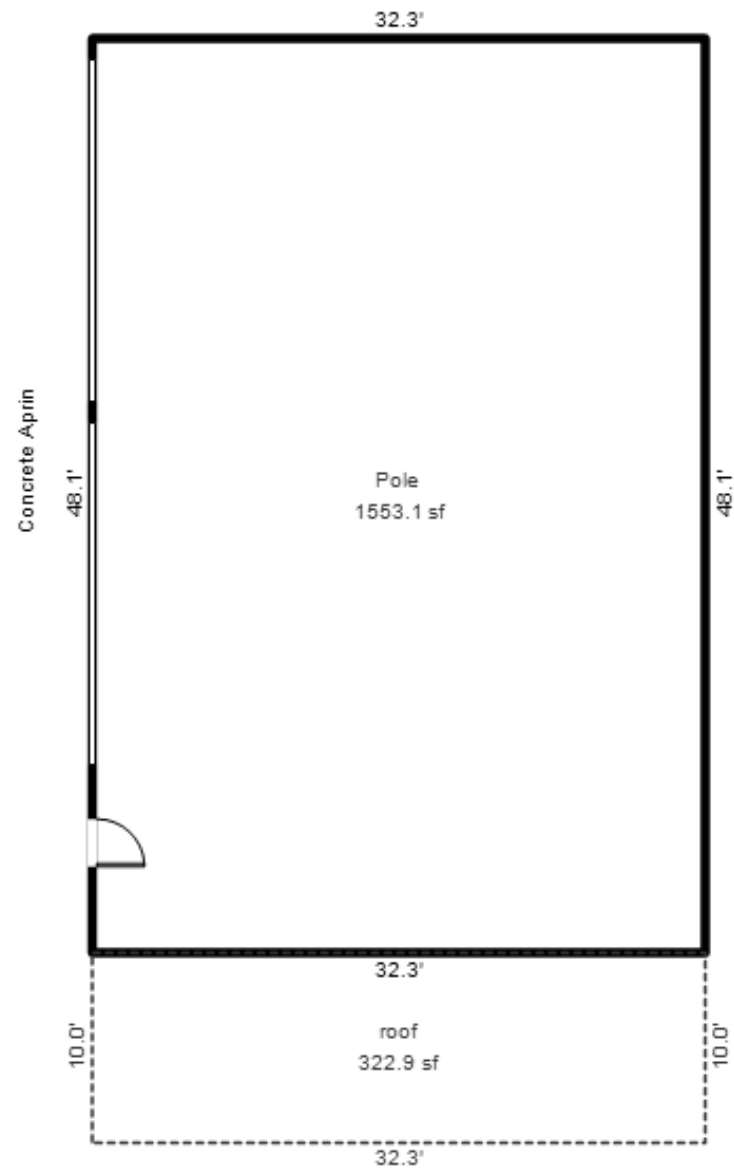
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Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2025	11,100	19,000	30,100			21,136C
X Gravel Road	2024	11,100	16,300	27,400			20,501C
X Paved Road	2023	11,100	15,800	26,900			19,525C
X Storm Sewer	2022	10,000	14,600	24,600			18,596C
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							
Who	When	What					
TPC	04/30/2021	INSPECTED					
TPC	12/27/2017	INSPECTED					
TPC	01/03/2014	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 322	Type Roof Cover Onl	Year Built: 2015 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: 1553 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C +5 Effec. Age: 7 Floor Area: 0 Total Base New : 37,241 Total Depr Cost: 34,635 Estimated T.C.V: 38,099
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C 5 Blt 2015		
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=93/100/100/100/93				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2015		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		(5) Floors			No. of Elec. Outlets			3 Fixture Bath		Deck		w/Roof (Roof portion)		Garages	
Room List		(6) Ceilings			No. of Elec. Outlets			Softener, Auto		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost	
Basement		(7) Excavation			No. of Elec. Outlets			Extra Toilet		Class: C Exterior: Pole (Unfinished)		Base Cost		Notes:	
1st Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			Extra Sink		Class: C Exterior: Pole (Unfinished)		Base Cost		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 38,099	
2nd Floor		(8) Basement			Many Ave. Few			Separate Shower		Class: C Exterior: Pole (Unfinished)		Base Cost			
Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many Ave. Few			Ceramic Tile Floor		Class: C Exterior: Pole (Unfinished)		Base Cost			
(1) Exterior		(9) Basement Finish			Many Ave. Few			Ceramic Tile Wains		Class: C Exterior: Pole (Unfinished)		Base Cost			
Wood/Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			Ceramic Tub Alcove		Class: C Exterior: Pole (Unfinished)		Base Cost			
Aluminum/Vinyl		(10) Floor Support			Many Ave. Few			Vent Fan		Class: C Exterior: Pole (Unfinished)		Base Cost			
Brick		Joists: Unsupported Len: Cntr.Sup:			Many Ave. Few			Lump Sum Items:		Class: C Exterior: Pole (Unfinished)		Base Cost			
Insulation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
(2) Windows		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Many Avg. Few		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Large Avg. Small		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Wood Sash		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Metal Sash		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Vinyl Sash		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Double Hung		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Horiz. Slide		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Casement		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Double Glass		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Patio Doors		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Storms & Screens		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
(3) Roof		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Gable		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Hip		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Flat		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Asphalt Shingle		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			
Chimney:		Lump Sum Items:			Many Ave. Few					Class: C Exterior: Pole (Unfinished)		Base Cost			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	03-ARM'S LENGTH	2013-04213 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9888 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 45,902 TCV/TFA: 50.44					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 21 T22N R8W LOT 60 CLAM RIVER WOODS & RAPIDS.	X		I 200' @ 200/	100.00	301.60	1.1892	0.9318	200	100	22,163
Comments/Influences			100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		22,163

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
		Wood Frame	45.14	60 45	1,219	
		Total Estimated Land Improvements True Cash Value =				1,219

Topography of Site	X	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Level	X	Rolling						
	X	Low						
		High						
		Landscaped						
		Swamp						
	X	Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	11,100	11,900	23,000			22,035C
			2024	11,100	12,000	23,100			21,373C
			2023	11,100	13,000	24,100			20,356C
			2022	10,000	16,700	26,700			19,387C

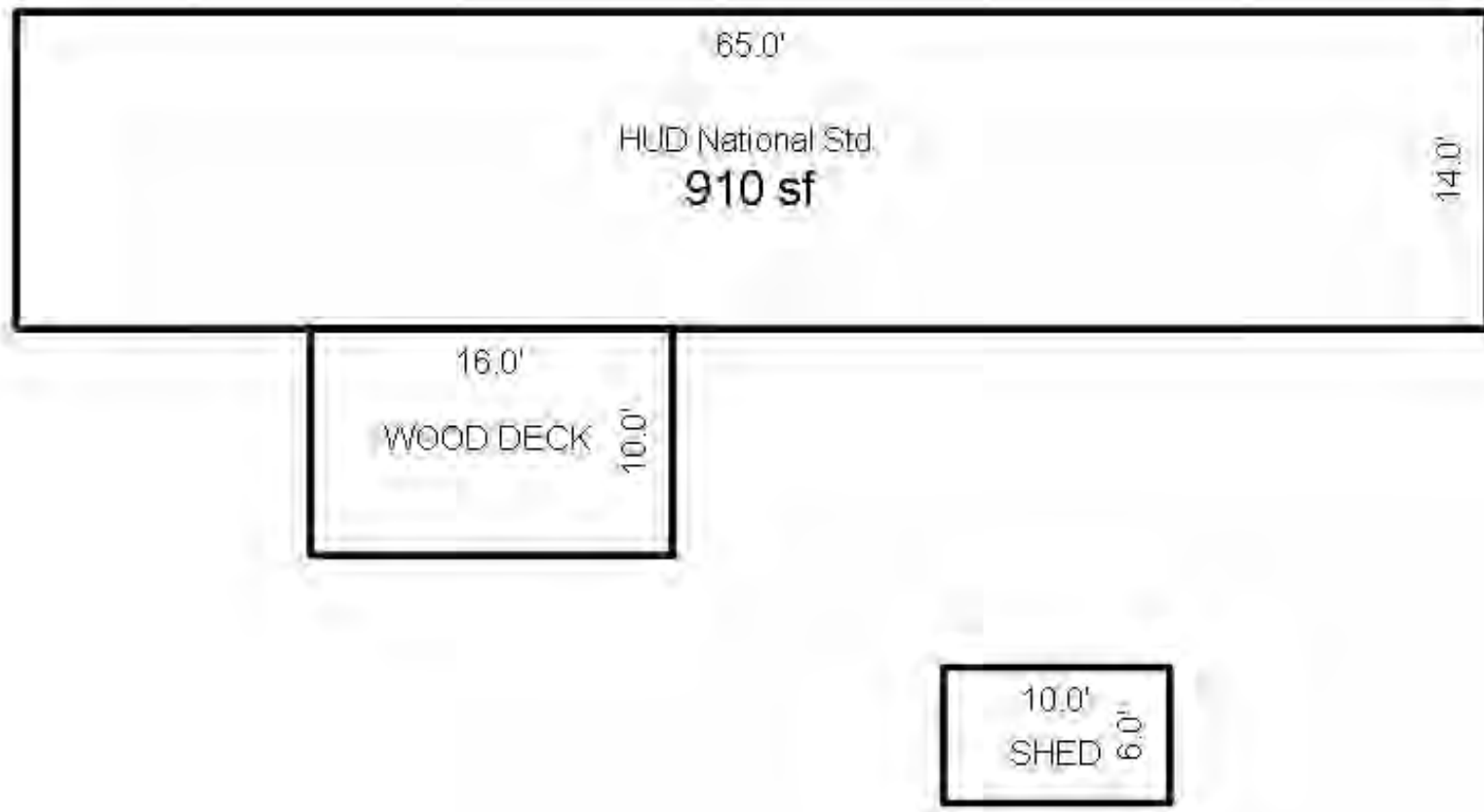
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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:					
	Mobile Home			Wood Frame													
Town Home		(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Good Effec. Age: 30 Floor Area: Total Base New : 80,428 Total Depr Cost: 28,150 Estimated T.C.V: 22,520			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:					
Duplex		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 1989		
A-Frame		Ex X Ord Min		Size of Closets			No. of Elec. Outlets			Ground Area = 910 SF Floor Area = 910 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
Building Style: HUD		Lg X Ord Small	Doors Solid X H.C.			(12) Electric			Building Areas			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost					
Yr Built 1989	Remodeled 0	Lg X Ord Small		Central Air Wood Furnace			0 Amps Service			Main Home Siding Comp.Shingle			Total: 69,181 24,213				
Condition: Average		(5) Floors		Kitchen: Other: Other:			X Ex. Ord. Min			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 158 1,860 651				
Room List		(6) Ceilings		No. Plumbing			X Ex. Ord. Min			Water/Sewer			1000 Gal Septic 1 5,556 1,945				
Basement	1st Floor	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Deck			Treated Wood 20 952 333				
2nd Floor	Bedrooms	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Notes:			Totals: 80,428 28,150				
(1) Exterior		(9) Basement Finish		(14) Water/Sewer			1			ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV: 22,520							
Wood/Shingle	Aluminum/Vinyl	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1										
Brick	Insulation	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1										
(2) Windows		Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1										
Wood Sash	Metal Sash	(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1										
Vinyl Sash	Double Hung	Gable Hip Flat Gambrel Mansard Shed		1000 Gal Septic 2000 Gal Septic			1										
Horiz. Slide Casement	Double Glass	Asphalt Shingle		1													
Patio Doors	Storms & Screens	Chimney: Metal		1													

\*\*\* 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.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	03-ARM'S LENGTH	2013-04213 WD	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 22,298					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	309.00	1.1892	0.9375	200	100		22,298
100 Actual Front Feet, 0.71 Total Acres								Total Est. Land Value = 22,298

Tax Description  
. SEC 21 T22N R8W LOT 61 CLAM RIVER WOODS & RAPIDS.

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	11,100	0	11,100			7,697C
		TPC 04/30/2021 INSPECTED	2024	11,100	0	11,100			7,466C
		TPC 12/27/2017 INSPECTED	2023	11,100	0	11,100			7,111C
		TPC 01/03/2014 INSPECTED	2022	10,000	0	10,000			6,773C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRIK DON & CINDY	PRESTON JAMES G & BRENDA	145,000	11/21/2013	WD	03-ARM'S LENGTH	2013-03962 WD	PROPERTY TRANSFER	100.0
DAHLQUIST VERA M		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00846CTST	PROPERTY TRANSFER	0.0
DAHLQUIST KEITH L		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0
DAHLQUIST KEITH L & VERA	SPRIK DON & CINDY	14,000	03/21/2011	WD	03-ARM'S LENGTH	2011-00850WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST		Shed	12/21/2018	2018-0696	100%
	P.R.E. 100% 08/24/2015		VIOLATION LETTER	05/06/2018	2018-99996	100%
Owner's Name/Address	MAP #:		MISSING PERMIT	01/26/2018	2017-99997	100%
PRESTON JAMES G & BRENDA G 9844 W CALM RIVER DR LAKE CITY MI 49651	2025 Est TCV 31,851					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 200/	100.00	294.39	1.1892	0.9262	200 100	22,029
100 Actual Front Feet, 0.68 Total Acres						Total Est. Land Value = 22,029

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Wood Frame		17.78	384	95	6,487
Sewer		10.45	336	95	3,335
Metal Prefab					Total Estimated Land Improvements True Cash Value = 9,822

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,000	4,900	15,900			12,307C
2024	11,000	5,000	16,000			11,937C
2023	11,000	4,600	15,600			11,369C
2022	10,000	4,200	14,200			10,828C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRIK DON & CINDY	PRESTON JAMES G & BRENDA	145,000	11/21/2013	WD	03-ARM'S LENGTH	2013-03962 WD	PROPERTY TRANSFER	100.0
DAHLQUIST KEITH L & VERA	SPRIK DON & CINDY	12,000	03/21/2011	WD	16-LC PAYOFF	2011-01504	PROPERTY TRANSFER	100.0
DAHLQUIST VERA M		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00846CTST	PROPERTY TRANSFER	0.0
DAHLQUIST KEITH L		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9844 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/02/2011	2011-0239	100%
	P.R.E. 100% 06/29/2015					

Owner's Name/Address	MAP #:
PRESTON JAMES G & BRENDA G 9844 W CLAM RIVER DR LAKE CITY MI 49651	2025 Est TCV 262,748 TCV/TFA: 214.84

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
. SEC 21 T22N R8W LOT 63 CLAM RIVER WOODS & RAPIDS.			
Comments/Influences			

Public Improvements		* Factors *				Value		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
X Dirt Road	100.00	276.00	1.1892	0.9114	200 100	21,677		
X Gravel Road	100 Actual Front Feet, 0.63 Total Acres					Total Est. Land Value =	21,677	
X Paved Road	Land Improvement Cost Estimates							
X Storm Sewer	Description					Rate	Size % Good	Cash Value
X Sidewalk	D/W/P: 4in Ren. Conc.					8.06	400 0	0
X Water	D/W/P: 3.5 Concrete					6.49	140 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 94	2,350
X Curb	Total Estimated Land Improvements True Cash Value =							2,350
X Street Lights								
X Standard Utilities								
X Underground Utils.								

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

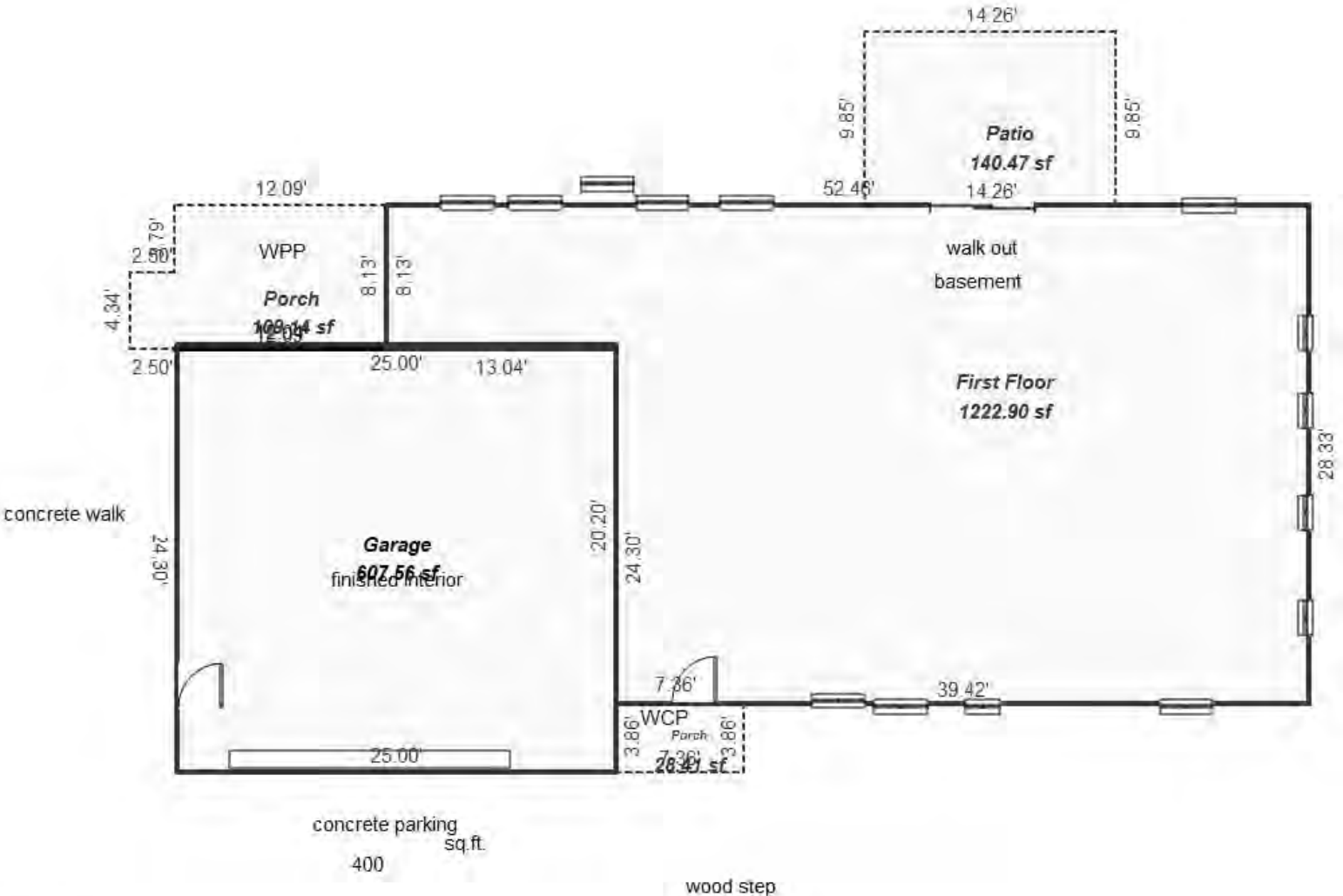
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	10,800	120,600	131,400			81,899C
2024	10,800	103,600	114,400			79,437C
2023	10,800	100,400	111,200			75,655C
2022	10,000	92,400	102,400			72,053C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 28 109	Type WCP (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: 607 % 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 Ord Min			Lg Ord Small			Doors Solid H.C.																																																																																																																																																																						
Building Style: 1S		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few																																																																																																																																																																					
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 1223 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																																																								
(2) Windows Many Avg. Few Large Avg. Small		(3) Roof Gable Hip Flat Gambrel Mansard Shed		Chimney: Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2011</p> <p>(11) Heating System: Forced Air w/ Ducts Ground Area = 1223 SF Floor Area = 1223 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,223</td> <td>Total:</td> <td>187,339</td> <td>168,592</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Basement, Outside Entrance, Below Grade</td> </tr> <tr> <td colspan="5"></td> <td>1</td> <td>2,523</td> <td>2,271</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td colspan="5">Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>1,309</td> </tr> <tr> <td colspan="5">2 Fixture Bath</td> <td>1</td> <td>3,064</td> <td>2,758</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td colspan="5">1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td>4,315</td> </tr> <tr> <td colspan="5">Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>5,152</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td colspan="5">WCP (1 Story)</td> <td>28</td> <td>2,093</td> <td>1,884</td> </tr> <tr> <td colspan="5">WPP</td> <td>109</td> <td>3,020</td> <td>2,718</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td colspan="5">Base Cost</td> <td>607</td> <td>30,514</td> <td>27,463</td> </tr> <tr> <td colspan="5">Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> <td>-2,382</td> </tr> <tr> <td colspan="5">Door Opener</td> <td>1</td> <td>539</td> <td>485</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td colspan="5">Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>2,454</td> </tr> <tr> <td colspan="5">Totals:</td> <td>241,147</td> <td>217,019</td> <td></td> </tr> </tbody> </table> <p>Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 =&gt; TCV: 238,721</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,223	Total:	187,339	168,592	Other Additions/Adjustments							Basement, Outside Entrance, Below Grade												1	2,523	2,271	Plumbing							Average Fixture(s)					1	1,455	1,309	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							WCP (1 Story)					28	2,093	1,884	WPP					109	3,020	2,718	Garages							Class: C Exterior: Siding Foundation: 42 Inch (Finished)							Base Cost					607	30,514	27,463	Common Wall: 1 Wall					1	-2,647	-2,382	Door Opener					1	539	485	Built-Ins							Appliance Allow.					1	2,727	2,454	Totals:					241,147	217,019	
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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.
DAHLQUIST GERALD W & WIGG	KYRO CHRISTOPHER & MARIAH	215,000	04/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01035	PROPERTY TRANSFER	100.0
DAHLQUIST FRANCIS A	DALQUIST GERALD W & WIGGI	0	06/23/2017	OTH	07-DEATH CERTIFICATE	2022-00361	NOT VERIFIED	0.0
DAHLQUIST FRANCIS A	DAHLQUIST FRANCIS A	0	03/15/2006	QC	18-LIFE ESTATE	2022-01034	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/26/2022					

Owner's Name/Address	MAP #:
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KYRO CHRISTOPHER & MARIAH 9790 W CLAM RIVER DR LAKE CITY MI 49651	2025 Est TCV 23,927
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Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	100.00	317.00	1.1892	0.9435	200	100		22,441
100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =								22,441

Tax Description	Land Improvement Cost Estimates
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. SEC 21 T22N R8W LOT 64 CLAM RIVER WOODS & RAPIDS.	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	Wood Frame	21.23	140	50	1,486
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	Total Estimated Land Improvements True Cash Value =				1,486
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X	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
X	Underground Utils.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,200	800	12,000			12,000S
2024	11,200	800	12,000			12,000S
2023	11,200	700	11,900			11,900S
2022	10,000	600	10,600			2,979C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAHLQUIST FRANCIS A ESTAT	KYRO CHRISTOPHER & MARIAH	215,000	04/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01035	PROPERTY TRANSFER	100.0
DAHLQUIST FRANCIS A	DAHLQUIST GERALD W & WIGG	0	06/23/2017	OTH	07-DEATH CERTIFICATE	2022-00361	NOT VERIFIED	0.0
DAHLQUIST FRANCIS A	DAHLQUIST FRANCIS A	0	03/15/2006	QC	18-LIFE ESTATE	2022-01034	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9790 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/26/2022					

Owner's Name/Address	MAP #:
KYRO CHRISTOPHER & MARIAH 9790 W CLAM RIVER DR LAKE CITY MI 49651	2025 Est TCV 199,699 TCV/TFA: 139.07

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road		I 200' @ 200/	100.00	377.00	1.1892	0.9853	200	100		23,435
X Gravel Road		100 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	23,435

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 3.5 Concrete	6.07	257	71	1,108
X Sewer					
X Electric					
X Gas					
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					
	Total Estimated Land Improvements True Cash Value =				1,108

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,700	88,100	99,800			90,109C
2024	11,700	75,700	87,400			87,400S
2023	11,700	73,300	85,000			85,000S
2022	10,000	67,400	77,400			55,723C

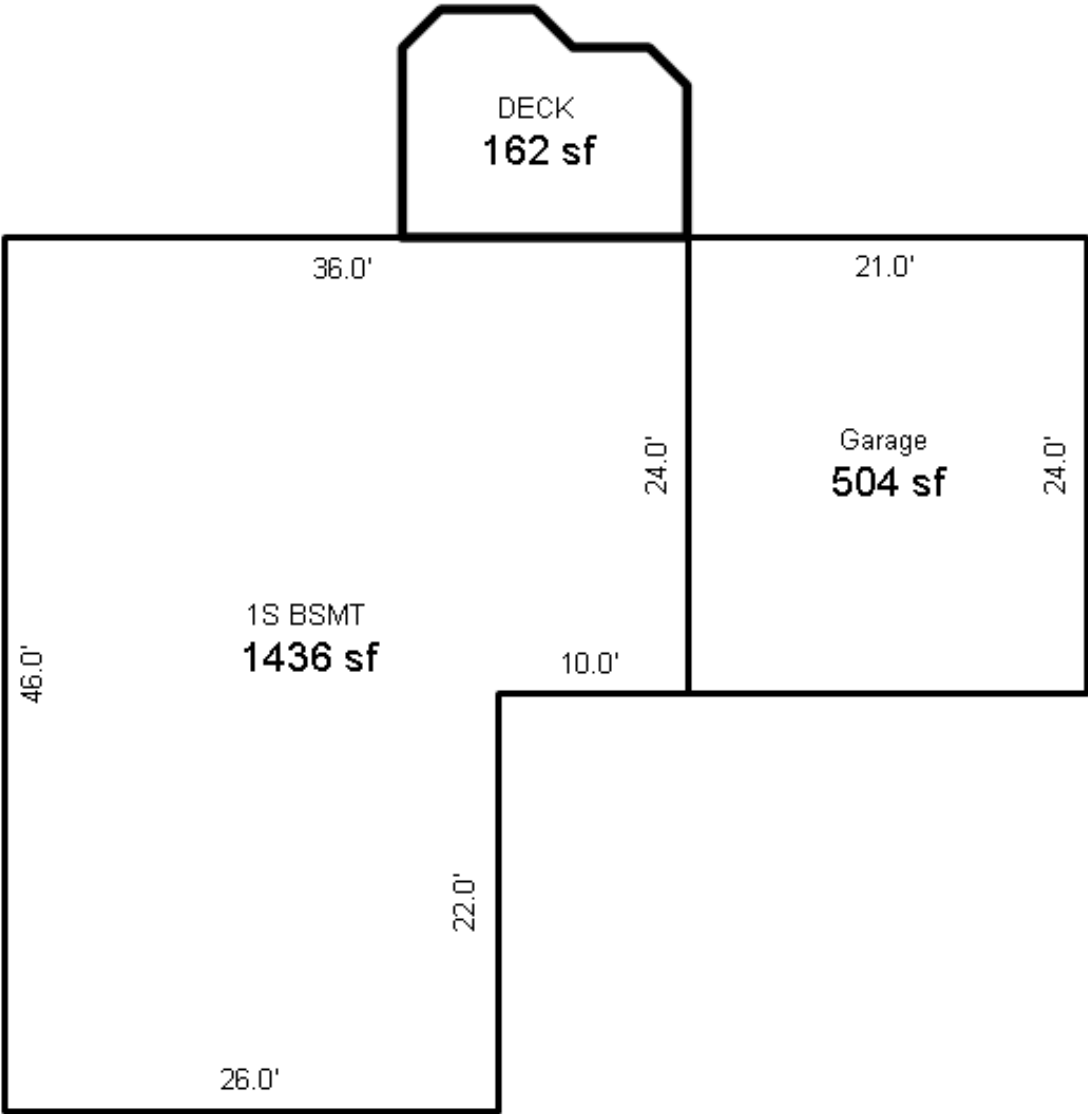
Who When What TPC 10/27/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 10/04/2011 INSPECTED

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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	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 213	Type Treated Wood	Year Built: 1975 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: 504 % 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: 1,436 Total Base New : 244,973 Total Depr Cost: 159,233 Estimated T.C.V: 175,156			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																				
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No. of Elec. Outlets			Size of Closets		Condition: Average																			
Yr Built 1975	Remodeled 0	Ex	X	Ord	Min	Central Air Wood Furnace			150 Amps Service			Lg		Ord	X	Small																	
Room List		Doors	Solid	X	H.C.	(12) Electric			No./Qual. of Fixtures			Lg		Ord	X	Small																	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Ex. X Ord. Min			No. of Elec. Outlets			Lg		Ord	X	Small																
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Many X Ave. Few			No. of Elec. Outlets			Lg		Ord	X	Small																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Lg		Ord	X	Small																
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			No. of Elec. Outlets			Lg		Ord	X	Small																
X	Many Avg. X Few	Large Avg. Small	Basement: 1436 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets			Many X Ave. Few			No. of Elec. Outlets			Lg		Ord	X	Small																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Many X Ave. Few			No. of Elec. Outlets			Lg		Ord	X	Small																
(3) Roof		8 Conc. Block Poured Conc. Stone Treated Wood X 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			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			Lg		Ord	X	Small																
Chimney: Block		(9) Basement Finish		(14) Water/Sewer			Many X Ave. Few			No. of Elec. Outlets			Lg		Ord	X	Small																
X	Gable Hip Flat	Gambrel Mansard Shed	1062 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lg		Ord	X	Small																
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lg		Ord	X	Small																
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lg		Ord	X	Small																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1436 SF Floor Area = 1436 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,436</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>185,281</td> <td>120,433</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1062 19,392 12,605 Plumbing Average Fixture(s) 1 1,212 788 3 Fixture Bath 1 3,805 2,473 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 50 Feet 1 2,548 1,656 Deck Treated Wood 213 4,158 2,703 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 504 20,029 13,019 Common Wall: 1 Wall 1 -2,476 -1,609 Built-Ins Appliance Allow. 1 1,906 1,239 Fireplaces Interior 1 Story 1 4,633 3,011 Totals: 244,973 159,233														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,436			Total:				185,281	120,433	Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 175,156	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	1,436																														
Total:				185,281	120,433																												

\*\*\* 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.
GOTTESMAN JORDAN	WIGGINS JON P & CYNTHIA A	128,000	12/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04179	PROPERTY TRANSFER	100.0
DAHLQUIST CARMEN	GOTTESMAN JORDAN	1	03/09/2019	QC	09-FAMILY	2019-00641	DEED	100.0
DAHLQUIST VERA M LIVING T	DAHLQUIST CARMEN	0	10/10/2014	QC	09-FAMILY	2014-03443	DEED	100.0
DAHLQUIST VERA M	DAHLQUIST VERA M LIVING T	0	01/14/2014	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0

Property Address: 9770 W CLAM RIVER DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 Owner's Name/Address: WIGGINS JON P & CYNTHIA A  
 PO BOX 968  
 CADILLAC MI 49601  
 MAP #: 2025 Est TCV 217,729 TCV/TFA: 126.44

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 66 CLAM RIVER WOODS & RAPIDS.	X		* Factors *			
			I 200' @ 200/	100.00	462.00	24,657
			100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = 24,657			
Comments/Influences	X		Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
GRG IS ON 250-067-00	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000 1,000.00 1 97 970			
			Total Estimated Land Improvements True Cash Value = 970			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	12,300	96,600	108,900			95,366C
2024	12,300	82,900	95,200			92,499C
2023	12,300	80,300	92,600			88,095C
2022	10,000	73,900	83,900			83,900S

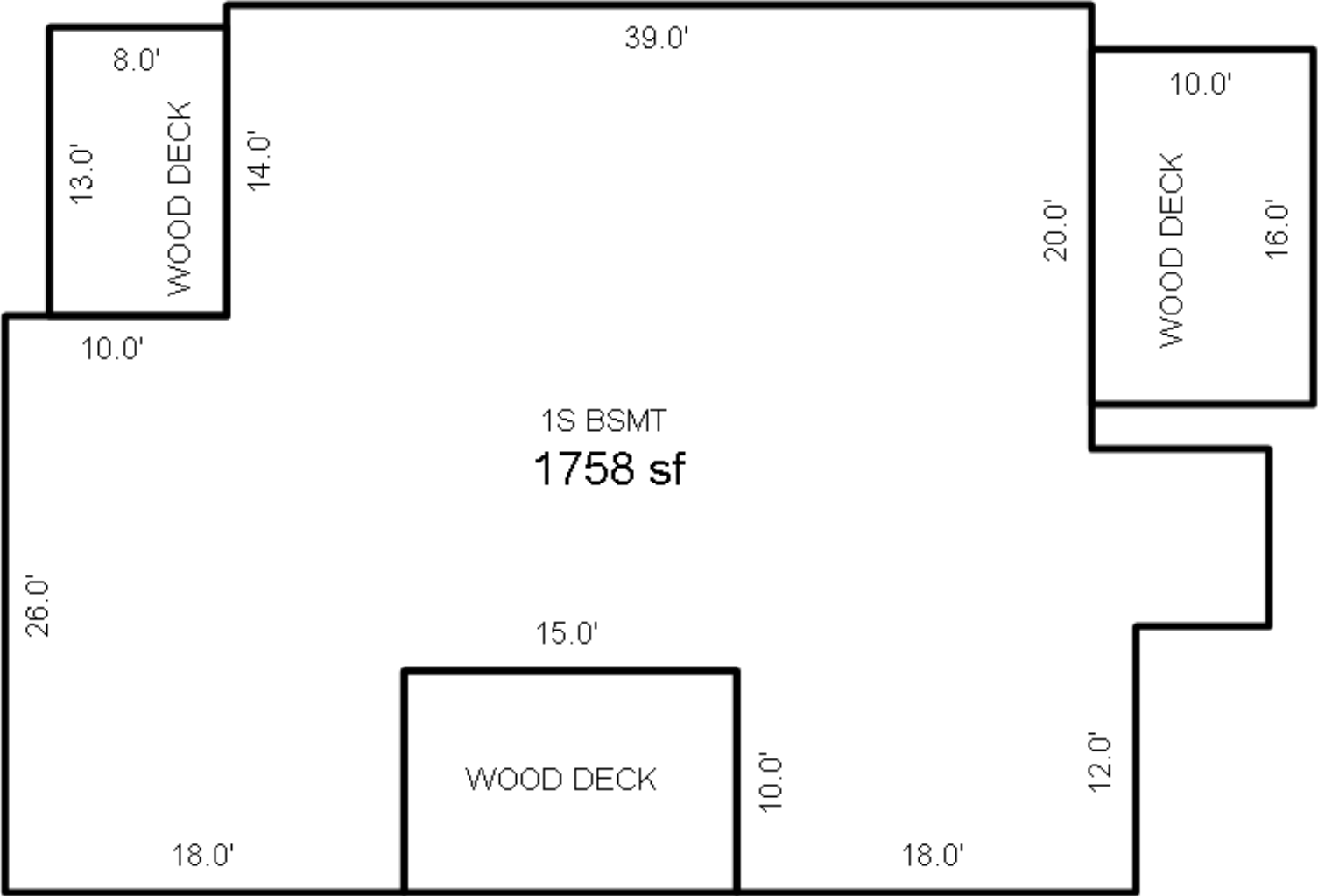


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 35 Floor Area: 1,722 Total Base New : 268,673 Total Depr Cost: 174,638 Estimated T.C.V: 192,102		104 160 150	Treated Wood Treated Wood Treated Wood	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1722 SF Floor Area = 1722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1978		No./Qual. of Fixtures			
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	100 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,722				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments		Total: 239,221 155,493		Plumbing			
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Plumbing		Average Fixture(s)		2 Fixture Bath		Softener, Auto		
Basement	1st Floor	(5) Floors		Kitchen:			1 3 Fixture Bath			Plumbing		Average Fixture(s)		2 Fixture Bath		Softener, Manual	
2nd Floor	Bedrooms	Kitchen:		Other:			1 2 Fixture Bath			Water/Sewer		1000 Gal Septic		1 4,795 3,117		Solar Water Heat	
(1) Exterior		Other:		(6) Ceilings			No. of Elec. Outlets			Deck		1000 Gal Septic		1 2,648 1,721		No Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many X Ave. Few			Treated Wood		104 2,598 1,689		Extra Toilet		Ceramic Tile Floor	
(2) Windows		(7) Excavation		Basement: 1722 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Treated Wood		160 3,526 2,292		Extra Sink		Ceramic Tile Wains	
X	Many Avg. X Avg. Few Small	Basement: 1722 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood		150 3,377 2,195		Separate Shower		Ceramic Tub Alcove	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Appliance Allow.		1 2,727 1,773		Vent Fan		Fireplaces	
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Interior 1 Story		1 5,262 3,420		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 192,102	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Fireplaces		Totals: 268,673 174,638					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Interior 1 Story		1 5,262 3,420					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOTTESMAN JORDAN	WIGGINS JON P & CYNTHIA A	128,000	12/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04179	PROPERTY TRANSFER	100.0
DAHLQUIST CARMEN	GOTTESMAN JORDAN	1	03/09/2019	QC	09-FAMILY	2019-00641	DEED	100.0
DAHLQUIST VERA M LIVING T	DAHLQUIST CARMEN	0	10/10/2014	QC	21-NOT USED/OTHER	2014-03443	DEED	100.0
DAHLQUIST KEITH L LIVING		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address	2025 Est TCV 75,918 TCV/TFA: 0.00
WIGGINS JON P & CYNTHIA A PO BOX 968 CADILLAC MI 49601	

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

Public Improvements	* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	272.00	590.00	0.9260	1.1020	200	100		55,515
272 Actual Front Feet, 3.68 Total Acres Total Est. Land Value =								55,515

Tax Description	X	Topography of Site
. SEC 21 T22N R8W LOT 67 CLAM RIVER WOODS & RAPIDS.	X	Level

Comments/Influences	X	Level
GRG IS ASSESSED W/250-066 THIS IS LARGEST LOT IN SUB	X	Rolling

Comments/Influences	X	Low
	X	High

Comments/Influences	X	Landscaped
	X	Swamp

Comments/Influences	X	Wooded
	X	Pond

Comments/Influences	X	Waterfront
	X	Ravine

Comments/Influences	X	Wetland
	X <th>Flood Plain</th>	Flood Plain

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	27,800	10,200	38,000			24,779C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	27,800	8,700	36,500			24,034C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2023	27,800	8,400	36,200			22,890C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2022	14,000	7,800	21,800			21,800S

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	27,800	10,200	38,000			24,779C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	27,800	8,700	36,500			24,034C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2023	27,800	8,400	36,200			22,890C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2022	14,000	7,800	21,800			21,800S

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	27,800	10,200	38,000			24,779C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	27,800	8,700	36,500			24,034C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2023	27,800	8,400	36,200			22,890C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2022	14,000	7,800	21,800			21,800S

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	27,800	10,200	38,000			24,779C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	27,800	8,700	36,500			24,034C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2023	27,800	8,400	36,200			22,890C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2022	14,000	7,800	21,800			21,800S

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	27,800	10,200	38,000			24,779C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	27,800	8,700	36,500			24,034C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2023	27,800	8,400	36,200			22,890C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2022	14,000	7,800	21,800			21,800S

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2025	27,800	10,200	38,000			24,779C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	27,800	8,700	36,500			24,034C

Comments/Influences	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2023	27,800	8,400	36,200			22,890C

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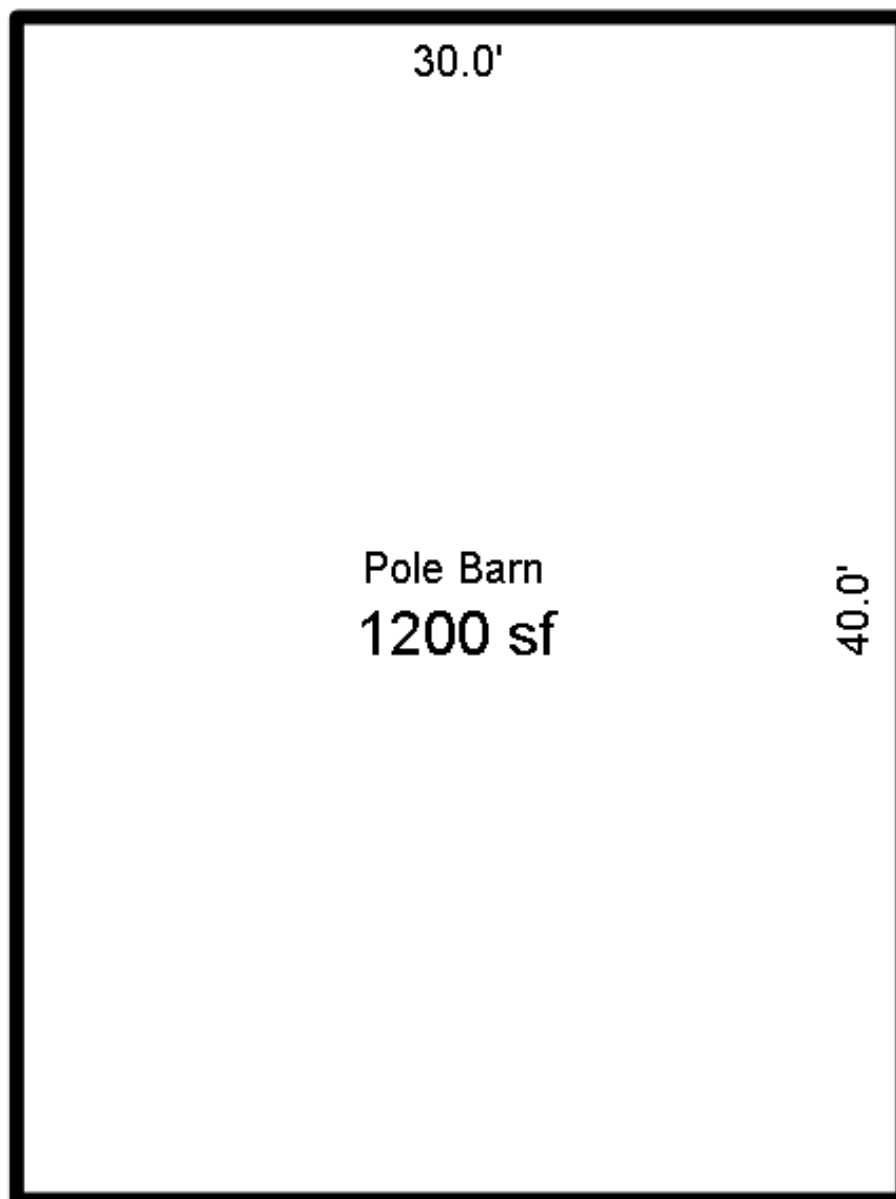


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 28,536 Total Depr Cost: 18,548 Estimated T.C.V: 20,403						
Building Style: GRG		Trim & Decoration		Ex X Ord Min		Size of Closets		X	No Heating/Cooling	E.C.F. X 1.100		Bsmnt Garage:			
Yr Built 1978	Remodeled 0	Lg X Ord Small		Doors Solid X H.C.		(5) Floors		(12) Electric		Total Base New : 28,536 Total Depr Cost: 18,548 Estimated T.C.V: 20,403		Carport Area: Roof:			
Condition: Average		Kitchen: Other: Other:		100 Amps Service		No./Qual. of Fixtures		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
Room List		(6) Ceilings		No. of Elec. Outlets		No./Qual. of Fixtures		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
	Basement 1st Floor 2nd Floor Bedrooms	(7) Excavation		Many X Ave. Few		Average Fixture(s)		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
(2) Windows		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		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
X	Many Avg. Few	X	Large Avg. Small	Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Central Air Wood Furnace		E.C.F. X 1.100		Roof:		
X	Asphalt Shingle	Lump Sum Items:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
Chimney: Brick		Lump Sum Items:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Central Air Wood Furnace		E.C.F. X 1.100		Roof:			
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1978 (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 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,536 18,548 Totals: 28,536 18,548 Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 20,403															

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAHLQUIST GERALD & WIGGIN	PEARSON WILLIAM F & DEBRA	0	03/28/2022	QC	05-CORRECTING TITLE	2022-01036	DEED	0.0
DAHLQUIST VERA	PEARSON DEBRA L TRUST	16,000	06/21/2011	WD	03-ARM'S LENGTH	2011-02011	PROPERTY TRANSFER	100.0
DAHLQUIST VERA		0	03/21/2011	QC	21-NOT USED/OTHER	2011-00849QC	PROPERTY TRANSFER	0.0
DAHLQUIST FRANCIS A & KEI	DAHLQUIST VERA *	1	09/25/2008	QC	21-NOT USED/OTHER	2008/4106	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/21/2011					

Owner's Name/Address	MAP #:
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PEARSON WILLIAM F & DEBRA L TRUST 3985 S LACHANCE ROAD LAKE CITY MI 49651	2025 Est TCV 11,245
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *	TRIANGLE, IRR	Value
Description	Frontage	Depth	Rate %Adj. Reason
A 200' @ 90/	100.00	731.00	1.1892 1.0506 90 100
100 Actual Front Feet, 1.68 Total Acres			Total Est. Land Value = 11,245

Tax Description	X	Dirt Road
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SEC 21 T22N R8W LOT 68 CLAM RIVER WOODS & RAPIDS.		Gravel Road
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Comments/Influences		Paved Road
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IRREGULAR SHAPED LOT		Storm Sewer
----------------------	--	-------------

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,600	0	5,600			3,750C
2024	5,900	0	5,900			3,638C
2023	4,600	0	4,600			3,465C
2022	3,300	0	3,300			3,300S

Who When What TPC 12/27/2017 INSPECTED TPC 05/25/2015 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAHLQUIST RANDY	PEARSON DEBRA L TRUST	16,000	06/21/2011	WD	03-ARM'S LENGTH	2011-02011	PROPERTY TRANSFER	100.0
DAHLQUIST KEITH L		0	03/21/2011	OTH	21-NOT USED/OTHER	2011-00847 CTS	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/21/2011

Owner's Name/Address: PEARSON DEBRA L TRUST  
 3985 S LA CHANCE RD  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 8,582

Improved X Vacant Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	A 200' @ 90/	100.00	248.00	1.1892	0.8018	90	100		8,582	
X Gravel Road	100 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value =	8,582

Tax Description: . SEC 21 T22N R8W LOT 69 CLAM RIVER WOODS & RAPIDS.

Comments/Influences:



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	4,300	0	4,300			3,750C
2024	4,500	0	4,500			3,638C
2023	3,500	0	3,500			3,465C
2022	3,300	0	3,300			3,300S

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

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

Property Address: W CLAM RIVER DR  
 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: CURTIS IVAN D  
 9861 CLAM RIVER DR  
 LAKE CITY MI 49651  
 2025 Est TCV 9,683

Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
Public Improvements			CLAM RIVER DRIVE					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			A 200' @ 90/	100.00	402.00	1.1892	0.9047 90 100	9,683
			100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =					9,683

Tax Description: . SEC 21 T22N R8W LOT 70 CLAM RIVER WOODS & RAPIDS.

Comments/Influences: GARAGE ASSESSED ON ADJ PIN

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

Topography of Site:

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,800	0	4,800			1,876C
		TPC 04/30/2021 INSPECTED	2024	5,000	0	5,000			1,820C
		TPC 12/27/2017 INSPECTED	2023	3,900	0	3,900			1,734C
		TPC 05/25/2015 INSPECTED	2022	3,300	0	3,300			1,652C

\*\*\* 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			
9861 W CLAM RIVER DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/25/1994									
CURTIS IVAN D 9861 CLAM RIVER DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 91,698 TCV/TFA: 75.41							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 21 T22N R8W LOT 71 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors * CLAM RIVER DRIVE							
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		X Gravel Road		A 200' @ 90/	100.00	442.00	1.1892 0.9264	90 100	9,916		
		X Paved Road		100 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =	9,916	
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		D/W/P: 4in Ren. Conc.	10.12	480	0	0			
		X Sewer		Wood Frame	33.22	160	50	2,657			
		X Electric		Wood Frame	28.50	480	50	6,840			
		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 =					10,447		
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/30/2021	INSPECTED		2025	5,000	40,800	45,800			22,587C
		TPC 12/27/2017	INSPECTED		2024	5,200	41,400	46,600			21,908C
		TPC 05/25/2015	INSPECTED		2023	4,000	44,500	48,500			20,865C
					2022	3,300	37,000	40,300			19,872C

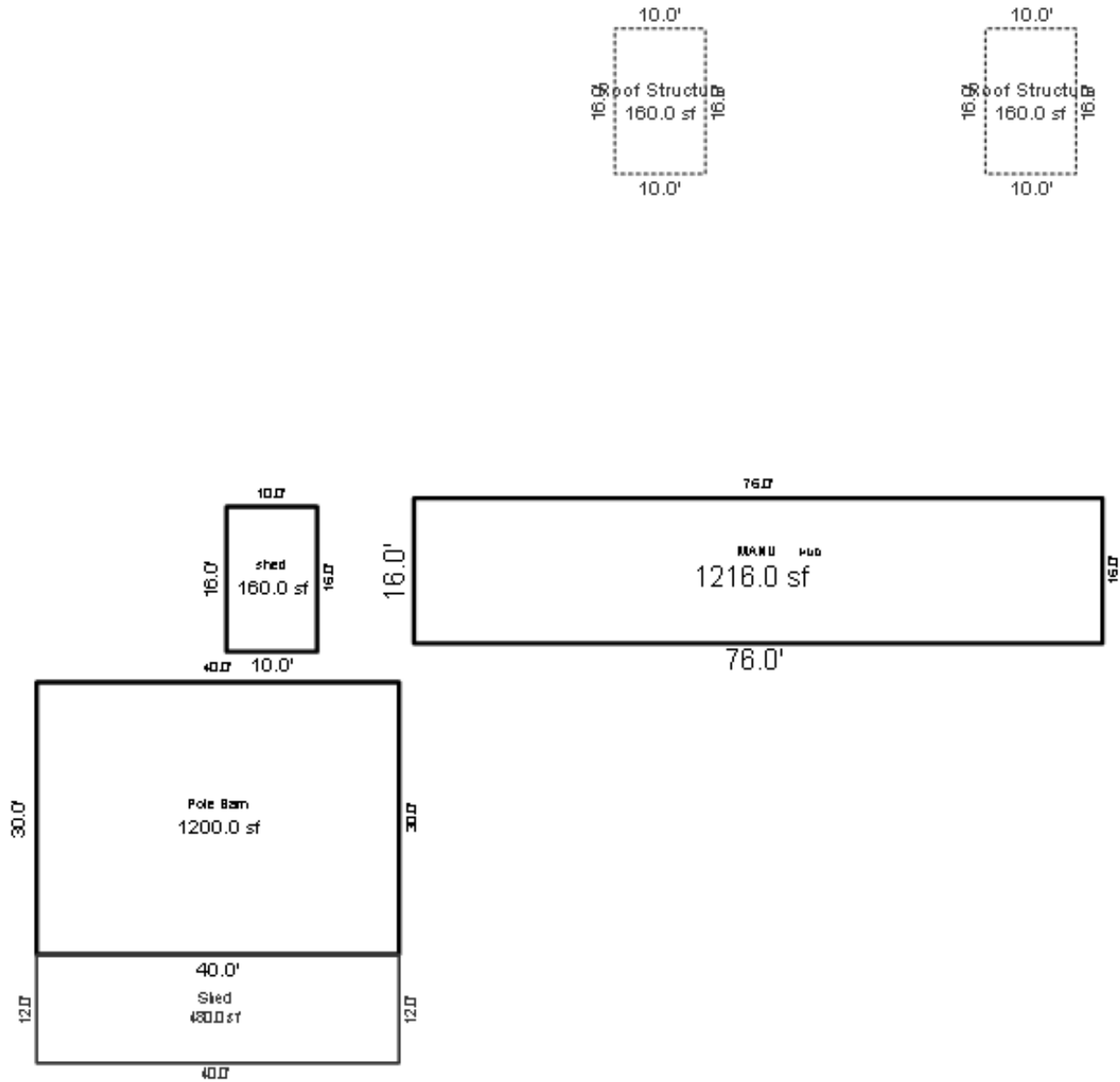


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216	Type Treated Wood	Year Built: 1995 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	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G										
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: Good Effec. Age: 15 Floor Area: Total Base New : 137,185 Total Depr Cost: 89,169 Estimated T.C.V: 71,335			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg		X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 1998	
Room List		Doors		Solid	X	H.C.		(12) Electric			Ground Area = 1216 SF Floor Area = 1216 SF.						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall					Many	X	Ave.		Few	Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Comp.Shingle 1216			Total: 84,468		54,904		
X	Many Avg. X Few		Large Avg. Small	(8) Basement			1000 Gal Septic Water Well, 50 Feet			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 184			2,166		1,408		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Plumbing Average Fixture(s) 1 1,219 792 3 Fixture Bath 1 3,866 2,513 Water/Sewer 1000 Gal Septic 1 5,556 3,611 Water Well, 50 Feet 1 2,879 1,871							
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck Treated Wood 216 4,577 2,975 Built-Ins Appliance Allow. 1 3,918 2,547 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,536 18,548			Totals: 137,185			89,169				
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCY:								71,335		
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Metal																	

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3985 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Alteration	08/07/2024	PM24-0120	100%

Owner's Name/Address	MAP #:
PEARSON WILLIAM F 3985 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 511,039 TCV/TFA: 81.79

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value

			A 200' @ 90/	125.00	500.00	12,089	
			125 Actual Front Feet, 1.44 Total Acres			Total Est. Land Value =	12,089

Tax Description		Land Improvement Cost Estimates	
		Description	Cash Value

. SEC 21 T22N R8W LOT 72 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: 3.5 Concrete	6.49	872	0
		Sewer	D/W/P: Asphalt Paving	3.06	3800	0

Comments/Influences		Residential Local Cost Land Improvements	
		Description	Cash Value
ADD HEAT PUMP FOR 06	X	LAND IMPROVE 5000	4,750
10X28 PORTION OF PB IS INSULATED & HEATED		Total Estimated Land Improvements True Cash Value = 4,750	
BIG ADD'N 50%^ FOR 95 COMP FOR 96			

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,000	249,500	255,500			130,915C
2024	6,300	214,300	220,600			126,979C
2023	4,900	207,700	212,600			120,933C
2022	3,300	191,100	194,400			115,175C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/09/2015	INSPECTED

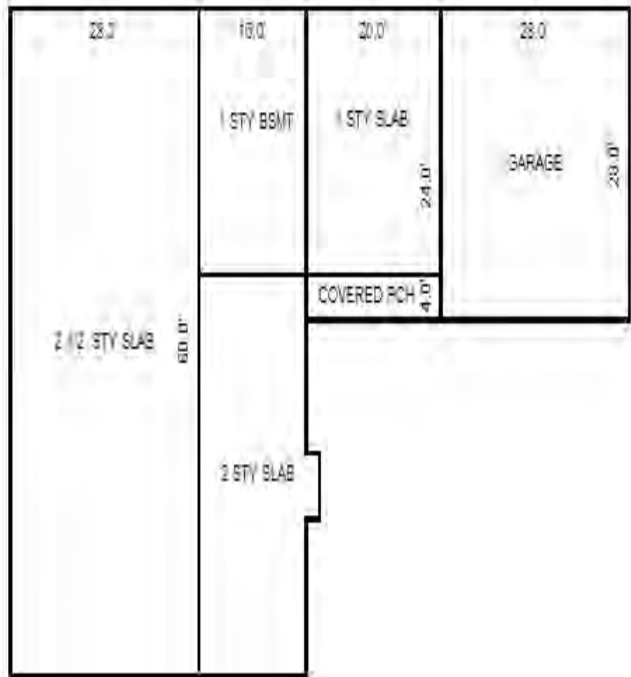
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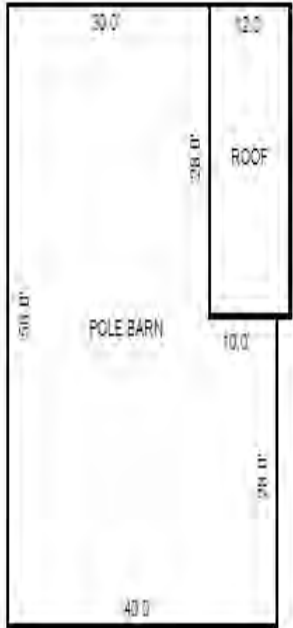


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 80 280	Type CCP (1 Story) Roof Cover Onl	Year Built: 1982 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: 784 % 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: 39 Floor Area: 6,248 Total Base New : 736,515 Total Depr Cost: 449,273 Estimated T.C.V: 494,200		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																															
Building Style: 2.5S		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2.5S		Cls C		Blt 1982																														
Yr Built 1982	Remodeled 1994	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 3136 SF		Floor Area = 6248 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61		Building Areas																														
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																								
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			1 Story		Siding		Basement		384		1 Story		Siding		Slab		480																						
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			200 Amps Service			2 Story		Siding		Slab		592		2.5 Story		Siding		Slab		1,680																					
2nd Floor	Bedrooms	(6) Ceilings		No. of Elec. Outlets			Many			X		Ave.		Few		Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,455		888																		
(1) Exterior		X	Drywall	No. of Elec. Outlets			Many			X			Ave.		Few		Plumbing			Average Fixture(s)		3		Fixture Bath		2,794		1,869																	
(2) Windows		(7) Excavation		Basement: 384 S.F. Crawl: 0 S.F. Slab: 2752 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 Water/Sewer Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2			Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Water/Sewer Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2.5			Story			Siding		Slab		1,680		Total:		615,724		375,591	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			2			Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Water/Sewer Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2.5			Story			Siding		Slab		1,680		Total:		615,724		375,591										
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well			1			1000 Gal Septic			1			2000 Gal Septic								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well			1			1000 Gal Septic			1			2000 Gal Septic								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well			1			1000 Gal Septic			1			2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces			1			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well			1			1000 Gal Septic			1			2000 Gal Septic									
X	Asphalt Shingle	(16) Porches/Decks		1			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well			1			1000 Gal Septic			1			2000 Gal Septic											
Chimney:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		1			1			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			Public Water Public Sewer Water Well			1			1000 Gal Septic			1			2000 Gal Septic											
		Base Cost		784			30,278			18,470			Common Wall: 1 Wall			1			-2,647			-1,615			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			1960			55,135			33,632								
		Built-Ins		1			2,727			1,663			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																													

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



Sketch by Apex IV™



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE 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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PEARSON WM F 3985 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 16,838
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *						Value
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	125.00	500.00	1.1247	0.9554	90	100		12,089
125 Actual Front Feet, 1.44 Total Acres								Total Est. Land Value = 12,089

Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
Wood Frame	19.79	480	50	4,749
Total Estimated Land Improvements True Cash Value =				4,749

Tax Description  
. SEC 21 T22N R8W LOT 73 CLAM RIVER WOODS & RAPIDS.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,000	2,400	8,400			2,825C
2024	6,300	2,400	8,700			2,741C
2023	4,900	2,200	7,100			2,611C
2022	3,300	2,000	5,300			2,487C

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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				
3939 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 35,895 TCV/TFA: 36.63								
DUBACH WANDA F LE C/O DUBACH ROBERT 3295 ORCHARD DR PINCKNEY MI 48169		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 21 T22N R8W LOT 74 CLAM RIVER WOODS & RAPIDS.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road		A 200' @ 90/		125.00	500.00	1.1247	0.9554	90	100	12,089
		Paved Road		125 Actual Front Feet, 1.44 Total Acres		Total Est. Land Value =					12,089	
		Storm Sewer										
		Sidewalk										
		Water Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	6,000	11,900	17,900		10,917C			
TPC 12/27/2017 INSPECTED				2024	6,300	12,100	18,400		10,589C			
				2023	4,900	13,200	18,100		10,085C			
				2022	3,300	10,800	14,100		9,605C			

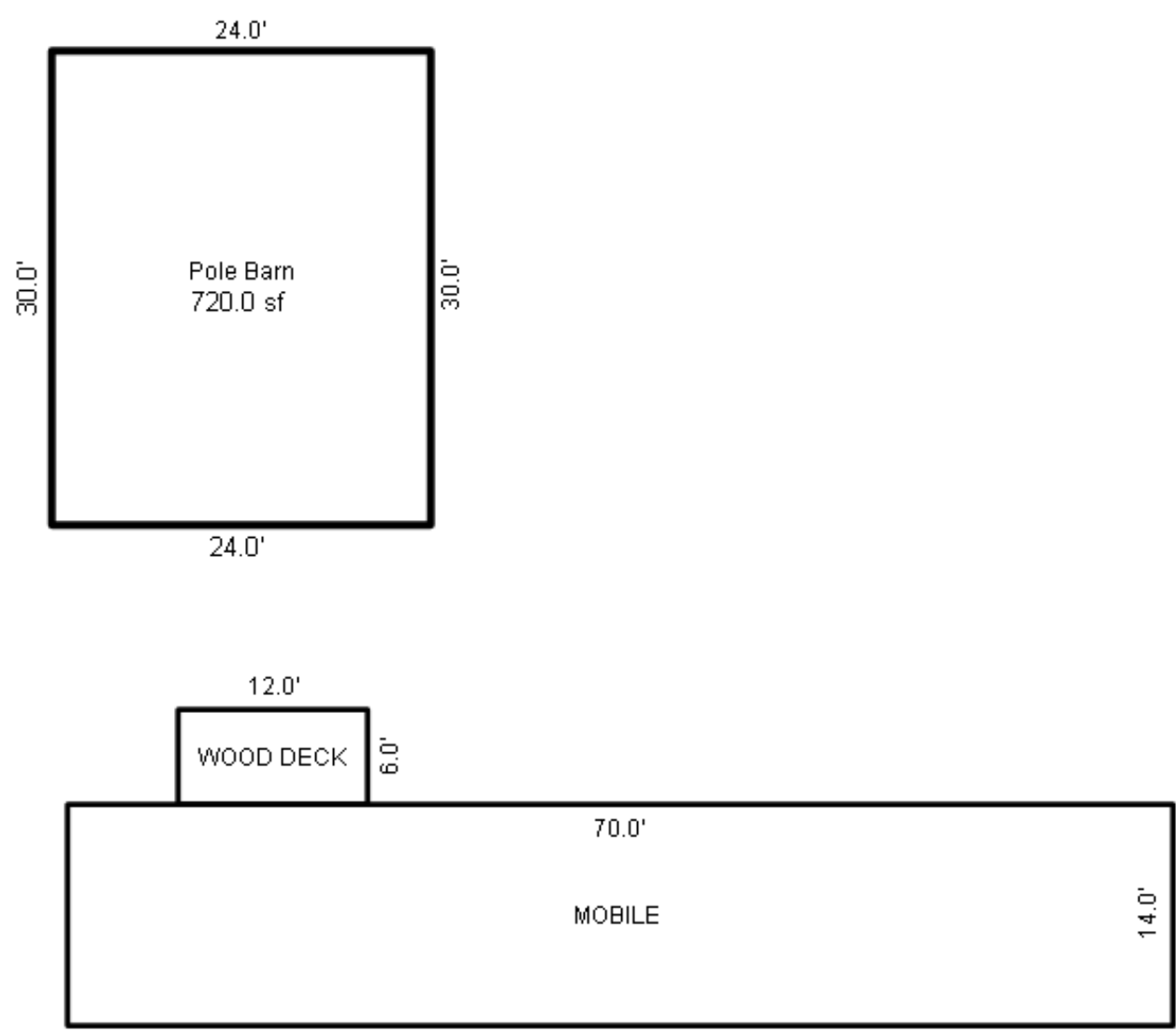


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 72	Type Treated Wood	Year Built: 1983 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 720	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 30 Floor Area: Total Base New : 85,029 Total Depr Cost: 29,757 Estimated T.C.V: 23,806			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1986		
Room List		Doors		Solid	X	H.C.	(12) Electric			(11) Heating System: Wall Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Ground Area = 980 SF Floor Area = 980 SF.							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. Ord. X Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. X Few			Building Areas							
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
X	Many Avg. X Few	Large Avg. Small	(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			1 1000 Gal Septic 1 2000 Gal Septic			Main Home Ribbed Comp.Shingle 980 Total: 55,287 19,349						
(3) Roof		(10) Floor Support		(14) Water/Sewer			Lump Sum Items:			Other Additions/Adjustments							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Skirting, Metal or Vinyl, Vertical Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: C Exterior: Pole (Unfinished) Base Cost No Concrete Floor Built-Ins Appliance Allow.			168 1,882 659 1 950 332 1 4,795 1,678 1 2,648 927 72 2,110 738 720 19,346 6,771 720 -4,716 -1,651 1 2,727 954 Totals: 85,029 29,757						
X	Asphalt Shingle									Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:					23,806		

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

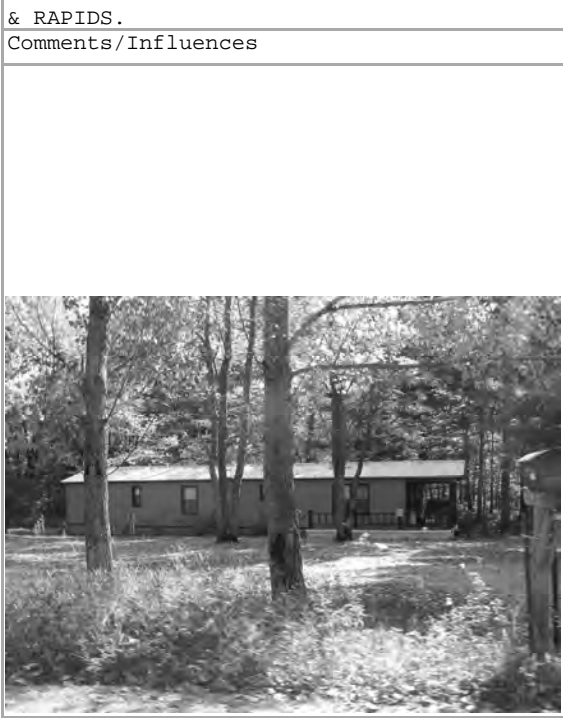


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BISKNER GEORGE H	PEARSON DEBRA L (TRUST)	43,000	08/16/2004	WD	03-ARM'S LENGTH	04-0/3521	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9969 W CLAM RIVER DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PEARSON DEBRA L (TRUST) 3985 S LA CHANCE RD LAKE CITY MI 49651	2025 Est TCV 45,859 TCV/TFA: 55.52					

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 21 T22N R8W LOT 75 CLAM RIVER WOODS & RAPIDS.	X		A 200' @ 90/	125.00	500.00	1.1247	0.9554	90 100	12,089
Comments/Influences			125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 12,089						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2025	6,000	16,900	22,900
			2024	6,300	17,100	23,400			13,412C
			2023	4,900	18,700	23,600			12,774C
			2022	3,300	15,400	18,700			12,166C

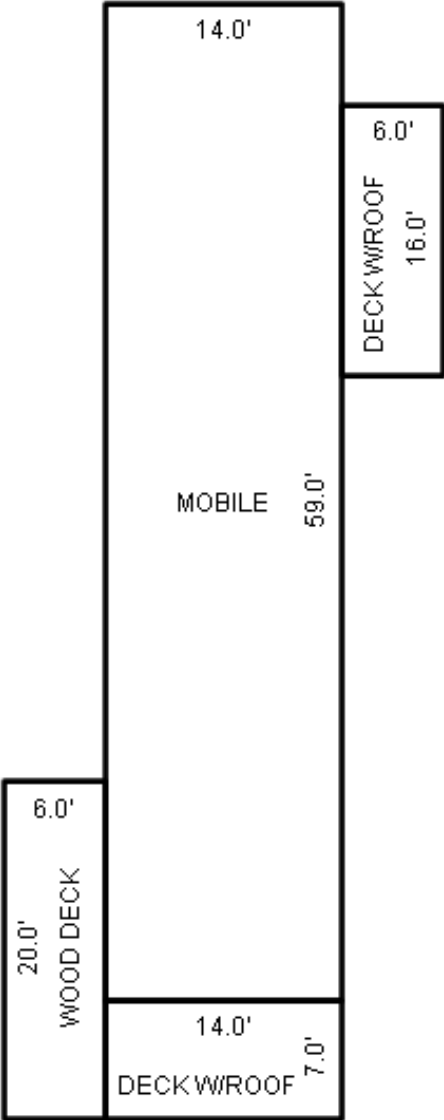
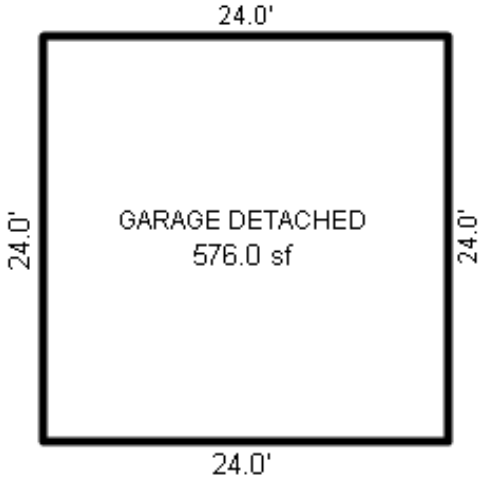
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1984	Car Capacity: Class: C		
	Mobile Home		Insulation		Wood											Coal
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Garbage Disposal	2nd/Same Stack	120 Treated Wood	96 Pine	Exterior 1 Story	Brick Ven.: 0		
	Duplex	0	Other Overhang		Wall Furnace									Bath Heater	Vent Fan	Exterior 2 Story
	A-Frame	(4) Interior		Warm & Cool Air			Hot Tub	Unvented Hood	Prefab 1 Story	Common Wall: Detache		Foundation: 42 Inch				
X	Wood Frame	Drywall		Heat Pump						Vented Hood	Intercom	Prefab 2 Story	Finished ?:		Auto. Doors: 0	
Building Style: HUD		Paneled					Jacuzzi Tub	Jacuzzi repl.Tub	Heat Circulator				Raised Hearth		Mech. Doors: 1	
Yr Built 1985		Plaster Wood T&G								Oven	Microwave	Class: Average	Wood Stove		% Good: 0	
Remodeled 0		Trim & Decoration					Standard Range	Self Clean Range	Effec. Age: 25				Raised Hearth		Storage Area: 0	
Condition: Average		Ex X Ord Min								Sauna	Trash Compactor	Floor Area:	Wood Stove		No Conc. Floor: 0	
Size of Closets		Lg X Ord Small					Central Air	Central Vacuum	Total Base New : 95,942				Direct-Vented Ga		Bsmnt Garage:	
Room List		Doors Solid X H.C.								Wood Furnace	Security System	Total Depr Cost: 42,213	E.C.F. X 0.800		Roof:	
Basement		(5) Floors					(12) Electric		Estimated T.C.V: 33,770							
1st Floor		Kitchen:					0 Amps Service									
2nd Floor		Other:					No./Qual. of Fixtures									
Bedrooms		Other:					X Ex. Ord. Min									
(1) Exterior		(6) Ceilings					No. of Elec. Outlets									
X	Wood/Shingle						Many X Ave. Few									
	Aluminum/Vinyl						(13) Plumbing									
	Brick						1 Average Fixture(s)									
	Insulation						1 3 Fixture Bath									
(2) Windows		(7) Excavation					2 Fixture Bath									
X	Many Avg. Few	Basement: 0 S.F.					Softener, Auto									
	X Avg. Small	Crawl: 0 S.F.					Softener, Manual									
		Slab: 0 S.F.					Solar Water Heat									
		Height to Joists: 0.0					No Plumbing									
	Wood Sash	(8) Basement					Extra Toilet									
	Metal Sash	Conc. Block					Extra Sink									
	Vinyl Sash	Poured Conc.					Separate Shower									
	Double Hung	Stone					Ceramic Tile Floor									
	Horiz. Slide	Treated Wood					Ceramic Tile Wains									
	Casement	Concrete Floor					Ceramic Tub Alcove									
	Double Glass	(9) Basement Finish					Vent Fan									
	Patio Doors						(14) Water/Sewer									
	Storms & Screens						Public Water									
(3) Roof							Public Sewer									
X	Gable						Water Well									
	Hip						1 1000 Gal Septic									
	Flat						1 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support					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.
		42,000	12/01/1997	WD	33-TO BE DETERMINED	315:856	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
163 S DANA TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 612,729 TCV/TFA: 364.72					

X Improved | Vacant | Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 1 EXC N'LY 10 FT THOF. CLAYTON'S HARBOR.	X	Dirt Road						
		Gravel Road						
		C 67' @ 4000/FF 135.00 63.56 0.7529 0.6695 4000 100 272,205						272,205
		135 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =						272,205

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.06	1460	0	0
D/W/P: Patio Blocks	15.39	15	0	0
D/W/P: Brick on Sand	17.76	150	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	136,100	170,300	306,400			157,151C
2024	133,400	157,800	291,200			152,426C
2023	62,200	160,600	222,800			145,168C
2022	53,900	144,900	198,800			138,256C

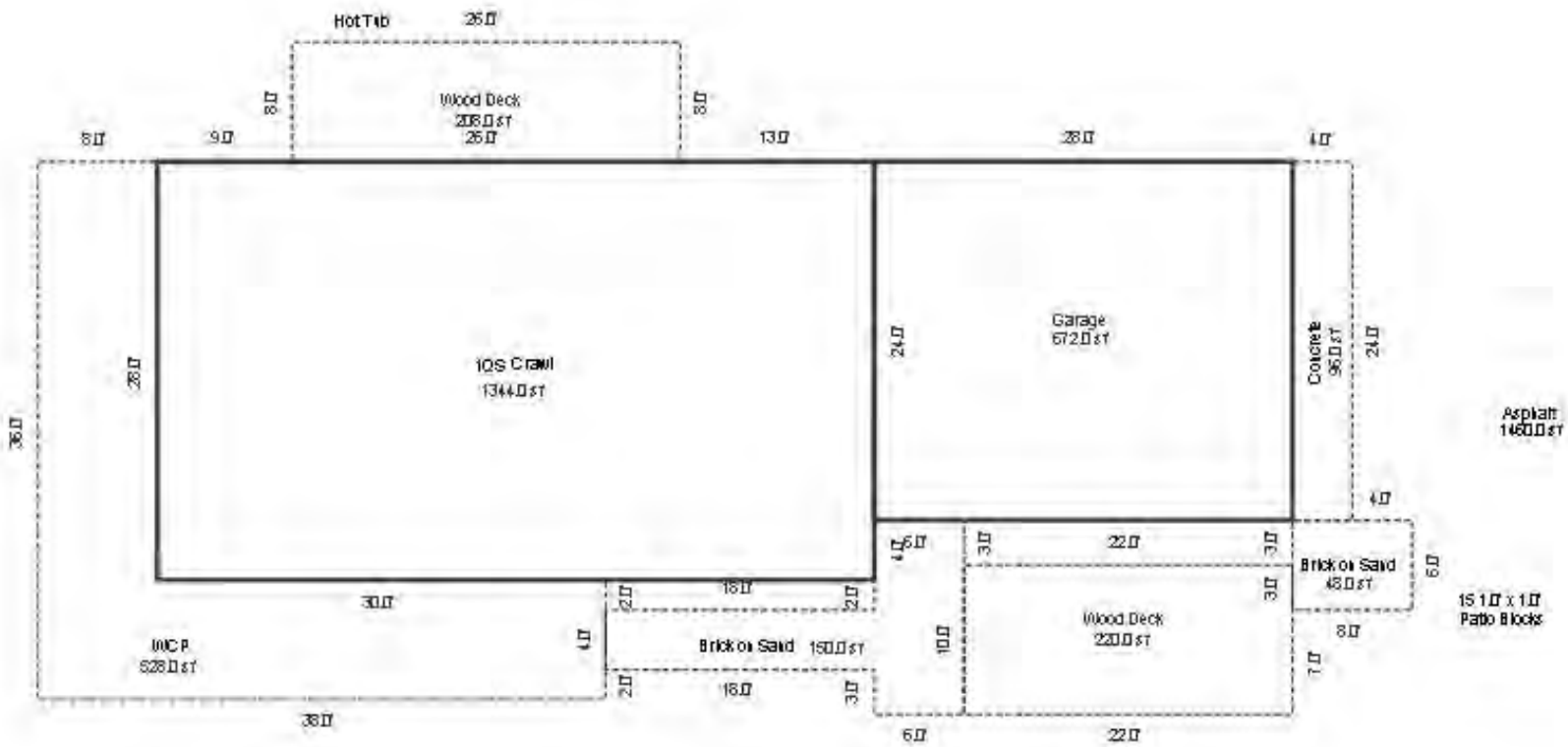
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Who	When	What
JWV	06/18/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	12/20/2010	INSPECTED

\*\*\* 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		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack		Area 528 220 208	Type WCP (1 Story) Treated Wood 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?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
		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					Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Class: C +10 Effec. Age: 25 Floor Area: 1,680 Total Base New : 279,812 Total Depr Cost: 209,859 Estimated T.C.V: 335,774		Bsmnt Garage: Carport Area: Roof:
X Wood Frame		(4) Interior		X	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Trim & Decoration		Size of Closets												
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min											
Condition: Average		Lg	X	Ord	Small											
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
		X	Drywall													
(2) Windows		(7) Excavation														
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												
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	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gambrel Mansard Shed	(10) Floor Support														
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														
Chimney: Metal																
(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 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items: Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TC V: 335,774																
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,344 Total: 217,759 163,320 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,091 Porches WCP (1 Story) 528 16,970 12,727 Deck Treated Wood 220 4,352 3,264 Treated Wood 208 4,189 3,142 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 20,452 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 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 SANITARY SEWER 1 0 0 Totals: 279,812 209,859 *																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CREECH EMIL D	TRINGALI JOSEPH J & DANA	65,000	11/10/2016	WD	03-ARM'S LENGTH	2016-03692	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
DANA TRL	School: LAKE CITY AREA SCHOOL DIST		Shed	04/21/2017	2017-0114	100%

Owner's Name/Address	MAP #:
TRINGALI JOSEPH J & DANA C 37707 GREENWICH ST CLINTON TOWNSHIP MI 48036	2025 Est TCV 180,310

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	C 67' @ 4000/FF	70.00	71.00	0.9475L0.6648	4000	100	176,355
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 2 & N'LY 10 FT OF LOT 1. CLAYTON'S HARBOR.	X	Gravel Road	0.11 Total Acres Total Est. Land Value = 176,355					
---	---	-------------	--	--	--	--	--	--

Comments/Influences	Description	Rate	Size % Good	Cash Value
	Water	21.91	192 94	3,955
	Wood Frame	Total Estimated Land Improvements True Cash Value =		3,955

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	88,200	2,000	90,200			32,174C
2024	74,700	2,000	76,700			31,207C
2023	40,600	1,900	42,500			29,721C
2022	34,800	1,600	36,400			28,306C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CREECH EMIL D	VANLEEUEWEN GARY J & SYLVI	285,000	02/27/2017	WD	03-ARM'S LENGTH	2017-00589	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
111 DANA TRL	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/06/2017	2017-0230	100%
Owner's Name/Address	P.R.E. 100% 03/09/2017					
VANLEEUEWEN GARY J & SYLVIA A 111 DANA TRAIL LAKE CITY MI 49651	MAP #: 2025 Est TCV 617,860 TCV/TFA: 353.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 3 & 4 CLAYTON'S HARBOR.	X		C 67' @ 4000/FF	125.00	111.17	314,871
Comments/Influences			125 Actual Front Feet, 0.32 Total Acres			

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

Topography of Site	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: Asphalt Paving	2.85	500 0	0
	X	D/W/P: 4in Ren. Conc.	7.24	131 0	0
	X	Wood Frame	23.66	144 50	1,703
	X	Residential Local Cost Land Improvements			
	X	Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Total Estimated Land Improvements True Cash Value =			2,653

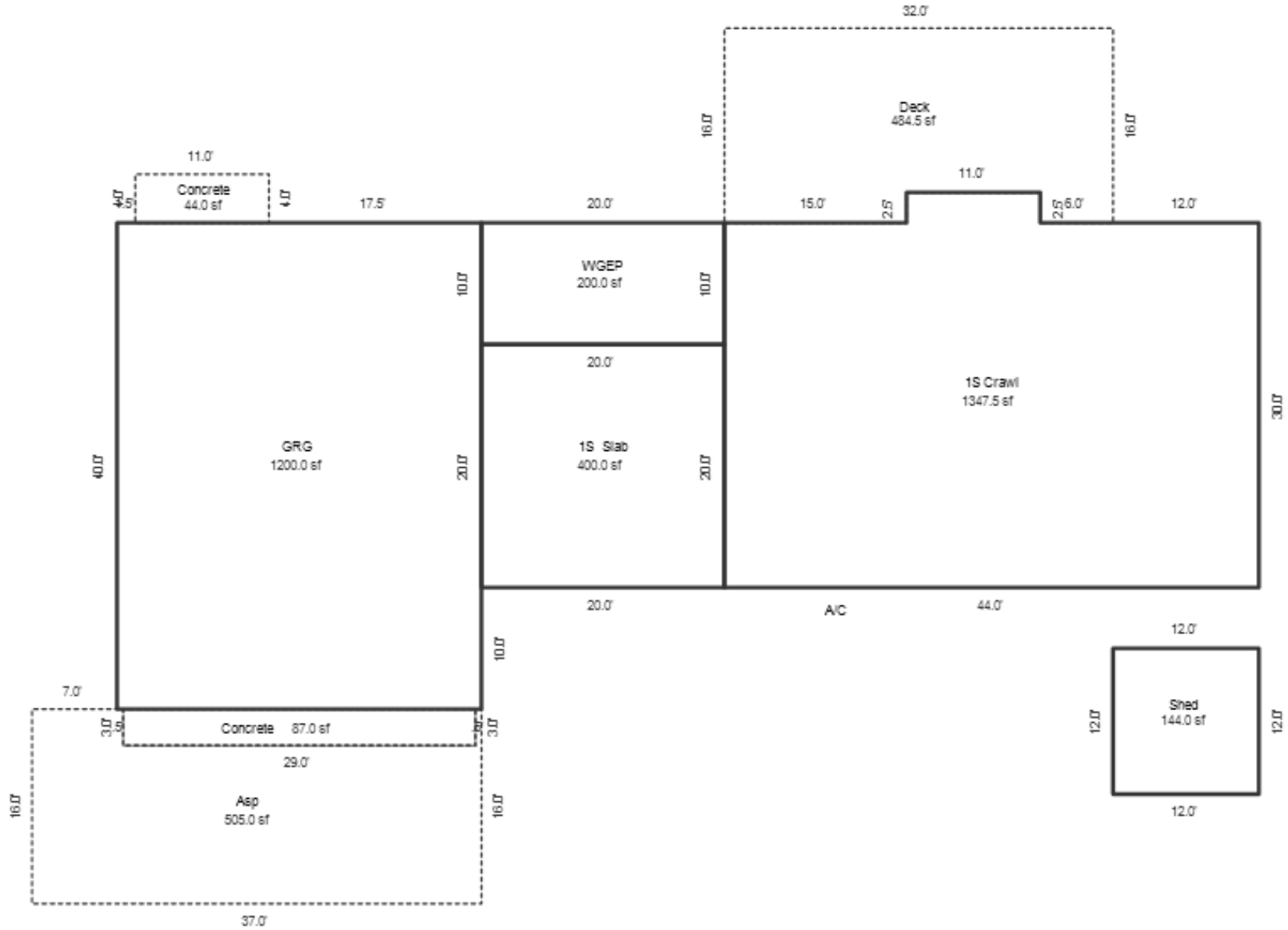
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	157,400	151,500	308,900			171,196C
2024	144,800	140,400	285,200			166,049C
2023	69,700	134,000	203,700			158,142C
2022	57,100	120,700	177,800			150,612C

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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 200 484	Type WGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																									
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																																																									
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	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																																																										
	Insulation			X	Ex.	Ord.	Min																																																																																																							
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	Large Avg. Small	(7) Excavation		1	Average Fixture(s)																																																																																																									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1347 S.F. Slab: 400 S.F. Height to Joists: 0.0		3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																									
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(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																																																										
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X	Asphalt Shingle	(10) Floor Support		Water/Sewer																																																																																																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic																																																																																																										
<p>Cost Est. for Res. Bldg: 1 Single Family 1S                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1747 SF Floor Area = 1747 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Brick</td> <td>Crawl Space</td> <td>1,347</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>400</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>196,596</td> <td>127,787</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>788</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>7,610</td> <td>4,946</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1,172</td> <td>762</td> </tr> <tr> <td>Porches WGEP (1 Story)</td> <td>200</td> <td>13,564</td> <td>8,817</td> </tr> <tr> <td>Deck Treated Wood</td> <td>484</td> <td>7,120</td> <td>4,628</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Brick Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-3,299</td> <td>-2,144</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>956</td> <td>621</td> </tr> <tr> <td>Base Cost</td> <td>1200</td> <td>53,460</td> <td>34,749</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,307</td> <td>850</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,548</td> <td>1,656</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,239</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>4,633</td> <td>3,011</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Brick	Crawl Space	1,347			1 Story	Siding	Slab	400			Total:				196,596	127,787	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,212	788	3 Fixture Bath	2	7,610	4,946	Separate Shower	1	1,172	762	Porches WGEP (1 Story)	200	13,564	8,817	Deck Treated Wood	484	7,120	4,628	Garages				Class: CD Exterior: Brick Foundation: 42 Inch (Finished)				Common Wall: 1 Wall	1	-3,299	-2,144	Door Opener	2	956	621	Base Cost	1200	53,460	34,749	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				Interior 1 Story	1	4,633	3,011
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Built-Ins																																																																																																														
Appliance Allow.	1	1,906	1,239																																																																																																											
Fireplaces																																																																																																														
Interior 1 Story	1	4,633	3,011																																																																																																											

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMMING PERCY & KAY M	HAMMING DOUGLAS	276,000	09/10/2020	WD	09-FAMILY	2020-02663	PROPERTY TRANSFER	0.0
DKJK LLC	HAMMING PERCY & KAY M	250,000	08/25/2004	WD	03-ARM'S LENGTH	04-0/3638	DEED	100.0
		185,000	09/01/2002	WD	33-TO BE DETERMINED	03-0:2343	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
103 S DANA TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/22/2020					
	MAP #:					
	2025 Est TCV 468,694 TCV/TFA: 310.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 5 CLAYTON'S HARBOR.	X	Dirt Road			B 67' @ 4000/FF	60.00	153.00	1.0000	0.9105	4000	100		218,521
Comments/Influences		Gravel Road			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 218,521								
20802903 \$271,500	X	Paved Road			Land Improvement Cost Estimates								
	X	Storm Sewer			Description					Rate	Size	% Good	Cash Value
	X	Sidewalk			D/W/P: Asphalt Paving					3.06	200	50	306
	X	Water			D/W/P: 3.5 Concrete					6.49	240	50	779
	X	Sewer			Total Estimated Land Improvements True Cash Value = 1,085								
	X	Electric											
	X	Gas											
	X	Curb											
	X	Street Lights											
	X	Standard Utilities											
	X	Underground Utils.											

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	109,300	125,000	234,300			125,857C
Rolling	2024	96,900	115,900	212,800			122,073C
Low	2023	49,200	110,500	159,700			116,260C
High	2022	42,000	99,600	141,600			110,724C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	02/07/2012	INSPECTED
TPC	12/20/2010	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 256 14 56	Type CCP (1 Story) CCP 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: 0 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			Class: C Effec. Age: 30 Floor Area: 1,510 Total Base New : 222,402 Total Depr Cost: 155,680 Estimated T.C.V: 249,088			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		X	Drywall	X	Panelled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1286 SF Floor Area = 1510 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets Lg X Ord Small			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 390 1.25 Story Siding Crawl Space 896 Total: 182,646 127,851			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Porches CCP (1 Story) 256 6,387 4,471 CCP (1 Story) 56 1,644 1,151 CCP 14 386 270			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 11,631 Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854					
Condition: Average		Doors		Solid	X	H.C.	(5) Floors Kitchen: Other: Other:			(12) Electric 200 Amps Service			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 390 1.25 Story Siding Crawl Space 896 Total: 182,646 127,851			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 11,631 Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854					
Room List		Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(6) Ceilings			(7) Excavation Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			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: 222,402 155,680		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 249,088					
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				
X	Wood Sash Metal Sash Vinyl Sash	X		Large Avg. Small	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	X		Large Avg. Small	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				
X	Storms & Screens	X		Large Avg. Small	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				
(3) Roof		X	Gable Hip Flat	X	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			
X	Asphalt Shingle	X		Large Avg. Small	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				
Chimney: Brick		X		Large Avg. Small	Basement: 0 S.F. Crawl: 1286 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				

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

DANA TRL      School: LAKE CITY AREA SCHOOL DIST

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

KING LARRY  
40315 FIRESTEEL  
STERLING HEIGHTS MI 48313      2025 Est TCV 230,716

Improved    X    Vacant      Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description      Public Improvements      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W      X      Dirt Road      B 67' @ 4000/FF 65.00 154.00 0.9724 0.9126 4000 100      230,716

LOT 6 CLAYTON'S HARBOR.      X      Gravel Road      65 Actual Front Feet, 0.23 Total Acres      Total Est. Land Value =      230,716

Comments/Influences      X      Paved Road



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SKOCZYLAS BRETT C	SKOCZYLAS BRETT C & BRITT	1	08/13/2021	QC	09-FAMILY	2021-02773	PROPERTY TRANSFER	0.0				
GLEASON KELLY A ESTATE	SKOCZYLAS BRETT C	166,667	11/09/2020	QC	09-FAMILY	2020-03904	PROPERTY TRANSFER	0.0				
GLEASON MICHAEL M & KELLE	GLEASON KELLY A	0	11/16/2018	QC	09-FAMILY	2018-03790	PROPERTY TRANSFER	0.0				
GLEASON MICHAEL M & KELLE	GLEASON MICHAEL M & KELLE	0	04/30/2008	WD	21-NOT USED/OTHER	2008/1689	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7017 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		REPAIR		05/06/2016		2016-0141	100%			
Owner's Name/Address		P.R.E. 100% 08/12/2021		MAP #:		2025 Est TCV 609,268 TCV/TFA: 217.60						
SKOCZYLAS BRETT C & BRITTNEY 7017 W REDMAN DR LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 7 CLAYTON'S HARBOR.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		B 67' @ 4000/FF 60.00 110.00 1.0000 0.8112 4000 100 194,688								
		Paved Road		60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 194,688								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 4in Concrete 6.87 528 0 0								
		Sewer		D/W/P: 3.5 Concrete 6.49 60 0 0								
		Electric		Wood Frame 28.43 100 50 1,421								
		Gas		Residential Local Cost Land Improvements								
		Curb		Description Rate Size % Good Cash Value								
		Street Lights		LAND IMPROVE 1000 1,000.00 2 95 1,900								
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 3,321								
		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	97,300	207,300	304,600		155,534C			
TPC 05/06/2018 INSPECTED		2024	89,300	191,900	281,200			150,858C				
TPC 12/27/2017 INSPECTED		2023	44,600	183,300	227,900			143,675C				
JWV 10/01/2016 INSPECTED		2022	42,000	165,200	207,200			136,834C				

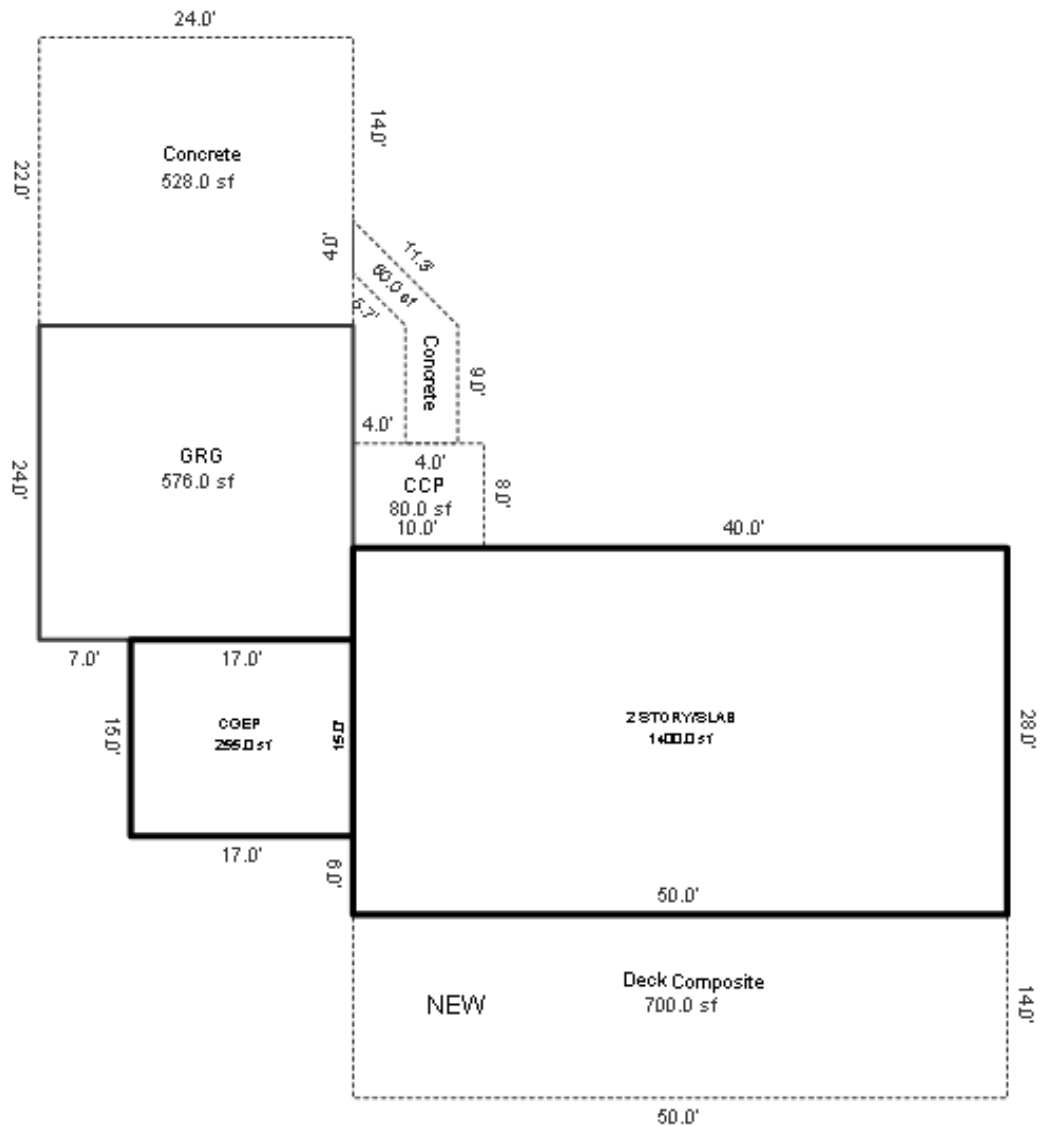
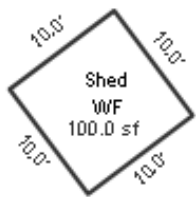


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 80 255 700	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 848 % 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: 2,800 Total Base New : 395,416 Total Depr Cost: 257,037 Estimated T.C.V: 411,259		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S		Cls C 5 Blt 1977				
Yr Built 1977	Remodeled 1983	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1400 SF Floor Area = 2800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
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			2 Story Siding Slab		1,400		Total: 314,918 204,714		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			3			Plumbing		Average Fixture(s)		1 1,455 946		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			2			Porches		CCP (1 Story)		80 2,274 1,478		
(2) Windows		(7) Excavation		Many X Ave. Few			3			CGEP (1 Story)		255 14,586 9,481				
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1400 S.F. Height to Joists: 0.0		2			No Plumbing			Deck		Treated Wood		700 9,289 6,038	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		3			No Plumbing			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
(3) Roof		(9) Basement Finish		1			Extra Toilet			Base Cost		848 32,080 20,852				
	Gable X Gambrel Hip Mansard Flat Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Extra Sink			Common Wall: 1/2 Wall		1 -1,324 -861				
X	Asphalt Shingle	(10) Floor Support		1			Separate Shower			Door Opener		1 539 350				
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Ceramic Tile Floor			Water/Sewer		Public Sewer		1 1,473 957		
		Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tile Wains			Water Well, 100 Feet		Water Well		1 5,725 3,721		
				1			Ceramic Tub Alcove			Built-Ins		Appliance Allow.		1 2,727 1,773		
				1			Vent Fan			Fireplaces		Wood Stove		1 2,515 1,635		
				1			Vent Fan			Local Cost Items						
				1			Vent Fan			<<<<< 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.
CORRIGAN MICHELLE	CORRIGAN MICHELLE L TRUST	0	11/25/2024	WD	14-INTO/OUT OF TRUST	2024-03009	PROPERTY TRANSFER	0.0
CORRIGAN TERRY	CORRIGAN MICHELLE	0	08/23/2022	QC	09-FAMILY	2022-02695	DEED	0.0
CORRIGAN MICHELLE L	CORRIGAN TERRY D	0	02/08/2007	OTH	09-FAMILY	2007/554	DEED	0.0
		206,000	09/01/1999	WD	03-ARM'S LENGTH	331:277	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6999 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
	MAP #:					
	2025 Est TCV 456,374 TCV/TFA: 299.46					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
					* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 8 CLAYTON'S HARBOR.	X				B 67' @ 4000/FF	45.00	104.00	1.1059	0.7954	4000	100		158,344
Comments/Influences					45 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		158,344	

Tax Description	X	Land Improvement Cost Estimates			Rate	Size	% Good	Cash Value
		Description						
21100467 \$289,900 5/11	X	Dirt Road			6.87	893	50	3,067
	X	Gravel Road			6.87	224	50	769
	X	Paved Road			26.62	144	50	1,916
	X	Storm Sewer			Total Estimated Land Improvements True Cash Value =			5,752
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	79,200	149,000	228,200			156,887C
Rolling	2024	70,900	138,200	209,100			152,170C
Low	2023	35,800	141,800	177,600			144,924C
High	2022	34,300	127,700	162,000			138,023C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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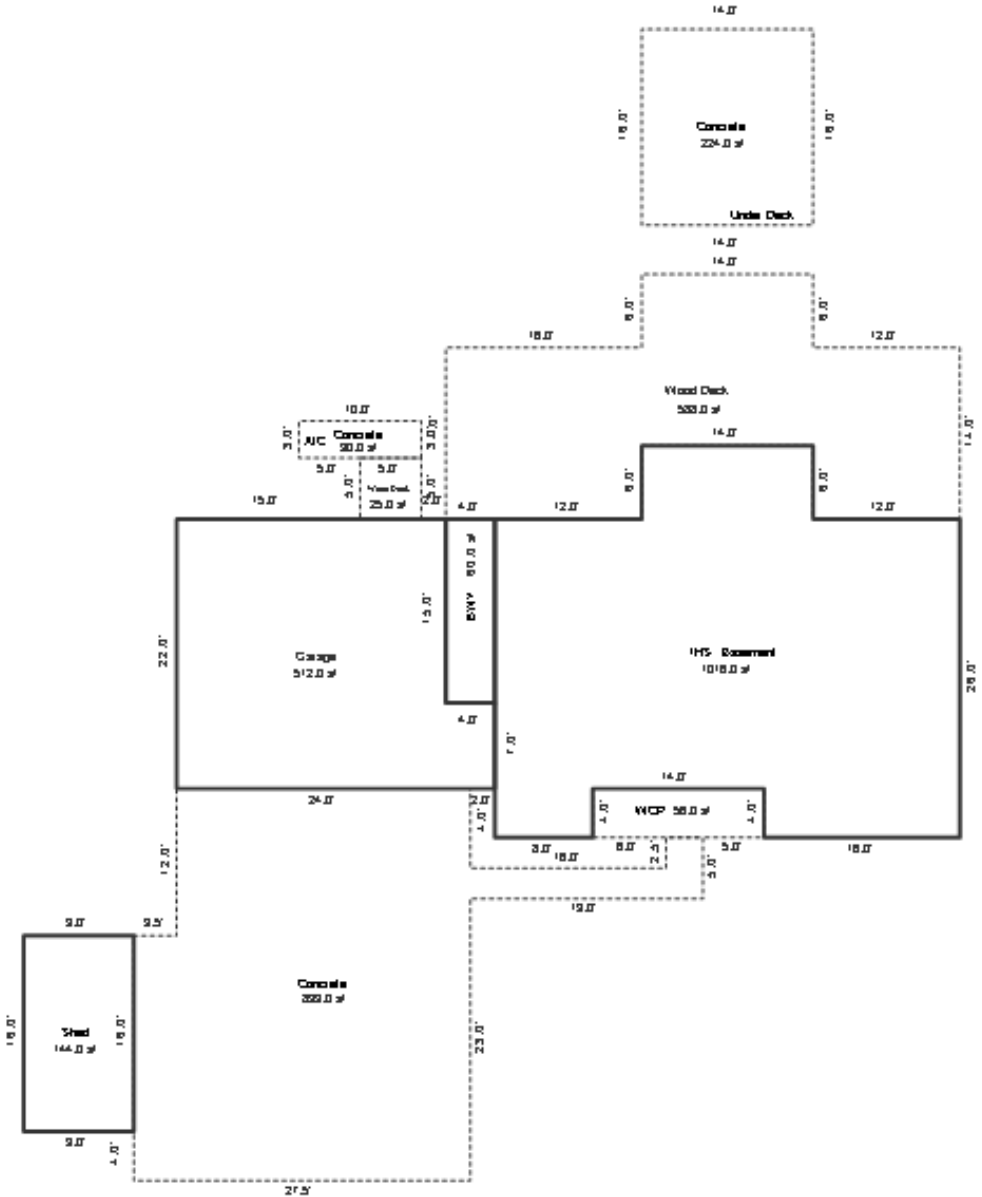
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	07/21/2018	INSPECTED	2024	70,900	138,200	209,100			152,170C
TPC	12/27/2017	INSPECTED	2023	35,800	141,800	177,600			144,924C
TPC	05/04/2016	INSPECTED	2022	34,300	127,700	162,000			138,023C

\*\*\* 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 56 588 25 60	Type WCP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1987 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: 512 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 1987		Remodeled 0			Ex	X	Ord	Min										
Condition: Average		Trim & Decoration			No./Qual. of Fixtures													
Room List		Doors	Solid	X	H.C.	(12) Electric												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			150 Amps Service													
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex.	X	Ord.	Min										
X	Insulation				Many	X	Ave.	Few										
(2) Windows		(7) Excavation			(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			3	3 Fixture Bath												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish			(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	600	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water												
X	Asphalt Shingle	(10) Floor Support			1	Public Sewer												
	Chimney:	Joists: Unsupported Len: Cntr.Sup:			1	Water Well												
					1	1000 Gal Septic 2000 Gal Septic												
					Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C 5 Blt 1987								
(11) Heating System: Forced Heat & Cool										Ground Area = 1016 SF Floor Area = 1524 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas								
Stories Exterior Foundation Size Cost New Depr. Cost										1.5 Story Siding Basement 1,016								
Total: 206,134 134,009										Other Additions/Adjustments								
Recreation Room 600 11,436 7,433										Basement, Outside Entrance, Below Grade 1 2,523 1,640								
Plumbing										Average Fixture(s)								
3 Fixture Bath 2 9,159 5,953										2 Fixture Bath 1 3,064 1,992								
Porches										WCP (1 Story) 56 3,301 2,146								
Deck										Treated Wood 588 8,279 5,381								
Treated Wood 25 1,166 758										Garages								
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost 512 22,600 14,690								
Common Wall: 1 Wall 1 -2,647 -1,721										Door Opener 1 539 350								
Water/Sewer										Public Sewer 1 1,473 957								
Water Well, 100 Feet 1 5,725 3,721										Built-Ins								
Appliance Allow. 1 2,727 1,773										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6989 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BYRSKI EDWARD J 5423 W COLDWATER ROAD FLINT MI 48504		MAP #:		2025 Est TCV 423,589 TCV/TFA: 258.60								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 9 CLAYTON'S HARBOR.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 67' @ 4000/FF 45.00 122.00 1.1059 0.8411 4000 100 167,443								
		Paved Road		45 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 167,443								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Concrete	6.87	336	0	0				
		X	Sewer	D/W/P: 4in Concrete	6.87	214	0	0				
		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 = 2,375								
			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	83,700	128,100	211,800			87,686C	
		JWV	06/18/2018	INSPECTED	2024	73,800	118,700	192,500			85,050C	
		TPC	12/27/2017	INSPECTED	2023	37,600	113,300	150,900			81,000C	
		TPC	02/07/2012	INSPECTED	2022	34,300	102,200	136,500			77,143C	

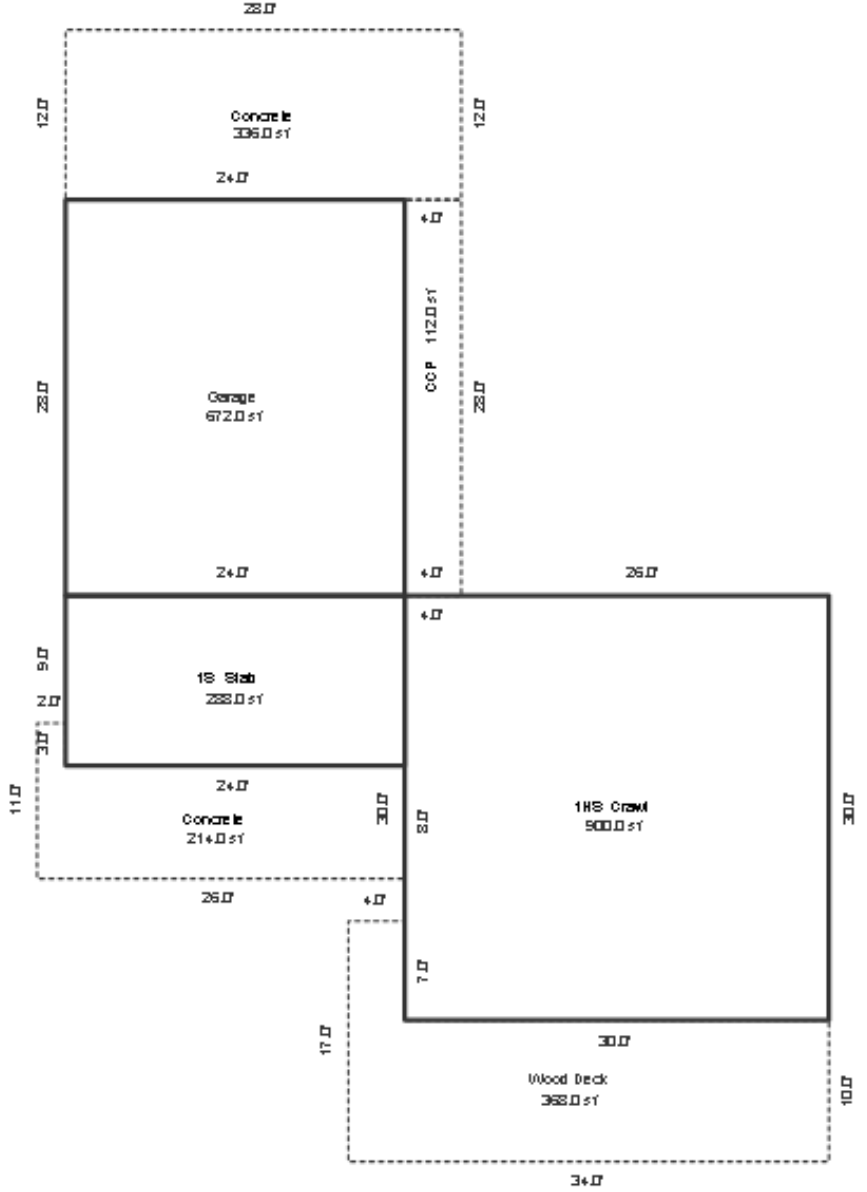


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 368	Type CCP (1 Story) Treated Wood	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration								
Building Style: 1.5S																	
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service										
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C Blt 1977		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	(11) Heating System: Forced Air w/ Ducts Ground Area = 1188 SF Floor Area = 1638 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
(2) Windows		(7) Excavation			(13) Plumbing			1	Average Fixture(s)			Building Areas					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 900 S.F. Slab: 288 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			1.5 Story Siding Foundation Size Cost New Depr. Cost 1 Story Siding Slab 900 288 Total: 187,737 122,029						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(14) Water/Sewer			1	Public Water			Other Additions/Adjustments					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1	Public Sewer			Plumbing						
X	Storms & Screens	(9) Basement Finish						1	Water Well			Average Fixture(s)					
(3) Roof								1	1000 Gal Septic			3 Fixture Bath					
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	2000 Gal Septic			Porches						
X	Asphalt Shingle	(10) Floor Support						Lump Sum Items:			CCP (1 Story)						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:									Deck						
											Treated Wood						
											Garages						
											Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
											Base Cost						
											Door Opener						
											Water/Sewer						
											Public Sewer						
											Water Well, 50 Feet						
											Built-Ins						
											Appliance Allow.						
											Fireplaces						
											Exterior 1 Story						
											Local Cost Items						
											SANITARY SEWER						
											<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
6979 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		05/25/2006		20060123	100%								
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 457,709 TCV/TFA: 257.72											
PRYBULA KORNELIA TRUST 5018 ESTELLA LANE UTICA MI 48316		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 10 CLAYTON'S HARBOR.		X Dirt Road		B 67' @ 4000/FF 50.00 124.00 1.0659 0.8459 4000 100		180,335											
Comments/Influences		X Gravel Road		50 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value = 180,335											
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		X Storm Sewer		D/W/P: 3.5 Concrete		6.49 476 0 0											
		X Sidewalk		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value											
		X Water		LAND IMPROVE 2500		2,500.00 1 94 2,350											
		X Sewer		Total Estimated Land Improvements True Cash Value =		2,350											
		X Electric															
		X Gas															
		X Curb															
		X Street Lights															
		X Standard Utilities															
		X Underground Utils.															
		Topography of Site															
		Level															
		Rolling															
		Low															
		X High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		X Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2025		90,200		138,700		228,900		103,915C	
		TPC 12/27/2017		INSPECTED		2024		80,200		128,500		208,700		100,791C			
		TPC 06/17/2011		INSPECTED		2023		40,600		122,700		163,300		95,992C			
		TPC 12/20/2010		INSPECTED		2022		37,000		110,600		147,600		91,421C			

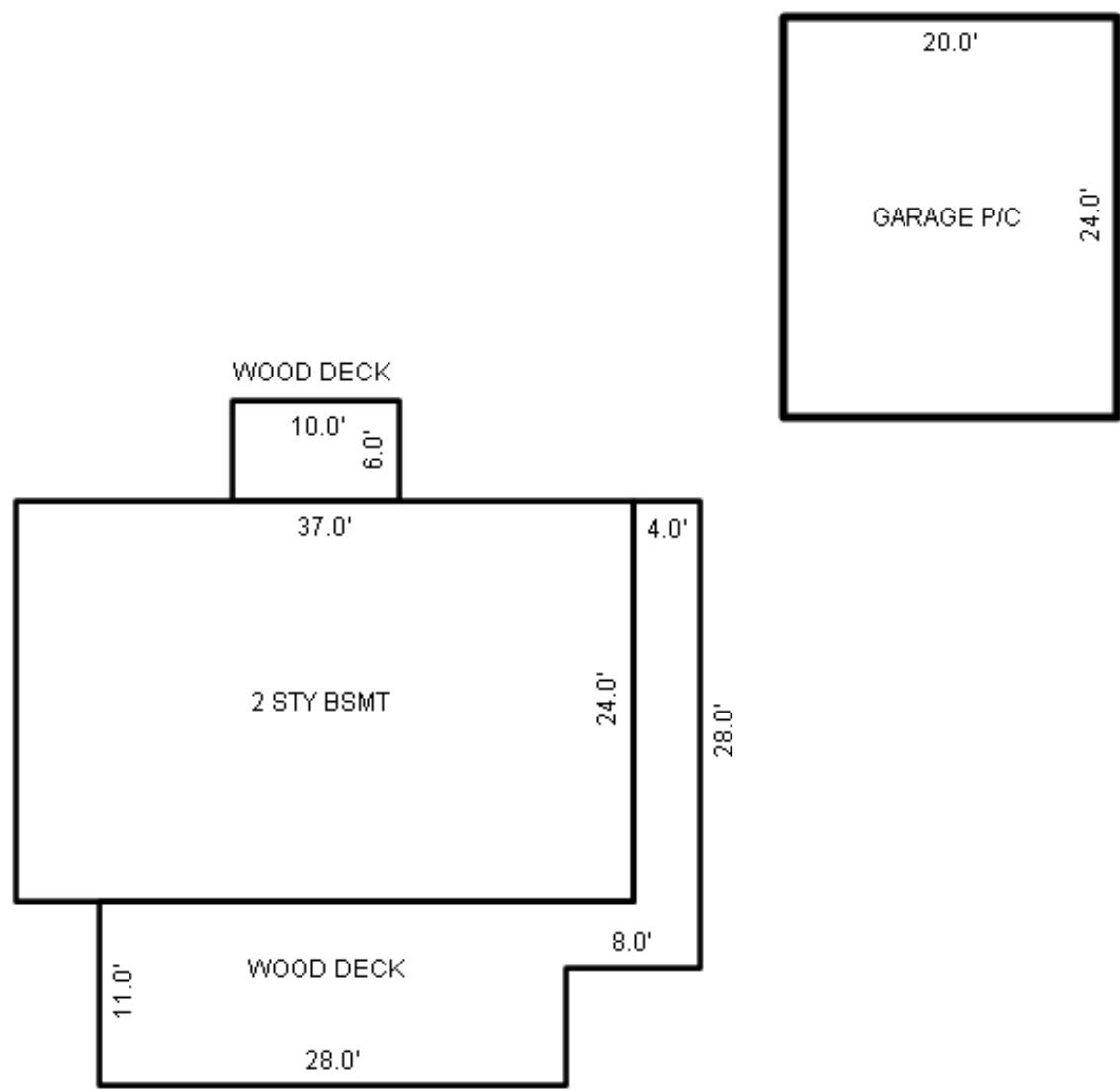


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 436 60	Type WPP Treated Wood	Year Built: 1987 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min						
Building Style: 2S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg X Ord	Small	Room List		Doors	Solid X H.C.					
Yr Built 1973	Remodeled 1988	Ex	X	Ord	Min	(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 888 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement					
Condition: Average		Lg	X	Ord	Small	(9) Basement Finish		(10) Floor Support		(14) Water/Sewer		(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					
Room List		Basement 1st Floor 2nd Floor Bedrooms		No. of Elec. Outlets		Many X Ave. Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 888 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		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		2 Story Siding Basement 888		Total: 213,875 139,018		Other Additions/Adjustments					
(2) Windows		Many Avg.	X	Large Avg.	Small	(9) Basement Finish		(10) Floor Support		(14) Water/Sewer		2 Story Siding Basement 888		Total: 213,875 139,018		Recreation Room 888 16,925 8,462 Basement, Outside Entrance, Below Grade 2 5,047 3,281 Plumbing Average Fixture(s) 1 1,455 946 Porches WPP 436 7,220 4,693 Deck Treated Wood 60 1,930 1,254 Garages Class: C Exterior: Pole (Unfinished) Base Cost 480 14,515 9,435 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 Local Cost Items SANITARY SEWER 1 0 0		Totals: 268,354 171,890		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 275,024	
(3) Roof		888	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 0 0		Totals: 268,354 171,890		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 275,024			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 0 0		Totals: 268,354 171,890		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 275,024			
X	Asphalt Shingle	Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 0 0		Totals: 268,354 171,890		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 275,024			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUIACHON ERNESTO B & ROSA	PARMER KEITH D	427,500	05/21/2021	WD	03-ARM'S LENGTH	2021-01873	PROPERTY TRANSFER	100.0
QUIACHON ERNESTO B & ROSA	QUIACHON ERNESTO B & ROSA	0	06/24/2015	WD	09-FAMILY	2015-02462	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6969 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/17/2022					
	MAP #:					
	2025 Est TCV 504,934 TCV/TFA: 329.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 11 CLAYTON'S HARBOR.	X		Dirt Road	67'	4000'	FF	50.00	150.00	1.0659	0.9042	4000	100	192,759
			Gravel Road	50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 192,759									

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
H.S REMOVED PER STATE RECISSION NOTICE 5-14-97	X	Water	D/W/P: 3.5 Concrete	6.49	1010	79	5,178
	X	Sewer	Total Estimated Land Improvements True Cash Value =				5,178
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level	X	96,400	156,100	252,500			194,030C	
Rolling	X	84,100	144,700	228,800			188,196C	
Low	X	43,000	148,500	191,500			179,235C	
High	X	37,000	133,700	170,700			170,700S	



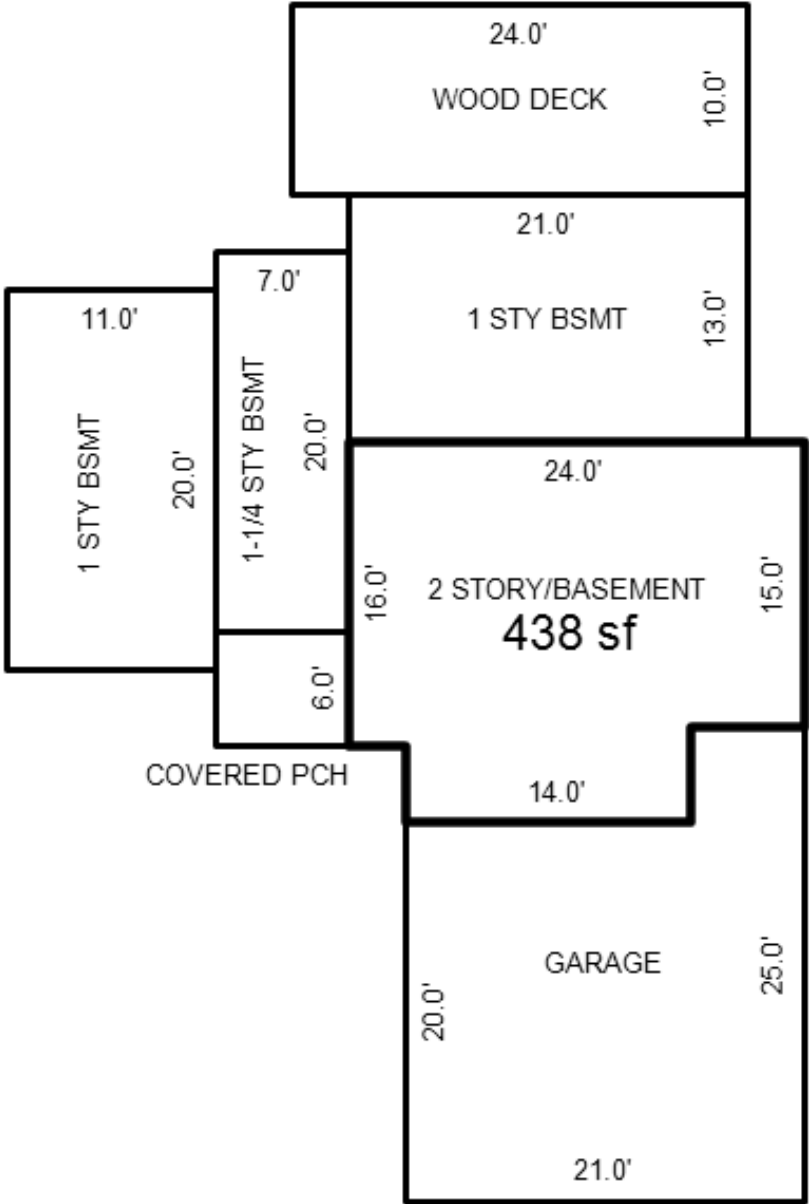
Who	When	What	2025	2024	2023	2022
TPC	05/14/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	12/20/2010	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 240	Type CCP (1 Story) 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?: Auto. Doors: 1 Mech. Doors: 0 Area: 455 % 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: 1,534 Total Base New : 295,177 Total Depr Cost: 191,873 Estimated T.C.V: 306,997		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall	X	Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets		Lg X Ord Min		Condition: Average	
Yr Built 1989	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1989				
Room List		Doors	Solid	X	H.C.	(12) Electric			Ground Area = 1066 SF Floor Area = 1534 SF.							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		Basement: 1066 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Basement 140 1 Story Siding Basement 273 2 Story Siding Basement 433			Total: 209,579 136,236			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1066 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Basement Living Area 886 31,320 20,358 Basement, Outside Entrance, Below Grade 1 2,523 1,640			
X	Wood Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,455 946 3 Fixture Bath 2 9,159 5,953			
X	Metal Sash	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Porches			CCP (1 Story) 42 1,293 840			
X	Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 240 4,603 2,992			
X	Double Hung	(3) Roof		886 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 455 20,875 13,569 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 1 539 350			
X	Horiz. Slide Casement	(14) Water/Sewer		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721			
X	Double Glass	(15) Fireplaces		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Patio Doors Storms & Screens	(16) Porches/Decks		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Area Type			42 CCP (1 Story) 240 Treated Wood			
X	Asphalt Shingle	(17) Garage		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 455 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
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.							
STOLICKER TIMOTHY & MELIS	DOMANICO DAVID & STEFANIE	735,000	07/12/2024	WD	03-ARM'S LENGTH	2024-01710	PROPERTY TRANSFER	100.0							
STOLICKER TIMOTHY & MELIS	STOLICKER TIMOTHY & MELIS	0	05/12/2021	QC	09-FAMILY	2021-01729	PROPERTY TRANSFER	0.0							
BOWE JAMES P & STELLA L	STOLICKER TIMOTHY & MELIS	328,000	11/07/2014	WD	03-ARM'S LENGTH	2014-03755	PROPERTY TRANSFER	100.0							
BOWE JAMES P & STELLA L	BOWE JAMES P & STELLA L	0	02/10/2014	QC	09-FAMILY	2014-00514	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6959 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		Addition		02/23/2005		20050022	Complete						
Owner's Name/Address		P.R.E. 0%		MAP #:											
DOMANICO DAVID & STEFANIE JTWFROS 47538 PINE CREEK CT NORTHVILLE MI 48168		2025 Est TCV 699,360 TCV/TFA: 312.91													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 12 CLAYTON'S HARBOR.		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
734-591-0288		X Sewer		Paved Road		B 67' @ 4000/FF		50.00	182.00	1.0659	0.9675	4000	100		206,257
		X Electric		Storm Sewer		50 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =						206,257	
		X Gas		Sidewalk		Land Improvement Cost Estimates									
		X Curb		Water		Description		Rate	Size	% Good	Cash Value				
		X Street Lights		Sewer		Residential Local Cost Land Improvements									
		X Standard Utilities		Electric		Description		Rate	Size	% Good	Cash Value				
		X Underground Utils.		Gas		LAND IMPROVE 2500		2,500.00	1	95	2,375				
				Curb		Total Estimated Land Improvements True Cash Value =						2,375			
				Street Lights											
				Standard Utilities											
				Underground 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	103,100	246,600	349,700		349,700S			
				TPC 05/31/2024	INSPECTED		2024	88,300	215,700	304,000		195,105C			
				TPC 05/30/2022	INSPECTED		2023	45,600	205,900	251,500		185,815C			
				TPC 04/30/2021	INSPECTED		2022	37,000	185,600	222,600		176,967C			

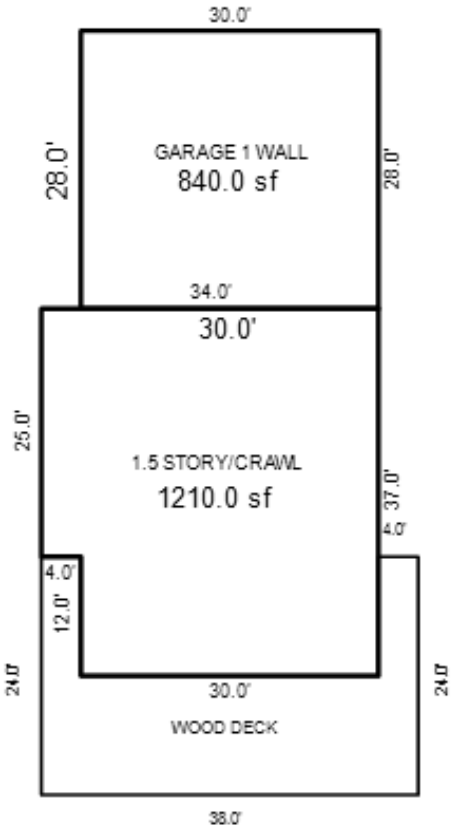
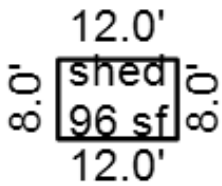


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area 552	Type WPP	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(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										
Yr Built 2005	Remodeled 2022	Trim & Decoration		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		200	Amps Service						
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1210 SF Floor Area = 2235 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many	X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,210 1 Story Siding Overhang 420 Total: 267,385 240,653							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1210 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 1 4,580 4,122 2 Fixture Bath 1 3,064 2,758 Separate Shower 1 1,340 1,206 Porches WPP 552 9,108 8,197 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 840 38,632 34,769 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970 Water/Sewer Public Sewer 1 1,473 1,326 Water Well, 100 Feet 1 5,725 5,152 Built-Ins Appliance Allow. 1 2,727 2,454 Fireplaces Exterior 1 Story 1 6,420 5,778 Raised Hearth 1 437 393							
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Lump Sum Items: Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Asphalt Shingle	(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.
ISHAM GERALD R	ISHAM IRIS IRENE	0	04/20/2019	QC	09-FAMILY	2019-02066	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
104 S MARK TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/01/2025					
	MAP #:					
	2025 Est TCV 405,648 TCV/TFA: 340.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 13 CLAYTON'S HARBOR.	X		* Factors * 45'X95': EFF 61'			
			B 67' @ 4000/FF	45.00	222.64	206,682
Comments/Influences			45 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 206,682			

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 13 CLAYTON'S HARBOR.	X		Residential Local Cost Land Improvements			
			Wood Frame	27.60	120 50	1,656
Comments/Influences			LAND IMPROVE 2500 2,500.00 1 94 2,350			
			Total Estimated Land Improvements True Cash Value = 4,006			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	103,300	99,500	202,800			80,940C
Rolling	2024	85,800	92,200	178,000			78,507C
Low	2023	45,000	88,100	133,100			74,769C
High	2022	33,300	79,500	112,800			71,209C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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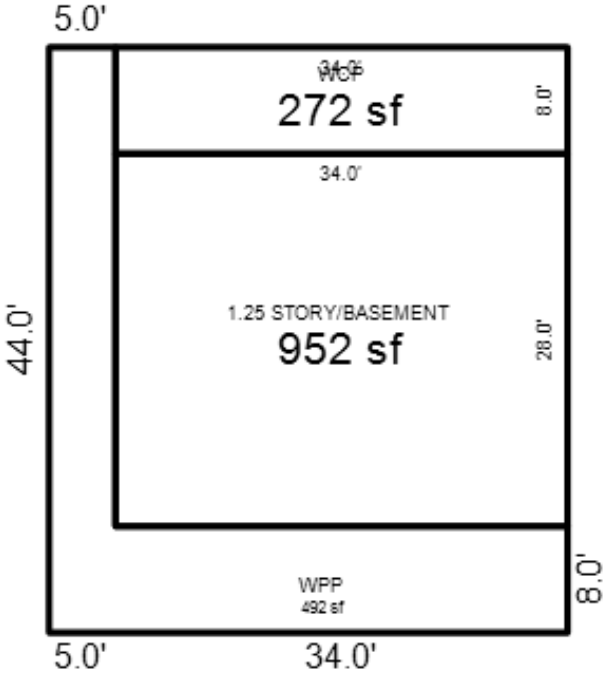
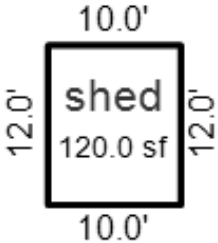
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	85,800	92,200	178,000			78,507C
TPC	05/06/2018	INSPECTED	2023	45,000	88,100	133,100			74,769C
TPC	12/27/2017	INSPECTED	2022	33,300	79,500	112,800			71,209C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 272 492	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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 952 SF Floor Area = 1190 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1977															
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 952		Total: 162,454 105,595					
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg X Ord Small		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 952		Total: 162,454 105,595	
Condition: Average		Trim & Decoration		Lg X Ord Small			Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 952		Total: 162,454 105,595					
Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 952		Total: 162,454 105,595		Other Additions/Adjustments		Plumbing Average Fixture(s) 1 1,455 946 Porches WCP (1 Story) 272 9,340 6,071 Deck Treated Wood 492 7,365 4,787 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: 187,462 121,850		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 194,960	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 952		Total: 162,454 105,595		Other Additions/Adjustments		Plumbing Average Fixture(s) 1 1,455 946 Porches WCP (1 Story) 272 9,340 6,071 Deck Treated Wood 492 7,365 4,787 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: 187,462 121,850		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 194,960		
(2) Windows		Many Avg. X Avg. Few Small		Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 194,960						
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			(10) Floor Support			Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 194,960																		

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





\*\*\* 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 MARK TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 146,364					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
PIEKACZ KENNETH L & WEBER LISA M 5375 WRIGHT DR TROY MI 48098		Public Improvements		* Factors *		EFF: PIE SHAPE ~ 108X35							
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 14 CLAYTON'S HARBOR.		X Paved Road		C 67' @ 4000/FF		59.33		138.02		1.0039L0.6143		4000 100	
Comments/Influences		Storm Sewer		0.19 Total Acres		Total Est. Land Value =		146,364		146,364		146,364	
PIE SHAPED APPROX 107X35 & ALONG ROAD RE, MOVED +5 FOR ROAD REDUCED SIZE & SHAPE -40 TO -20 BIG LOT..SHOULD NOT BE WORTH LESS THAN ADJACENT SMALLER LOTS		X Water		Street Lights		Standard Utilities		Underground Utils.		Topography of Site		Year	
		X Sewer		Level		Rolling		X Low		X High		Landscaped	
		X Electric		X Swamp		Wooded		Pond		X Waterfront		Ravine	
		X Gas		Wetland		Flood Plain		X Private Road		Who		When	
		Curb		Year		Land Value		Building Value		Assessed Value		Board of Review	
		Street Lights		2025		73,200		0		73,200			
		Standard Utilities		2024		48,600		0		48,600			
		Underground Utils.		2023		36,700		0		36,700			
		Topography of Site		2022		28,400		0		28,400			
		X Level		Who		When		What		2025		73,200	
		X Rolling		TPC 04/30/2023		INSPECTED		2024		48,600		0	
		X Low		TPC 05/06/2018		INSPECTED		2023		36,700		0	
		X High		TPC 12/27/2017		INSPECTED		2022		28,400		0	
		X Landscaped		The Equalizer. Copyright (c) 1999 - 2009.		Licensed To: Township of Lake, County of		Missaukee, Michigan		*** Information herein deemed reliable but not guaranteed***			
		X Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X Private Road											



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
JUZSWIK DAVID L & SUSAN D	JUZSWIK DAVID L TRUST	0	09/17/2024	WD	09-FAMILY	2024-02371	PROPERTY TRANSFER	0.0							
MCKINNON DONALD & MARILYN	JUZSWIK DAVID L & SUSAN D	899,900	07/10/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01877	PROPERTY TRANSFER	100.0							
CARTMILL RICHARD & CYNTHI	MCKINNON DONALD J & MARIL	100,000	07/07/2023	WD	16-LC PAYOFF	2023-01875	DEED	0.0							
		100,000	05/01/1995	LC	03-ARM'S LENGTH	299:660	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
157 S MARK TRL		School: LAKE CITY AREA SCHOOL DIST													
Owner's Name/Address		P.R.E. 100% 07/29/2024													
JUZSWIK DAVID L TRUST 157 S MARK TRL LAKE CITY MI 49651		MAP #:		2025 Est TCV 721,942 TCV/TFA: 276.71											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 15 CLAYTON'S HARBOR.		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Paved Road		Storm Sewer		B 67' @ 4000/FF		85.00	110.00	0.8852	0.8112	4000	100		244,153
		X Sidewalk		Water		85 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =						244,153	
		X Sewer		D/W/P: 4in Ren. Conc.		Description		Rate	Size	% Good	Cash Value				
		X Electric		D/W/P: Brick on Sand				8.06	1625	50	6,549				
		X Gas		Total Estimated Land Improvements				17.76	275	50	2,442				
		Curb		True Cash Value =										8,991	
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		X Rolling													
		X Low													
		X High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		X PRIVATE RD													
		Who		When		What		2025	122,100	238,900	361,000			361,000S	
		JWV		06/12/2023		INSPECTED		2024	115,900	236,000	351,900		351,900A	351,900S	
		TPC		04/30/2021		INSPECTED		2023	56,900	213,600	270,500			175,240C	
		TPC		12/27/2017		INSPECTED		2022	53,600	192,600	246,200			166,896C	

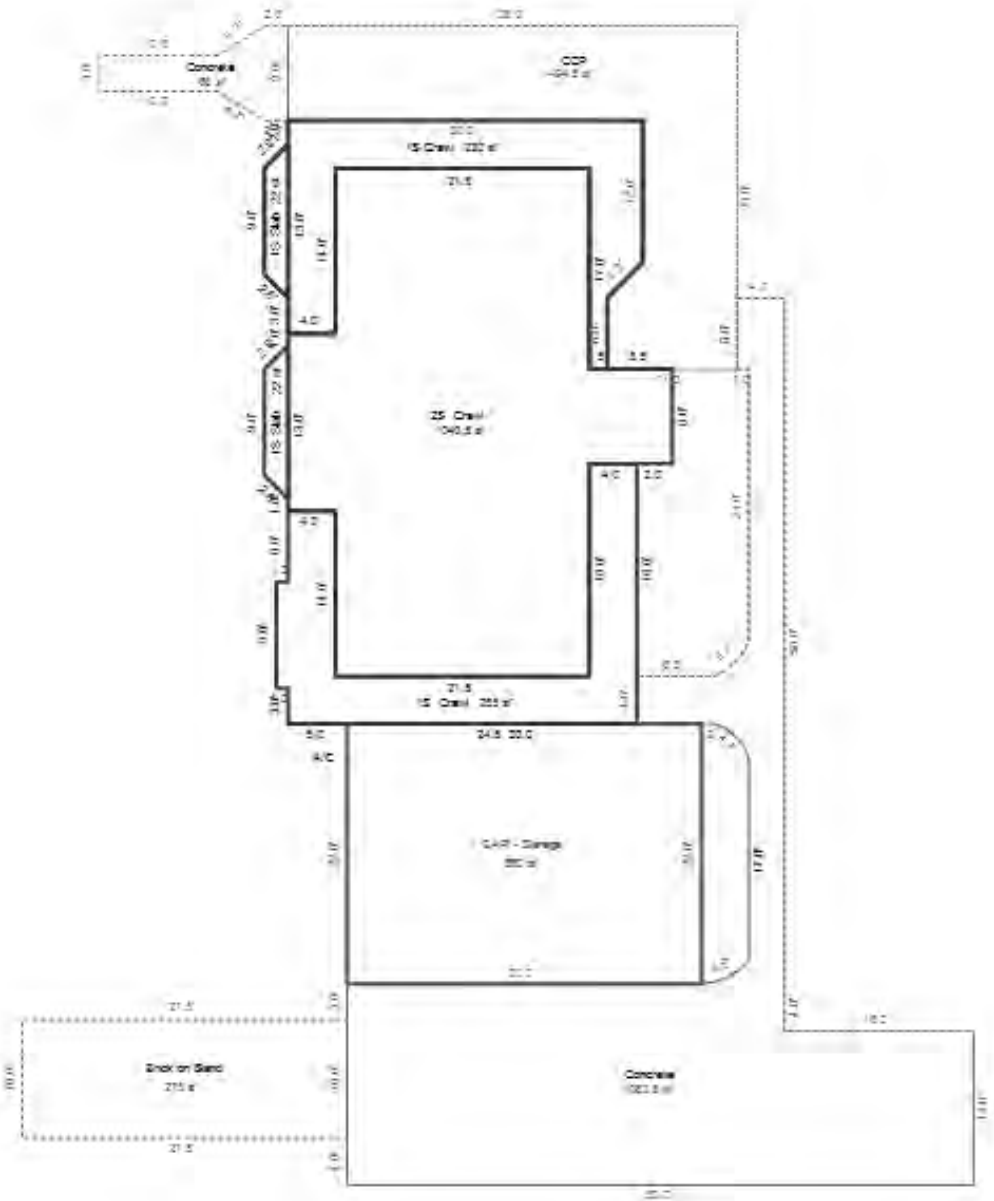


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (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 1 Wood Stove Direct-Vented Ga	Area 494	Type CCP (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?: Yes Auto. Doors: 2 Mech. Doors: 0 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												
Building Style: 1.75S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1997	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min										
Condition: Average		Size of Closets		X	Lg	Ord	Small										
Room List		Doors	Solid	H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C 10 Blt 1997					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Ground Area = 1569 SF Floor Area = 2609 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1525 S.F. Slab: 44 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		1		2 Story Siding Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,040 1 Story Siding Crawl Space 485 1 Story Siding Slab 44		Total:		322,132		241,573	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Other Additions/Adjustments		Exterior							
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Exterior		Brick Veneer		248		4,201		3,151	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Plumbing		Average Fixture(s)		1		1,455		1,091	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1		Public Water		3 Fixture Bath		1		4,580		3,435	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Sewer		1		Water Well		2 Fixture Bath		1		3,064		2,298	
X	Asphalt Shingle			Ceramic Tile Floor		1000 Gal Septic		Ceramic Tile Wains		Porches		CCP (1 Story)		494		11,905	
				Ceramic Tub Alcove		2000 Gal Septic		Vent Fan		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
				Lump Sum Items:				Base Cost		660		32,492		24,369			
								Common Wall: 1 Wall		1		-2,647		-1,985			
								Door Opener		2		1,078		808			
								Water/Sewer									
								Public Sewer		1		1,473		1,105			
								Water Well, 100 Feet		1		5,725		4,294			
								Built-Ins		Appliance Allow.		1		2,727		2,045	
								Fireplaces									
<p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</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.
JUZSWIK DAVID L & SUSAN D	JUZSWIK DAVID L TRUST	0	09/17/2024	WD	09-FAMILY	2024-02371	PROPERTY TRANSFER	0.0
MCKINNON DONALD & MARILYN	JUZSWIK DAVID L & SUSAN D	899,900	07/10/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01877	PROPERTY TRANSFER	100.0
CARTMILL RICHARD & CYNTHI	MCKINNON DONALD J & MARIL	100,000	07/07/2023	WD	16-LC PAYOFF	2023-01875	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S MARK TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/29/2024					

Owner's Name/Address	MAP #:
JUZSWIK DAVID L TRUST 157 S MARK TRL LAKE CITY MI 49651	2025 Est TCV 211,124

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 16 CLAYTON'S HARBOR.		X		* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

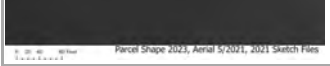
				B 67' @ 4000/FF	85.00	102.00	0.8852	L0.7015	4000	100	211,124
				0.20 Total Acres		Total Est. Land Value =					211,124

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

Topography of Site
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X	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	105,600	0	105,600			92,686C
2024	89,900	0	89,900		89,900A	89,900S
2023	55,600	0	55,600			39,846C
2022	53,600	0	53,600			37,949C



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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.
JENKINS JOANNE E	JENKINS JOANNE E TRUST	0	09/18/2013	QC	21-NOT USED/OTHER	2013-03961 QD	DEED	0.0
JENKINS DAVID F & JOANNE	JENKINS JOANNE E	0	04/15/1999	AFF	07-DEATH CERTIFICATE	2013-03960 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
133 S MARK TRL						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:		2025 Est TCV 563,170 TCV/TFA: 283.71			
JENKINS JOANNE E TRUST 4909 HIDDEN PINES COURT MIDLAND MI 48640						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 17 CLAYTON'S HARBOR.	X		Dirt Road	67'	4000'	FF	65.00	139.00	0.9724	0.8804	4000	100	222,588
Comments/Influences			Gravel Road	65 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =	222,588		

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 4in Concrete	6.87	480 0	0	
	X	Sewer	D/W/P: 4in Concrete	6.87	972 50	3,339	
	X	Electric	Total Estimated Land Improvements True Cash Value =				3,339
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	111,300	170,300	281,600			131,846C
2024	100,500	158,000	258,500			127,882C
2023	50,500	150,900	201,400			121,793C
2022	44,400	136,000	180,400			115,994C

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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 528	Type Treated Wood	Year Built: 1990 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				1	Class: C Effec. Age: 25 Floor Area: 1,985 Total Base New : 281,037 Total Depr Cost: 210,777 Estimated T.C.V: 337,243			Bsmnt Garage:		
Building Style: 1S		X	Drywall	X	Plaster								Roof:		
Yr Built 1989		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		X	Drywall												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1329 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation													
X	Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Metal		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		(11) Heating/Cooling													
		(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													
		Public Water													
		Public Sewer													
		Water Well													
		1000 Gal Septic													
		2000 Gal Septic													
		Lump Sum Items:													
		SANITARY SEWER													
		<<<<< 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.
JENKINS JOANNE E	JENKINS MARK A	1	09/18/2013	QC	09-FAMILY	2013-03595 QD	DEED	0.0
		110,000	02/01/2003	WD	33-TO BE DETERMINED	03-0:1022	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
129 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		New House	05/18/2023	2023-0166	100%

Owner's Name/Address	MAP #:
JENKINS MARK A 133 S MARK TRL LAKE CITY MI 49651	2025 Est TCV 737,362 TCV/TFA: 320.04

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 18 CLAYTON'S HARBOR.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	B 67' @ 4000/FF	70.00	148.00	0.9475	0.9000	4000	100		238,758	
Gravel Road	70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value =	238,758

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.		8.06	1566	50	6,311
Ad-Hoc Unit-In-Place Items					
Description		Rate	Size	% Good	Cash Value
Gas	/CI16/YARI/PATR/PICSL	17.20	120	100	2,064
Total Estimated Land Improvements True Cash Value =					8,375

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	119,400	249,300	368,700			285,994C
2024	107,900	135,600	243,500			177,589C
2023	54,200	0	54,200			39,133C
2022	46,800	0	46,800			37,270C



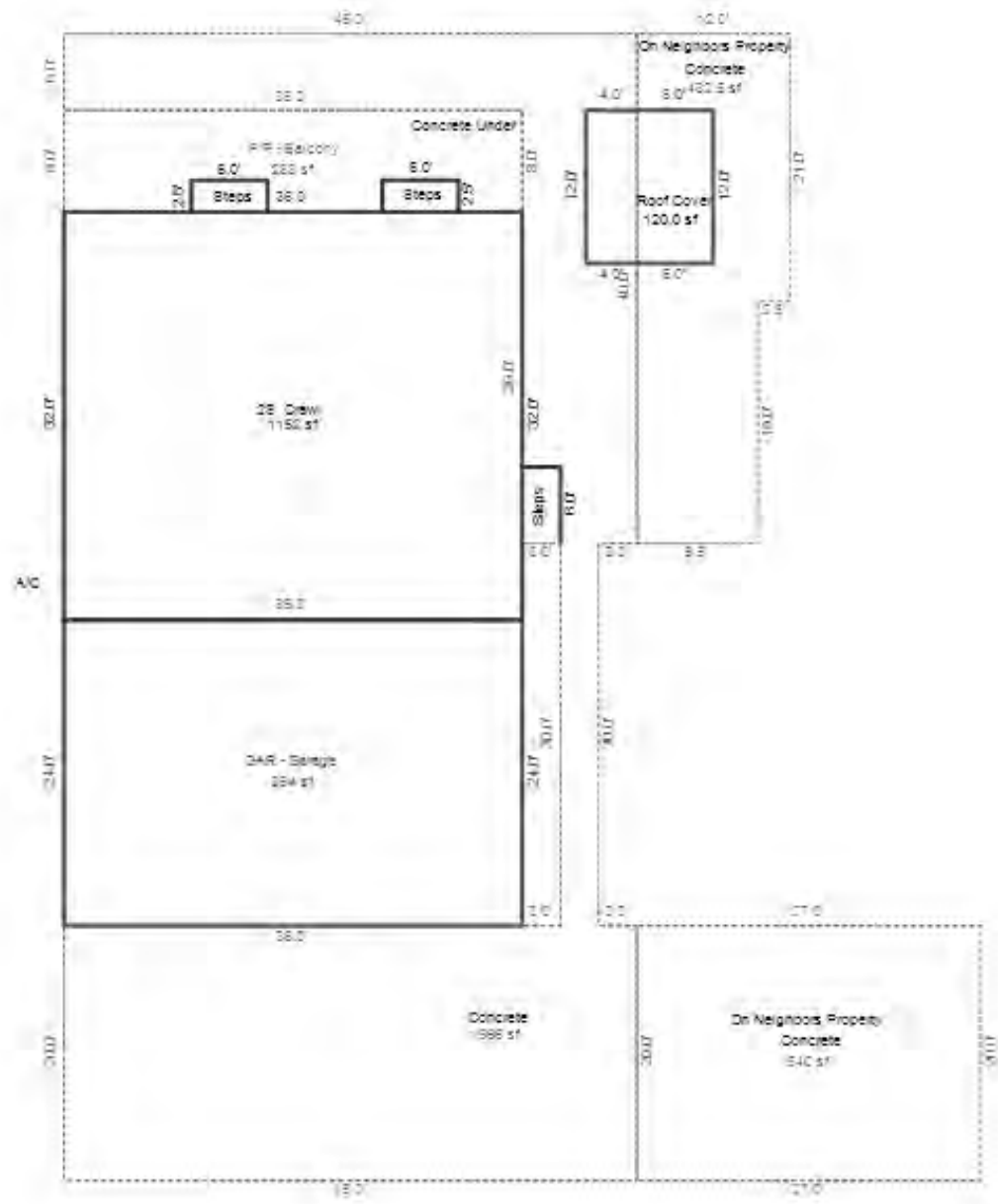
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Who	When	What	2025	2024	2023	2022
TPC	09/10/2024	INSPECTED				
TPC	09/27/2023	INSPECTED				
TPC	04/30/2021	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type WPP	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 1 Floor Area: 2,304 Total Base New : 309,479 Total Depr Cost: 306,393 Estimated T.C.V: 490,229			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	Small											
Room List		Doors	Solid	H.C.											
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1152 SF Floor Area = 2304 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					Cls C -5 Blt 2024			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Insulation				Ex. Ord. Min			2 Story Siding Crawl Space 1,152								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Plumbing								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		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			Porches								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			WPP 288								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Garages								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Finished)								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Base Cost 864 36,331 35,968 Common Wall: 1 Wall 1 -2,188 -2,166 Door Opener 2 1,078 1,067								
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Water/Sewer								
							Public Sewer 1 1,473 1,458 Water Well, 150 Feet 1 8,472 8,387								
							Built-Ins								
							Appliance Allow. 1 2,727 2,700								
							Notes:								
							ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:								
							Totals:			309,479		306,393			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRILL DONALD L & CATHY A	DONOFRIO DAVID & JENNIFER	262,500	07/21/2017	WD	03-ARM'S LENGTH	2017-02259	PROPERTY TRANSFER	100.0
WYNGARDEN KAREN L	GRILL DONALD L & CATHY A	230,000	04/27/2015	WD	03-ARM'S LENGTH	2015-01583	PROPERTY TRANSFER	100.0
WYNGARDEN JAMES F & KAREN	WYNGARDEN KAREN L	0	09/09/2014	AFF	07-DEATH CERTIFICATE	2014-03291	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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125 S MARK TRL	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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DONOFRIO DAVID & JENNIFER 125 S MARK TRL LAKE CITY MI 49651	2025 Est TCV 525,430 TCV/TFA: 295.85					
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH 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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	B 67' @ 4000/FF	65.00	141.00	0.9724	0.8848	4000	100		223,704
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	65 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	223,704
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Tax Description	Land Improvement Cost Estimates									
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	Description	Rate	Size	% Good	Cash Value
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	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	94	940
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	Total Estimated Land Improvements True Cash Value =				940
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Comments/Influences										
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	Water									
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X Sewer										
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X Electric										
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X Gas										
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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X Level										
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	Rolling									
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	Low									
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X High										
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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X Waterfront										
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	Ravine									
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	Wetland									
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X Flood Plain										
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X PRIVATE RD										
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Who	When	What	2025	111,900	150,800	262,700			150,447C
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TPC 12/27/2017	INSPECTED		2024	100,800	139,700	240,500			145,924C
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TPC 07/31/2017	INSPECTED		2023	50,800	133,300	184,100			138,976C
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TPC 12/15/2016	INSPECTED		2022	44,400	120,200	164,600		164,600W	132,359C
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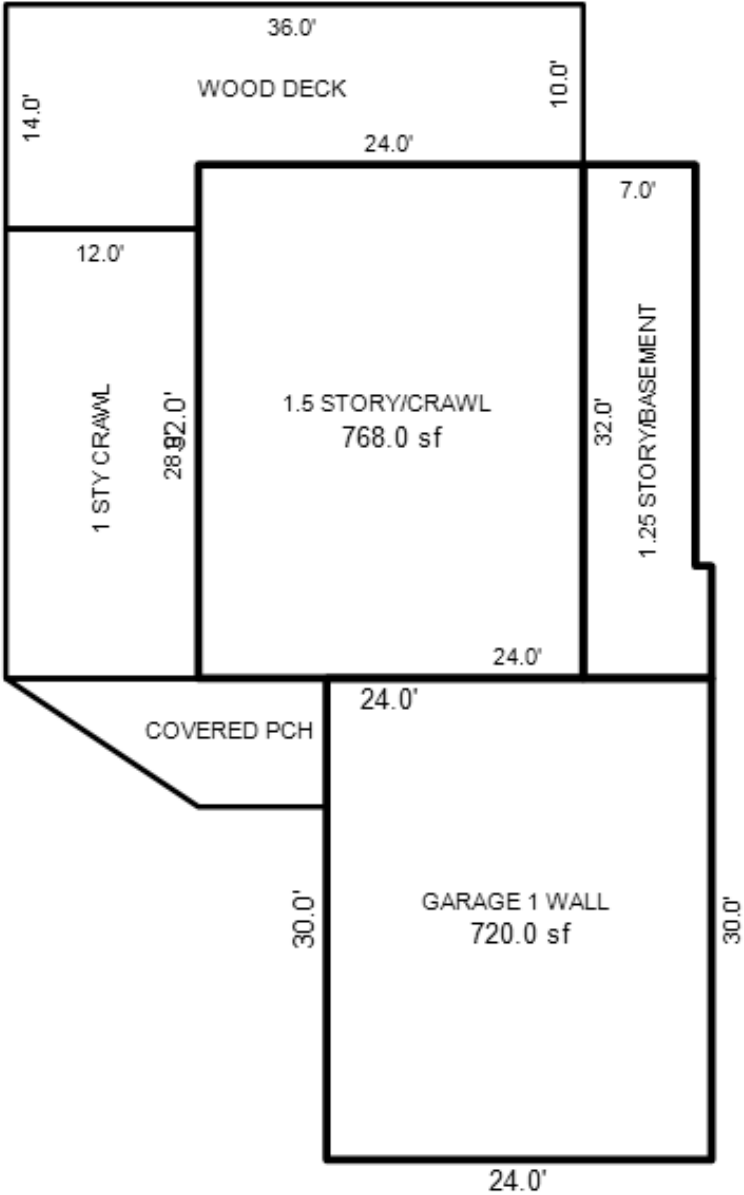


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 112 408	Type CCP (1 Story) Treated Wood	Year Built: 1993 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		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: 1,776 Total Base New : 289,202 Total Depr Cost: 187,991 Estimated T.C.V: 300,786			E.C.F. X 1.600		Bsmnt Garage:	
Yr Built 1984	Remodeled 2000	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 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1334 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1984			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Ex.	X	Ord.		Min	Many	X	Ave.		Few	1.5 Story Siding Crawl Space 768 1 Story Siding Crawl Space 336 1.25 Story Siding Basement 230		
(2) Windows		(7) Excavation		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Total: 230,019 149,524			
X	Many Avg. Few	X	Large Avg. Small	Basement: 230 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath			1 1,455 946 2 9,159 5,953			
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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches CCP (1 Story)			112 3,074 1,998			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Built-Ins			Decks			Garages			
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces Direct-Vented Gas			720 28,613 18,598 1 539 350 1 1,473 957 1 2,648 1,721 1 2,727 1,773 1 2,979 1,936			
Chimney: Metal										Local Cost Items			<<<<< 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.
ZIMMERMAN MELVIN D & MARC	UTECH KEITH & MEGHAN	320,000	08/03/2017	WD	03-ARM'S LENGTH	2017-02419	PROPERTY TRANSFER	100.0
		85,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1240	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
121 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		New House	10/30/2003	20030424	Complete

Owner's Name/Address	MAP #:
UTECH KEITH & MEGHAN 121 S MARK TRAIL Lake City MI 49651	2025 Est TCV 594,560 TCV/TFA: 309.67

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 20 CLAYTON'S HARBOR.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	B 67' @ 4000/FF	70.00	134.00	0.9475	0.8692	4000	100		230,597
X Gravel Road	70 Actual Front Feet, 0.22 Total Acres								230,597

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements	LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	115,300	182,000	297,300			189,582C
2024	105,300	168,500	273,800			183,882C
2023	52,700	170,900	223,600			175,126C
2022	46,800	154,100	200,900			166,787C

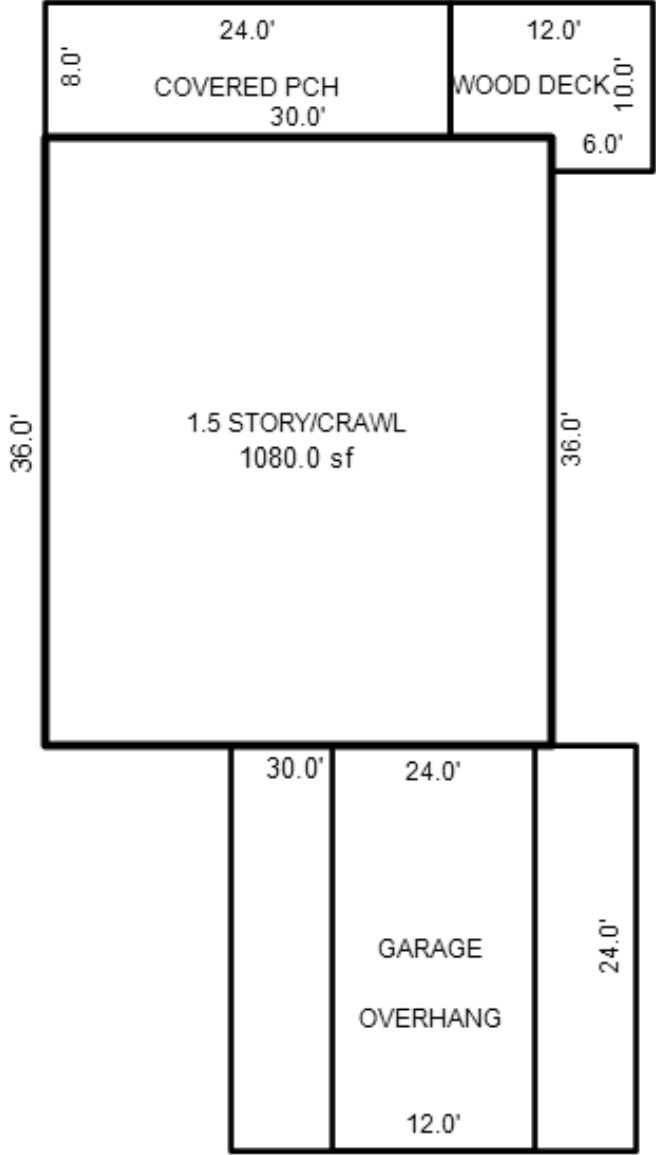
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 192	Type WCP (1 Story) 60 Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal 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	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		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,920 Total Base New : 282,518 Total Depr Cost: 226,008 Estimated T.C.V: 361,613		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 2004							
Condition: Average		Lg	X	Ord		Small	0 Amps Service			(11) Heating System: Forced Heat & Cool									
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 1080 SF Floor Area = 1920 SF.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		X			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding 1 Story Siding		Foundation Crawl Space Overhang		Size 1,080 300		Cost New 225,291		Depr. Cost 180,227	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2			Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3			Porches									
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Deck									
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			1			Garages										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
Chimney:		Lump Sum Items:		Water/Sewer			1			Built-Ins									
				Public Sewer			1			Appliance Allow.									
				Water Well, 100 Feet			1			Fireplaces									
				1000 Gal Septic			1			Direct-Vented Gas									
				2000 Gal Septic			1			Local Cost Items									
										<<<<< 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.
JOHNSON BRIAN & CHRISTIN	SIENKIEWICZ CRAIG T & NJU	550,000	08/26/2022	WD	03-ARM'S LENGTH	2022-02778	PROPERTY TRANSFER	100.0
CRANER JERRY D & KAREN S	JOHNSON BRIAN & CHRISTIN	368,000	08/19/2020	WD	03-ARM'S LENGTH	2020-02384	PROPERTY TRANSFER	100.0
WOODISON RICHARD G & JOYC	CRANER JERRY D & KAREN S	275,000	10/22/2018	WD	03-ARM'S LENGTH	2018-03415	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:
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SIENKIEWICZ CRAIG T & NJULIE A 117 S MARK TRL LAKE CITY MI 49651	2025 Est TCV 591,127 TCV/TFA: 354.39
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	B 67' @ 4000/FF	65.00	143.00	0.9724	0.8892	4000	100		224,809
	Gravel Road	65 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =

Tax Description		Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 21 CLAYTON'S HARBOR.	X	Dirt Road	Residential Local Cost Land Improvements					
		Gravel Road	Description	Rate	Size	% Good	Cash Value	

Comments/Influences	X	Paved Road	LAND IMPROVE 2500		2,500.00	1	94	2,350
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	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =					2,350
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	X	Sidewalk						
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	X	Water						
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	X	Sewer						
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	X	Electric						
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	X	Gas						
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		Curb						
--	--	------	--	--	--	--	--	--

		Street Lights						
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		Standard Utilities						
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		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	112,400	183,200	295,600			230,474C
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	Rolling							
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	Low							
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X	High	2024	101,200	169,700	270,900			223,545C
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	Landscaped							
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	Swamp							
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	Wooded							
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	Pond							
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X	Waterfront	2023	51,000	161,900	212,900			212,900S
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	Ravine							
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	Wetland							
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X	Flood Plain	2022	44,400	144,200	188,600			173,647C
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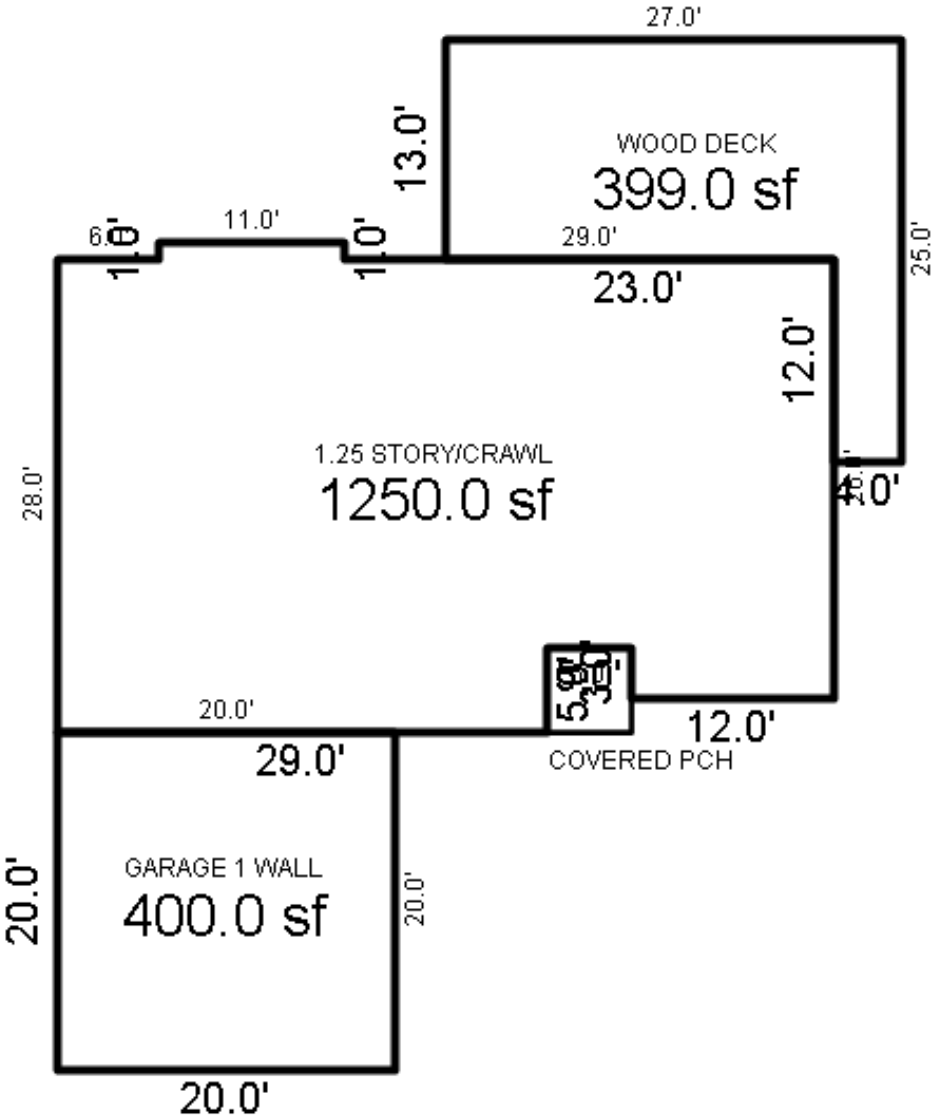
	PRIVATE RD							
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 25 433	Type CCP (1 Story) 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: 400 % 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: 20 Floor Area: 1,668 Total Base New : 284,350 Total Depr Cost: 227,480 Estimated T.C.V: 363,968			E.C.F. X 1.600		Bsmnt Garage:				
Yr Built 1989	Remodeled 2019	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace											
Condition: Average		Lg	Ord	Small				(12) Electric											
Room List		Doors	Solid	H.C.				200 Amps Service											
5	Basement	(5) Floors						No./Qual. of Fixtures											
5	1st Floor	Kitchen:						Ex. X Ord. Min											
3	2nd Floor	Other:						No. of Elec. Outlets											
3	Bedrooms	Other:						Many X Ave. Few											
(1) Exterior		(6) Ceilings						(13) Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				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			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1246 SF Floor Area = 1668 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 1989						
Insulation		(7) Excavation						(14) Water/Sewer											
(2) Windows		Basement: 0 S.F. Crawl: 1246 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			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Many Avg. Few	Large Avg. Small	(8) Basement						Lump Sum Items:			1.25 Story Siding Crawl Space 1,246 1 Story Siding Overhang 111			Total: 219,817 175,854					
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						Other Additions/Adjustments			Exterior			Brick Veneer 704 11,926 9,541					
(3) Roof		(9) Basement Finish						Plumbing			Average Fixture(s)			1 1,455 1,164					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Porches			3 Fixture Bath 1 4,580 3,664			2 Fixture Bath 1 3,064 2,451				
Asphalt Shingle		(10) Floor Support						Decks			Ceramic Tile Floor			CCP (1 Story) 25 833 666					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:						Garages			Treated Wood 433 6,776 5,421			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
								Water/Sewer			Base Cost 400 22,820 18,256			Common Wall: 1 Wall 1 -2,647 -2,118					
								Public Sewer 1 1,473 1,178			Door Opener 1 539 431			Water/Sewer					
								Public Sewer 1 1,473 1,178			Water Well, 100 Feet 1 5,725 4,580			Built-Ins					
								Appliance Allow. 1 2,727 2,182			<<<<< 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.
NENNINGER KENNETH R & TRU	NENNINGER KENNETH & TRUDY	0	06/27/2017	QC	09-FAMILY	2017-02156	DEED	0.0
		178,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2473	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
113 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/23/2020	2020-0259	100%
Owner's Name/Address	P.R.E. 0%		Reroof	10/10/2013	2013-0515	100%
NENNINGER KENNETH & TRUDY TRUST 54510 JEFFREY MACOMB MI 48042	MAP #:					
	2025 Est TCV 463,728 TCV/TFA: 417.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 22 CLAYTON'S HARBOR.	X		Dirt Road	70.00	161.00	245,898
Comments/Influences			Gravel Road	0.9475	0.9269	
			Paved Road	70 Actual Front Feet, 0.26 Total Acres		245,898

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.	8.06	768 0	0
				Residential Local Cost Land Improvements			
				Description	Rate	Size % Good	Cash Value
				LAND IMPROVE 2500	2,500.00	1 94	2,350
				Total Estimated Land Improvements True Cash Value = 2,350			

Topography of Site	X Level	X High	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2025	122,900	109,000	231,900			112,381C
				2024	110,200	100,900	211,100	211,100M		109,002C
				2023	55,600	96,400	152,000			103,812C
				2022	46,800	86,900	133,700			98,869C



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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 314	Type 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?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,110 Total Base New : 192,397 Total Depr Cost: 134,675 Estimated T.C.V: 215,480		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1110 SF Floor Area = 1110 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas						
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,110 Total: 148,599 104,018						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206 Deck Treated Wood 314 5,489 3,842 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 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 Local Cost Items SANITARY SEWER 1 0 0 Totals: 192,397 134,675						
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 215,480							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many	X	Ave.		Few					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1110 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	Many Avg. X Few	Large Avg. Small	Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle															
Chimney: Metal																

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUDDEN GERALD D & VIRGINI	LUDDEN GERALD D & VIRGINI	0	07/21/2008	WD	21-NOT USED/OTHER	2008/2740	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
109 S MARK TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:	
LUDDEN GERALD D & VIRGINIA L TTEE LUDDEN GERALD D & VIRGINIA TRUST 1316 WOODINGHAM EAST LANSING MI 48823	2025 Est TCV 482,231 TCV/TFA: 354.58					

Tax Description . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 23 CLAYTON'S HARBOR. Comments/Influences	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
	X	Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 67' @ 4000/FF	75.00	166.00	0.9249	0.9369	4000	100		259,944
		Paved Road		75 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 259,944								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	33.21	72	50	1,195				
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description	Rate	Size	% Good	Cash Value				
	X	Gas		LAND IMPROVE 2500	2,500.00	1	94	2,350				
		Curb		Total Estimated Land Improvements True Cash Value = 3,545								
		Street Lights										
		Standard Utilities										
		Underground Utils.										



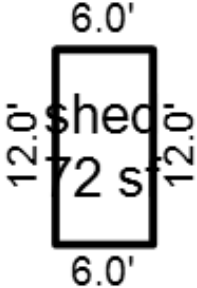
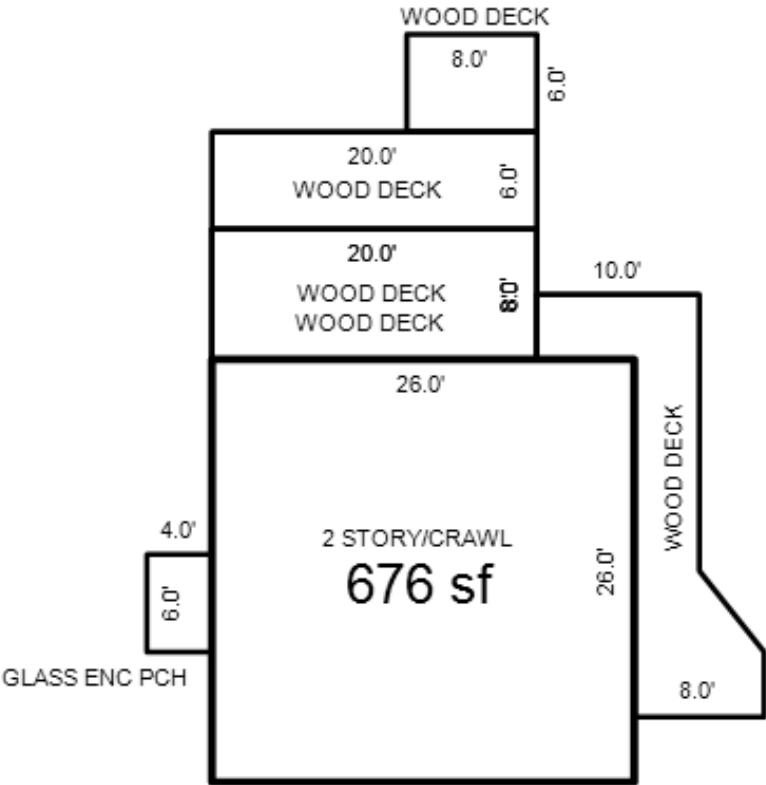
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2025	130,000	111,100	241,100			117,836C
Rolling			2024	116,900	103,100	220,000			114,293C
Low			2023	58,900	106,500	165,400			108,851C
X High			2022	49,100	96,000	145,100			103,668C
X Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
X PRIVATE RD									
Who	When	What							
TPC	04/30/2021	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	10/10/2011	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1		24 160 48 160 120 154	WGEP (1 Story) WPP WPP WPP WPP						
Building Style: 2S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: C +5 Effec. Age: 35 Floor Area: 1,360 Total Base New : 210,326 Total Depr Cost: 136,714 Estimated T.C.V: 218,742		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1988	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Electric Baseboard Ground Area = 676 SF Floor Area = 1360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C 5 Blt 1988							
Condition: Average		Lg	X	Ord	Small	200 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		2 Story Siding Crawl Space 676		1 Story Siding Overhang 8		Total: 166,987 108,545					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		Many X Ave. Few		Other Additions/Adjustments		Average Fixture(s) 1 1,455 946		3 Fixture Bath 1 4,580 2,977					
(1) Exterior		Kitchen: Other: Other:		200 Amps Service		(13) Plumbing		Plumbing		Porches		WPP 160 3,962 2,575					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		1 Average Fixture(s)		Average Fixture(s)		WPP 48 2,000 1,300		WPP 160 3,962 2,575					
	Insulation	X	Drywall	2		3 Fixture Bath		3 Fixture Bath		WPP 120 3,248 2,111		WPP 154 3,865 2,512					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 676 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		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) 24 2,432 1,581		Water/Sewer					
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water		Public Sewer 1 2,727 1,773		Water Well, 100 Feet 1 5,725 3,721				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Water Well		Fireplaces		Exterior 2 Story 1 7,910 5,141		Local Cost Items			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		SANITARY SEWER 1 0 0 *		Totals: 210,326 136,714		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		2000 Gal Septic		Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water		Public Sewer		Water Well		Appliance Allow. 1 2,727 1,773		Fireplaces		Exterior 2 Story 1 7,910 5,141		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		2000 Gal Septic		SANITARY SEWER 1 0 0 *		Totals: 210,326 136,714		<<<< 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.
BOLDA ROBERT ALAN	KUNKEL BRIAN & JAMIE	90,000	07/07/2017	WD	03-ARM'S LENGTH	2017-02145	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S MARK TRL	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/24/2017					
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Owner's Name/Address	MAP #:					
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KUNKEL BRIAN & JAMIE 101 S MARK TRL LAKE CITY MI 49651	2025 Est TCV 243,151					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 4000/FF	70.00	150.00	0.9475	0.9042	4000	100		239,882
75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 239,882

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates						
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SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 24 CLAYTON'S HARBOR.		Description	Rate	Size	% Good	Cash Value
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Comments/Influences		D/W/P: Asphalt Paving	2.85	1500	50	2,137
		Wood Frame	28.31	80	50	1,132
		Total Estimated Land Improvements True Cash Value =				3,269

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

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

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

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

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

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

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

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

	X Flood Plain					
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	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	119,900	1,700	121,600		45,714C
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TPC 04/30/2021	INSPECTED	2024	108,300	1,600	109,900			44,340C
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TPC 12/27/2017	INSPECTED	2023	54,500	0	54,500			42,229C
TPC 07/18/2017	INSPECTED	2022	46,800	0	46,800			40,219C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUZA LARRY A	KUNKEL BRIAN P	107,000	07/31/2015	WD	03-ARM'S LENGTH	2015-02599	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
101 S MARK TRL	School: LAKE CITY AREA SCHOOL DIST		Addition	10/02/2020	2020-0569	100%
Owner's Name/Address	P.R.E. 100% 05/16/2017		New House	04/19/2016	2016-0105	100%
KUNKEL BRIAN P 101 S MARK TRL LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 728,228 TCV/TFA: 284.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 25 CLAYTON'S HARBOR.	X		B 67' @ 4000/FF	63.80	149.00	225,321
Comments/Influences			60 Actual Front Feet, 0.23 Total Acres			225,321

Comments/Influences	X	Improved	* Factors *				Cash Value
			Description	Rate	Size % Good		
	X		D/W/P: 4in Ren. Conc.	8.06	570 100	4,594	
	X		D/W/P: 3.5 Concrete	6.49	320 100	2,077	
	X		Wood Frame	28.60	99 50	1,415	
			Total Estimated Land Improvements True Cash Value =			8,086	

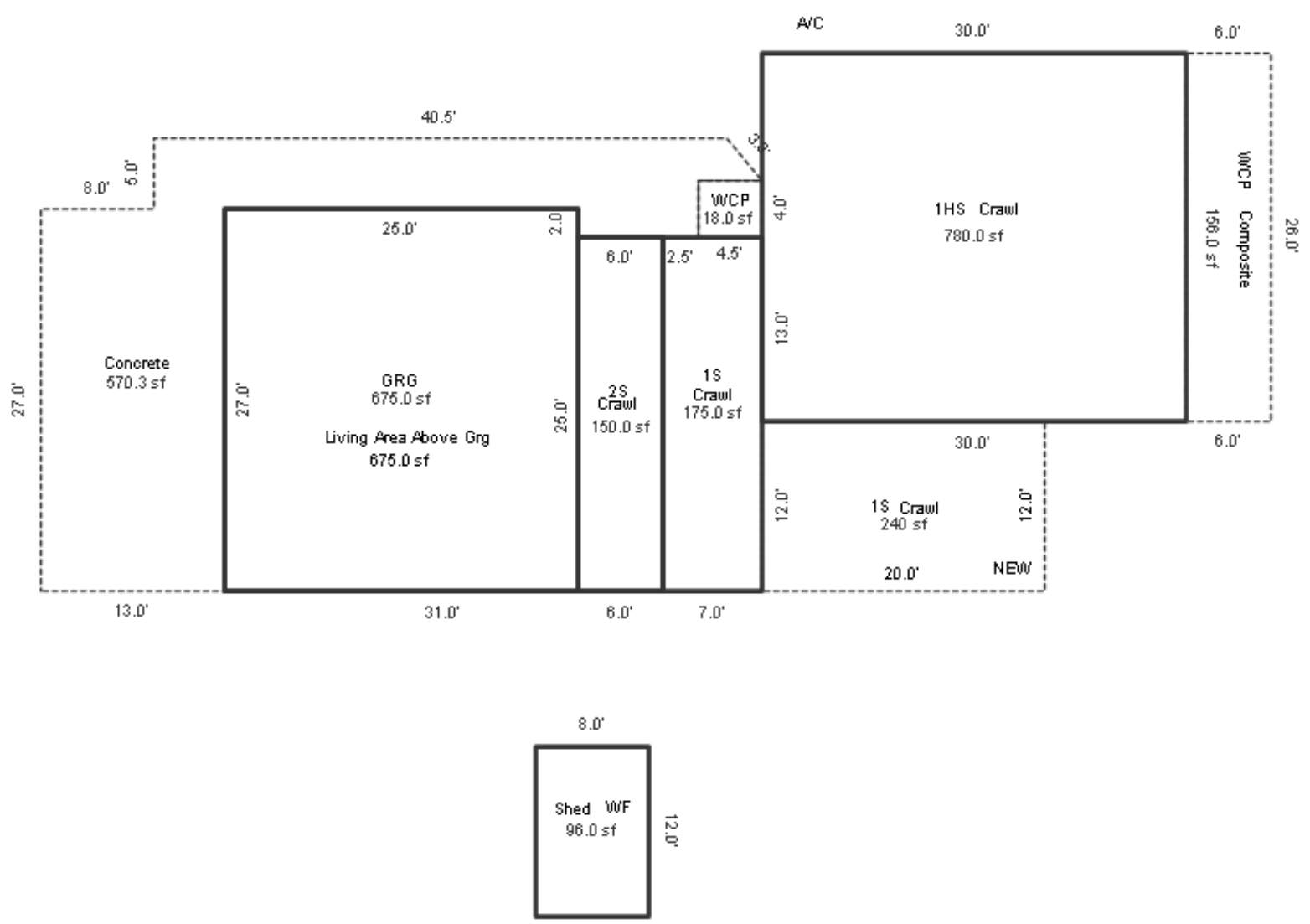
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	112,700	251,400	364,100			232,410C
X High	2024	100,800	233,200	334,000			225,422C
X Waterfront	2023	50,900	222,500	273,400			214,688C
X Private Road	2022	43,800	200,400	244,200			204,465C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITE JENNIFER A	WHITE JENNIFER A TRUST	100	12/18/2024	QC	14-INTO/OUT OF TRUST	2024-03252	PROPERTY TRANSFER	0.0
WHITE SEYMOUR BENJAMIN J	WHITE JENNIFER A	0	07/26/2024	QC	06-COURT JUDGEMENT	2024-01804	PROPERTY TRANSFER	0.0
KEINATH JAMES P & GWEN L	WHITE SEYMOUR BENJAMIN J	265,000	09/22/2017	WD	03-ARM'S LENGTH	2017-02929	PROPERTY TRANSFER	100.0
		162,500	05/01/1998	WD	33-TO BE DETERMINED	319:319	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6945 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	05/02/2007	20070220	Complete
	P.R.E. 100% 09/04/2024					

Owner's Name/Address	MAP #:
WHITE JENNIFER A TRUST 6945 W REDMAN DR LAKE CITY MI 49651	2025 Est TCV 542,918 TCV/TFA: 385.60

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		B 67' @ 4000/FF 66.40 163.00 0.9651 0.9309 4000 100 238,631
		70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 238,631

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 26 CLAYTON'S HARBOR.		Dirt Road	
Comments/Influences		Gravel Road	
	X	Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
	X	Sewer	
	X	Electric	
	X	Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.39	150	0	0
D/W/P: 4in Ren. Conc.	8.06	288	0	0
D/W/P: Asphalt Paving	3.06	288	0	0
D/W/P: Patio Blocks	15.39	200	0	0
Wood Frame	29.11	96	50	1,397
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,772



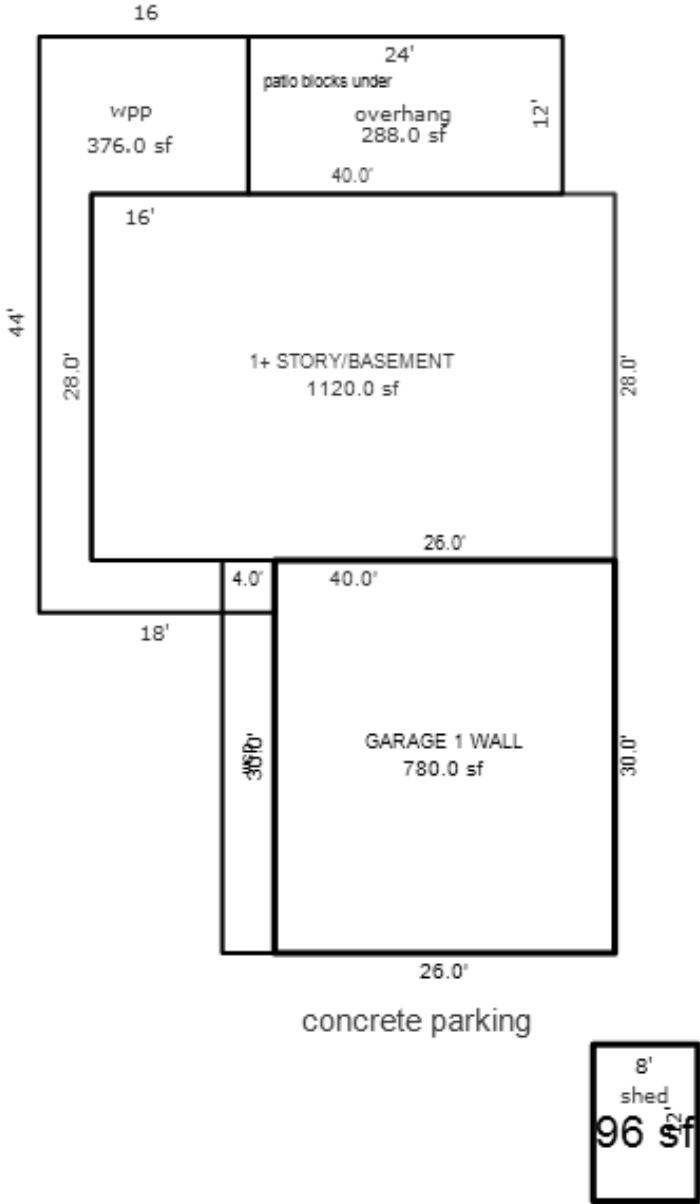
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	119,300	152,200	271,500			162,573C
Rolling							
Low							
X High	2024	106,300	140,900	247,200		247,200A	157,685C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	53,800	134,600	188,400			150,177C
Ravine							
Wetland							
Flood Plain	2022	45,100	121,400	166,500			143,026C

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



Building Type		(3) Roof (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 1 Wood Stove Direct-Vented Ga		Area 120 376	Type CCP (1 Story) WPP		Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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													
	Building Style: 1S	X	Drywall Paneled			Plaster Wood T&G												
	Yr Built 1983	Remodeled 0		Ex	X	Ord	Min											
	Condition: Average																	
	Room List	Doors				Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																
	(1) Exterior	Kitchen: Other: Other:																
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings																
	(2) Windows	X	Drywall															
X	Many Avg.	X	Large Avg.															
	Few		Small															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation																
X		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X		(8) Basement																
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X		(9) Basement Finish																
	(3) Roof	560	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat																	
	Gambrel Mansard Shed																	
X	Asphalt Shingle																	
	Chimney:	(10) Floor Support																
		Joists: Unsupported Len: Cntr.Sup:																
		(14) Water/Sewer																
		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:																
		(11) Heating/Cooling																
		1	Central Air Wood Furnace															
		(12) Electric																
		200	Amps Service															
		No./Qual. of Fixtures																
		Ex.	X	Ord.														
		No. of Elec. Outlets																
		Many	X	Ave.														
		(13) Plumbing																
		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		(14) Water/Sewer																
		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:																
		(15) Fireplaces																
		1	Wood Stove Direct-Vented Ga															
		Class: C +10 Effec. Age: 35 Floor Area: 1,408 Total Base New : 288,948 Total Depr Cost: 187,822 Estimated T.C.V: 300,515																
		(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 (11) Heating System: Forced Hot Water Ground Area = 1120 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas																
		Stories Exterior Foundation Size Cost New Depr. Cost																
		1 Story Siding Basement 1,120																
		1 Story Siding Overhang 288																
		Total: 211,416 137,426																
		Other Additions/Adjustments																
		Recreation Room 560 10,674 6,938																
		Basement, Outside Entrance, Below Grade 1 2,523 1,640																
		Plumbing																
		Average Fixture(s) 1 1,455 946																
		3 Fixture Bath 1 4,580 2,977																
		Separate Shower 1 1,340 871																
		Porches																
		CCP (1 Story) 120 3,277 2,130																
		WPP 376 6,238 4,055																
		Garages																
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)																
		Base Cost 780 36,574 23,773																
		Common Wall: 1 Wall 1 -2,647 -1,721																
		Door Opener 2 1,078 701																
		Water/Sewer																
		Public Sewer 1 1,473 957																
		Water Well, 100 Feet 1 5,725 3,721																
		Built-Ins																
		Appliance Allow. 1 2,727 1,773																
		Fireplaces																
		<<<<< 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.
SCULLY ANDREW J TRUST	SLOBODA DONALD & SALLY	253,500	07/30/2018	WD	03-ARM'S LENGTH	2018-02511	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6939 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/17/2019	2019-0267	100%

Owner's Name/Address	MAP #:
SLOBODA DONALD & SALLY 4547 HACKETT RD SAGINAW MI 48603	2025 Est TCV 490,430 TCV/TFA: 364.90

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 27 CLAYTON'S HARBOR.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	B 67' @ 4000/FF	60.00	159.00	1.0000	0.9228	4000	100		221,483	
X Gravel Road	60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value =	221,483

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 4in Concrete	6.87	819	0	0

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X Electric	LAND IMPROVE 2500	2,500.00	1	94	2,350
X Gas	Total Estimated Land Improvements True Cash Value =				2,350

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	110,700	134,500	245,200			155,779C

X Rolling	2024	97,900	124,500	222,400			151,096C
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X High	2023	49,800	127,300	177,100			143,901C
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X Landscaped	2022	42,000	114,800	156,800			137,049C
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X Swamp							
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X Wooded							
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X Pond							
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X Waterfront							
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X Ravine							
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X Wetland							
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X Flood Plain							
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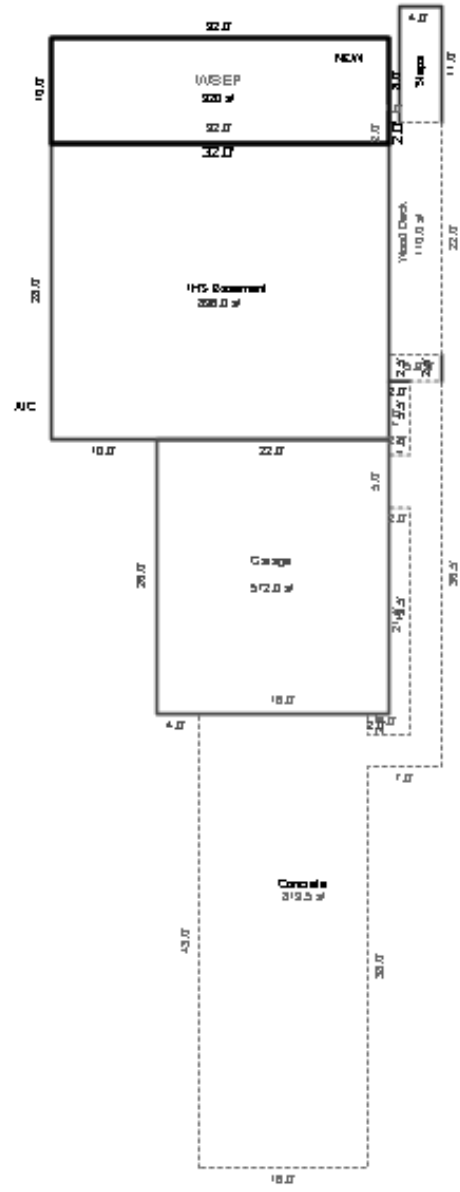


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 320	Type WSEP (1 Story) 154 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: 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														
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: 30 Floor Area: 1,344 Total Base New : 238,036 Total Depr Cost: 166,623 Estimated T.C.V: 266,597			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1991	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 = 896 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C		Blt 1991				
Condition: Average		Size of Closets		No./Qual. of Fixtures			200 Amps Service			Building Areas			Total:		176,129		123,289		
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1		2,523		1,766		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		No. of Elec. Outlets			200 Amps Service			1.5 Story Siding Basement			1		2,523		1,766		
(1) Exterior		Kitchen: Other: Other:		Many			X			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			1,455		1,018	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X			Ave.			Plumbing			1			4,580		3,206	
(2) Windows		(7) Excavation		X			Few			(13) Plumbing			1			14,320		10,024	
X	Many Avg. Few	X	Large Avg. Small	Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			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			3,431		2,402	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water/Sewer			1			2,647		-1,853	
X	Asphalt Shingle	(9) Basement Finish		180 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well 1000 Gal Septic 2000 Gal Septic			1			539		377	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer			1			5,725		4,007	
										Built-Ins			1			2,727		1,909	
										Local Cost Items			1			0		0	
										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.
EMERY SHARON K	EMERY SHARON K	0	03/12/2020	QC	09-FAMILY	2020-02025	DEED	0.0
EMERY NATHAN F & SHARON K	EMERY SHARON K	0	02/20/2012	AFF	07-DEATH CERTIFICATE	2016-02131	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6929 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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EMERY SHARON K 1571 S MERRITT RD MERRITT MI 49667	2025 Est TCV 489,071 TCV/TFA: 424.54
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 4000/FF	80.00	140.00	0.9042	0.8826	4000	100		255,391
80 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 255,391

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 28 EXC N 10 FT THOF. CLAYTON'S HARBOR.	X	Dirt Road		Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road		D/W/P: 4in Concrete	6.87	168	0	0
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	X	Paved Road		D/W/P: 4in Concrete	6.87	288	0	0
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	X	Storm Sewer		Residential Local Cost Land Improvements				
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	X	Sidewalk		Description	Rate	Size	% Good	Cash Value
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	X	Water		LAND IMPROVE 1000	1,000.00	2	94	1,880
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	X	Sewer		Total Estimated Land Improvements True Cash Value = 1,880				
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	X	Electric						
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	X	Gas						
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	X	Curb						
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	X	Street Lights						
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	X	Standard Utilities						
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	X	Underground Utils.						
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2025	127,700	116,800	244,500			95,843C
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X Rolling	2024	117,600	56,100	173,700			92,962C
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X Low	2023	58,600	48,700	107,300			88,536C
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X High	2022	51,400	42,700	94,100			84,320C
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X Landscaped							
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X Swamp							
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X Wooded							
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X Pond							
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X Waterfront							
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X Ravine							
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X Wetland							
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X Flood Plain							
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Who	When	What	2025	127,700	116,800	244,500		95,843C
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JWV	06/18/2018	INSPECTED	2024	117,600	56,100	173,700		92,962C
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TPC	12/27/2017	INSPECTED	2023	58,600	48,700	107,300		88,536C
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TPC	02/07/2012	INSPECTED	2022	51,400	42,700	94,100		84,320C
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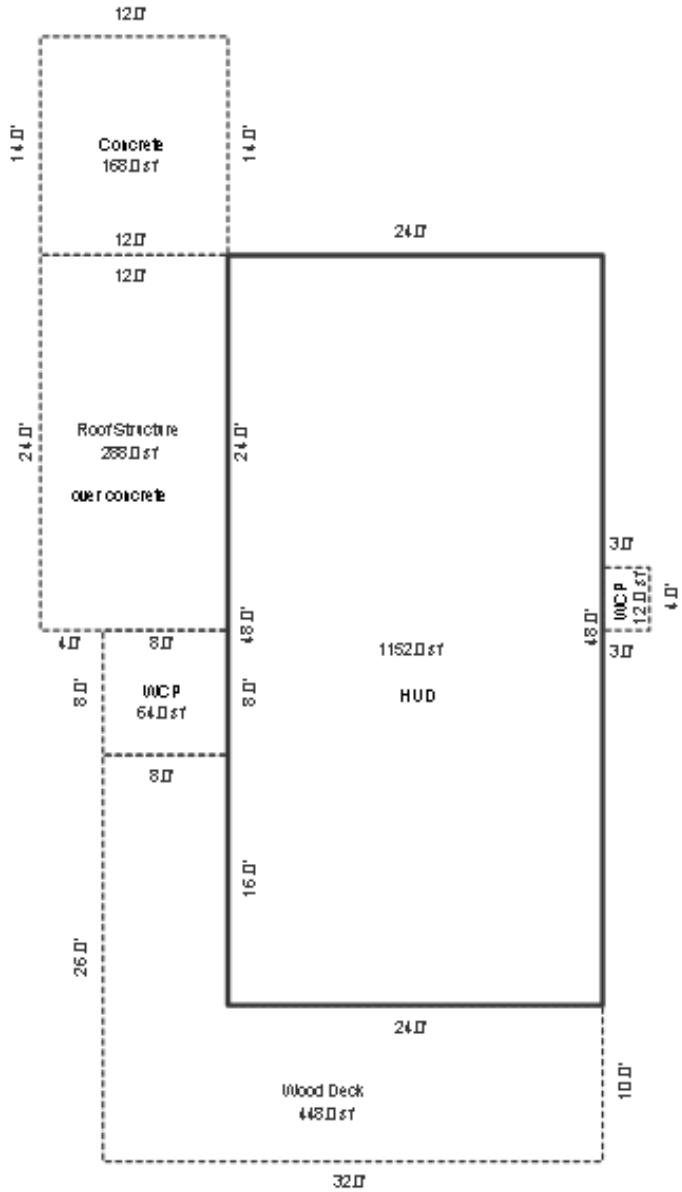


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior			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: 1,152 Total Base New: 181,094 Total Depr Cost: 144,875 Estimated T.C.V.: 231,800		64	WCP (1 Story)	Bsmnt Garage: Carport Area: Roof:						
Building Style: HUD			X	Drywall	Plaster	X	Paneled	Wood T&G			12	WCP (1 Story)								
Yr Built 1996			Remodeled 0			Trim & Decoration					448	Treated Wood								
Condition: Average			Ex	X	Ord	Min	Size of Closets				288	Roof Cover Onl								
Room List			D	Lg	X	Ord	Small	Central Air Wood Furnace				E.C.F. X 1.600								
Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			(12) Electric														
(1) Exterior			Kitchen:			200 Amps Service														
			Other:			No./Qual. of Fixtures														
			Other:			Ex. X Ord. Min														
Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings			No. of Elec. Outlets														
			X	Drywall			Many X Ave. Few													
(2) Windows			(7) Excavation			(13) Plumbing														
			Basement: 0 S.F. Crawl: 1152 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														
Many Avg. Large X Avg. Avg. Few Small			(8) Basement			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens			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			Lump Sum Items:														
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,152 Total: 149,259 119,407 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 Porches WCP (1 Story) 64 3,631 2,905 WCP (1 Story) 12 893 714 Deck Treated Wood 448 6,922 5,538 w/Roof (Roof portion) 288 4,429 3,543 Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 100 Feet 1 5,725 4,580 Built-Ins Appliance Allow. 1 2,727 2,182 Local Cost Items SANITARY SEWER 1 0 0 *														Totals: 181,094 144,875 Notes: ECF (4082 LAKE MISSAUCREE NORTH SHORE ) 1.600 => TCv: 231,800						

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INMAN JOHN C JR	DEHAVEN JAMES G & THERESA	162,000	08/25/2017	WD	03-ARM'S LENGTH	2017-02653	PROPERTY TRANSFER	100.0
INMAN JOHN C JR	INMAN JOHN C JR	0	07/30/2013	AFF	05-CORRECTING TITLE	2013-03120 AFF	DEED	0.0
INMAN GEORGENA MAE	INMAN JOHN C JR	0	07/02/2012	AFF	07-DEATH CERTIFICATE	2013-03119 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6919 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/19/2017					
Owner's Name/Address	MAP #:					
DEHAVEN JAMES G & THERESA D 6919 W REDMAN DR LAKE CITY MI 49651	2025 Est TCV 403,356 TCV/TFA: 327.40					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				Value	
		Public Improvements		Description	Frontage	Depth	* Factors * Front Depth		Rate %Adj. Reason
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 29 & N 10 FT OF LOT 28 CLAYTON'S HARBOR.	X	Dirt Road		C 67' @ 4000/FF	40.00	129.00	0.7829 0.8577	4000 100	107,438
		Gravel Road		F 67' @ 500/	80.75	65.92	0.8137 0.7885	500 100	25,903
		Paved Road		121 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =	133,341

Comments/Influences	X	Land Improvement Cost Estimates			Cash Value	
		Description	Rate	Size % Good		
	X	Sewer	D/W/P: 4in Concrete	6.87	260 0	0
	X	Electric	D/W/P: Asphalt Paving	3.06	350 0	0
	X	Gas	Residential Local Cost Land Improvements			
		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	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
															2025	66,700	135,000	201,700			94,168C
2024	65,100	64,500	129,600			91,337C															
2023	37,600	63,900	101,500			86,988C															
2022	32,300	55,900	88,200			82,846C															

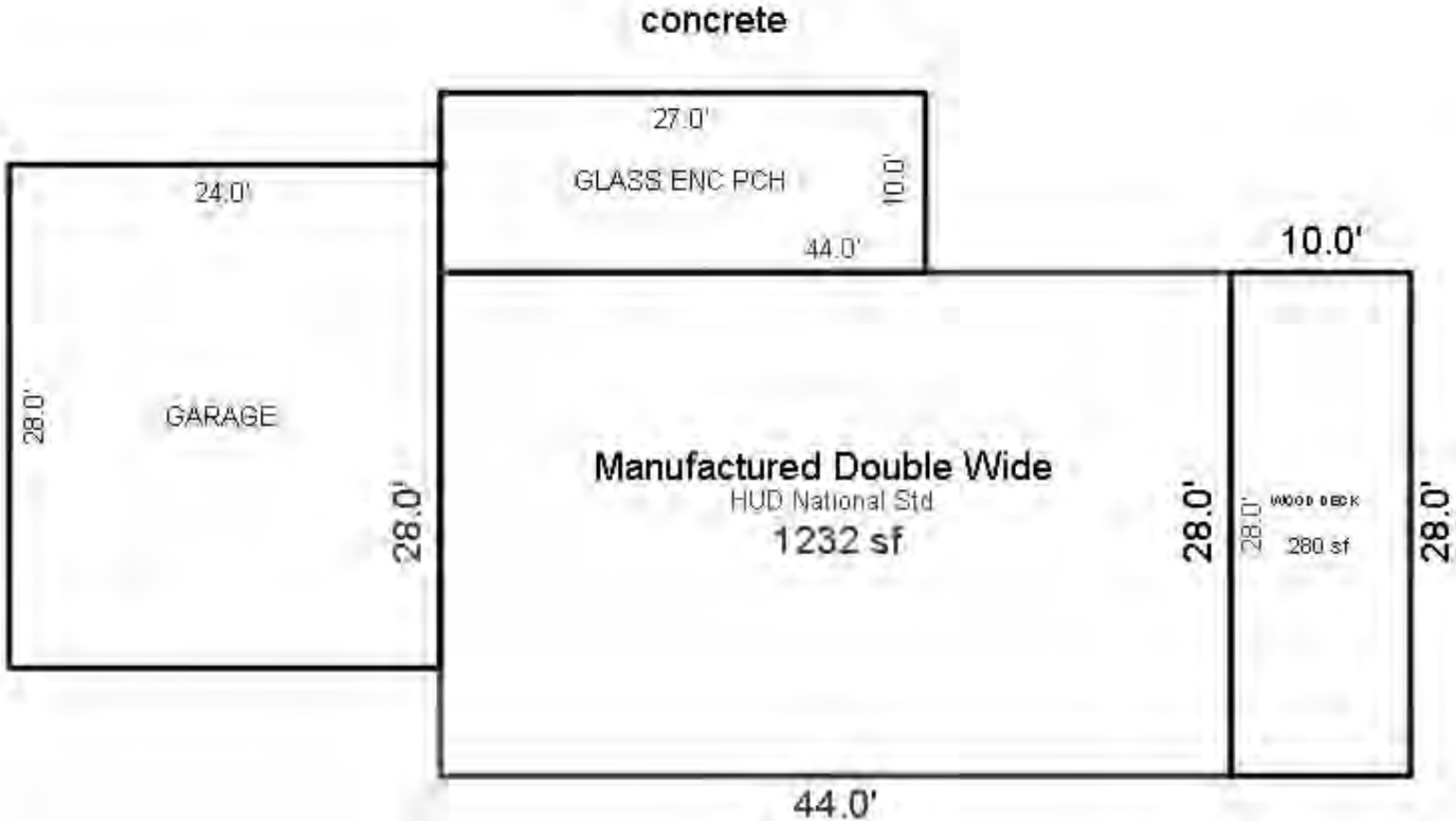
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Who	When	What	2025	2024	2023	2022
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	08/01/2016	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 270 280	Type CGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 1,232 Total Base New : 240,256 Total Depr Cost: 168,172 Estimated T.C.V: 269,075			E.C.F. X 1.600		Bsmnt Garage:	
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			No. Heating/Cooling						
Condition: Average		Lg		X	Ord		Small	Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.	(5) Floors			Total Base New : 240,256 Total Depr Cost: 168,172 Estimated T.C.V: 269,075						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 10 Blt 1991			
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			150 Amps Service			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.		X	Ord.		Min	Stories Exterior Foundation Size Cost New Depr. Cost								
	Insulation	Many		X	Ave.		Few	1 Story Siding Crawl Space 1,232			Total: 179,319 125,517					
(2) Windows		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments									
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath			1 1,455 1,018 1 4,580 3,206						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			Porches CGEP (1 Story)			270 15,152 10,606						
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck Treated Wood			280 5,093 3,565						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Water/Sewer Public Sewer Water Well, 50 Feet			672 27,270 19,089 1 539 377 1 1,473 1,031 1 2,648 1,854						
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			Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 2,727 1,909						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:			1 0 0		*				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Totals: 240,256 168,172			269,075						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOYLE WAYNE L & KATHERINE	KNAPP DAVID H & DIANE	450,000	07/30/2021	WD	03-ARM'S LENGTH	2021-02714	PROPERTY TRANSFER	100.0
SMITH JOHN R & JUDITH	HOYLE WAYNE L & KATHERINE	238,000	05/06/2014	WD	03-ARM'S LENGTH	2014-01678	PROPERTY TRANSFER	100.0
		63,000	09/01/1999	WD	33-TO BE DETERMINED	330:1203	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6911 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2025 Est TCV 528,413 TCV/TFA: 352.28
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Owner's Name/Address	KNAPP DAVID H & DIANE 5740 SNOW AVE ALTO MI 49302	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Tax Description	Public Improvements	* Factors *				Rate %Adj. Reason	Value	
		Description	Frontage	Depth	Front Depth			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 30 CLAYTON'S HARBOR.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	C 67' @ 4000/FF	60.00	126.00	1.0000	0.8507	4000 100	204,165
Comments/Influences		60 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	204,165	

NEW HOUSE ETC FOR 02	Water	Land Improvement Cost Estimates		
		Description	Rate	Size % Good
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



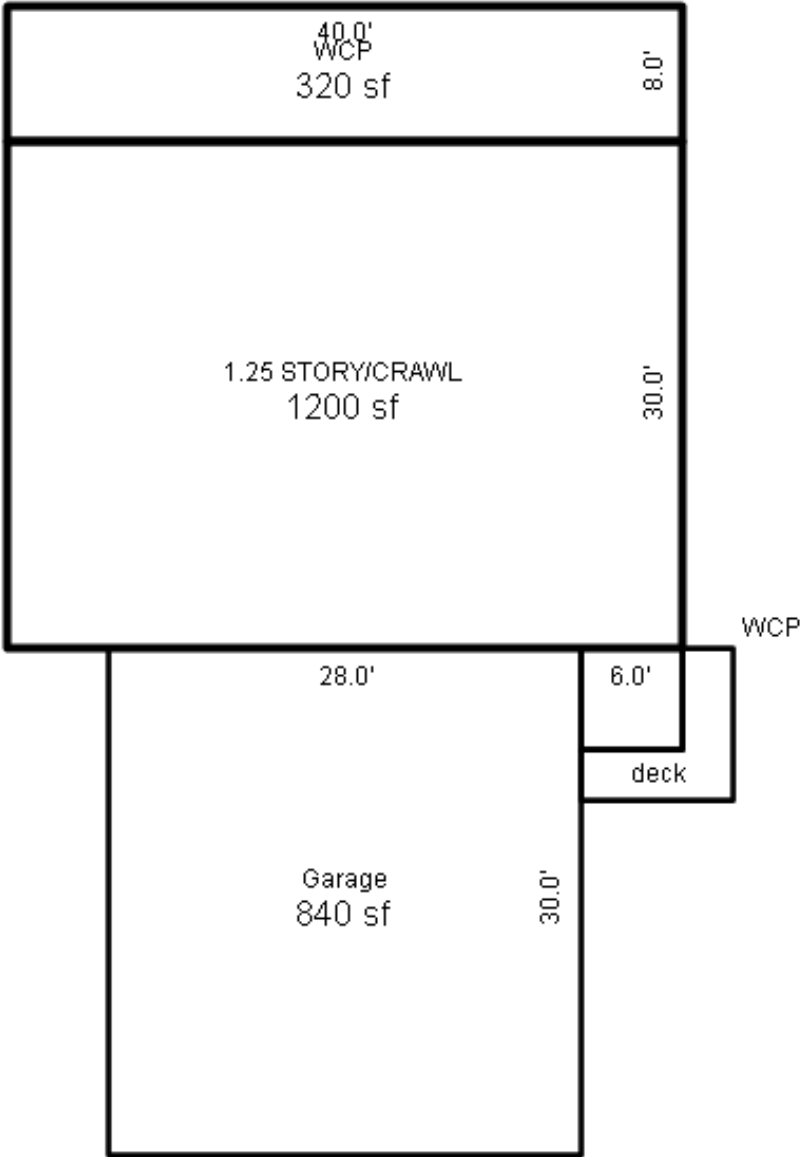
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2025	102,100	162,100	264,200			196,985C
X High			2024	86,200	150,100	236,300			191,063C
X Waterfront			2023	43,300	153,400	196,700			181,965C
			2022	35,000	138,300	173,300			173,300S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 320 WCP (1 Story) 36 WCP (1 Story) 64 Treated Wood	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		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: 1,500 Total Base New : 252,561 Total Depr Cost: 202,049 Estimated T.C.V: 323,278			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2001	Remodeled 0	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace								
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls C Blt 2001		
Room List		Doors	Solid	H.C.	(12) Electric			200 Amps Service			Ground Area = 1200 SF Floor Area = 1500 SF.					
	Basement 1st Floor 2nd Floor 5 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			X Drywall			Many X Ave. Few			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		Many Avg. X Large Avg. Small			(8) Basement			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			1.25 Story Siding Crawl Space 1,200			Total: 184,891 147,913		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 2 9,159 7,327					
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Porches			WCP (1 Story) 320 10,336 8,269 WCP (1 Story) 36 2,506 2,005					
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Deck			Treated Wood 64 1,997 1,598					
Chimney:								Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 840 31,844 25,475 Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 1 539 431					
								Water/Sewer			Public Sewer 1 1,473 1,178 Water Well, 100 Feet 1 5,725 4,580					
								Built-Ins			Appliance Allow. 1 2,727 2,182					
								Fireplaces			Prefab 1 Story 1 2,555 2,044					
								Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELENBAAS LYNN J & LUANNE	SMUSZ TERRY & TEDDY HAMIL	525,000	06/27/2024	WD	03-ARM'S LENGTH	2024-01603	PROPERTY TRANSFER	100.0
ELENBAAS LYNN & LUANNE	ELENBAAS LYNN J & LUANNE	0	02/19/2016	QC	09-FAMILY	2016-00511	DEED	0.0
MILLER DOUGLAS H (TRUST)	ELENBAAS LYNN & LUANNE	194,900	07/31/2015	WD	03-ARM'S LENGTH	2015-02597	PROPERTY TRANSFER	100.0
MILLER DOUGLAS H TRUSTEE	MILLER DOUGLAS H (TRUST)	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/3179	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6899 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Other	05/06/2009	20090154	100%
	P.R.E. 100% 07/15/2024					

Owner's Name/Address	MAP #:
SMUSZ TERRY & TEDDY HAMILTON 6899 W REDMAN DR LAKE CITY MI 49651	2025 Est TCV 452,031 TCV/TFA: 378.90

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		C 67' @ 4000/FF	60.00	137.00	1.0000	0.8760	4000	100		210,234	
		60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	210,234

Tax Description  
 . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 31 CLAYTON'S HARBOR.  
 Comments/Influences

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	Dock: Light posts	42.32	64	0	0
X	Gravel Road	D/W/P: 4in Ren. Conc.	8.06	660	0	0
X	Paved Road	Residential Local Cost Land Improvements				
X	Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
X	Sidewalk	LAND IMPROVE 2500	2,500.00	1	95	2,375
X	Water	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	105,100	120,900	226,000			226,000S
X	Rolling	2024	88,000	100,500	188,500		188,500A	116,642C
X	Low	2023	44,400	96,000	140,400			111,088C
X	High	2022	35,600	86,500	122,100			105,799C
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	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 478 112 118 192 528	Type WPP WCP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors		(5) Floors		
Building Style: 1S				Ex X Ord Min						Lg X Ord Small			Solid X H.C.		Kitchen: Other: Other:		(12) Electric	
Yr Built 1978 198		Remodeled 2020											200		Amps Service		No./Qual. of Fixtures	
Condition: Average																	Ex. X Ord. Min	
Room List																	No. of Elec. Outlets	
Basement 1st Floor 2nd Floor 3 Bedrooms																	Many X Ave. Few	
(1) Exterior																	(13) Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick																1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath	
Insulation																	Softener, Auto 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																	Other Additions/Adjustments	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1182 S.F. Slab: 0 S.F. Height to Joists: 0.0													Plumbing	
X	Wood Sash Metal Sash Vinyl Sash																Average Fixture(s) 2 Fixture Bath	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																Porches	
(3) Roof																	WPP WCP (1 Story) CCP (1 Story)	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													Deck	
X	Asphalt Shingle																Treated Wood Treated Wood	
Chimney:																	Garages	
																	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
																	Base Cost Common Wall: 1 Wall Door Opener	
																	Water/Sewer	
																	Public Sewer Water Well, 50 Feet	
																	Built-Ins	
																	Appliance Allow.	
																	1 2,727 1,773	
																	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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





concrete paving  
550.7 sf

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COONA ROBERTO L & KATHLEE	WEINBAUM BRANDON J & KARE	282,400	07/16/2020	WD	03-ARM'S LENGTH	2020-02037	PROPERTY TRANSFER	100.0
COONA ROBERTO L & KATHLEE	COONA ROBERTO L & KATHLEE	1	03/21/2018	QC	09-FAMILY	2018-00809	PROPERTY TRANSFER	0.0
SADOWSKI JOHN A	COONA ROBERTO L & KATHLEE	198,999	07/31/2017	WD	03-ARM'S LENGTH	2017-02386	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6889 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	05/04/2004	20040106	Complete

Owner's Name/Address	MAP #:
WEINBAUM BRANDON J & KAREN Z 8424 LINCOLN DR HUNTINGTON WOODS MI 48070	2025 Est TCV 459,815 TCV/TFA: 223.43

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 32 CLAYTON'S HARBOR.	X	Dirt Road	60.00	118.00	1.0000	0.8314	4000	100		199,531	
Comments/Influences	X	Gravel Road	60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	199,531

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Water	6.07	774	0	0

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
	Street Lights					
	Standard Utilities					
	Underground Utils.					

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



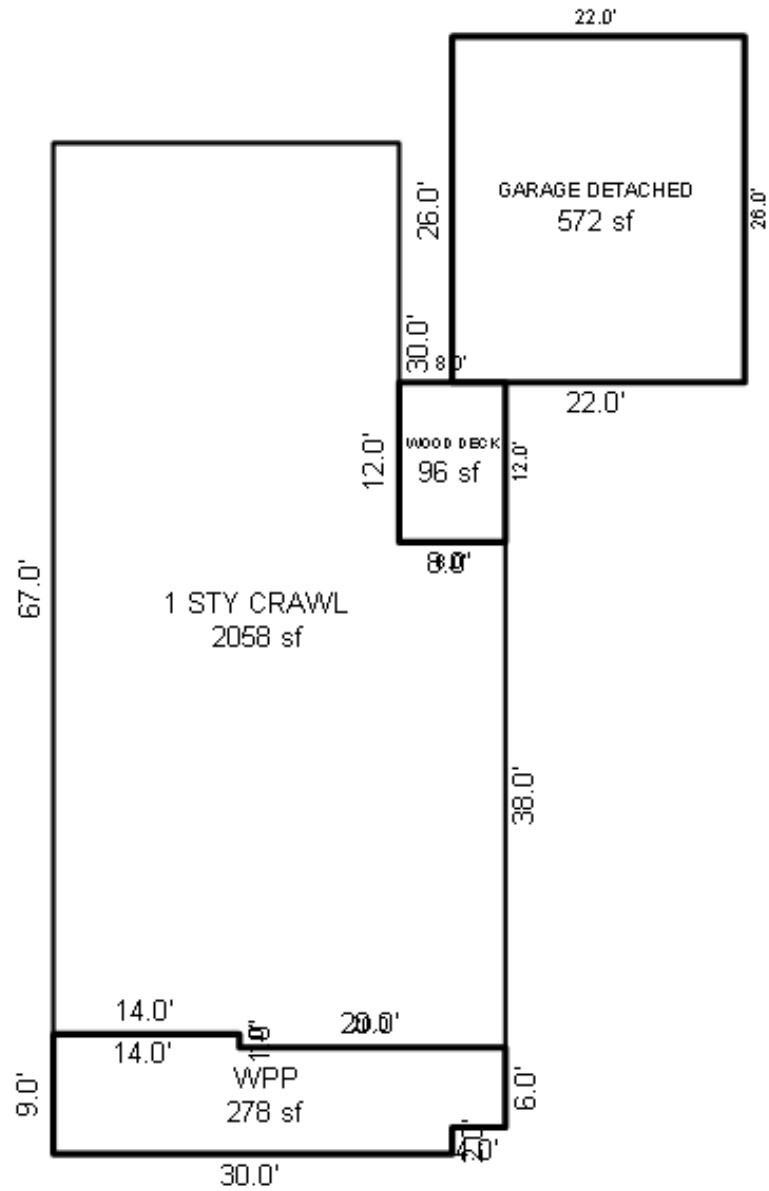
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	99,800	130,100	229,900			148,415C
2024	84,800	120,500	205,300			143,953C
2023	42,500	116,200	158,700			137,099C
2022	34,500	104,900	139,400			130,571C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 278 96	Type WPP Treated Wood	Year Built: 1989 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes 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											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1975		Remodeled 2019			X											
Condition: Average		Ex	Ord	Min	Size of Closets											
Room List		Lg	Ord	Small	No./Qual. of Fixtures											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			200 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets											
	(2) Windows	(7) Excavation			Many			X	Ave.							
X	Many Avg. Few	Basement: 0 S.F. Crawl: 2058 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1			3 Fixture Bath								
X	X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	X	(9) Basement Finish			1			1000 Gal Septic								
X	X	(10) Floor Support			1			2000 Gal Septic								
X	X	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2058 SF Floor Area = 2058 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls CD		Blt 1975				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Crawl Space	2,058				
Other Additions/Adjustments										Total:		222,875	133,726			
Plumbing										Average Fixture(s)	1	1,212	727			
2 Fixture Bath										1	2,559	1,535				
Porches										WPP	278	4,404	2,642			
Deck										Treated Wood	96	2,409	1,445			
Garages										Class: CD Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost										572	26,421	15,853				
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										GENERATOR	1	1	1			
SANITARY SEWER										1	0	0				
Totals:											268,654	161,193				
Notes:										ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY:		257,909				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRONG MICHAEL R & CATHER	STRONG MICHAEL & CATHERIN	0	01/24/2017	WD	09-FAMILY	2017-00565	DEED	0.0
STRONG RAYMOND D & DOLORE	STRONG MICHAEL R & CATHER	70,000	05/26/2004	WD	21-NOT USED/OTHER	04-0/2455	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6879 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	03/24/2017	2017-0063	100%
Owner's Name/Address	P.R.E. 0%		New House	10/01/2004	20040389	Complete
STRONG MICHAEL & CATHERINE TRUST 4305 WOODLAWN ST MIDLAND MI 48640	MAP #:					
	2025 Est TCV 672,958 TCV/TFA: 281.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 33 CLAYTON'S HARBOR.	X		* Factors *									
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			C 67' @ 4000/FF	60.00	105.00	1.0000	0.7981	4000	100		191,543	
			60 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =			191,543

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Ren. Conc.	8.06	762	0	0	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
Gas	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	X Waterfront	Ravine	Wetland	Flood Plain
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
2025	95,800	240,700	336,500			185,104C						
2024	82,300	222,900	305,200			179,539C						
2023	41,000	212,800	253,800			170,990C						
2022	33,700	191,900	225,600			162,848C						

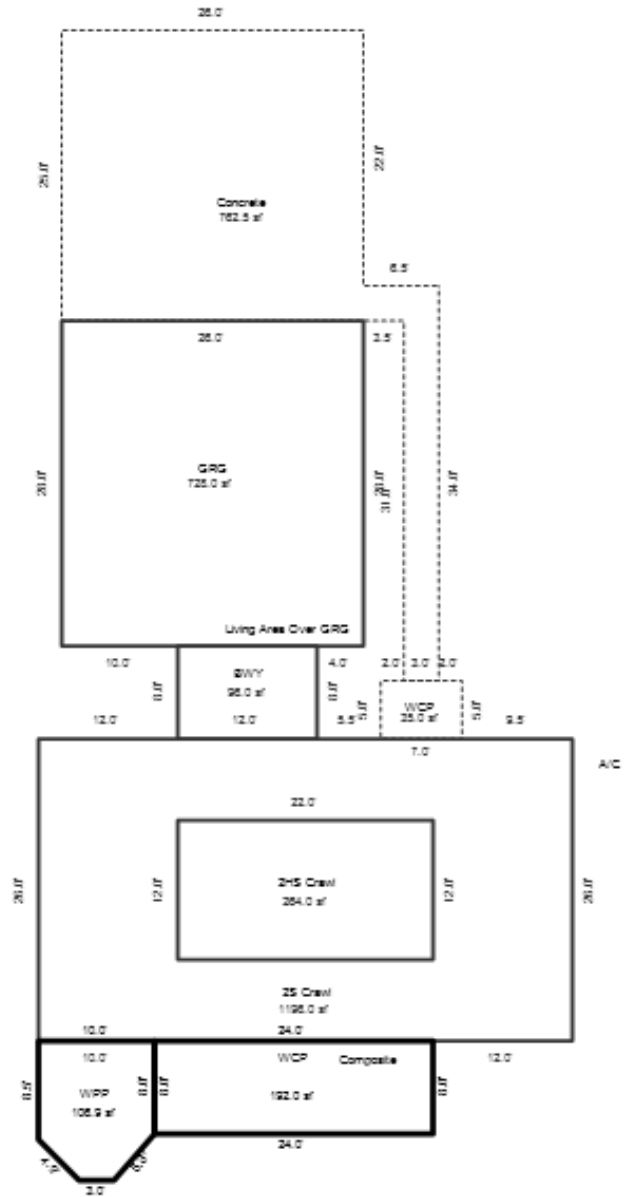


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 728 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							192 106 35 96	WCP (1 Story) WPP WCP (1 Story) Brzwy, FW					
Building Style: 2S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 17 Floor Area: 2,392 Total Base New : 360,622 Total Depr Cost: 299,322 Estimated T.C.V: 478,915			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 360,622 Total Depr Cost: 299,322 Estimated T.C.V: 478,915			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	No Heating/Cooling									
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Class: C +5 Effec. Age: 17 Floor Area: 2,392 Total Base New : 360,622 Total Depr Cost: 299,322 Estimated T.C.V: 478,915			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1196 SF Floor Area = 2392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83			Cls C 5 Blt 2005					
(1) Exterior		Ex.	X	Ord.		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	2 Story Siding Crawl Space 1,196			Total: 280,682 232,971			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,208 3 Fixture Bath 2 9,159 7,602 Porches WCP (1 Story) 192 7,709 6,398 WPP 106 2,955 2,453 WCP (1 Story) 35 2,459 2,041 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 28,829 23,928 Storage Over Garage 728 9,857 8,181 Door Opener 2 1,078 895 Water/Sewer Public Sewer 1 1,473 1,223 Water Well, 100 Feet 1 5,725 4,752 Built-Ins Appliance Allow. 1 2,727 2,263 Breezeways Frame Wall 96 6,514 5,407 Local Cost Items SANITARY SEWER 1 0 0 *								
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Plumbing							
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			Water/Sewer Public Sewer Water Well, 100 Feet								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,727 2,263 Breezeways Frame Wall 96 6,514 5,407 Local Cost Items SANITARY SEWER 1 0 0 *							
X	Asphalt Shingle						Lump Sum Items:			Water Well, 100 Feet								
Chimney:										Appliance Allow. 1 2,727 2,263 Breezeways Frame Wall 96 6,514 5,407 Local Cost Items SANITARY SEWER 1 0 0 *								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISP ROBERT E ETAL	DAVIS JASON & MICHELLE	220,000	08/20/2019	WD	03-ARM'S LENGTH	2019-02636	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6869 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/04/2019					
Owner's Name/Address	MAP #:					
DAVIS JASON & MICHELLE 6869 W REDMAN DR LAKE CITY MI 49651	2025 Est TCV 419,475 TCV/TFA: 274.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 34 CLAYTON'S HARBOR.	X	Dirt Road		C 67' @ 4000/FF	60.00	125.00	1.0000	0.8483	4000	100	203,596
Comments/Influences		Gravel Road		60 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value =		203,596		

NEW GRG FOR 01 ADD FB LA @75% LA IN GRG FOR 02	X	Water	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
	X	D/W/P: 3.5 Concrete	6.49	16	0	0	
	X	Sewer	6.49	412	0	0	
	X	Electric	15.39	48	0	0	
	X	Gas	27.60	120	50	1,656	
		Curb	Residential Local Cost Land Improvements				
		Street Lights	Description	Rate	Size	% Good	Cash Value
		Standard Utilities	LAND IMPROVE 1000	1,000.00	2	95	1,900
		Underground Utils.	Total Estimated Land Improvements True Cash Value =			3,556	

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	101,800	107,900	209,700			124,417C
2024	86,000	100,100	186,100			120,677C
2023	43,200	95,500	138,700			114,931C
2022	34,900	86,200	121,100			109,459C

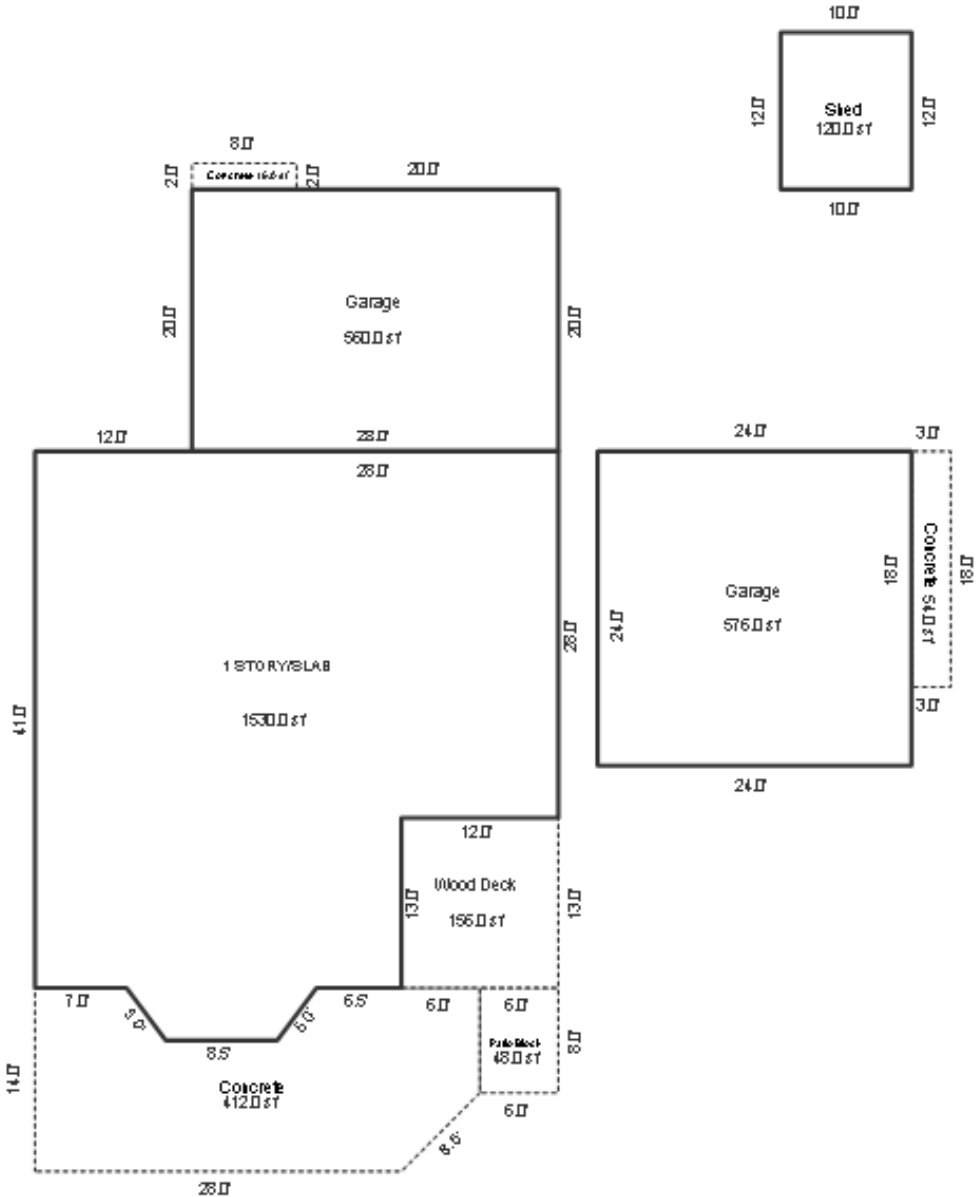
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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 156	Type Treated Wood	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 560 % 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: 45 Floor Area: 1,530 Total Base New : 241,267 Total Depr Cost: 132,702 Estimated T.C.V: 212,323	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:	Trim & Decoration		Size of Closets					
Building Style: 1S		X Drywall	Plaster							Ex	X Ord	Min	Lg	X Ord	Small	Doors	
Yr Built 1970		Remodeled 0		Condition: Average		Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric					
Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		No./Qual. of Fixtures		200 Amps Service		No. of Elec. Outlets		Ex.		X Ord.	Min				
X	Wood/Shingle Aluminum/Vinyl Brick	(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					
Insulation		(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1530 S.F. Height to Joists: 0.0		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		SANITARY SEWER					
X	Many Avg. Few	X Large Avg. Small	(7) Excavation		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Sewer Water Well, 100 Feet		Built-Ins Appliance Allow. Fireplaces Wood Stove				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		1		1		1		1			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Local Cost Items		1		0		0		*				
X	Asphalt Shingle	Chimney: Metal		Water/Sewer		Public Sewer		Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces			
Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1970		Ground Area = 1530 SF Floor Area = 1530 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 1,530 Total: 175,219 96,376		Other Additions/Adjustments			
Plumbing		Average Fixture(s)		1 1,455 800		3 Fixture Bath		1 4,580 2,519		Deck		Treated Wood 156 3,468 1,907		Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 560 21,549 11,852		Common Wall: 1 Wall 1 -2,188 -1,203		Door Opener 1 539 296		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 567 24,205 13,313		Water/Sewer		Public Sewer 1 1,473 810		Water Well, 100 Feet 1 5,725 3,149	
<<<<< 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.
CRISP ROBERT E ETAL	DAVIS JASON & MICHELLE	220,000	08/20/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02636	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 10/04/2019					
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Owner's Name/Address	MAP #:
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DAVIS JASON & MICHELLE 6869 W REDMAN DR LAKE CITY MI 49651	2025 Est TCV 214,452
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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C 67' @ 4000/FF	60.00	145.00	1.0000	0.8935	4000	100		214,452
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55 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	214,452
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	X	Dirt Road						
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	X	Gravel Road						
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	X	Paved Road						
--	---	------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

		Underground Utils.						
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Topography of Site
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X	Level
---	-------

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

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	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	107,200	0	107,200			38,747C
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2024	89,300	0	89,300			37,582C
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2023	45,200	0	45,200			35,793C
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2022	36,000	0	36,000			34,089C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATRICK FLOYD B III & MAR	PATRICK BRIAN C	0	05/30/2024	WD	09-FAMILY	2024-01350	DEED	0.0
PATRICK FLOYD B III & MAR	PATRICK FLOYD B III & MAR	0	06/07/2007	WD	09-FAMILY	2007/2165	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6849 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Garage	09/16/2011	2011-0509	100%

Owner's Name/Address	MAP #:
PATRICK BRIAN C 5471 LILLY CT SW WYOMING MI 49509	2025 Est TCV 398,167 TCV/TFA: 425.39

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 36 CLAYTON'S HARBOR.	X Dirt Road	C 67' @ 4000/FF	60.00	171.00	1.0000	0.9466	4000	100		227,195	
Comments/Influences	X Gravel Road	55 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	227,195

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 4in Ren. Conc.	7.24	644	94	4,383
X Electric	Total Estimated Land Improvements True Cash Value =				4,383

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	113,600	85,500	199,100			90,035C
2024	93,000	79,300	172,300			87,328C
2023	47,500	75,600	123,100			83,170C
2022	37,200	68,200	105,400			79,210C



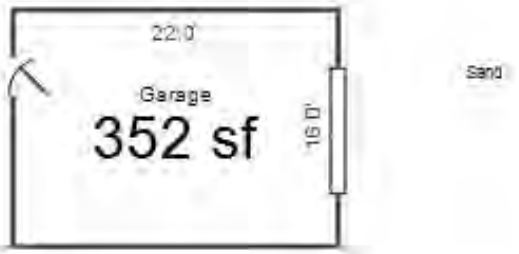
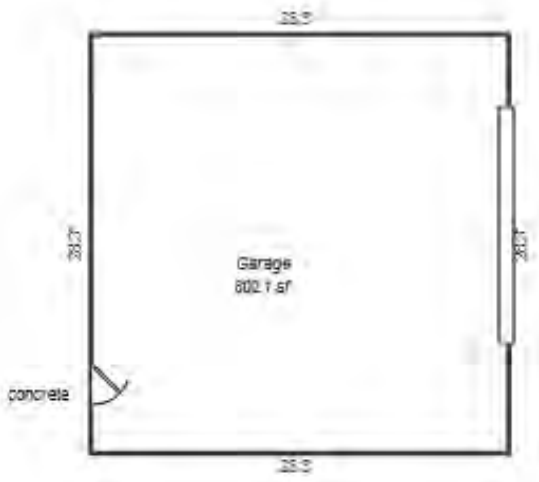
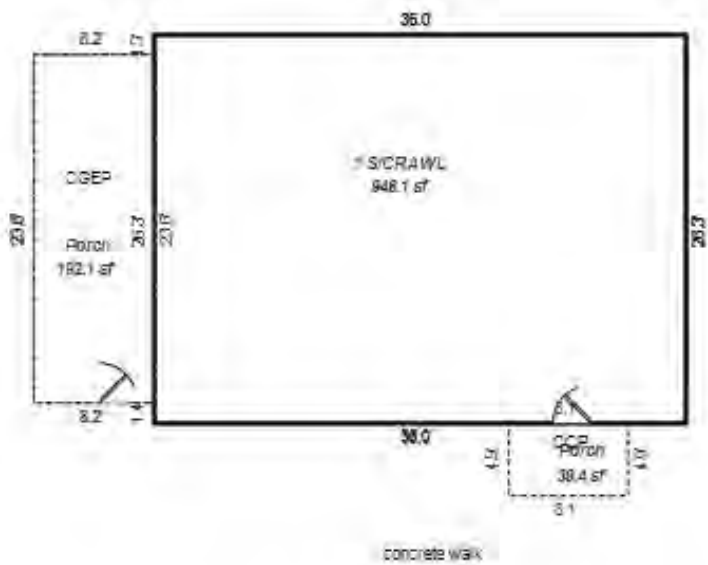
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Who	When	What
TPC	05/30/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 39 192	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1972 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(12) Electric 200 Amps Service	Class: CD Effec. Age: 40 Floor Area: 936 Total Base New : 173,528 Total Depr Cost: 104,118 Estimated T.C.V: 166,589	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:	Bsmnt Garage:																																																																																																																																																			
Building Style: 1S		X Drywall X Paneled	Plaster Wood T&G								Trim & Decoration	Ex X Ord	Min	Size of Closets	Lg X Ord	Small	Roof:																																																																																																																																													
Yr Built 1972		Remodeled 0		Condition: Average		Room List		Doors		Solid X H.C.		(5) Floors																																																																																																																																																		
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few																																																																																																																																																		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																																		
(2) Windows		Many Avg. X Large Avg. Small		X Wood Sash Metal Sash Vinyl Sash		X Double Hung Horiz. Slide Casement Double Glass Patio Doors		X Storms & Screens		(9) Basement Finish		(14) Water/Sewer																																																																																																																																																		
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Metal		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																																																																																																																																																		
(3) Roof		X Asphalt Shingle		Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCVC: 166,589																																																																																																																																																		
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972</p> <p>(11) Heating System: Electric Baseboard Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60</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>Crawl Space</td> <td>936</td> <td>Total:</td> <td>109,275</td> <td>65,565</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>727</td> <td></td> <td></td> </tr> <tr> <td>Porches</td> <td>CCP (1 Story)</td> <td>39</td> <td>1,121</td> <td>673</td> <td></td> <td></td> </tr> <tr> <td></td> <td>CGEP (1 Story)</td> <td>192</td> <td>10,560</td> <td>6,336</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>352</td> <td>13,978</td> <td>8,387</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1</td> <td>478</td> <td>287</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>802</td> <td>27,653</td> <td>16,592</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Door Opener</td> <td>1</td> <td>478</td> <td>287</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td>1</td> <td>1,307</td> <td>784</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,560</td> <td>3,336</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,144</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Local Cost Items</td> </tr> <tr> <td></td> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> <td></td> <td>*</td> </tr> <tr> <td colspan="5">Totals:</td> <td>173,528</td> <td>104,118</td> </tr> </tbody> </table>												Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	936	Total:	109,275	65,565	Other Additions/Adjustments							Plumbing	Average Fixture(s)	1	1,212	727			Porches	CCP (1 Story)	39	1,121	673				CGEP (1 Story)	192	10,560	6,336			Garages							Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								Base Cost	352	13,978	8,387				Door Opener	1	478	287			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost	802	27,653	16,592				Door Opener	1	478	287			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:					173,528	104,118
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		160,000	07/01/2002	WD	33-TO BE DETERMINED	02-0:3943	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6839 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	08/16/2007	20070557	100%
	P.R.E. 100% 08/08/2005		Garage	10/06/2005	20050349	100%

Owner's Name/Address	MAP #:
ZISSLER GAIL M 6839 W REDMAN DR LAKE CITY MI 49651	2025 Est TCV 604,085 TCV/TFA: 246.36

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
ZISSLER GAIL M 6839 W REDMAN DR LAKE CITY MI 49651	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>C 67' @ 4000/FF</td> <td>60.00</td> <td>175.00</td> <td>1.0000</td> <td>0.9543</td> <td>4000</td> <td>100</td> <td></td> <td>229,041</td> </tr> <tr> <td colspan="8">55 Actual Front Feet, 0.25 Total Acres</td> <td>Total Est. Land Value = 229,041</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C 67' @ 4000/FF	60.00	175.00	1.0000	0.9543	4000	100		229,041	55 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 229,041
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Tax Description	X	Land Improvement Cost Estimates															
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 37 CLAYTON'S HARBOR.	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>28.10</td> <td>108</td> <td>72</td> <td>2,185</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,185</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	28.10	108	72	2,185	Total Estimated Land Improvements True Cash Value =				2,185
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Total Estimated Land Improvements True Cash Value =				2,185													

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
TPC 04/30/2021	INSPECTED		2025	114,500	187,500	302,000			169,066C
TPC 12/27/2017	INSPECTED		2024	93,600	173,600	267,200			163,983C
TPC 08/17/2015	INSPECTED		2023	47,800	165,800	213,600			156,175C
			2022	37,400	149,300	186,700			148,739C

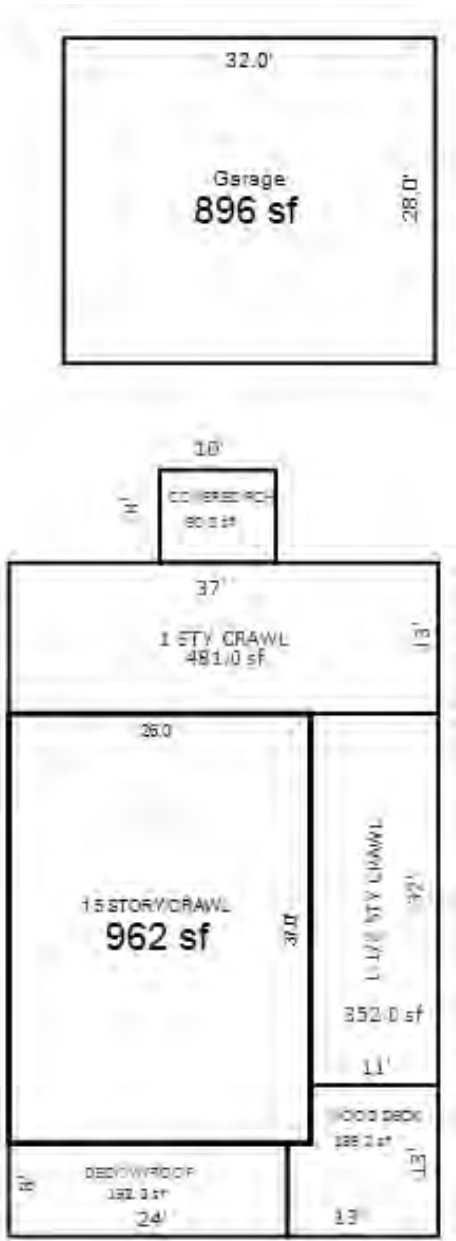
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 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: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			80	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		Ex	X	Ord		Min	Central Air Wood Furnace			192	WCP (1 Story)	Carport Area:		
Yr Built 1978	Remodeled 2007	Size of Closets		Lg	X	Ord		Small	No Heating/Cooling			159	Treated Wood	Roof:		
Condition: Average		Doors		Solid	X	H.C.	(5) Floors			Class: C Effec. Age: 30 Floor Area: 2,452 Total Base New : 332,913 Total Depr Cost: 233,037 Estimated T.C.V: 372,859			E.C.F. X 1.600		Storage Area: 0 No Conc. Floor: 0	
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1795 SF Floor Area = 2452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C		Blt 1978	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:			200 Amps Service			Building Areas			Total: 269,918		188,942	
(2) Windows		Many Avg. X Few		Large Avg. X Small			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 269,918		188,942	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 0 S.F. Crawl: 1795 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			1.5 Story Siding Crawl Space 962 1.5 Story Siding Crawl Space 352 1 Story Siding Crawl Space 481			Total: 269,918		188,942	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1795 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			Total: 269,918		188,942	
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			Plumbing			Total: 269,918		188,942	
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)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total: 269,918		188,942	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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			Total: 269,918		188,942	
X	Asphalt Shingle	(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			Plumbing			Total: 269,918		188,942	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Total: 269,918		188,942	

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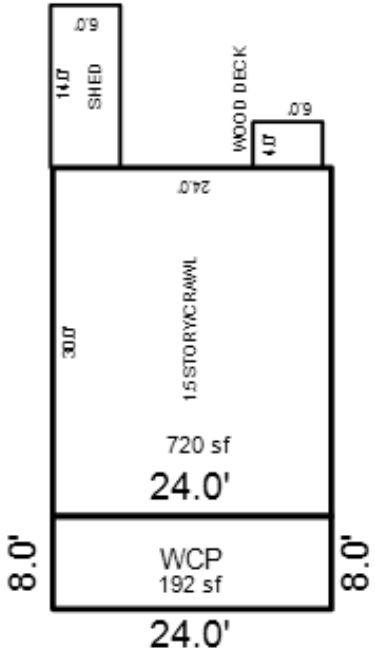
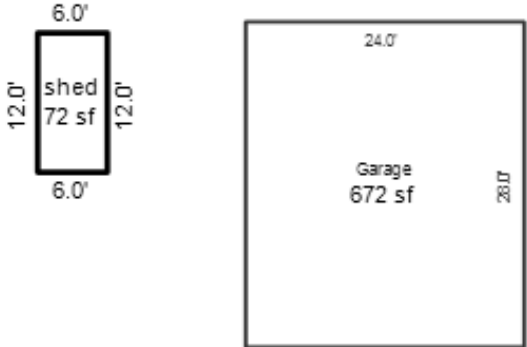
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHLICKER FAMILY TRUST	LINDNER PAMELA M	473,500	03/11/2024	WD	03-ARM'S LENGTH	2024-00513	PROPERTY TRANSFER	100.0				
LINDNER PAMELA M	LINDNER PAMELA M & BAENEN	0	03/11/2024	QC	09-FAMILY	2024-00515	DEED	0.0				
SCHLICKER GARY A & PAULA	SCHLICKER FAMILY TRUST	1	06/12/2019	WD	03-ARM'S LENGTH	2019-01902	PROPERTY TRANSFER	0.0				
		83,000	09/01/1995	WD	33-TO BE DETERMINED	298:513	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6829 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
LINDNER PAMELA M & BAENEN PETER E 1208 SANDRINGHAM WAY BLOOMFIELD HILLS MI 48301		2025 Est TCV 427,486 TCV/TFA: 395.82										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 38 CLAYTON'S HARBOR.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEW 24X28 GRG FOR 04		Gravel Road		C 67' @ 4000/FF	60.00	174.00	1.0000	0.9524	4000	100		228,583
		Paved Road		60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 228,583								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.49	90	71	415				
		Sewer		Wood Frame	33.21	72	50	1,195				
		Electric		Total Estimated Land Improvements True Cash Value = 1,610								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2025	114,300	99,400	213,700			213,700S				
		2024	93,400	75,300	168,700			89,303C				
		2023	47,700	71,800	119,500			85,051C				
		2022	37,300	64,700	102,000			81,001C				
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		TPC 03/10/2024	INSPECTED									
		TPC 12/27/2017	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 192	Type WCP (1 Story) 36 Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 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 Effec. Age: 30 Floor Area: 1,080 Total Base New : 176,158 Total Depr Cost: 123,308 Estimated T.C.V: 197,293			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Drywall X 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 2005	Ex	X	Ord		Min	100 Amps Service			Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
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 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space			Total: 127,772 89,439			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)		1 1,455 1,018	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Porches		WCP (1 Story) 192 7,709 5,396	
	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Deck		Treated Wood 36 1,488 1,042	
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 19,089 Door Opener 1 539 377
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer		Public Sewer 1 1,473 1,031 Water Well, 100 Feet 1 5,725 4,007	
X	Asphalt Shingle	(11) Heating/Cooling		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Built-Ins		Appliance Allow. 1 2,727 1,909	
	Chimney:	(12) Electric		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Local Cost Items		SANITARY SEWER 1 0 0	
		(13) Plumbing		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Totals:		176,158 123,308	
		(14) Water/Sewer		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 197,293	
		(15) Fireplaces		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			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.
COYNE RONALD L & RUTH M	COYNE RONALD L & RUTH M T	1	10/13/2016	QC	09-FAMILY	2016-03674	PROPERTY TRANSFER	0.0
LANGLANDS JANET K & DONAL	COYNE RONALD L & RUTH M	242,500	11/07/2012	WD	03-ARM'S LENGTH	2012-03572 WD	PROPERTY TRANSFER	100.0
LANGLANDS JANET K	LANGLANDS JANET K & DONAL	0	07/08/2005	QC	21-NOT USED/OTHER	05-0/4163	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6819 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/20/2012					

Owner's Name/Address	MAP #:
COYNE RONALD L & RUTH M TRUST 6819 W REDMAN DRIVE LAKE CITY MI 49651	2025 Est TCV 575,368 TCV/TFA: 329.16

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		C 67' @ 4000/FF	60.00	164.00	1.0000	0.9329	4000	100		223,896	
		60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	223,896

Tax Description	X	Land Improvement Cost Estimates
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 39 CLAYTON'S HARBOR.	X	
Comments/Influences		

21102185\$269,900 7/8/11DOM173	X	Water	Dock: Light posts	Rate	Size	% Good	Cash Value	
	X			42.32	128	0	0	
	X	Sewer	D/W/P: 3.5 Concrete	6.49	2260	0	0	
	X	Electric	Residential Local Cost Land Improvements					
	X	Gas	Description <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th>	Rate	Size	% Good	Cash Value	
		Curb	LAND IMPROVE 5000	5,000.00	1	95	4,750	
		Street Lights	Total Estimated Land Improvements True Cash Value =					4,750
		Standard Utilities						
		Underground Utils.						

Topography of Site
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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	111,900	175,800	287,700			156,489C
2024	92,000	162,900	254,900			151,784C
2023	46,900	155,500	202,400			144,557C
2022	36,900	140,400	177,300			137,674C

Who When What

TPC 12/27/2017 INSPECTED

TPC 10/10/2011 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 496	Type Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G				1								
Building Style: 1.75S		Trim & Decoration		Size of Closets						Class: C +5 Effec. Age: 20 Floor Area: 1,748 Total Base New : 270,876 Total Depr Cost: 216,701 Estimated T.C.V: 346,722		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1995	Remodeled 0	X	Ex	Ord	Min													
Condition: Average		X		Lg	Ord	Small												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric											
(1) Exterior		X		Ex.	Ord.	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 5 Blt 1995					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			200 Amps Service			Ground Area = 1268 SF Floor Area = 1748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
(2) Windows		X		Many	X	Large	X			Many	Ave.	Few	Building Areas					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1268 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			Many	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement			X			Many	Ave.	Few	1.75 Story Siding Crawl Space 640 1 Story Siding Crawl Space 404 1 Story Siding Crawl Space 112 1 Story Siding Crawl Space 112 Total: 213,017 170,415					
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			Many	Ave.	Few	Other Additions/Adjustments 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 Deck Treated Wood 496 7,405 5,924 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,875 23,900 Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 2 1,078 862 Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 100 Feet 1 5,725 4,580 Built-Ins Appliance Allow. 1 2,727 2,182 Fireplaces Prefab 2 Story 1 3,124 2,499					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Many	Ave.	Few	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,875 23,900 Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 2 1,078 862 Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 100 Feet 1 5,725 4,580 Built-Ins Appliance Allow. 1 2,727 2,182 Fireplaces Prefab 2 Story 1 3,124 2,499					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			X			Many	Ave.	Few	Lump Sum Items: Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				
X	Asphalt Shingle																	

\*\*\* 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.
TABER JERRY R & BETTY A T	TABER JERRY R & BETTY A	0	11/27/2023	WD	15-LADY BIRD	2023-03243	DEED	0.0
TABER JERRY R TRUST	TABER JERRY R & BETTY A T	0	10/13/2017	QC	09-FAMILY	2017-03225	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6809 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
TABER JERRY R & BETTY A 6809 W REDMAN DRIVE LAKE CITY MI 49651	MAP #: 2025 Est TCV 453,367 TCV/TFA: 354.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 40 CLAYTON'S HARBOR.	X	Dirt Road		C 67' @ 4000/FF	60.00	149.00	1.0000	0.9021	4000	100	216,504
Comments/Influences		Gravel Road		60 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	216,504
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: Asphalt Paving				3.06	675 0	0	
		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	
		X Gas		Total Estimated Land Improvements True Cash Value =						2,375	
		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	108,300	118,400	226,700			89,375C
Rolling							
Low							
X High	2024	89,900	109,700	199,600			86,688C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	45,500	103,500	149,000			82,560C
Ravine							
Wetland							
Flood Plain	2022	36,200	93,300	129,500			78,629C



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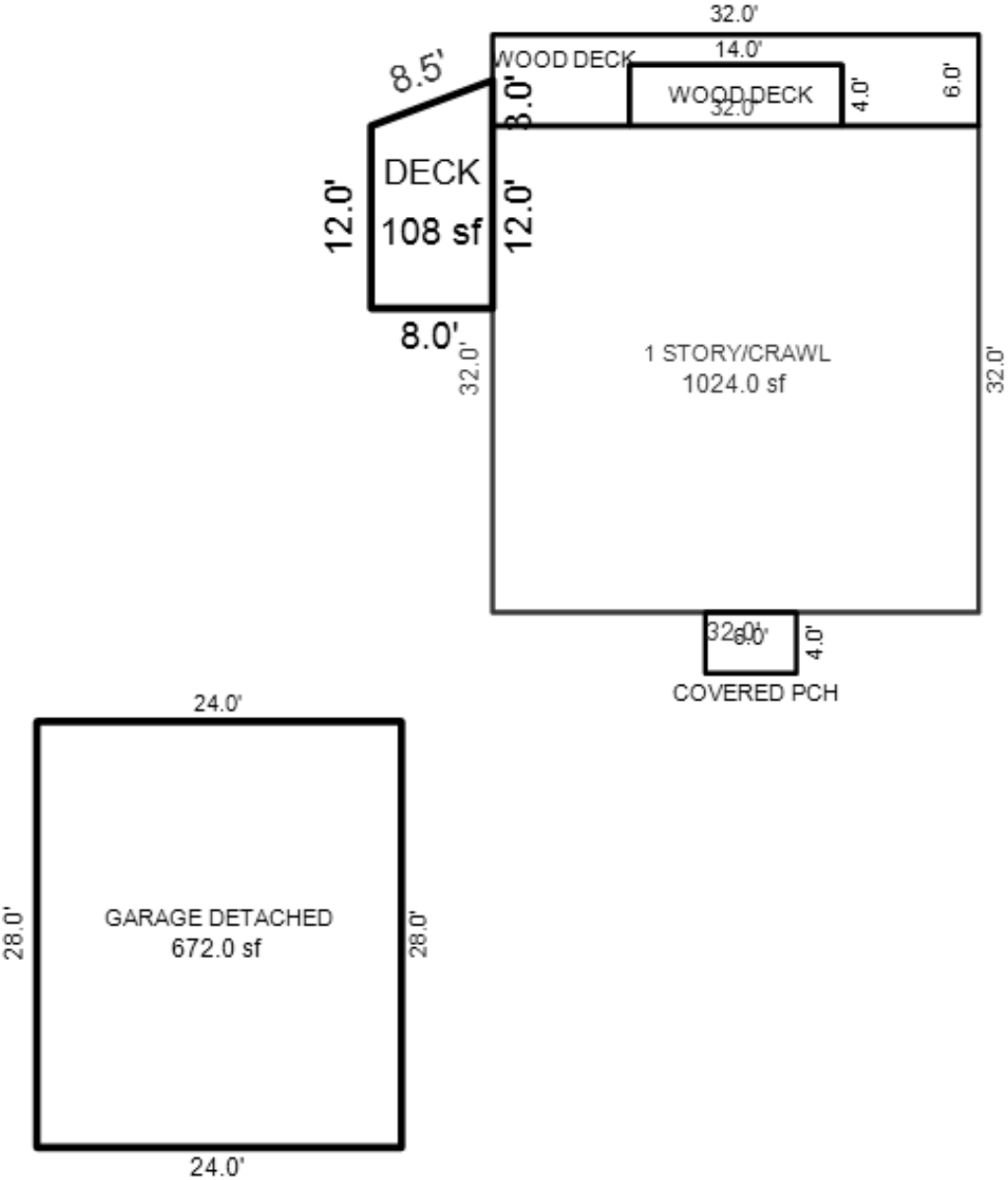
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	89,900	109,700	199,600			86,688C
TPC	12/27/2017	INSPECTED	2023	45,500	103,500	149,000			82,560C
TPC	02/07/2012	INSPECTED	2022	36,200	93,300	129,500			78,629C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			24	WCP (1 Story)	Bsmnt Garage:							
Building Style: 1.25S		Trim & Decoration		Ex	X	Ord		Min	Central Air Wood Furnace			192	Treated Wood	Carport Area:							
Yr Built 1984	Remodeled 0		Ex	X	Ord		Min	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			56	Treated Wood	Roof:								
Condition: Average		Size of Closets		Lg	X	Ord		Small	No Heating/Cooling			108	Treated Wood	No Conc. Floor: 0							
Room List		Doors		Solid	X	H.C.	(5) Floors			Class: C Effec. Age: 30 Floor Area: 1,280 Total Base New : 209,369 Total Depr Cost: 146,555 Estimated T.C.V: 234,488					E.C.F. X 1.600						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls C Blt 1984						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			200 Amps Service			Building Areas					Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	X	Ord.		Min	No. of Elec. Outlets			1.25	Story	Siding	Crawl Space	1,024					
	Insulation	(6) Ceilings		Many	X	Ave.		Few	(13) Plumbing			1	Average Fixture(s)	Average Fixture(s)		1	1,455	1,018			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			2	3 Fixture Bath	2 Fixture Bath						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water			Treated Wood			192	3,971	2,780			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Sewer			Treated Wood			56	1,855	1,298			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well			Treated Wood			108	2,677	1,874			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			1			1000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost			672	27,270	19,089	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Water/Sewer			Public Sewer			1	1,473	1,031
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			(14) Water/Sewer			Water Well, 100 Feet			Built-Ins			1	5,725	4,007
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1			Appliance Allow.			Porches			1	2,727	1,909
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1			WCP (1 Story)			Local Cost Items			24	1,785	1,249
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1			SANITARY SEWER						1	0	0
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			Totals:			209,369			146,555	*	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TC			234,488								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PERKINS RAYMOND N TRUST	PERKINS ROBIN & VOLKENING	0	08/23/2021	QC	09-FAMILY	2021-02910	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6799 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST	Reroof	09/28/2007	20070726	Complete	
	P.R.E. 0%					

Owner's Name/Address	MAP #:
PERKINS ROBIN & VOLKENING DANA 5168 CHANTELLE DR FLINT MI 48507	2025 Est TCV 379,859 TCV/TFA: 351.72

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 41 CLAYTON'S HARBOR.	X Dirt Road		C 67' @ 4000/FF	60.00	140.00	1.0000	0.8826	4000	100		211,834
Comments/Influences	X Gravel Road		60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	211,834

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

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

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



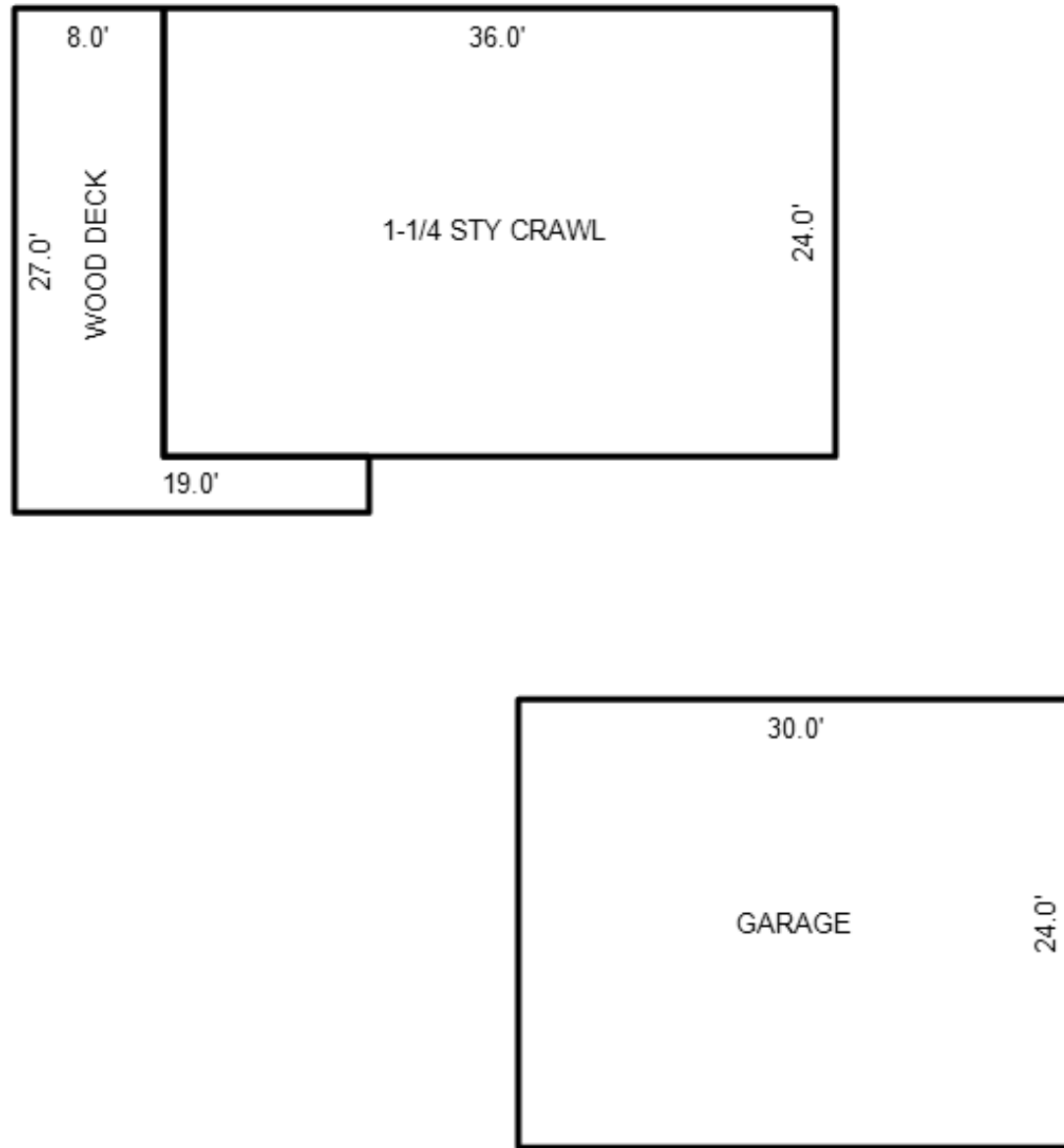
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	105,900	84,000	189,900			79,256C
2024	88,500	77,800	166,300			76,873C
2023	44,700	74,300	119,000			73,213C
2022	35,700	67,000	102,700			69,727C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 249 60	Type Treated Wood Wood Balcony	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: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min									
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	Central Air Wood Furnace		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	
Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
(2) Windows		Many Avg. X Avg. Few Small		(7) Excavation		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:								
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle	Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																		
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas											Cls CD		Blt 1974											
Stories Exterior Foundation Size Cost New Depr. Cost											1.25 Story Siding Crawl Space 864		Total: 118,365 76,938											
Other Additions/Adjustments											Plumbing		Average Fixture(s) 1 1,212 788		2 Fixture Bath 1 2,559 1,663									
Deck											Treated Wood 249 4,604 2,993		Balcony		Wood Balcony 60 2,195 1,427									
Garages											Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 720 22,939 14,910		Water/Sewer		Public Sewer 1 1,307 850		Water Well, 100 Feet 1 5,560 3,614					
Built-Ins											Appliance Allow. 1 1,906 1,239		Local Cost Items		SANITARY SEWER 1 0 0 *									
Notes:											Totals: 160,647 104,422		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 167,075											

\*\*\* 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.
MCCRAY GAR	BROWN DALE ERIC & ANGELA	459,900	08/04/2023	WD	03-ARM'S LENGTH	2023-02131	PROPERTY TRANSFER	100.0
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR (SM)	4,000	03/27/2007	WD	09-FAMILY	2007/1191	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6789 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/20/2006	20060310	Complete

Owner's Name/Address	MAP #:
BROWN DALE ERIC & ANGELA B PIETIG 4245 SPRINGWOOD CT INDIANAPOLIS IN 46228	2025 Est TCV 479,103 TCV/TFA: 277.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 42 CLAYTON'S HARBOR.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	C 67' @ 4000/FF	60.00	133.00	1.0000	0.8669	4000	100		208,065	
Gravel Road	60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	208,065

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

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



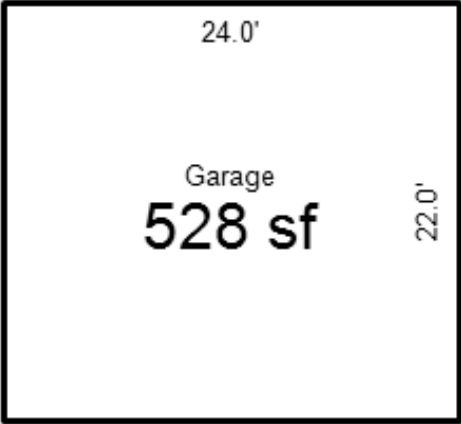
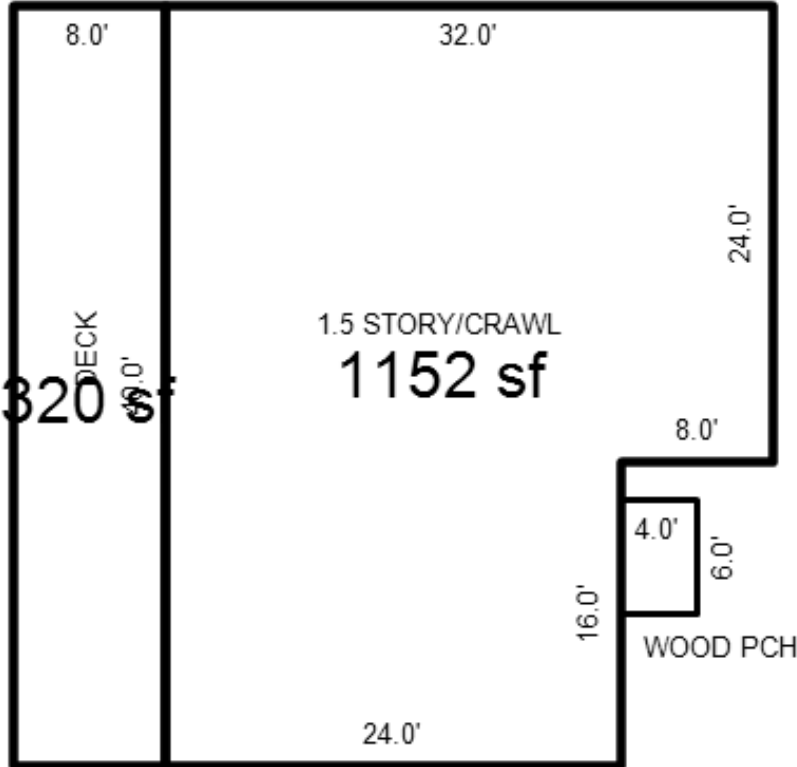
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	104,000	135,600	239,600			219,499C
2024	87,400	125,500	212,900			212,900S
2023	44,000	85,000	129,000			99,358C
2022	35,400	76,600	112,000			94,627C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % 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				24	WPP		
Building Style: 1.25S		Trim & Decoration								320	Treated Wood		
Yr Built 1974	Remodeled 2019	Ex	X	Ord	Min					40	Wood Balcony		
Condition: Average		Size of Closets											
Room List		Lg	X	Ord	Small								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors		Solid	H.C.	Central Air Wood Furnace							
(1) Exterior		(5) Floors		(12) Electric									
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		200 Amps Service									
Insulation		No./Qual. of Fixtures											
(2) Windows		Ex.	X	Ord.	Min								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many	X	Avg.	Small	Many	X	Ave.	Few				
X		(6) Ceilings		(13) Plumbing									
X		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X		(8) Basement		(14) Water/Sewer									
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X		(9) Basement Finish		Lump Sum Items:									
X		(10) Floor Support											
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1152 SF Floor Area = 1728 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 1,152 Total: 203,466 132,262										E.C.F. X 1.600		Cls C 5 Blt 1974	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 2 Fixture Bath 1 3,064 1,992 Deck Treated Wood 320 5,558 3,613 Balcony Wood Balcony 40 1,607 1,045 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 20,676 13,439 Door Opener 1 539 350 Water/Sewer Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Porches WPP 24 1,253 814										<<<< 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.								
COLECCHIO BRETT & SARA	BLAKEMORE DAVID D & JULIE	184,000	02/22/2021	WD	03-ARM'S LENGTH	2021-00612	PROPERTY TRANSFER	100.0								
PUTT PAUL	COLECCHIO BRETT & SARA	125,000	10/30/2020	WD	03-ARM'S LENGTH	2020-03269	PROPERTY TRANSFER	100.0								
WILLIAMS YVONNE L ESTATE	PUTT PAUL	1	06/26/2018	QC	06-COURT JUDGEMENT	2018-02172	PROPERTY TRANSFER	0.0								
WILLIAMS YVONNE L	WILLIAMS YVONNE L ESTATE	0	12/04/2017	AFF	07-DEATH CERTIFICATE	2018-00068	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
6779 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		New House		04/06/2022		2022-0163	100%							
Owner's Name/Address		P.R.E. 0%		Demolition/Removal		12/21/2021		2021-00880	100%							
BLAKEMORE DAVID D & JULIE K TRUST 2885 SANFORD AVE SW *38002 GRANDVILLE MI 49418		MAP #:		2025 Est TCY 1,141,221 TCY/TFA: 280.54												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE										
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 43 CLAYTON'S HARBOR.		X		Public Improvements		* Factors *										
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value
12/31/12 NO IMPROVEMENTS FOR PARKING-TIM		X Sewer		X Electric		C 67' @ 4000/FF		60.00		118.00	1.0000	0.8314	4000	100		199,531
		X Gas		Curb		60 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value =		199,531						
		X Street Lights		Standard Utilities		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value			
		X Underground Utils.		Topography of Site		D/W/P: 4in Ren. Conc.		8.06		2958	50	11,920				
		X Level		Rolling		Total Estimated Land Improvements True Cash Value =		11,920								
		X High		Landscaped												
		X Waterfront		Swamp												
		X Ravine		Wooded												
		X Wetland		Pond												
		X Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value
		Who		When		What		2025		99,800		470,800		570,600		450,607C
		TPC 09/14/2022		INSPECTED		2024		84,800		383,800		468,600				381,967C
		TPC 12/30/2021		INSPECTED		2023		42,500		149,800		192,300				146,350C
		TPC 12/27/2017		INSPECTED		2022		34,500		32,500		67,000				67,000S

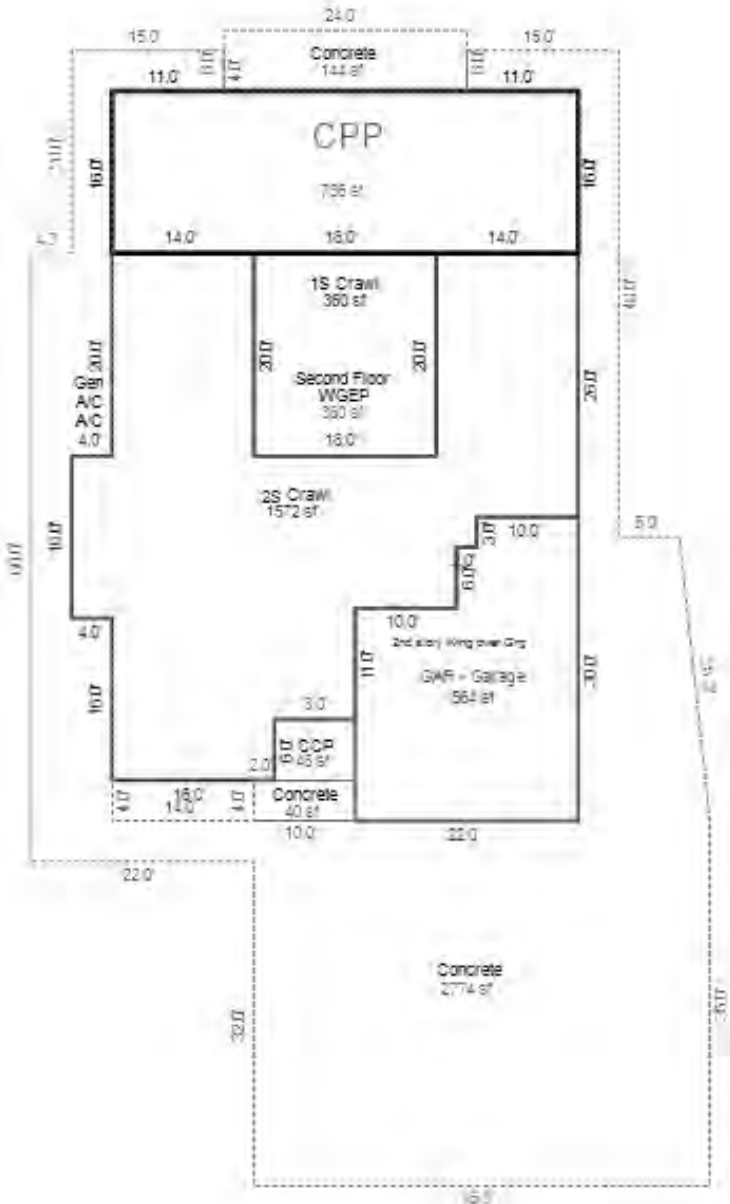


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 360 48 736	Type WGEP (1 Story) CCP (1 Story) CPP	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 564 % 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 +10 Effec. Age: 1 Floor Area: 4,068 Total Base New : 586,979 Total Depr Cost: 581,106 Estimated T.C.V: 929,770			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 10 Blt 2024			
Yr Built 2024	Remodeled 0	Ex	Ord	Min	X			0 Amps Service			Ground Area = 1932 SF Floor Area = 4068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					
Condition: Average		Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid	H.C.	(12) Electric			1 Average Fixture(s) 3 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space 1,572 1 Story Siding Crawl Space 360 1 Story Siding Overhang 564			Total: 468,654 463,964		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Exterior						
(1) Exterior		(6) Ceilings		(13) Plumbing			Stone Veneer			732 27,391 27,117						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1932 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Average Fixture(s) 1 1,455 1,440 3 Fixture Bath 2 9,159 9,067 2 Fixture Bath 2 6,129 6,068						
(2) Windows		(8) Basement		(9) Basement Finish			Water/Sewer			Water/Sewer						
Many Avg. Few	Large Avg. Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2000 Gal Septic 1 9,530 9,435 Water Well, 100 Feet 1 5,725 5,668						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support			Porches			WGEP (1 Story) 360 23,360 23,126 CCP (1 Story) 48 1,434 1,420 CPP 736 9,936 9,837						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 564 21,652 21,435 Common Wall: 2 Wall 1 -4,376 -4,332 Door Opener 2 1,078 1,067						
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X	Asphalt Shingle	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.				
SCHWARTZ SHARON (DECEASED)	SCHWARTZ KEVEN E (WIDOWER)	0	06/26/2008	OTH	21-NOT USED/OTHER	2009/4323	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6769 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
SCHWARTZ KEVEN E 22281 CARLETON SOUTHFIELD MI 48034		MAP #:										
		2025 Est TCV 450,099 TCV/TFA: 320.58										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
SCHWARTZ KEVEN E 22281 CARLETON SOUTHFIELD MI 48034		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 67' @ 4000/FF 62.00 129.00 0.9886 0.8577 4000 100 210,287								
		Paved Road		62 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 210,287								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete 6.49 700 73 3,316								
		Sewer		Total Estimated Land Improvements True Cash Value = 3,316								
Tax Description		X Electric										
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 44 CLAYTON'S HARBOR.		X Gas										
Comments/Influences		X Curb										
		X Street Lights										
		X Standard Utilities										
		X 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				
Who		When	What	2025	105,100	119,900	225,000		120,047C			
TPC 12/27/2017 INSPECTED		2024	88,800	111,200	200,000			116,438C				
TPC 02/07/2012 INSPECTED		2023	44,600	106,100	150,700			110,894C				
		2022	36,000	95,500	131,500			105,614C				

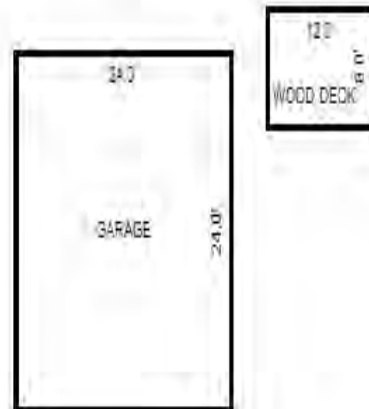
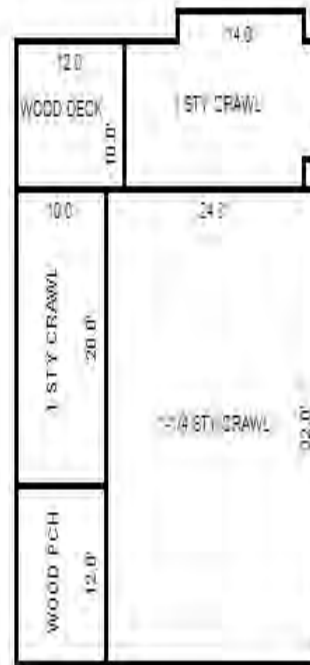


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 74 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,404 Total Base New : 211,627 Total Depr Cost: 147,810 Estimated T.C.V: 236,496		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1212 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1974			
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Total				
Condition: Average		Size of Closets		100 Amps Service			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			Total			
Room List		Doors		Solid X H.C.			No. of Elec. Outlets			1.25 Story Siding Crawl Space 768			Total			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Crawl Space 244			Total			
(1) Exterior		(6) Ceilings		(7) Excavation			Average Fixture(s)			1 Story Siding Crawl Space 200			Total			
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Basement: 0 S.F. Crawl: 1212 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			Other Additions/Adjustments			Total			
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(13) Plumbing			Plumbing			Total			
(2) Windows		Many Avg. X Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1			Solar Water Heat			Total			
Wood Sash Metal Sash Vinyl Sash		(10) Floor Support		(14) Water/Sewer			1			Average Fixture(s) 1			Total			
Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s) 1			Total			
(3) Roof		Gable Hip Flat		Lump Sum Items:			1			Average Fixture(s) 1			Total			
Gambrel Mansard Shed		Asphalt Shingle		Public Sewer Water Well, 100 Feet			1			Average Fixture(s) 1			Total			
Chimney:		Chimney:		SANITARY SEWER			1			Average Fixture(s) 1			Total			

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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.							
HOEKWATER ELAINE E	HOEKWATER ELAINE E	0	07/08/2024	QC	15-LADY BIRD	2024-01714	DEED	0.0							
IMBESI DENNIS	HOEKWATER ELAINE E	0	05/21/2024	QC	09-FAMILY	2024-01388	PROPERTY TRANSFER	50.0							
LAWRENCES LEGACY LLC	HOEKWATER ELAINE E & IMBE	504,900	08/04/2023	WD	03-ARM'S LENGTH	2023-02146	PROPERTY TRANSFER	100.0							
BAAS PATRICIA J & SCHRIPS	LAWRENCES LEGACY LLC	1	06/01/2021	QC	09-FAMILY	2021-02029	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6770 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		Alteration		05/09/2024		PE24-0070	100%						
Owner's Name/Address		P.R.E. 100% 05/29/2024		Other		04/25/2005		20050080	Complete						
HOEKWATER ELAINE E 6770 W REDMAN DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 491,328 TCV/TFA: 413.58											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 45 CLAYTON'S HARBOR.		X		Public Improvements		* Factors * LAKE FRONTAGE									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Paved Road		Storm Sewer		A 67' @ 4000/FF		83.00	143.00	0.8926	0.8892	4000	100		263,524
		X Sidewalk		Water		83 Actual Front Feet, 0.27 Total Acres		Total Est. Land Value =						263,524	
		X Sewer		D/W/P: 4in Ren. Conc.		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X Electric		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 1000		1,000.00		1	94	940					
		X Curb		Street Lights		Total Estimated Land Improvements True Cash Value =				940					
		X Standard Utilities		Underground Utils.											
		X Topography of Site		Level											
		X Rolling		Low											
		X High		Landscaped											
		X Swamp		Wooded											
		X Pond		Waterfront											
		X Ravine		Wetland											
		X Flood Plain													
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 04/06/2023		INSPECTED				2025	131,800	113,900	245,700			245,700S	
		TPC 04/30/2021		INSPECTED				2024	137,800	105,500	243,300			243,300S	
		TPC 12/27/2017		INSPECTED				2023	80,700	87,100	167,800		167,800A	132,763C	
								2022	71,500	78,600	150,100			126,441C	



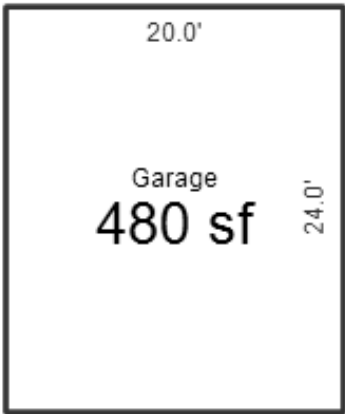
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 160	Type WGEP (1 Story)	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 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		Class: C +5 Effec. Age: 25 Floor Area: 1,188 Total Base New : 189,069 Total Depr Cost: 141,790 Estimated T.C.V: 226,864		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		X Drywall	Plaster		Central Air Wood Furnace									
Yr Built 1973		X Remodeled 2007			(12) Electric									
Condition: Average		Ex	X Ord	Min	200 Amps Service									
Room List		Lg	X Ord	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S				Cls C 5 Blt 1973			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Ex. X Ord. Min		(11) Heating System: Electric Baseboard						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Ground Area = 792 SF Floor Area = 1188 SF.						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 792 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Building Areas						
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small	(9) Basement Finish		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		Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 792		Total: 145,469 109,091			
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 1 Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments						
(3) Roof		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed					Average Fixture(s) 2 Fixture Bath Porches WGEP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 1,455 1,091 1 3,064 2,298 160 12,875 9,656 480 19,358 14,518 1 1,473 1,105 1 2,648 1,986 1 2,727 2,045 1 0 0					
X	Asphalt Shingle							Totals: 189,069 141,790						
								Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:				226,864		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHEWCHUCK FAMILY LIVING T	THAYER RANDY J TRUST	1	11/10/2015	QC	09-FAMILY	2015-03781	DEED	0.0				
SHEWCHUCK JOHN F & JANICE	SHEWCHUCK FAMILY LIVING T	1	01/12/2013	WD	09-FAMILY	2013-0141	PROPERTY TRANSFER	0.0				
THAYER RANDY J (SM)	THAYER RANDY J TRUST	0	12/31/2008	QC	09-FAMILY	2009/124	DEED	0.0				
THAYER CYNTHIA M (FORMER	THAYER RANDY J (JT)	0	10/08/2008	QC	21-NOT USED/OTHER	2008/3660	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6760 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		New House		03/19/2004	20040027	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:								
THAYER RANDY J TRUST 2626 LITTLE HICKORY DR LANSING MI 48911		2025 Est TCV 679,221 TCV/TFA: 390.36										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 46 CLAYTON'S HARBOR.		Public Improvements		* Factors * LAKE FRONTAGE								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
8X12 SHED WD FLOOR		Gravel Road		A 67' @ 4000/FF 79.67 147.00 0.9055 0.8978 4000 100 259,086								
		Paved Road		83 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 259,086								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	29.11	96	25	699				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		Curb		Total Estimated Land Improvements True Cash Value = 3,199								
		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	129,500	210,100	339,600			213,893C	
		TPC 12/27/2017 INSPECTED			2024	134,500	194,600	329,100			207,462C	
		TPC 02/07/2012 INSPECTED			2023	79,000	197,300	276,300			197,583C	
					2022	69,500	177,900	247,400			188,175C	

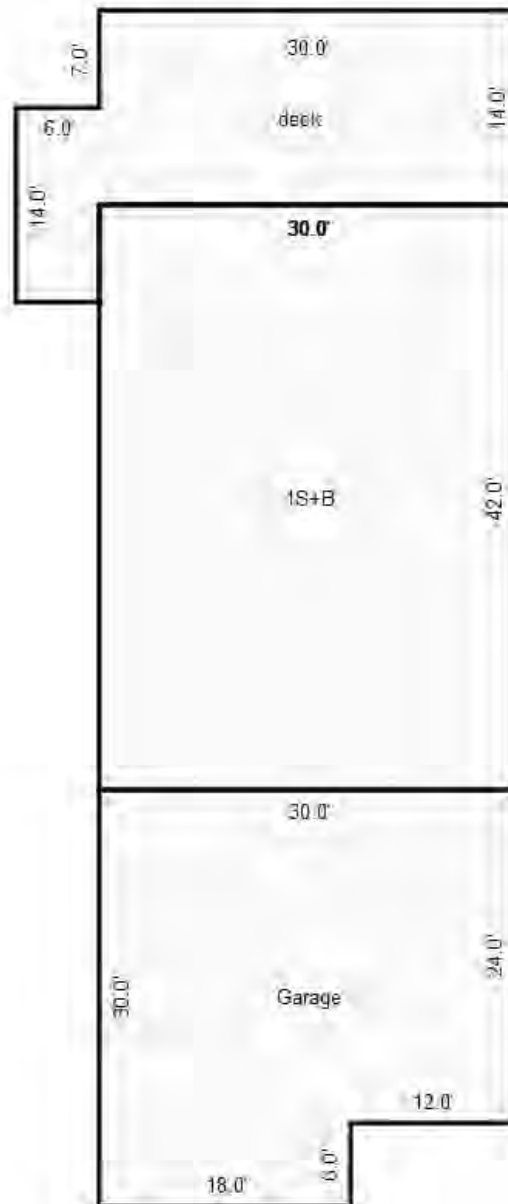


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 504	Type 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?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 828 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration													
Yr Built 2004	Remodeled 0	Ex	X	Ord	Min										
Condition: Average		Size of Closets													
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
X	(2) Windows	Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
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	(8) Basement													
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	(3) Roof	840 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
		(12) Electric													
		0 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X	Ord.	Min										
		No. of Elec. Outlets													
		Many	X	Ave.	Few										
		(13) Plumbing													
		1	Average Fixture(s)												
		2	3 Fixture Bath												
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer													
		1	Public Water												
		1	Public Sewer												
		1	Water Well												
		1000 Gal Septic													
		2000 Gal Septic													
		Lump Sum Items:													
		Class: C +5 Effec. Age: 20 Floor Area: 1,740 Total Base New : 325,722 Total Depr Cost: 260,585 Estimated T.C.V: 416,936													
		E.C.F. X 1.600													
		Bsmnt Garage: Carport Area: Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1260 SF Floor Area = 1740 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80													
		Building Areas													
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
		1 Story	Siding	Wood Bsmnt.	1,260										
		1 Story	Siding	Overhang	480										
		Total:			234,806	187,853									
		Other Additions/Adjustments													
		Recreation Room			840	16,010	12,808								
		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								
		Deck			504	7,484	5,987								
		Treated Wood													
		Garages													
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
		Base Cost			828	38,204	30,563								
		Common Wall: 1 Wall			1	-2,647	-2,118								
		Water/Sewer													
		Public Sewer			1	1,473	1,178								
		Water Well, 100 Feet			1	5,725	4,580								
		Built-Ins													
		Appliance Allow.			1	2,727	2,182								
		Fireplaces													
		Exterior 1 Story			2	12,841	10,273								
		Local Cost Items													
		SANITARY SEWER			1	0	0						*		
		<<<< 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\*\*\*

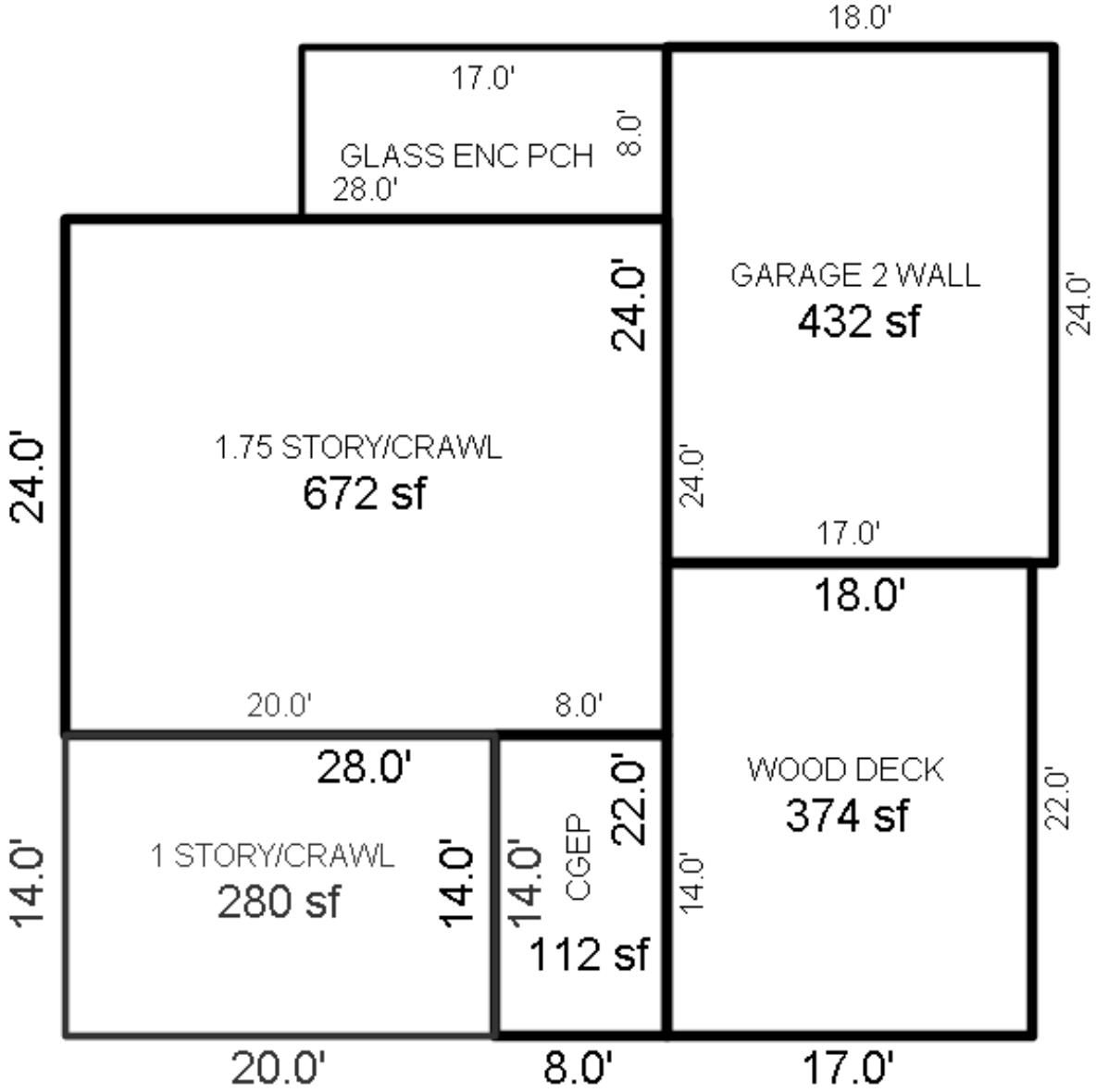
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KLEIN NORMAN H & KLEIN ED	KLIEN EDWARD R	213,333	08/08/2022	QC	09-FAMILY	2022-02754	DEED	0.0				
KLEIN ROGER L & SUSANNE M	KLEIN NORMAN H & KLEIN ED	0	06/29/2020	QC	09-FAMILY	2020-03112	PROPERTY TRANSFER	0.0				
KLEIN ROGER L	KLEIN ROGER L & SUSANNE M	0	08/28/2012	QC	21-NOT USED/OTHER	2012-02904	PROPERTY TRANSFER	0.0				
KLEIN SUSANNE MARIE (DECE	KLEIN ROGER LEE (WIDOWER)	0	09/16/2009	OTH	21-NOT USED/OTHER	2009/3404	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6750 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/01/2022								
Owner's Name/Address		MAP #:		2025 Est TCV 469,784 TCV/TFA: 322.65								
KLIEN EDWARD R 6750 W REDMAN DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors * LAKE FRONTAGE								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 47 CLAYTON'S HARBOR.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		A 67' @ 4000/FF 71.00 137.00 0.9428 0.8760 4000 100 234,543								
		X		71 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 234,543								
		X		Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: 3.5 Concrete 6.07 1268 71 5,465								
		X		Total Estimated Land Improvements True Cash Value = 5,465								
		X		Topography of Site								
		X		Level								
		X		Rolling								
		X		Low								
		X		High								
		X		Landscaped								
		X		Swamp								
		X		Wooded								
		X		Pond								
		X		Waterfront								
		X		Ravine								
		X		Wetland								
		X		Flood Plain								
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		2025	117,300	117,600	234,900			106,875C		
		X		2024	121,200	109,100	230,300			103,662C		
		X		2023	71,400	104,100	175,500			98,726C		
		X		2022	64,100	93,800	157,900			94,025C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 136 374	Type CGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																															
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G																																																																																																							
Building Style: 1.75S		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: 30 Floor Area: 1,456 Total Base New : 205,156 Total Depr Cost: 143,610 Estimated T.C.V: 229,776																																																																																																					
Yr Built 1977	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																																																																																																							
4	Basement	(5) Floors					200 Amps Service																																																																																																							
4	1st Floor	Kitchen: Other: Other:					No./Qual. of Fixtures																																																																																																							
4	2nd Floor						Ex. X Ord. Min																																																																																																							
Bedrooms							No. of Elec. Outlets																																																																																																							
(1) Exterior		(6) Ceilings					Many X Ave. Few																																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall					(13) Plumbing																																																																																																							
Insulation		(7) Excavation					1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																							
(2) Windows		Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer																																																																																																							
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																																																																																																							
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					Lump Sum Items:																																																																																																							
(3) Roof		(9) Basement Finish																																																																																																												
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																										
X	Asphalt Shingle	(10) Floor Support																																																																																																												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																																												
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1977</p> <p>(11) Heating System: Electric Baseboard Ground Area = 952 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70</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>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>672</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>280</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"><b>Total:</b></td> <td></td> <td><b>148,648</b></td> <td><b>104,054</b></td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>848</td> </tr> <tr> <td>Plumbing 2 Fixture Bath</td> <td>1</td> <td>2,559</td> <td>1,791</td> </tr> <tr> <td>Porches CGEP (1 Story)</td> <td>112</td> <td>7,264</td> <td>5,085</td> </tr> <tr> <td>Porches WGEP (1 Story)</td> <td>136</td> <td>10,641</td> <td>7,449</td> </tr> <tr> <td>Deck Treated Wood</td> <td>374</td> <td>6,018</td> <td>4,213</td> </tr> <tr> <td colspan="4">Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>432</td> <td>18,036</td> <td>12,625</td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-4,945</td> <td>-3,461</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,307</td> <td>915</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,560</td> <td>3,892</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,334</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Exterior 2 Story</td> <td>1</td> <td>6,950</td> <td>4,865</td> </tr> <tr> <td colspan="4">Local Cost Items</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	672				1 Story	Siding	Crawl Space	280				<b>Total:</b>					<b>148,648</b>	<b>104,054</b>	Item	Quantity	Cost	Depr. Cost	Plumbing Average Fixture(s)	1	1,212	848	Plumbing 2 Fixture Bath	1	2,559	1,791	Porches CGEP (1 Story)	112	7,264	5,085	Porches WGEP (1 Story)	136	10,641	7,449	Deck Treated Wood	374	6,018	4,213	Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	432	18,036	12,625	Common Wall: 2 Wall	1	-4,945	-3,461	Water/Sewer				Public Sewer	1	1,307	915	Water Well, 100 Feet	1	5,560	3,892	Built-Ins				Appliance Allow.	1	1,906	1,334	Fireplaces				Exterior 2 Story	1	6,950	4,865	Local Cost Items			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IACOVONI DAVID D & ROBERT	IACOVONI DAVID D & ROBERT	0	12/30/2020	QC	09-FAMILY	2021-0054	PROPERTY TRANSFER	0.0
		239,900	06/01/2001	WD	33-TO BE DETERMINED	01-0:2479	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6740 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/20/2006	20060311	Complete

Owner's Name/Address	MAP #:
IACOVONI DAVID D & ROBERTA J 1401 WHITEHALL ST MIDLAND MI 48642	2025 Est TCV 482,241 TCV/TFA: 269.11

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																															
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">LAKE FRONTAGE</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 67' @ 4000/FF</td> <td>70.00</td> <td>118.00</td> <td>0.9475</td> <td>0.8314</td> <td>4000</td> <td>100</td> <td>220,559</td> </tr> <tr> <td colspan="6">70 Actual Front Feet, 0.19 Total Acres</td> <td>Total Est. Land Value =</td> <td>220,559</td> </tr> </tbody> </table>	Public Improvements		* Factors *		LAKE FRONTAGE			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	A 67' @ 4000/FF	70.00	118.00	0.9475	0.8314	4000	100	220,559	70 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	220,559
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Tax Description	X	Land Improvement Cost Estimates												
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 48 CLAYTON'S HARBOR.	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.07</td> <td>114 73</td> <td>505</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>505</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	D/W/P: 3.5 Concrete	6.07	114 73	505	Total Estimated Land Improvements True Cash Value =			505
Description	Rate	Size % Good	Cash Value											
D/W/P: 3.5 Concrete	6.07	114 73	505											
Total Estimated Land Improvements True Cash Value =			505											

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

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	110,300	130,800	241,100			144,245C
TPC	12/27/2017	INSPECTED	2024	115,600	121,100	236,700			139,908C
TPC	02/07/2012	INSPECTED	2023	67,600	113,000	180,600			133,246C
			2022	63,500	101,800	165,300			126,901C

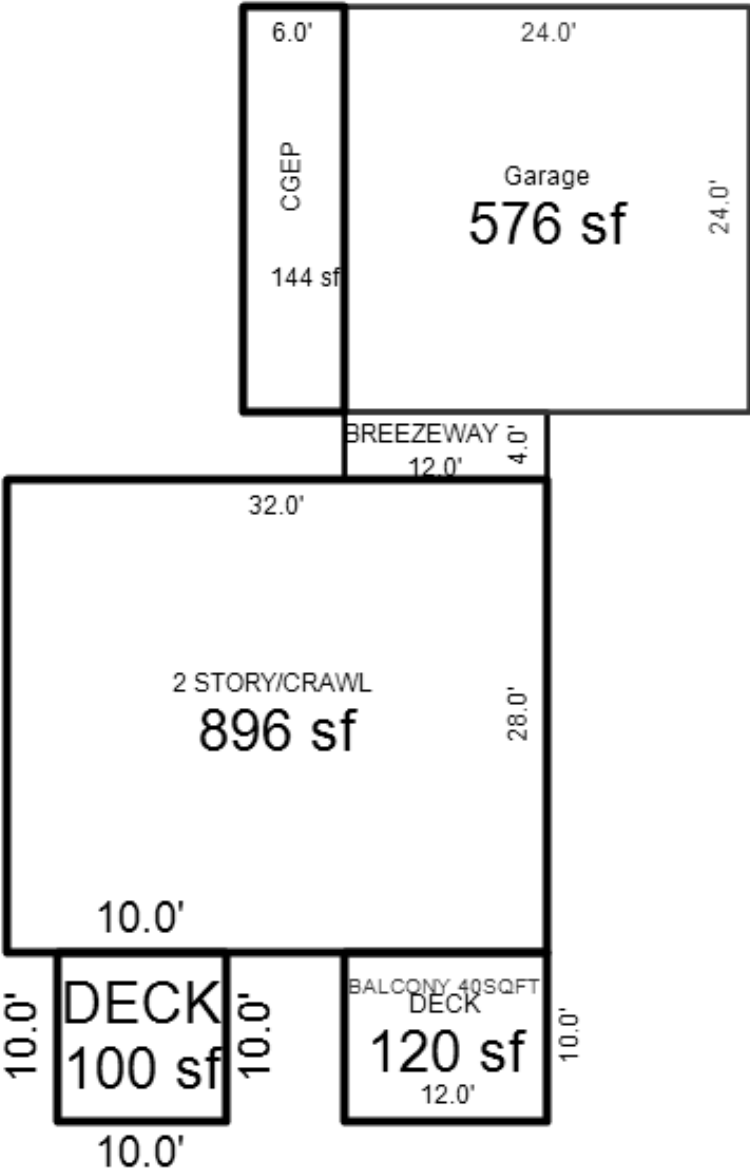
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 74 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							144 CGEP (1 Story) 120 Treated Wood 100 Treated Wood 40 Wood Balcony 48 Brzwy, FW																			
Building Style: 2S		Drywall Paneled	Plaster Wood T&G																											
Yr Built 1980		Trim & Decoration																												
Remodeled 0		Ex	X	Ord	Min																									
Condition: Average		Size of Closets																												
Room List		Lg	X	Ord	Small																									
Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.																								
(1) Exterior		(5) Floors		(12) Electric																										
X		Kitchen: Other: Other:		200 Amps Service																										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																										
Insulation				Ex.		X	Ord.	Min																						
(2) Windows		(7) Excavation		No. of Elec. Outlets																										
X	Many Avg.	X	Large Avg.	Many		X	Ave.	Few																						
Few Small		Basement: 0 S.F. Crawl: 896 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		(13) Plumbing																										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
(3) Roof		(9) Basement Finish		(14) Water/Sewer																										
Gable Hip Flat		X	Gambrel Mansard Shed	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:		Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Electric Baseboard Ground Area = 896 SF Floor Area = 1792 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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>896</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>181,153</b></td> <td><b>126,808</b></td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 848 3 Fixture Bath 1 3,805 2,663 Porches CGEP (1 Story) 144 8,626 6,038 Deck Treated Wood 120 2,839 1,987 Treated Wood 100 2,455 1,718 Balcony Wood Balcony 40 1,463 1,024 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,509 14,437 * Water/Sewer Public Sewer 1 1,307 915 Water Well, 100 Feet 1 5,560 3,892 Built-Ins Appliance Allow. 1 1,906 1,334 Breezeways Frame Wall 48 2,246 1,572 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	896						<b>Total:</b>	<b>181,153</b>	<b>126,808</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
2 Story	Siding	Crawl Space	896																											
			<b>Total:</b>	<b>181,153</b>	<b>126,808</b>																									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARKHAM MAYNARD K TRUST	MARKHAM-PHILLIPS MELINDA	270,000	06/10/2021	WD	09-FAMILY	2021-02062	PROPERTY TRANSFER	50.0
MARKHAM RANDY L	MARKHAM-PHILLIPS MELINDA	1	04/15/2021	WD	09-FAMILY	2021-02064	DEED	100.0
COLLETT CYNTHIA A	MARKHAM-PHILLIPS MELINDA	1	04/13/2021	WD	09-FAMILY	2021-02063	DEED	100.0
MARKHAM MAYNARD K TRUST	MARKHAM MAYNARD K TRUST	0	11/09/2018	AFF	07-DEATH CERTIFICATE	2019-00408	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6730 W REDMAN DR						
School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 100% 06/10/2021						

Owner's Name/Address	MAP #:
MARKHAM-PHILLIPS MELINDA & PHILLIPS MICHAEL 6730 W REDMAN RD LAKE CITY MI 49651	2025 Est TCV 434,794 TCV/TFA: 304.48

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
Public Improvements		
* Factors * LAKE FRONTAGE		
Description Frontage Depth Front Depth Rate %Adj. Reason Value		
A 67' @ 4000/FF 65.00 113.00 0.9724 0.8189 4000 100 207,025		
65 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 207,025		

Tax Description	X	Land Improvement Cost Estimates
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 49 CLAYTON'S HARBOR.		
Comments/Influences		

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.49	339 50	1,100
Total Estimated Land Improvements True Cash Value =			1,100

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

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



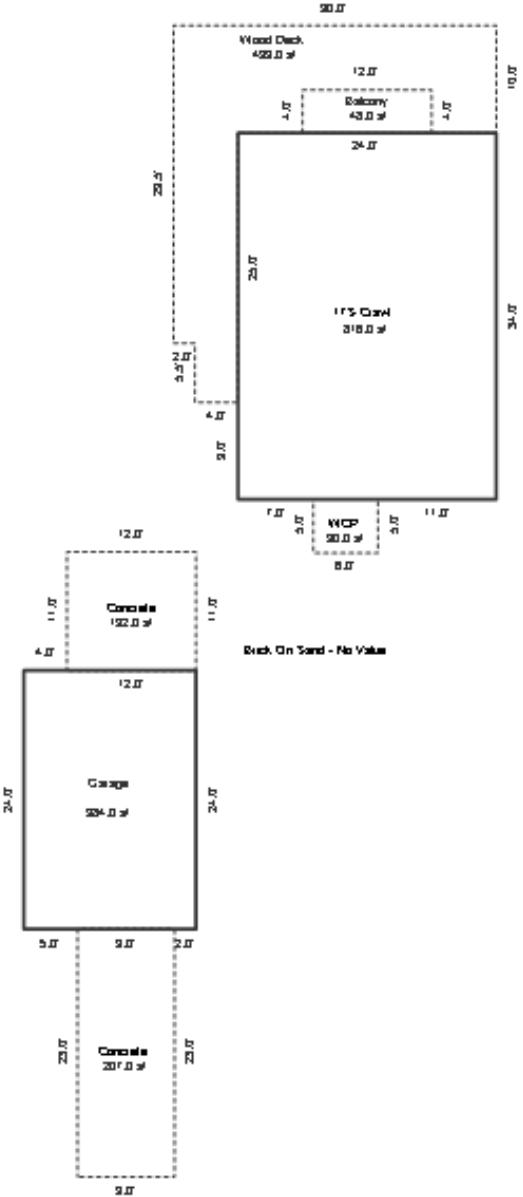
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	103,500	113,900	217,400			142,838C
2024	108,100	105,500	213,600			138,544C
2023	63,300	100,700	164,000			131,947C
2022	60,300	90,700	151,000			125,664C

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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 30 439 48	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % 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: 1.75S	Drywall Paneled	Plaster Wood T&G										
	Yr Built 1975	Remodeled 0	Ex	X	Ord	Min	Size of Closets		Lg	X	Ord	Small	
	Condition: Good	Doors		Solid	X	H.C.	Central Air Wood Furnace						
	Room List	(5) Floors		(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	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									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 816 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 Horiz. Slide Casement	(8) Basement		(14) Water/Sewer									
X	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:									
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:									
	Chimney: Block												
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Electric Baseboard Ground Area = 816 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 816 Total: 179,000 116,342 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Porches WCP (1 Story) 30 2,204 1,433 Deck Treated Wood 439 6,835 4,443 Balcony Wood Balcony 48 1,928 1,253 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 10,800 Water/Sewer Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721 Built-Ins Appliance Allow. 1 2,727 1,773 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 217,963 141,668													
Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY: 226,669													

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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
6720 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
WEBSTER DALE A & SHARON TRUSTEES	P.R.E. 100% 07/25/1994					
6720 W REDMAN DR	MAP #:					
LAKE CITY MI 49651	2025 Est TCV 605,407 TCV/TFA: 320.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
		Public Improvements		Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 50 & E 1/2 OF LOT 51 CLAYTON'S HARBOR.	X	Dirt Road		A 67' @ 4000/FF	93.00	118.00	265,293
Comments/Influences		Gravel Road		93 Actual Front Feet, 0.25 Total Acres			265,293
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Total Estimated Land Improvements True Cash Value = 4,253					

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	132,600	170,100	302,700			180,665C
2024	143,000	157,600	300,600			175,233C
2023	82,400	173,200	255,600			166,889C
2022	77,500	156,000	233,500			158,942C

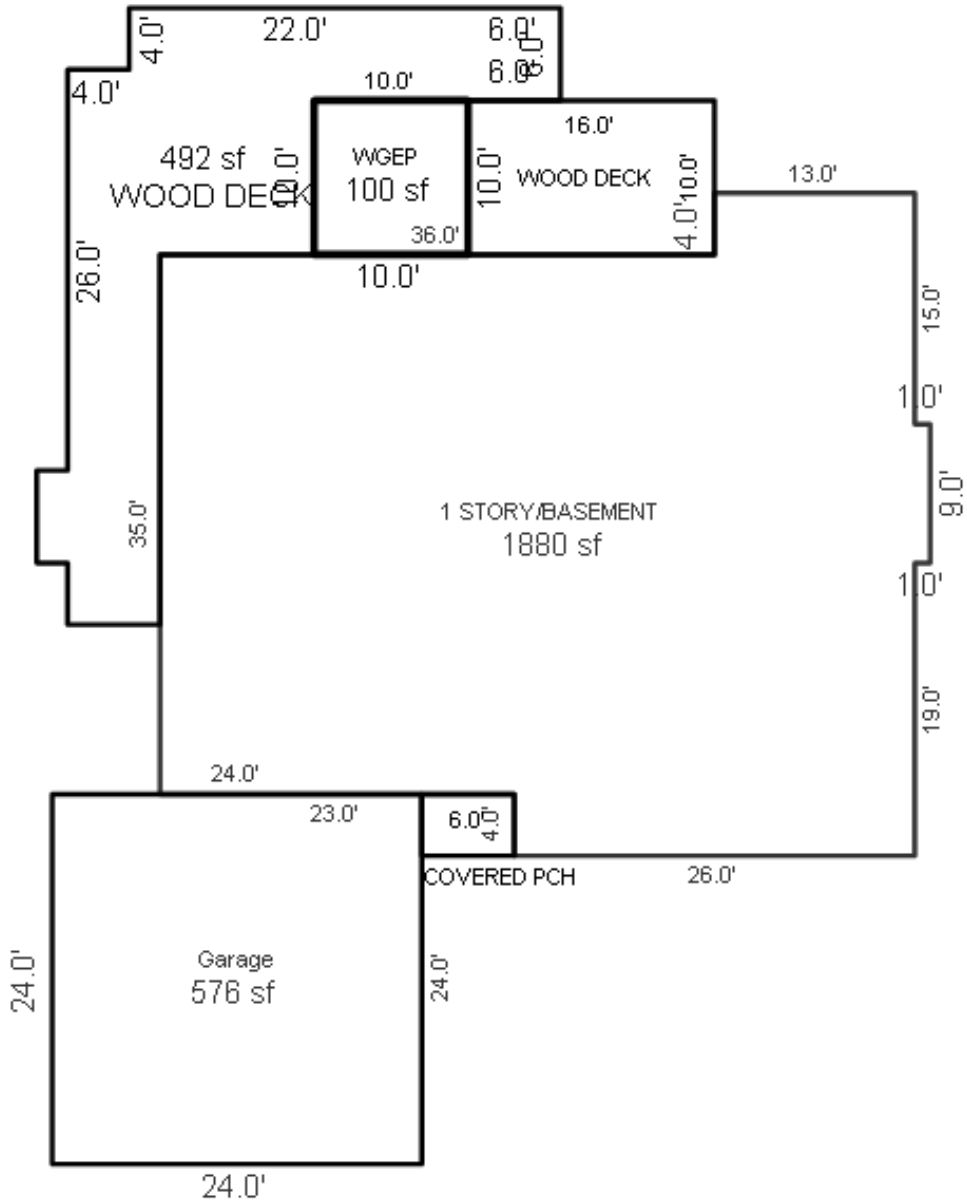
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 100 24 160 492	Type CGEP (1 Story) CCP (1 Story) 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: 0 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					1				Class: C Effec. Age: 35 Floor Area: 1,889 Total Base New : 322,946 Total Depr Cost: 209,913 Estimated T.C.V: 335,861					
Building Style: 1S		X	Ex	Ord	Min	Size of Closets X Lg Ord Small			Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:					
Yr Built 1988	Remodeled 0	Condition: Average			Doors Solid X H.C.			(5) Floors			Kitchen: Other: Other:		Carpport Area: Roof:						
Room List Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings X Drywall			(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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1889 SF Floor Area = 1889 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,889 Total: 259,128 168,432		
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 1889 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Porches CGEP (1 Story) 100 7,546 4,905 CCP (1 Story) 24 1,191 774 Deck Treated Wood 160 3,526 2,292 Treated Wood 492 7,365 4,787 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 Water/Sewer Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Exterior 1 Story 1 6,420 4,173 Local Cost Items			Cls C Blt 1988					
(2) Windows Many Avg. X Large Avg. Small X Many Avg. X Large Avg. Small		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Total: 259,128 168,432								
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Total: 259,128 168,432								
X Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Total: 259,128 168,432								
Chimney: Brick											Total: 259,128 168,432								

\*\*\* 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.
MCFARLAND HOWARD D & THER	MCFARLAND HOWARD & THERES	0	03/26/2021	QC	09-FAMILY	2021-01486	PROPERTY TRANSFER	0.0
MCFARLAND HOWARD & THERES	MCFARLAND HOWARD & THERES	0	03/26/2021	QC	09-FAMILY	2021-01484	PROPERTY TRANSFER	0.0
MCFARLAND HOWARD & THERES	MCFARLAND HOWARD & THERES	0	11/15/2018	WD	09-FAMILY	2018-03784	PROPERTY TRANSFER	0.0
MCFARLAND HOWARD D & THER	MCFARLAND HOWARD & THERES	0	10/15/2018	WD	09-FAMILY	2018-03356	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6700 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST			06/21/2024	PM24-0084	100%
	P.R.E. 100% 05/25/2016		New House	07/08/2022	2022-0446	100%
Owner's Name/Address	MAP #:		Deck/Porch	07/24/2018	2018-0344	100%
MCFARLAND HOWARD & THERESA TRUST 6700 W REDMAN DR LAKE CITY MI 49651	2025 Est TCV 920,660 TCV/TFA: 413.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W W 1/2 OF LOT 51, LOT 52 & E 1/2 OF LOT 53. CLAYTON'S HARBOR.	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	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
12/31/12 NO IMPROVEMENTS FOR PARKING-TIM	X	D/W/P: 4in Ren. Conc.	8.06	580 50	2,337
	X	D/W/P: Brick on Sand	17.76	81 50	719
	X	D/W/P: 4in Concrete	6.87	48 50	165
	X	Total Estimated Land Improvements True Cash Value =			3,221

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2025	164,500	295,800	460,300			284,035C
Rolling								
Low								
High	X	2024	181,100	178,500	359,600			175,592C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X	2023	103,300	99,100	202,400			95,517C
Ravine								
Wetland								
Flood Plain		2022	94,700	92,800	187,500			156,916C

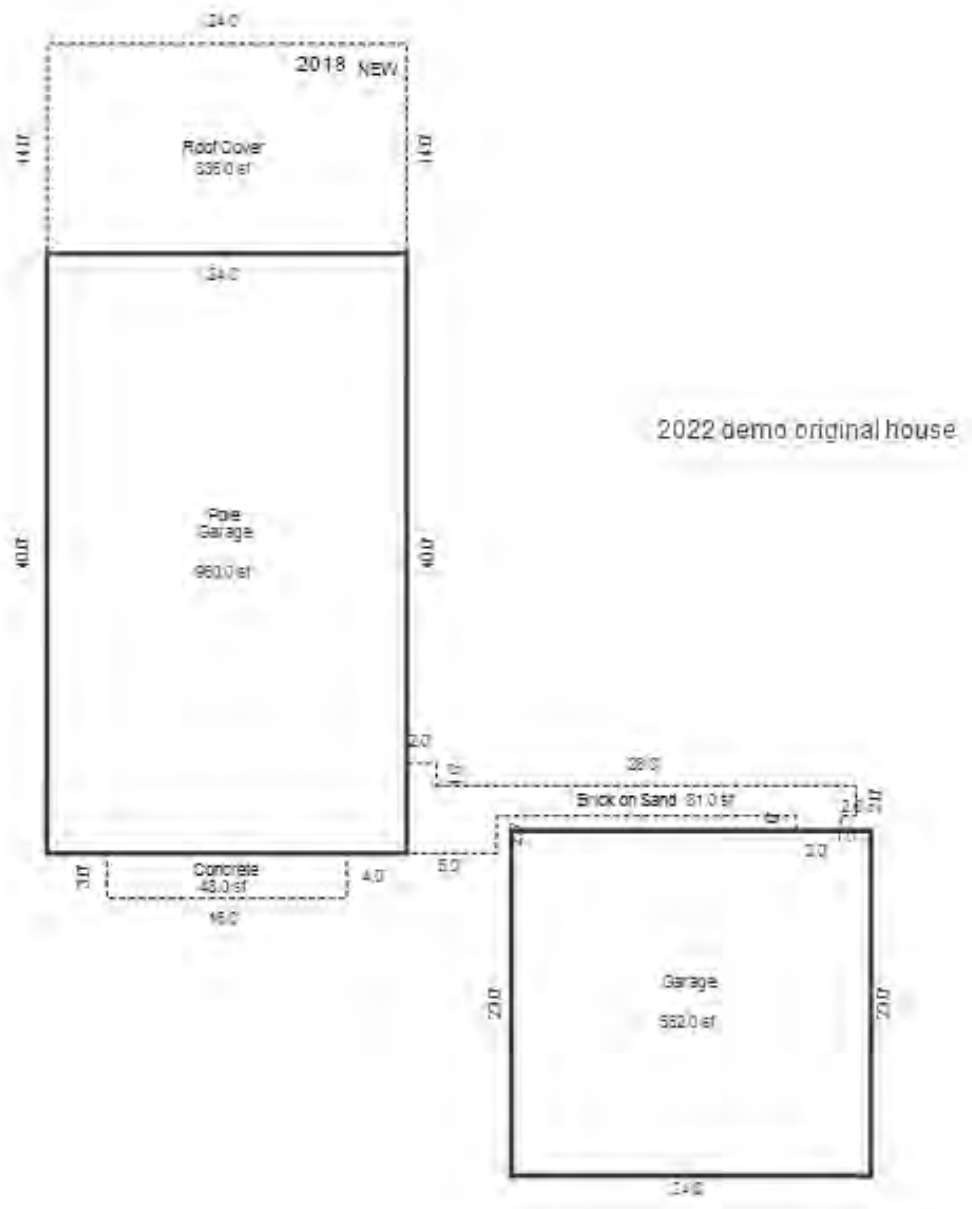


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336	Type Roof Cover Onl	Year Built: 1975 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: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 45,823 Total Depr Cost: 29,785 Estimated T.C.V: 47,656													
Building Style: GRG		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:									
Trim & Decoration		Ex X Ord Min		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 1975								
Yr Built 1975	Remodeled 0	Size of Closets		200 Amps Service			(11) Heating System: Forced Air w/ Ducts			Floor Area = 0 SF		Floor Area = 0 SF.								
Condition: Average		Lg	X Ord	Small	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			Other Additions/Adjustments			Plumbing		3 Fixture Bath		1	-4,580	-2,977			
Basement 5	1st Floor	(5) Floors		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Garages		Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		552	21,335	13,868
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Building Areas			Class: C Exterior: Pole (Unfinished)		Base Cost		960		23,971		15,581		
(1) Exterior		(6) Ceilings		X Tile			(14) Water/Sewer			Deck		w/Roof (Roof portion)		336		5,097		3,313		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items		SANITARY SEWER		1		0		0		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Lump Sum Items:			Totals:		45,823		29,785						
(2) Windows		Many Avg. X Large Avg. Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TC		47,656						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		X Storms & Screens			(10) Floor Support													
Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support																
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:														

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

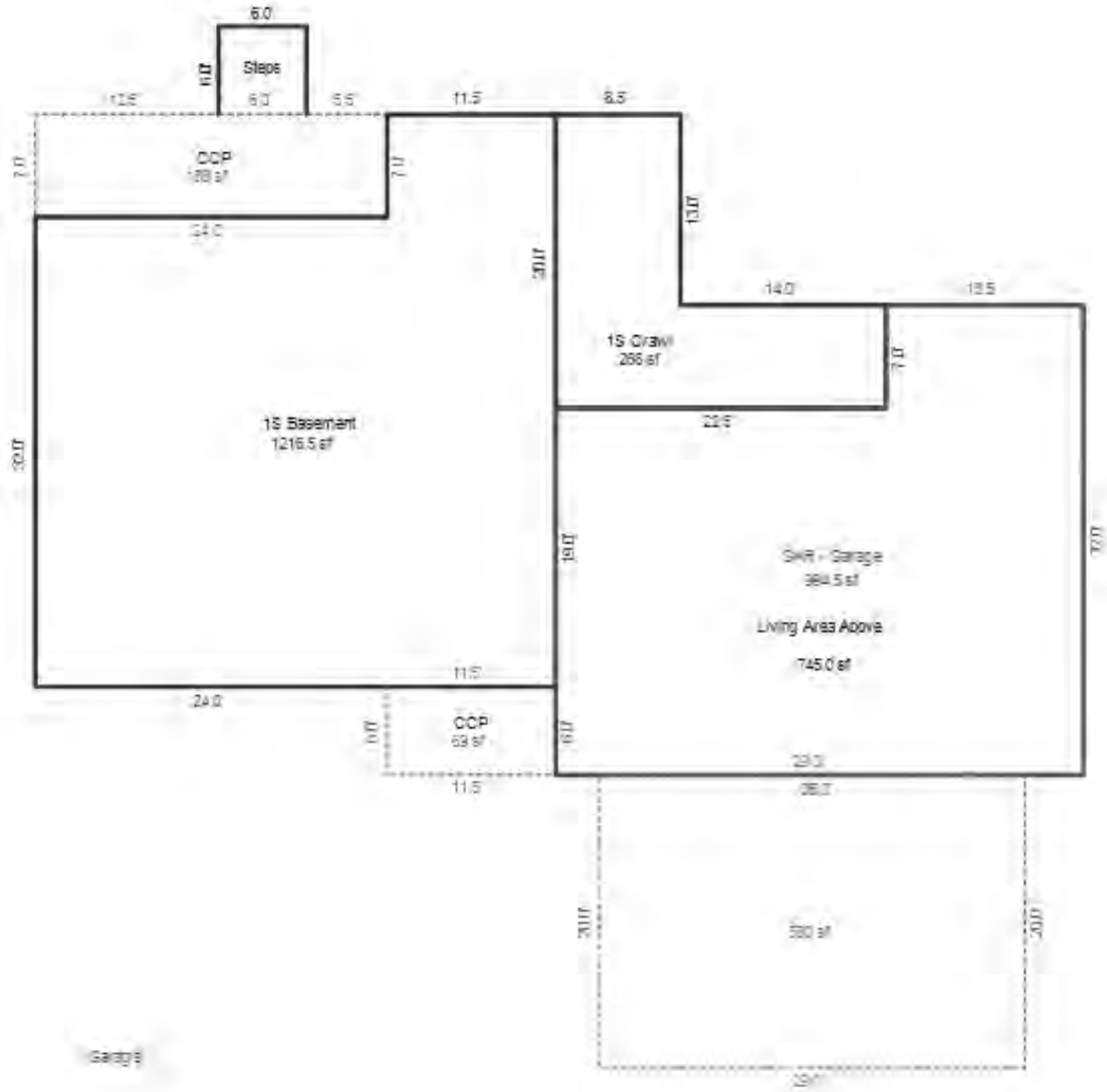


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 168 69	Type CCP (1 Story) CCP (1 Story)	Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 994 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 2,229 Total Base New : 341,356 Total Depr Cost: 337,940 Estimated T.C.V: 540,704			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1484 SF Floor Area = 2229 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C Blt 2024					
Yr Built 2024	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		0 Amps Service			1 Story Siding 1,216			1 Story Siding 268			1 Story Siding 745					
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Plumbing			Total: 276,909 274,139							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments			Plumbing					
(1) Exterior		Lg	Ord	Small	1 Average Fixture(s)			3 Fixture Bath			Average Fixture(s)			3 Fixture Bath				
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story) 168 4,449 4,405			CCP (1 Story) 69 1,990 1,970					
(2) Windows		(7) Excavation		Basement: 1216 S.F. Crawl: 268 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Many Avg. Few	Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water			Base Cost 994 36,291 35,928			Common Wall: 1 Wall 1 -2,647 -2,621					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Sewer			Door Opener 2 1,078 1,067			Water/Sewer						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Water Well			Water/Sewer			Public Sewer 1 1,473 1,458					
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1000 Gal Septic			Built-Ins			Water Well, 150 Feet 1 8,472 8,387						
Asphalt Shingle		(14) Water/Sewer		2000 Gal Septic			Appliance Allow. 1 2,727 2,700			Totals: 341,356 337,940			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY: 540,704					

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

Pole Garage



Garage

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORSKE PATRICIA A	IRRER DANIEL L & CATHERIN	420,500	06/28/2021	WD	03-ARM'S LENGTH	2021-02327	PROPERTY TRANSFER	100.0
BORSKE EVERETT & PATRICIA	BORSKE PATRICIA A	1	12/19/2013	WD	03-ARM'S LENGTH	2014-00045	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6680 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/02/2023	2023-0208	100%
Owner's Name/Address	P.R.E. 0%		Addition	02/15/2022	2022-0078	100%
IRRER DANIEL L & CATHERINE M 2563 WILLOWRIDGE DR JENISON MI 49428	MAP #:		REPAIR	02/04/2022	2022-0056	100%
	2025 Est TCV 567,542 TCV/TFA: 349.69		Reroof	10/10/2013	2013-0516	100%

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 54 & W 1/2 OF LOT 53 CLAYTON'S HARBOR.	X		* Factors *			
			Description	Frontage	Depth	Value
			A 67' @ 4000/FF	92.00	128.00	271,043
			92 Actual Front Feet, 0.27 Total Acres			Total Est. Land Value = 271,043

Comments/Influences	Public Improvements	Description	Rate	Size	% Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Ren. Conc.	8.06	539 50	2,172
	X	Sewer	D/W/P: 4in Ren. Conc.	8.06	64 50	258
	X	Electric	D/W/P: Patio Blocks	15.39	46 50	354
	X	Gas	Total Estimated Land Improvements True Cash Value =			2,784
	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	135,500	148,300	283,800			223,498C
X Rolling	2024	144,800	137,300	282,100			216,778C
X Low	2023	83,800	128,900	212,700			204,265C
X High	2022	76,900	88,400	165,300			165,300S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

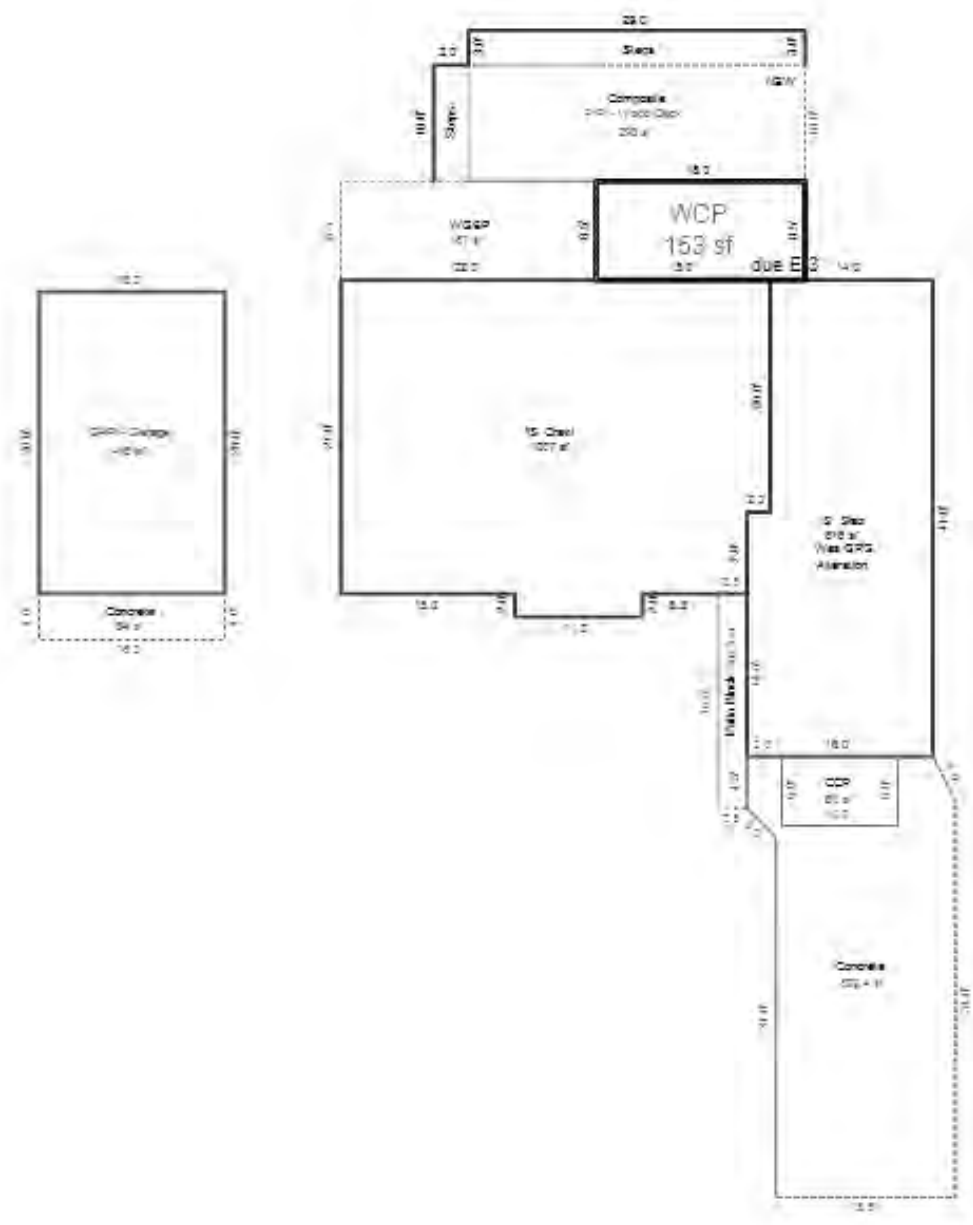


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1997 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: 416 % 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							187 WGEP (1 Story) 153 WCP (1 Story) 60 CCP (1 Story) 290 Composite																										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																	
Yr Built 1974		Remodeled 2023	Trim & Decoration		(12) Electric																																	
Condition: Average		Ex	X	Ord			Min																															
Room List		Lg	X	Ord			Small																															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			200 Amps Service																																	
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures																																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Ex. X Ord. Min																																	
(2) Windows		X Tile			No. of Elec. Outlets																																	
X	Many Avg. X Few	Large Avg. Small	(7) Excavation			Many X Ave. Few																																
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1007 S.F. Slab: 616 S.F. Height to Joists: 0.0			(13) Plumbing																																	
X	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																																	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																																	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			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:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1623 SF Floor Area = 1623 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>Crawl Space</td> <td>1,007</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>616</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>215,603</td> <td>140,156</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,007			1 Story	Siding	Slab	616			Total:				215,603	140,156
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	1,007																																			
1 Story	Siding	Slab	616																																			
Total:				215,603	140,156																																	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Porches WGEP (1 Story) 187 14,281 9,283 WCP (1 Story) 153 6,574 4,273 CCP (1 Story) 60 1,751 1,138 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 17,514 11,384 Water/Sewer Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420 Deck Composite 290 5,452 3,544 Local Cost Items <<<<< 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.
OUTWATER B&K & NOELLERT R	OUTWATER BENJAMINE & KRIS	0	09/10/2024	WD	09-FAMILY	2024-02306 & -	PROPERTY TRANSFER	0.0
GRAHAM MARK A & BARBARA R	OUTWATER BENJAMI & KRISTE	265,000	08/30/2013	WD	03-ARM'S LENGTH	213-02993 WD	PROPERTY TRANSFER	100.0
GRAHAM MARK A & BARBARA R	GRAHAM MARK A & BARBARA R	0	12/21/2007	QC	21-NOT USED/OTHER	2008/0087	DEED	0.0
BOLDA ROBERT ANTHONY	GRAHAM MARK A & BARBARA R	312,500	07/29/2004	WD	03-ARM'S LENGTH	04-0/3300	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6670 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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OUTWATER BENJAMINE & KRISTEN & NOELLER RAYMOND 9129 LAKE GERALD DR NE SPARTA MI 49345	2025 Est TCV 522,303 TCV/TFA: 254.04
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X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

	A 67' @ 4000/FF	61.00	109.00	0.9942	0.8086	4000	100	196,163
	61 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	196,163

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	D/W/P: 3.5 Concrete	6.49	800	0	0

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

X	Gas	LAND IMPROVE 1000	1,000.00	2	95	1,900
X	Curb					
X	Street Lights					
X	Standard Utilities					
X	Underground Utils.					

Total Estimated Land Improvements True Cash Value = 1,900					
---	--	--	--	--	--

Topography of Site	
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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	98,100	163,100	261,200			155,965C
2024	102,200	151,000	253,200			151,276C
2023	59,900	144,200	204,100			144,073C
2022	57,700	129,900	187,600			137,213C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 10/10/2011 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1995 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: 504 % Good: 85 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			25	WPP			
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 2,056 Total Base New : 294,829 Total Depr Cost: 202,650 Estimated T.C.V: 324,240						
Yr Built 1969	Remodeled 1987	Size of Closets		Lg X Ord Small			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1552 SF Floor Area = 2056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.600		Bsmnt Garage:	
Condition: Average		Doors		Solid X H.C.			200 Amps Service			Building Areas					Roof:	
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchens: Other: Other:		No. of Elec. Outlets			Plumbing			1.5 Story Siding Crawl Space 1,008 1 Story Siding Crawl Space 280 1 Story Siding Crawl Space 264			Total: 244,354 165,369		*	
(1) Exterior		(6) Ceilings		Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1552 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches						
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1552 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Water/Sewer			WPP Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 504 22,362 19,008					*	
(3) Roof		(9) Basement Finish		Water/Sewer			Water/Sewer			Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721						
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,727 1,773						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items			SANITARY SEWER 1 0 0					*	
Chimney: Metal										<<<<< 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.
GREENLEE GERALD E & CHARL	GREENLEE GERALD & CHARLOT	0	01/16/2008	QC	33-TO BE DETERMINED	2008/189	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6650 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
GREENLEE GERALD E & CHARLOTTE TRUST 6650 W REDMAN DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 649,856 TCV/TFA: 346.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 56 & 57 CLAYTON'S HARBOR.	X		C 67' @ 4000/FF	139.00	96.00	320,484
Comments/Influences			* Factors * 139 Actual Front Feet, 0.31 Total Acres			

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates			
								Description	Rate	Size % Good	Cash Value
								D/W/P: 3.5 Concrete	6.49	800 71	3,686
								Total Estimated Land Improvements True Cash Value = 3,686			



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

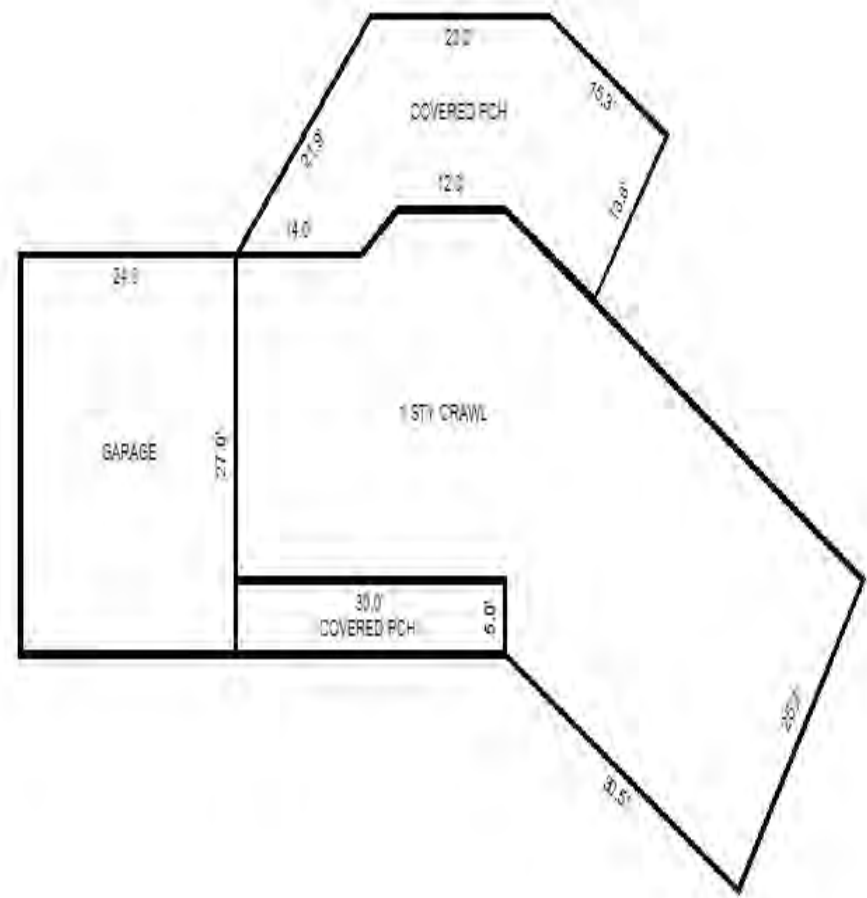
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	160,200	164,700	324,900			176,236C
2024	151,200	152,600	303,800			170,937C
2023	71,900	145,600	217,500			162,798C
2022	59,700	131,200	190,900			155,046C

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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		X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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		Area	Type	Year Built: 1977						
	0 Front Overhang 0 Other Overhang							Interior 2 Story 2nd/Same Stack Two Sided				Car Capacity:						
	(4) Interior							Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Class: D						
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					390 CCP (1 Story) 150 CCP (1 Story)		Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 648 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
Building Style: 1S		Trim & Decoration																
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min													
Condition: Average		Size of Closets																
Room List		Lg	X	Ord	Small													
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors																
(1) Exterior		Kitchen: Other: Other:		(12) Electric														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		200 Amps Service														
Insulation		X Drywall		No./Qual. of Fixtures														
(2) Windows		(7) Excavation		Ex. X Ord. Min														
X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1877 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets														
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many X Ave. Few															
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing														
X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		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														
X Asphalt Shingle	(10) Floor Support		(14) Water/Sewer															
Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
Lump Sum Items:													Building Areas		Cost New		Depr. Cost	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1877 SF Floor Area = 1877 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,877 Total: 247,908 161,165													E.C.F. X 1.600					
Other Additions/Adjustments Exterior Brick Veneer 480 8,131 5,285 Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 2 Fixture Bath 1 3,064 1,992 Porches CCP (1 Story) 390 9,415 6,120 CCP (1 Story) 150 4,017 2,611 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 648 20,859 13,558 Door Opener 1 424 276 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													<<<<< 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.
MCCRAY GAR BLAKE	BEDELL NEIL & KAREN V	75,500	08/04/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02092	DEED	100.0
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR BLAKE	1	07/11/2012	QC	09-FAMILY	2012-02426	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6870 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
BEDELL NEIL & KAREN V 11346 NORA DR FENTON MI 48430	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 62,809 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 62 CLAYTON'S HARBOR.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
12X40 ADD'N NEW FOR 97			F 67' @ 500/	60.00	100.19	1.0394 0.9129	500 100	28,464	
			60 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	28,464

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,200	17,200	31,400			24,125C
2024	8,700	14,700	23,400			23,400S
2023	8,700	14,600	23,300			13,948C
2022	5,000	13,900	18,900			13,284C

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

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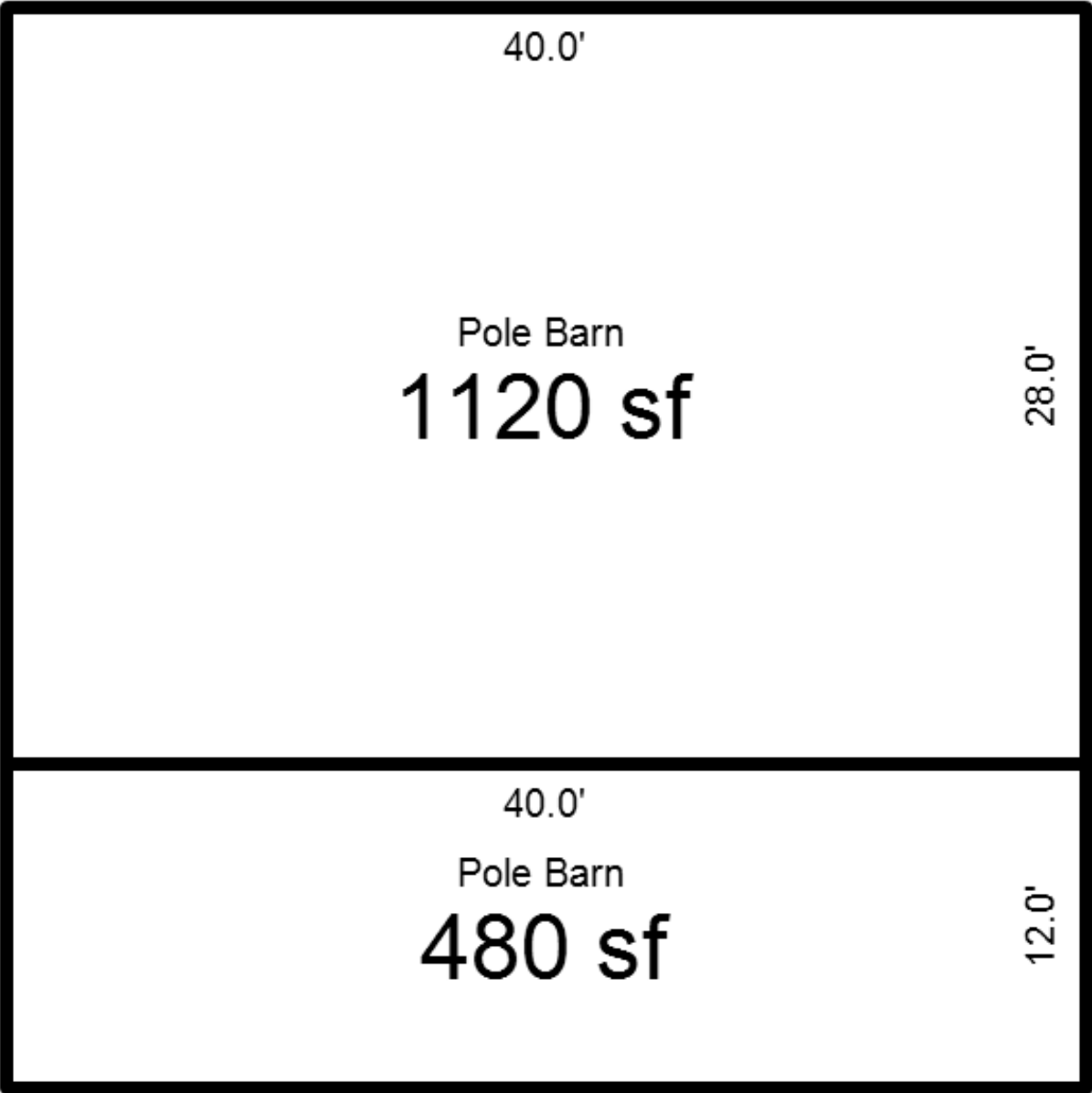
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 36,733 Total Depr Cost: 31,223 Estimated T.C.V: 34,345	
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 CD Blt 0	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		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: CD Exterior: Pole (Unfinished) Base Cost 480 12,888 10,955	
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Class: CD Exterior: Pole (Unfinished) Base Cost 1120 23,845 20,268		Totals: 36,733 31,223	
Yr Built Remodeled 0 0		Ex Ord Min		(6) Ceilings			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 34,345	
Condition: Average		Lg Ord Small		(1) Exterior			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(10) Floor Support		Lump Sum Items:			
Room List		Basement 1st Floor 2nd Floor Bedrooms		(2) Windows			Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish	
Basement		1st Floor		2nd Floor			Bedrooms			(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick Insulation			
Wood Sash		Metal Sash		Vinyl Sash			Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			
Metal Sash		Vinyl Sash		Double Hung			Horiz. Slide			Casement			Double Glass			
Vinyl Sash		Patio Doors			Storms & Screens			(3) Roof			Gable Hip Flat			Gambrel Mansard Shed		
Double Hung		Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens		
Horiz. Slide		Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof		
Casement		Double Glass			Patio Doors			Storms & Screens			(3) Roof			Asphalt Shingle		
Double Glass		Patio Doors			Storms & Screens			(3) Roof			Asphalt Shingle			Chimney:		
Patio Doors		Storms & Screens			(3) Roof			Asphalt Shingle			Chimney:			Joists: Unsupported Len: Cntr.Sup:		
Storms & Screens		(3) Roof			Asphalt Shingle			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.
MCCRAY GAR BLAKE	BEDELL NEIL & KAREN V	75,500	08/04/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02092	DEED	100.0
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR BLAKE	1	07/11/2012	QC	09-FAMILY	2012-02426	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BEDELL NEIL & KAREN V 11346 NORA DR FENTON MI 48430	MAP #:					
	2025 Est TCV 28,392					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 500/	60.00	99.46	1.0394	0.9105	500	100		28,392
60 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		28,392

Tax Description  
 . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 63 CLAYTON'S HARBOR.

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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 Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	14,200	0	14,200			8,969C
		TPC 04/30/2021 INSPECTED	2024	8,700	0	8,700			8,700S
		TPC 12/27/2017 INSPECTED	2023	8,700	0	8,700			4,134C
		TPC 02/07/2012 INSPECTED	2022	5,000	0	5,000			3,938C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROPP BRYCE	WOODRING KODY & WOODRING	0	02/02/2024	WD	16-LC PAYOFF	2024-00281	DEED	0.0
ROPP BRYCE	WOODRING KODY & ROBERT JR	157,000	09/12/2023	MLC	03-ARM'S LENGTH	2023-02524	PROPERTY TRANSFER	100.0
KIEFFER KATHERINE J & MIC	ROPP BRYCE	0	02/14/2023	QC	10-FORECLOSURE	2023-00408	DEED	0.0
ROPP BRYCE	KIEFFER KATHERINE J & MIC	199,000	06/09/2022	MLC	03-ARM'S LENGTH	2022-02338	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6844 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WOODRING KODY & WOODRING ROBERT JR 6752 E HOUGHTON LK RD MERRITT MI 49667	2025 Est TCV 172,295 TCV/TFA: 87.19					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
	Public Improvements		* Factors * 60X104 IRR M/L			
			Description	Frontage	Depth	Value
			F 67' @ 500/	60.00	104.00	28,839
			60 Actual Front Feet, 0.14 Total Acres			28,839

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 64 CLAYTON'S HARBOR.		Dirt Road		Description	Rate	Size % Good	Cash Value
Comments/Influences		Gravel Road		Fencing: Wd, Solid, 6 ft.	28.40	70 0	0
	X	Paved Road		D/W/P: 3.5 Concrete	6.07	2000 0	0
	X	Storm Sewer		Wood Frame	28.31	80 77	1,744
	X	Sidewalk		Residential Local Cost Land Improvements			
	X	Water		Description	Rate	Size % Good	Cash Value
	X	Sewer		LAND IMPROVE 1000	1,000.00	2 94	1,880
	X	Electric		Total Estimated Land Improvements True Cash Value = 3,624			
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	14,400	71,700	86,100			84,026C
Rolling	2024	8,800	72,700	81,500			81,500S
X Low	2023	8,800	56,900	65,700			65,700S
X High	2022	5,000	49,900	54,900			51,870C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

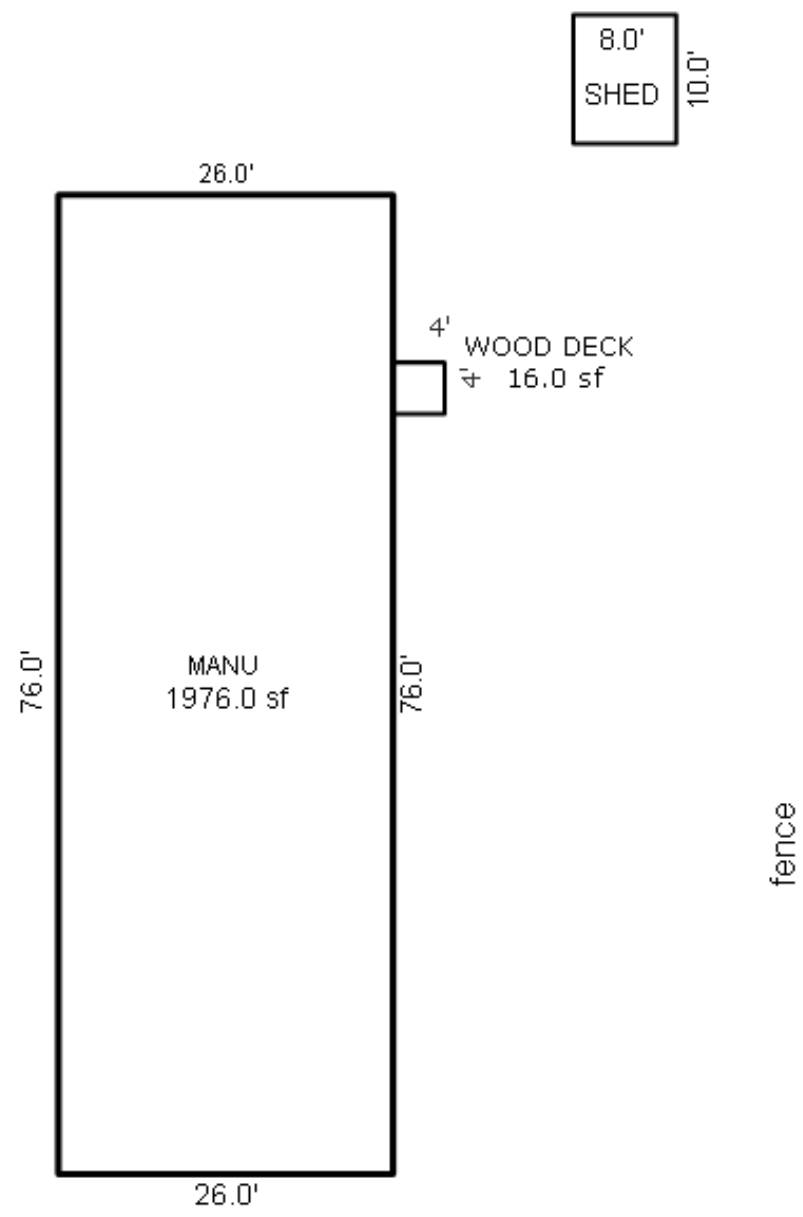


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							16	Treated Wood										
Building Style: HUD		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: 25 Floor Area: 1,976 Total Base New : 233,056 Total Depr Cost: 174,790 Estimated T.C.V: 139,832		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:									
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No. of Elec. Outlets													
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures														
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 2000									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1976 SF Floor Area = 1976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many	X	Ave.		Few	1 Story		Siding		Crawl Space		1,976		Total:		215,231 161,422	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1976 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		909			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Water/Sewer		Public Water		1		Public Sewer		1		3,805		2,854	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		(9) Basement Finish			(14) Water/Sewer			Built-Ins		Appliance Allow.		1		1,906		1,429					
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Fireplaces		Prefab 1 Story		1		2,158		1,618					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Deck		Treated Wood		16		705		529					
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1			Local Cost Items		SANITARY SEWER		1		0		0				*		
X	Asphalt Shingle	Chimney: Metal		1			1			Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 =>		TCV:		139,832							
Totals:														233,056		174,790							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGLANDS JANET K TRUST	SCHMEICHEL PAUL E & ZISSL	21,000	09/09/2023	QC	03-ARM'S LENGTH	2023-02414	PROPERTY TRANSFER	100.0
LANGLANDS JANET K (WIDOW)	LANGLANDS JANET K TRUST	0	07/08/2005	QC	21-NOT USED/OTHER	05-0/4165	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 03/11/2024

Owner's Name/Address: SCHMEICHEL PAUL E & ZISSLER GAIL M  
 6839 W REDMAN DR  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 30,337

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	57.00	132.21	1.0582	1.0059	500	100		30,337
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
X	Sewer								
X	Electric								
X	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	* Factors *								
	57 Actual Front Feet, 0.17 Total Acres								
	Total Est. Land Value =								30,337

Tax Description: . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 65 CLAYTON'S HARBOR.  
 Comments/Influences:



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Who	When	What
X	04/30/2021	INSPECTED
X	12/27/2017	INSPECTED
X	09/12/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,200	0	15,200			9,279C
2024	9,000	0	9,000			9,000S
2023	9,000	0	9,000		9,000A	2,444C
2022	5,000	0	5,000			2,328C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLICKER FAMILY TRUST	GEERS CURTIS L & AUDREY	59,000	09/05/2023	WD	03-ARM'S LENGTH	2023-02444	PROPERTY TRANSFER	100.0
SCHLICKER GARY A & PAULA	SCHLICKER FAMILY TRUST	1	06/12/2019	WD	03-ARM'S LENGTH	2019-01902	PROPERTY TRANSFER	0.0
RUDY CLARK & SYLVIA	SCHLICKER GARY A & PAULA	15,000	08/17/2007	WD	32-SPLIT VACANT	2007/3037	DEED	100.0
HUD	RUDY CLARK & SYLVIA (H/W)	78,900	07/26/2007	WD	21-NOT USED/OTHER	2007/2741	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
6830 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GEERS CURTIS L & AUDREY 6117 MOLLI DR ALLENDALE MI 49401	2025 Est TCV 30,581					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors * 57X 111.7 IRR					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			F 67' @ 500/	57.00	135.26	1.0582 1.0140	500 100	
			57 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =	30,581

Tax Description  
 . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W  
 LOT 66, CLAYTON'S HARBOR.  
 Comments/Influences  
 LOT 66 57X111.74 LOT 67 60X85.75 LOT  
 68 66X54.96  
 Split/Comb. on 10/09/2007 completed  
 10/09/2007 RAY ;  
 Parent Parcel(s): 009-260-066-00;  
 Child Parcel(s): 009-260-067-00;

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,300	0	15,300			9,279C
2024	9,000	0	9,000			9,000S
2023	9,000	0	9,000			4,134C
2022	5,000	0	5,000			3,938C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
RUDY SYLVIA M REVOCABLE T	BEDELL NEIL V & KAREN V	84,000	07/11/2013	WD	03-ARM'S LENGTH	2013-05253 WD	PROPERTY TRANSFER	100.0											
KLINE JEANNE M	RUDY SYLVIA M REVOCABLE T	1	08/06/2012	QC	16-LC PAYOFF	2012-02669	PROPERTY TRANSFER	0.0											
RUDY CLARK & SYLVIA	KLINE JEANNE M	113,000	08/06/2009	LC	03-ARM'S LENGTH	2009/2905	DEED	100.0											
HUD	RUDY CLARK & SYLVIA (H/W)	78,900	07/26/2007	WD	21-NOT USED/OTHER	2007/2741	DEED	100.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
6810 W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		Shed		03/12/2021		2021-0108	100%										
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 201,420 TCV/TFA: 171.28													
BEDELL NEIL V & KAREN V 11346 NORA DR FENTON MI 43430		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE													
Tax Description		Public Improvements		* Factors *		2 LOTS: 150X68 IRR													
2013-02353 WD TOWNSHIP OF LAKE COUNTY MISSAUKEE STATE OF MICHIGAN Lots 67 and 68 in the Plat of Clayton's Harbor. . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 67 & 68. CLAYTON'S HARBOR. 2007 SPLIT FROM 009-260-066-00 FOR 2008.		X		Dirt Road		Description		Frontage		Depth		Rate %Adj.		Reason		Value			
		X		Gravel Road		F 67' @ 500/		126.00		80.90		0.8017		0.8470		500 100		42,779	
		X		Paved Road		126 Actual Front Feet,		0.23		Total Acres		Total Est. Land Value =				42,779			
		X		Storm Sewer		Land Improvement Cost Estimates													
		X		Sidewalk		Description		Rate		Size % Good		Cash Value							
		X		Water		D/W/P: 4in Concrete		6.87		1428 50		4,905							
		X		Sewer		D/W/P: Brick on Sand		17.76		20 50		177							
		X		Electric		D/W/P: Patio Blocks		15.39		141 50		1,085							
		X		Gas		D/W/P: Crushed Rock		2.24		308 50		345							
				Curb		Wood Frame		29.11		96 50		1,397							
				Street Lights		Wood Frame		23.90		240 50		2,868							
				Standard Utilities		Total Estimated Land Improvements True Cash Value =						10,777							
				Underground Utils.															
Comments/Influences				Topography of Site															
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ; Parent Parcel(s): 009-260-066-00; Child Parcel(s): 009-260-067-00;				Level															
				Rolling															
				Low															
				High															
				X High															
				Landscaped															
				Swamp															
				Wooded															
				Pond															
				Waterfront															
				Ravine															
				Wetland															
				Flood Plain															
						Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
				Who		When		What		2025		21,400		79,300		100,700		52,370C	
				JWV		05/19/2021		INSPECTED		2024		14,400		68,900		83,300		50,796C	
				TPC		12/27/2017		INSPECTED		2023		14,400		67,800		82,200		48,378C	
				TPC		02/07/2012		INSPECTED		2022		7,500		61,100		68,600		46,075C	



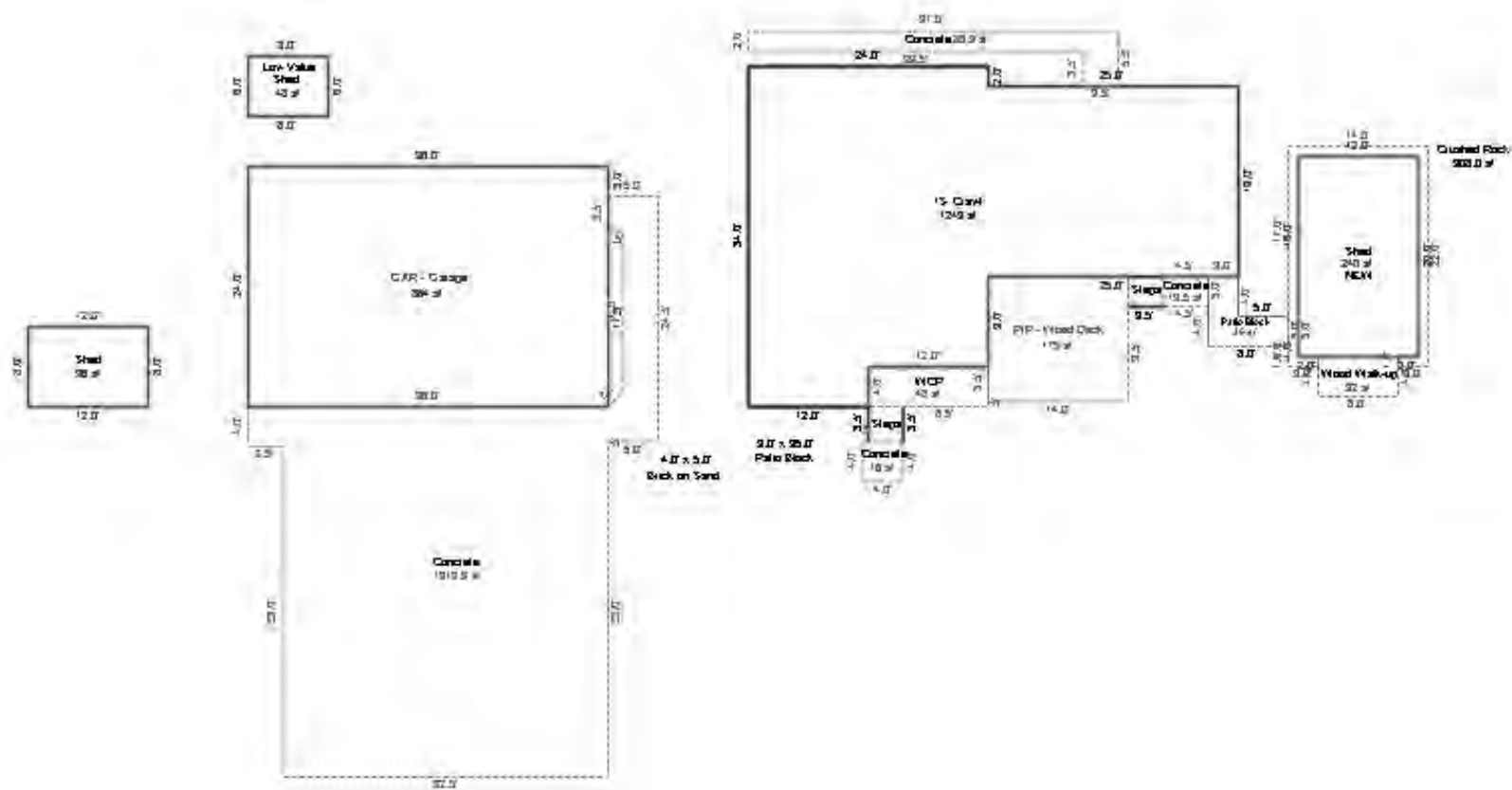
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																											
X	Single Family Mobile Home Town Home 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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 864 % 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							48 WCP (1 Story) 175 Treated Wood 32 Treated Wood																																																																																													
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	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 200 Amps Service																																																																																																				
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Drywall		No. of Elec. Outlets Many X Ave. Few																																																																																																				
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 1176 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																																																																																																				
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X	Gable Hip Flat X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																						
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<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1176 SF Floor Area = 1176 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,176</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>144,415</td> <td>93,864</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Exterior Brick Veneer</td> <td>192</td> <td>3,252</td> <td>2,114</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>946</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>4,580</td> <td>2,977</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>48</td> <td>2,971</td> <td>1,931</td> </tr> <tr> <td>Deck Treated Wood</td> <td>175</td> <td>3,735</td> <td>2,428</td> </tr> <tr> <td>Deck Treated Wood</td> <td>32</td> <td>1,384</td> <td>900</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>864</td> <td>32,538</td> <td>21,150</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,473</td> <td>957</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>3,721</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,773</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Prefab 1 Story</td> <td>1</td> <td>2,555</td> <td>1,661</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,176			Total:				144,415	93,864	Item	Area	Cost	Depr.	Exterior Brick Veneer	192	3,252	2,114	Plumbing Average Fixture(s)	1	1,455	946	Plumbing 3 Fixture Bath	1	4,580	2,977	Porches WCP (1 Story)	48	2,971	1,931	Deck Treated Wood	175	3,735	2,428	Deck Treated Wood	32	1,384	900	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	864	32,538	21,150	Water/Sewer				Public Sewer	1	1,473	957	Water Well, 100 Feet	1	5,725	3,721	Built-Ins				Appliance Allow.	1	2,727	1,773	Fireplaces				Prefab 1 Story	1	2,555	1,661	Local Cost Items			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENIGE GARY E & SANDRA M	HENIGE GARY E & SANDRA M	0	10/28/2021	WD	09-FAMILY	2022-00864	PROPERTY TRANSFER	0.0
		120,000	10/01/2000	WD	33-TO BE DETERMINED	340:1273	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
410 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 255,898 TCV/TFA: 236.94					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
HENIGE GARY E & SANDRA M TRUST 336 LINDEN ST NORTHVILLE MI 48167			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X		A 80'@\$1400/FF	50.00	130.00	1.0000	0.9816	1400	100	68,715
			50 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	68,715

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 3 T22N R8W LOT 1 CROOKED LAKE PLAT.	X	Dirt Road	D/W/P: 3.5 Concrete	6.49	112	0	0
Comments/Influences	X	Gravel Road	Metal Prefab	23.20	54	94	1,178
	X	Paved Road	Residential Local Cost Land Improvements				
	X	Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950
		Water	Total Estimated Land Improvements True Cash Value =				2,128



Topography of Site	Level	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	34,400	93,500	127,900			92,664C
			2024	40,000	99,000	139,000			89,878C
			2023	30,000	94,500	124,500			85,599C
			2022	23,800	90,700	114,500			81,523C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 192 120 32 18	Type CCP (1 Story) CGEP (1 Story) Treated Wood Treated Wood Wood Balcony	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 264 No Conc. Floor: 0																																																																																																												
X	Wood Frame	(4) Interior		X	Drywall	Plaster																																																																																																																			
Building Style: 1.25S		X	Paneled	X	Wood T&G																																																																																																																				
Yr Built 1976		Remodeled 0	Ex	X	Ord	Min																																																																																																																			
Condition: Average		Size of Closets		Lg	X	Ord	Small																																																																																																																		
Room List		Doors	Solid	X	H.C.																																																																																																																				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:																																																																																																																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.	X	Ord.	Min																																																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Suspende	No. of Elec. Outlets		Many	X	Ave.	Few																																																																																																																
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath		1		2 Fixture Bath																																																																																																											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0	1		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		1		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains																																																																																																											
X	Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																																																																																																
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic																																																																																																											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																																																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																																																				
X	Asphalt Shingle	Chimney: Brick																																																																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1976                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 864 SF Floor Area = 1080 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Slab</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>130,554</b></td> <td><b>91,387</b></td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>1,018</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,064</td> <td>2,145</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>96</td> <td>2,670</td> <td>1,869</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>192</td> <td>11,904</td> <td>8,333</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>120</td> <td>2,905</td> <td>2,033</td> </tr> <tr> <td>Treated Wood</td> <td>32</td> <td>1,384</td> <td>969</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>18</td> <td>723</td> <td>506</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>528</td> <td>20,676</td> <td>14,473</td> </tr> <tr> <td>Storage Over Garage</td> <td>264</td> <td>3,575</td> <td>2,502</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,473</td> <td>1,031</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>4,007</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,909</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Slab	864						<b>Total:</b>	<b>130,554</b>	<b>91,387</b>	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	1,455	1,018	2 Fixture Bath	1	3,064	2,145	Porches				CCP (1 Story)	96	2,670	1,869	CGEP (1 Story)	192	11,904	8,333	Deck				Treated Wood	120	2,905	2,033	Treated Wood	32	1,384	969	Balcony				Wood Balcony	18	723	506	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	528	20,676	14,473	Storage Over Garage	264	3,575	2,502	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	Local Cost Items			
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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.
THORNTON FAMILY TRUST	THORNTON MARLYN K	1	07/15/2020	QC	09-FAMILY	2020-02659	PROPERTY TRANSFER	0.0
THORNTON MARLYN K	THORNTON MARLYN K FAMILY	0	07/15/2020	WD	09-FAMILY	2020-02660	PROPERTY TRANSFER	0.0
ANATRA D & GIBBONS M K &	THORNTON FAMILY TRUST	0	05/22/2015	WD	09-FAMILY	2015-02194	PROPERTY TRANSFER	0.0
THORNTON MARILYN K TRUST	ANATRA D & GIBBONS M K &	0	05/15/2015	WD	09-FAMILY	2015-02193	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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400 S OAK DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
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THORNTON MARLYN K FAMILY TRUST 534 69TH STREET HOLMES BEACH FL 34217-1204	2025 Est TCV 248,139 TCV/TFA: 258.48
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		A 80'@	\$1400/FF	50.00	125.00	1.0000	0.9721	1400	100	68,045	
X Gravel Road		50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =	68,045

Tax Description	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 3.5 Concrete	6.49	104 50	337
X Sewer	D/W/P: Asphalt Paving	3.06	426 50	652
X Electric	Total Estimated Land Improvements True Cash Value =			989

Comments/Influences	Topography of Site
---------------------	--------------------

	Level
--	-------

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

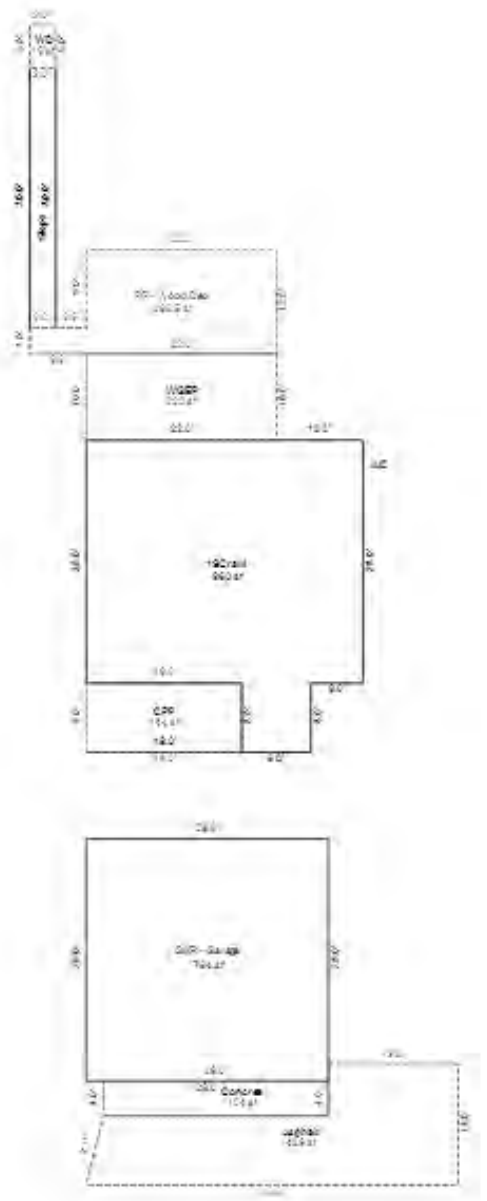
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	34,000	90,100	124,100			64,503C
2024	39,600	95,300	134,900			62,564C
2023	29,800	90,900	120,700			59,585C
2022	23,800	78,300	102,100			56,748C

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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 220 144 298	Type WGEP (1 Story) CPP Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 784 % 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 1967			Ex	X	Ord		Min								
Remodeled 0			Size of Closets			Lg	X	Ord		Small					
Condition: Average			Doors			Solid	X	H.C.							
Room List		(5) Floors		(12) Electric											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		100 Amps Service											
(1) Exterior		No./Qual. of Fixtures													
			Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets											
	Insulation							Many	X	Ave.		Few			
(2) Windows		(7) Excavation			(13) Plumbing										
		1	Average Fixture(s)												
		1	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												
(3) Roof		(8) Basement			(14) Water/Sewer										
			Conc. Block												
			Poured Conc.												
			Stone												
			Treated Wood												
			Concrete Floor												
(3) Roof		(9) Basement Finish			(14) Water/Sewer										
			Recreation SF												
			Living SF												
			Walkout Doors (B)												
			No Floor SF												
			Walkout Doors (A)												
(3) Roof		(10) Floor Support			(14) Water/Sewer										
			Public Water												
			Public Sewer												
			Water Well												
			1000 Gal Septic												
			2000 Gal Septic												
(3) Roof		Lump Sum Items:													
			Chimney: Brick												
			Joists: Unsupported Len: Cntr.Sup:												
Condition: Average		Class: C			Effec. Age: 35			Floor Area: 960		Total Base New : 196,818		E.C.F. X 1.400		Bsmnt Garage:	
Condition: Average		Total Depr Cost: 127,932			Estimated T.C.V: 179,105									Carport Area: Roof:	
Condition: Average		Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1967							
Condition: Average		(11) Heating System: Forced Heat & Cool													
Condition: Average		Ground Area = 960 SF			Floor Area = 960 SF.										
Condition: Average		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65													
Condition: Average		Building Areas													
Condition: Average		Stories			Exterior			Foundation		Size		Cost New		Depr. Cost	
Condition: Average		1 Story			Siding			Crawl Space		960		130,510		84,831	
Condition: Average		Total:													
Condition: Average		Other Additions/Adjustments													
Condition: Average		Plumbing													
Condition: Average		Average Fixture(s)						1		1,455		946			
Condition: Average		Porches													
Condition: Average		WGEP (1 Story)						220		15,957		10,372			
Condition: Average		CPP						144		2,732		1,776			
Condition: Average		Garages													
Condition: Average		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
Condition: Average		Base Cost						784		27,338		17,770			
Condition: Average		Water/Sewer													
Condition: Average		Public Sewer						1		1,473		957			
Condition: Average		Water Well, 50 Feet						1		2,648		1,721			
Condition: Average		Built-Ins													
Condition: Average		Appliance Allow.						1		2,727		1,773			
Condition: Average		Fireplaces													
Condition: Average		Exterior 1 Story						1		6,420		4,173			
Condition: Average		Deck													
Condition: Average		Composite						298		5,558		3,613			
Condition: Average		Local Cost Items													
Condition: Average		SANITARY SEWER						1		0		0		*	
Condition: Average		Totals:								196,818		127,932			
Condition: Average		Notes:													
Condition: Average		ECF (4085 CROOKED LAKE) 1.400 => TCV:										179,105			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURANSKI TED N & LYNETTE	EHLERS GEOFFREY A & JANIS	145,000	10/15/2018	WD	03-ARM'S LENGTH	2018-03338	PROPERTY TRANSFER	100.0
EHLERS GEOFFREY A & JANIS	EHLERS GEOFFREY A & JANIS	0	10/15/2018	WD	09-FAMILY	2018-03340	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
390 S OAK DR			Reroof	04/30/2013	2013-0118	100%

Owner's Name/Address	MAP #:
EHLERS GEOFFREY A & JANIS L TRUST 480 ALDERSGATE DR PORTAGE MI 49024	2025 Est TCV 158,170 TCV/TFA: 223.09

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
. SEC 3 T22N R8W LOT 3 CROOKED LAKE PLAT.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A 80'@\$1400/FF	50.00	118.00	1.0000	0.9582	1400	100		67,071
X Gravel Road	50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	67,071

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	6.07	351	0	0
X Electric	Residential Local Cost Land Improvements				
X Gas	LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value =				950

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X High	2025	33,500	45,600	79,100			62,359C
X Waterfront	2024	39,000	48,200	87,200			60,484C
X Flood Plain	2023	29,600	46,000	75,600			57,604C
X PRIVATE RD	2022	23,800	42,300	66,100			54,861C

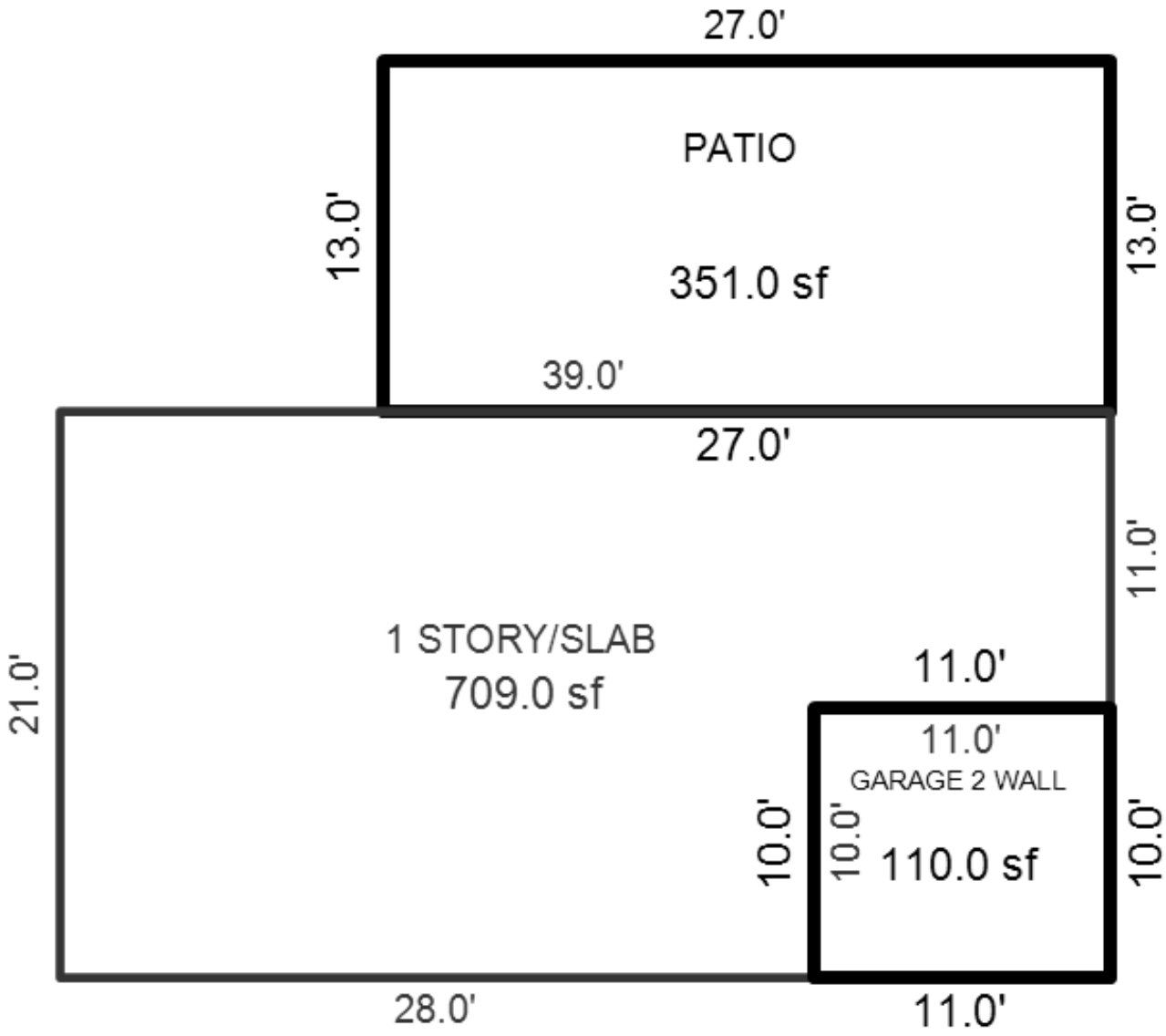


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1944 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 110 % 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 1944	Remodeled 0		Ex		Ord	X	Min									
Condition: Average		Size of Closets			Lg		Ord	X	Small							
Room List		Doors			Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile		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	(8) Basement			(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
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			Lump Sum Items:											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 709 SF Floor Area = 709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1944				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 709 Total: 85,867 55,814																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,212 788																
Garages																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Common Wall: 2 Wall 1 -4,945 -3,214																
Base Cost 110 5,541 3,602																
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: 99,062 64,392																
Notes:																
ECF (4085 CROOKED LAKE) 1.400 => TCY:												90,149				

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



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

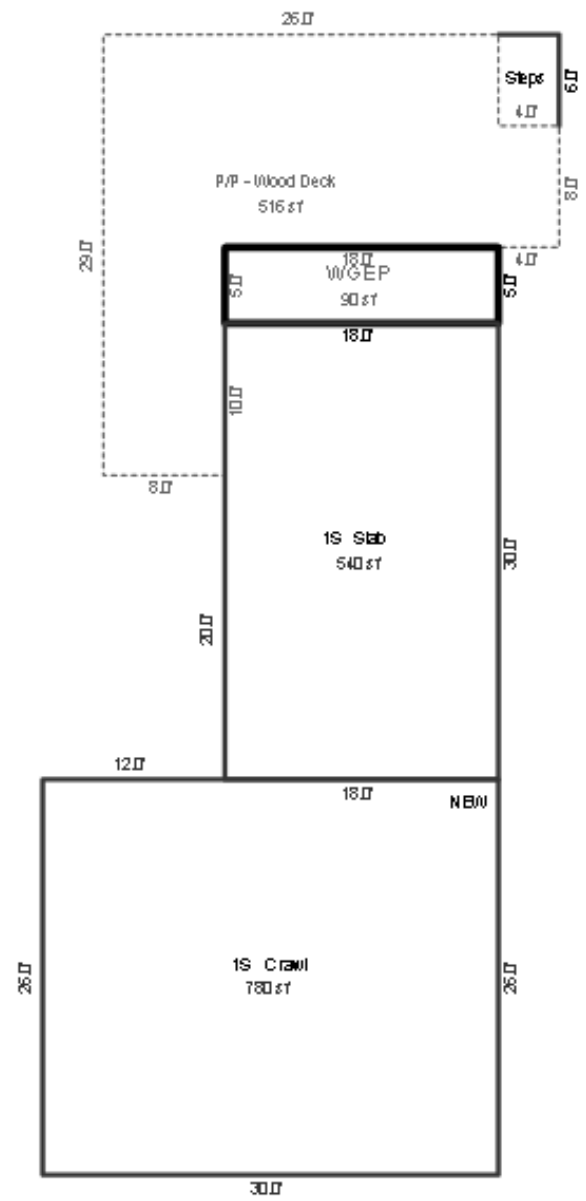
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
GIZINSKI CLAUDIA L TRUST	GIZINSKI CLAUDIA L & THOM	0	03/25/2022	QC	09-FAMILY	2022-01071	DEED	0.0							
GIZINSKI CLAUDIA L & THOM	GIZINSKI CLAUDIA L TRUST	1	03/25/2022	QC	09-FAMILY	2022-01074	DEED	0.0							
GIZINSKI CLAUDIA L	GIZINSKI CLAUDIA L TRUST	0	12/10/2021	QC	09-FAMILY	2021-04251	PROPERTY TRANSFER	0.0							
GIZINSKI THOMAS E & CLAUD	GIZINSKI CLAUDIA L	0	02/05/2021	QC	09-FAMILY	2021-00793	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
380 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Addition		03/09/2021		2021-0104	100%						
Owner's Name/Address		P.R.E. 100% 08/04/2022		MANUFACTURED		10/28/2016		2016-0567	Canceled						
GIZINSKI CLAUDIA L TRUST 380 S OAK DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 335,255 TCV/TFA: 196.06											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
. SEC 3 T22N R8W LOT 4 CROOKED LAKE PLAT.		Public Improvements				* Factors *									
Comments/Influences		X Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEWER FOR 05		X Gravel Road				A 80'@\$1400/FF		50.00	112.00	1.0000	0.9457	1400	100		66,202
		X Paved Road				50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =		66,202	
		X Storm Sewer				Land Improvement Cost Estimates									
		X Sidewalk				Description		Rate	Size	% Good	Cash Value				
		X Water				D/W/P: 4in Ren. Conc.		8.06	400	50	1,612				
		X Sewer				Total Estimated Land Improvements True Cash Value =				1,612					
		X Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		X Rolling													
		Low													
		X High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		X PRIVATE RD				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	33,100	134,500	167,600				131,089C			
		TPC 09/18/2024	INSPECTED		2024	38,500	128,200	166,700				114,248C			
		TPC 12/12/2022	INSPECTED		2023	29,300	105,600	134,900				91,951C			
		TPC 10/06/2021	INSPECTED		2022	23,800	101,400	125,200		125,200W		87,573C			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDOFF JAMES D & ERIK J	ROBINSON BARRY C & MARIBE	175,000	01/21/2005	WD	03-ARM'S LENGTH	05-0/295	DEED	100.0
EDOFF CATHERINE, JAMES D	EDOFF JAMES D & ERIK J	0	12/13/2004	QC	21-NOT USED/OTHER	04-0/5045	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
370 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/13/2005	20050116	Complete
Owner's Name/Address	P.R.E. 0%					
ROBINSON BARRY C & MARIBETH 8285 WEMBLEY CT Chagrin Falls OH 44023-4524	MAP #:					
	2025 Est TCV 190,929 TCV/TFA: 188.29					

Tax Description	X	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		* Factors *				Value		
		Improved	Vacant	Description	Frontage	Depth	Front Depth		Rate %Adj. Reason	
. SEC 3 T22N R8W LOT 5 CROOKED LAKE PLAT.				A 80'@\$1400/FF	50.00	106.00	1.0000 0.9328	1400 100	65,297	
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	65,297

ADD SEWER FOR 05	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
		D/W/P: Patio Blocks	14.07	48 71	479	
		Total Estimated Land Improvements True Cash Value =				479

Topography of Site	X	Taxable Value							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level		2025	32,600	62,900	95,500			75,661C	
Rolling	X	2024	38,000	66,500	104,500			73,387C	
Low		2023	29,100	63,000	92,100			69,893C	
High	X	2022	23,800	60,400	84,200			66,565C	
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									
PRIVATE RD	X								



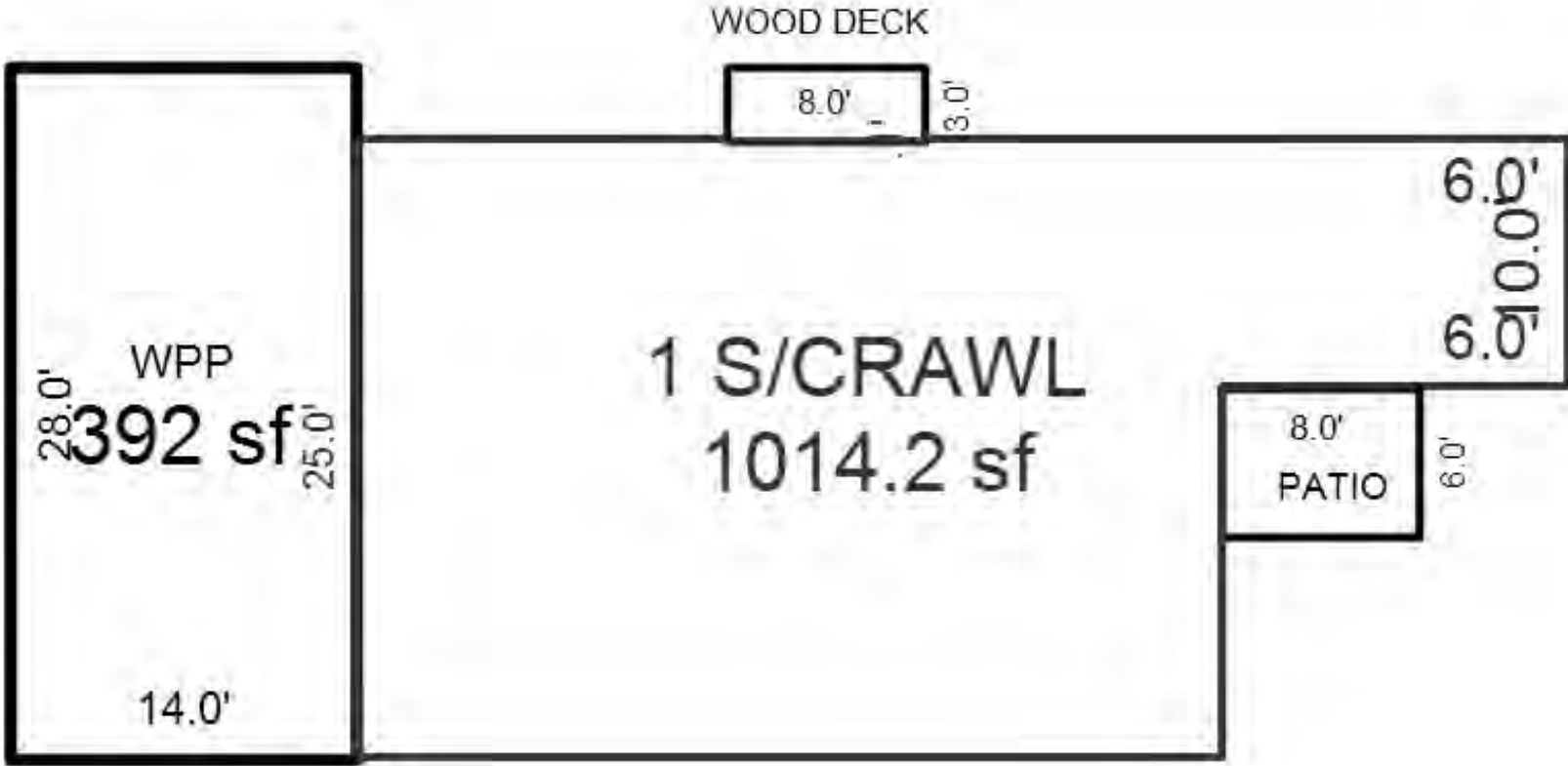
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 24 392	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X 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: 1,014 Total Base New : 137,530 Total Depr Cost: 89,395 Estimated T.C.V: 125,153		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X 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 = 1014 SF Floor Area = 1014 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1954		
Yr Built 1954	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Building Areas			Size	Cost New	Depr. Cost			
Condition: Average		Size of Closets		Lg	Ord	X Small	(13) Plumbing			1 Story	Exterior Siding	Foundation Crawl Space	1,014	117,672	76,486	
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Plumbing			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			X Many Ave. Few			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing	Average Fixture(s)	1	1,212	788	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Deck	Treated Wood	392	6,201	4,031		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1014 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			Water/Sewer	Treated Wood	24	1,058	688		
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water Well	Public Sewer	1	1,307	850		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			SANITARY SEWER			Fireplaces	Exterior 1 Story	1	2,548	1,656		
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:			Notes:			Local Cost Items	1	0	0	*		
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Totals:			137,530	89,395	ECF (4085 CROOKED LAKE) 1.400 => TCY:		125,153			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLACKHURST JUDITH R (AKA	BLACKHURST JUDITH S TRUST	0	01/23/2006	WD	21-NOT USED/OTHER	06-0/411	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
360 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	09/30/2010	20100573	100%
Owner's Name/Address	P.R.E. 0%		Addition	09/30/2010	20100572	100%
BLACKHURST JUDITH S TRUST 15700 N HAGGERTY RD N 306 PLYMOUTH MI 48170	MAP #:		New House	02/20/2007	20070071	EXPIRED
	2025 Est TCV 374,644 TCV/TFA: 187.98					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
				* Factors *								
. SEC 3 T22N R8W LOTS 6 & 7 EXC N 25 FT OF LOT 7. CROOKED LAKE PLAT.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 80'@\$1400/FF	79.00	103.00	1.0000	0.9261	1400	100		102,431
		Paved Road		79 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 102,431								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.49	440	71	2,028				
	X	Sewer		Total Estimated Land Improvements True Cash Value = 2,028								
	X	Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Topography of Site

Level

X Rolling

Low

X High

X Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD



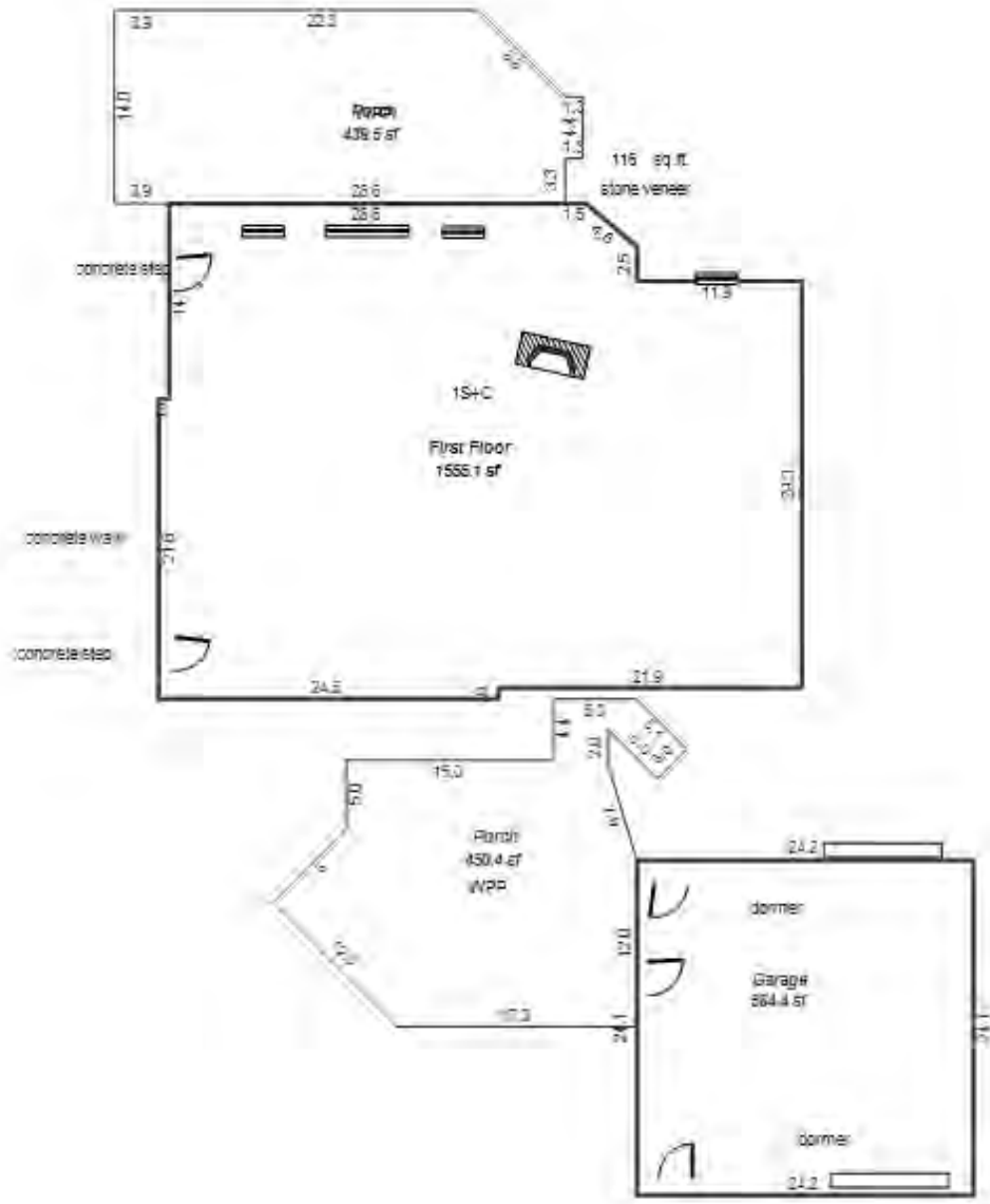
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	51,200	136,100	187,300			93,052C
		TPC 12/27/2017 INSPECTED	2024	53,200	143,900	197,100			90,255C
		TPC 04/18/2016 INSPECTED	2023	40,800	137,400	178,200			85,958C
		TPC 03/30/2015 INSPECTED	2022	31,300	131,900	163,200			81,865C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 439 450 156 382	Type WPP WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:															
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		100 Amps Service		No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing		(14) Water/Sewer		Lump Sum Items:										
Building Style: 1S		Drywall	Plaster Wood T&G	Trim & Decoration																											
Yr Built 1967		Remodeled 0		Ex	X	Ord		Min	Size of Closets			Lg	X	Ord		Small	Doors		Solid	X	H.C.										
Condition: Average																															
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1967																	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts		Ground Area = 1555 SF		Floor Area = 1555 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
(2) Windows		Many Avg. Few		X		Large Avg. Small		Basement: 0 S.F. Crawl: 1555 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story		Siding		Crawl Space		1,555		Total:		194,309		126,301						
X	Wood Sash Metal Sash Vinyl Sash Double Hung			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments		Exterior		Stone Veneer		116		4,341		2,822											
X	Horiz. Slide Casement Double Glass Patio Doors			(9) Basement Finish						Plumbing		Average Fixture(s)		1		1,455		946													
X	Storms & Screens									Porches		WPP		439		7,270		4,725													
(3) Roof		Gable Hip Flat		X		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck		Treated Wood		156		3,468		2,254												
X	Asphalt Shingle			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Water/Sewer		Water/Sewer		Public Sewer		1		1,473		957											
Chimney: Metal										Public Water		Water Well, 50 Feet		1		2,648		1,721													
										1 Public Sewer		Built-Ins		Appliance Allow.		1		2,727		1,773											
										1 Water Well		Fireplaces		Exterior 1 Story		1		6,420		4,173											
										1000 Gal Septic 2000 Gal Septic		Local Cost Items		SANITARY SEWER		1		0		0		*									
										Notes: PRIMARY DWELLING		Totals:		237,801		154,570															
										ECF (4085 CROOKED LAKE) 1.400 => TCV:												216,398									

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



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 584 % 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: 438 Total Base New : 59,107 Total Depr Cost: 38,419 Estimated T.C.V: 53,787	E.C.F. X 1.400	Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration											
Yr Built 1989	Remodeled GAR 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:			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S			Cls C		Blt 1989				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex. X Ord. Min			(11) Heating System: Electric Wall Heat Ground Area = 0 SF Floor Area = 438 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Overhang 438 Total: 37,528 24,393								
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			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,580 -2,977 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 584 24,686 16,046 Water/Sewer Public Sewer 1 1,473 957 Totals: 59,107 38,419									
(3) Roof		(9) Basement Finish		(13) Plumbing			Notes: D.G. W/ BONUS ROOM									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			ECF (4085 CROOKED LAKE) 1.400 => TCV: 53,787								
X	Asphalt Shingle	(10) Floor Support		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

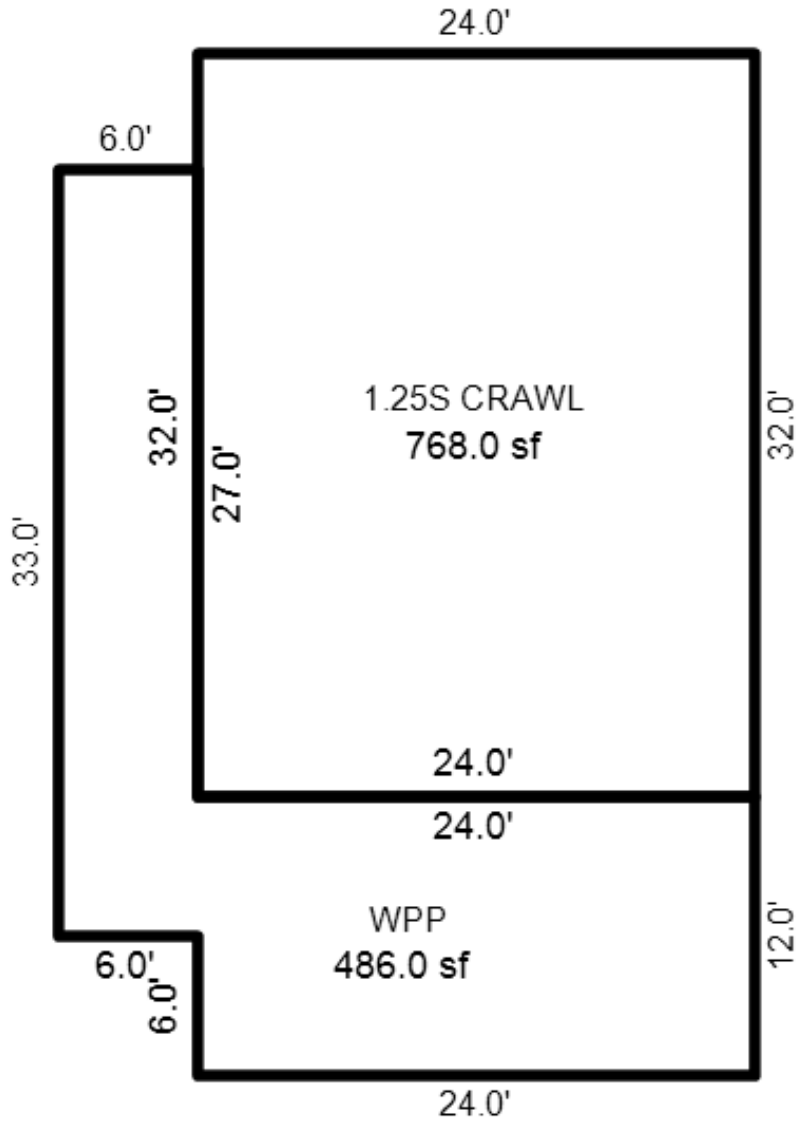
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HAWKINS KRYSTAL L	HAWKINS MATTHEW B & KRYST	0	09/05/2024	WD	15-LADY BIRD	2024-02423	DEED	0.0			
BRAIDWOOD JOHN W TRUST	HAWKINS KRYSTAL L	1	04/21/2023	WD	09-FAMILY	2023-01159	PROPERTY TRANSFER	0.0			
BRAIDWOOD JOHN W (WIDOW O	BRAIDWOOD JOHN W TRUST	0	06/01/2007	QC	21-NOT USED/OTHER	2007/2122	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
340 S OAK DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
HAWKINS MATTHEW B & KRYSTAL L 7836 N 30TH ST RICHLAND MI 49083		MAP #:		2025 Est TCV 230,085 TCV/TFA: 239.67							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
. SEC 3 T22N R8W LOT 8 & N 25 FT OF LOT 7. CROOKED LAKE PLAT.		Public Improvements		* Factors *							
Comments/Influences		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 80'@\$1400/FF	75.00	104.00	1.0000	0.9284	1400	100	97,480
				75 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	97,480	
Topography of Site		Level									
X Rolling		X Low									
X High		Landscaped									
Swamp		Wooded									
Pond		X Waterfront									
X Ravine		Wetland									
X Flood Plain		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X PRIVATE RD		Who		When	What	2025	48,700	66,300	115,000		66,353C
The Equalizer. Copyright (c) 1999 - 2009.		TPC 12/27/2017 INSPECTED		2024	51,300	70,100	121,400			64,358C	
Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/18/2016 INSPECTED		2023	39,300	67,500	106,800			61,294C	
		TPC 03/30/2015 INSPECTED		2022	30,300	64,800	95,100			58,376C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 486	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: 35 Floor Area: 960 Total Base New : 145,721 Total Depr Cost: 94,718 Estimated T.C.V: 132,605		E.C.F. X 1.400		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 1978	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			No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few																																																																															
Room List		Doors		Solid	X	H.C.	(12) Electric			150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min																																																																															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets																																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			150 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		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																																																																															
(2) Windows		Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 768 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		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																																																																															
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			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 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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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		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	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		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																																																																															
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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		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																																																																															
<p>Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1978</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 768 SF Floor Area = 960 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>768</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>120,612</td> <td>78,397</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>946</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>486</td> <td>7,309</td> <td>4,751</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,473</td> <td>957</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>3,721</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,773</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>6,420</td> <td>4,173</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>145,721</td> <td>94,718</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4085 CROOKED LAKE) 1.400 =&gt; TCV: 132,605</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	768			Total:				120,612	78,397	Item	Quantity	Cost	Depr. Cost	Plumbing				Average Fixture(s)	1	1,455	946	Deck				Treated Wood	486	7,309	4,751	Water/Sewer				Public Sewer	1	1,473	957	Water Well, 100 Feet	1	5,725	3,721	Built-Ins				Appliance Allow.	1	2,727	1,773	Fireplaces				Exterior 1 Story	1	6,420	4,173	Local Cost Items				SANITARY SEWER	1	0	0	Totals:				145,721	94,718
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HICKS J RUSSELL & BARBARA	HICKS JAMES RUSSELL & BAR	0	05/19/2010	QC	09-FAMILY	2010-3068QC	PROPERTY TRANSFER	0.0				
HICKS J RUSSELL	HICKS J RUSSELL & BARBARA	0	09/04/2009	QC	21-NOT USED/OTHER	2009/3200	DEED	0.0				
HICKS J RUSSELL, SUCC TTE	HICKS J RUSSELL (M/M)	0	07/23/2009	QC	21-NOT USED/OTHER	2009/2883	DEED	100.0				
BOSMA MARTHA L	HICKS J RUSSELL (M/M)	50,000	07/09/2009	QC	21-NOT USED/OTHER	2009/2884	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
330 S OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HICKS JAMES RUSSELL & BARBARA L TR 7900 COLUMBIA HWY Eaton Rapids MI 48827		2025 Est TCV 180,036 TCV/TFA: 197.84										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOT 9 CROOKED LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 80'@\$1400/FF	50.00	105.00	1.0000	0.9306	1400	100		65,142
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	65,142		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.16	581	46	1,646				
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,646								
		X Electric										
		Gas										
		Curb										
		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										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	32,600	57,400	90,000		72,980C		
		TPC 12/27/2017	INSPECTED		2024	37,900	59,900	97,800		70,786C		
		TPC 04/18/2016	INSPECTED		2023	29,100	57,100	86,200		67,416C		
		TPC 04/27/2015	INSPECTED		2022	23,800	55,300	79,100		64,206C		

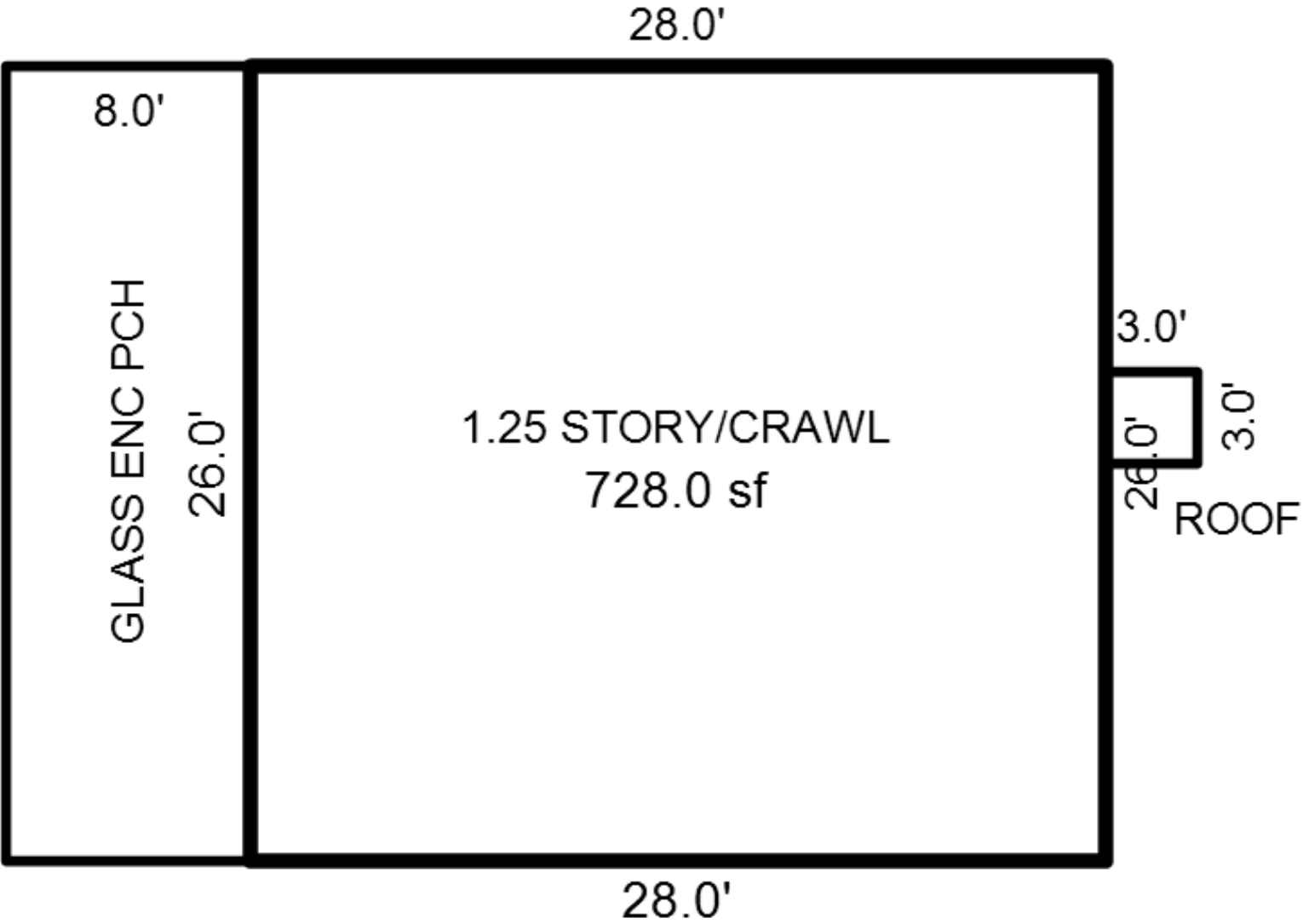


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 Block		(4) Interior 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: CD Effec. Age: 35 Floor Area: 910 Total Base New : 124,448 Total Depr Cost: 80,891 Estimated T.C.V: 113,248		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Wall/Floor Furnace Ground Area = 728 SF Floor Area = 910 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls CD		Blt 1964							
Yr Built 1964	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Size 1.25 Story Block Crawl Space 728		Cost New	Depr. Cost							
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			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) Porches CGEP (1 Story) Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story Unit-in-Place Cost Items ROOF STRUCTURE Local Cost Items SANITARY SEWER		Totals: 101,681		66,092					
Room List		Doors	Solid X H.C.	(13) Plumbing			(14) Water/Sewer		Notes: ECF (4085 CROOKED LAKE) 1.400 => TCVC		9		13					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		9		13		9 *			
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement		Totals: 124,448		80,891		113,248					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	(9) Basement Finish			(10) Floor Support		Totals: 124,448		80,891		113,248					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Totals: 124,448		80,891		113,248					
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish		(10) Floor Support		Totals: 124,448		80,891		113,248				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		(10) Floor Support		Totals: 124,448		80,891		113,248			
(3) Roof		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			(10) Floor Support		Totals: 124,448		80,891		113,248					
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			(10) Floor Support		Totals: 124,448		80,891		113,248						
X	Asphalt Shingle	Chimney: Block			Lump Sum Items:			Totals: 124,448		80,891		113,248						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERRY DIANNE A	BERRY DIANNE A	0	12/06/2023	QC	15-LADY BIRD	2023-03278	PROPERTY TRANSFER	0.0
BOUGHNER JOHN A & CARON	BERRY DIANNE A	219,900	06/14/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01946	PROPERTY TRANSFER	100.0
		57,500	05/01/1997	WD	33-TO BE DETERMINED	310:1317	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
320 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 195,333 TCV/TFA: 339.12					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 3 T22N R8W LOT 10 CROOKED LAKE PLAT.	X			A 80'@\$1400/FF	50.00	105.00	1.0000	0.9306	1400 100	65,142
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	65,142
				Land Improvement Cost Estimates						
				Description				Rate	Size % Good	Cash Value
	X			D/W/P: 4in Ren. Conc.				8.18	312 0	0
	X			D/W/P: 3.5 Concrete				6.58	200 0	0
				Residential Local Cost Land Improvements						
				Description				Rate	Size % Good	Cash Value
				LAND IMPROVE 2500				2,500.00	1 94	2,350
				Total Estimated Land Improvements True Cash Value =						2,350



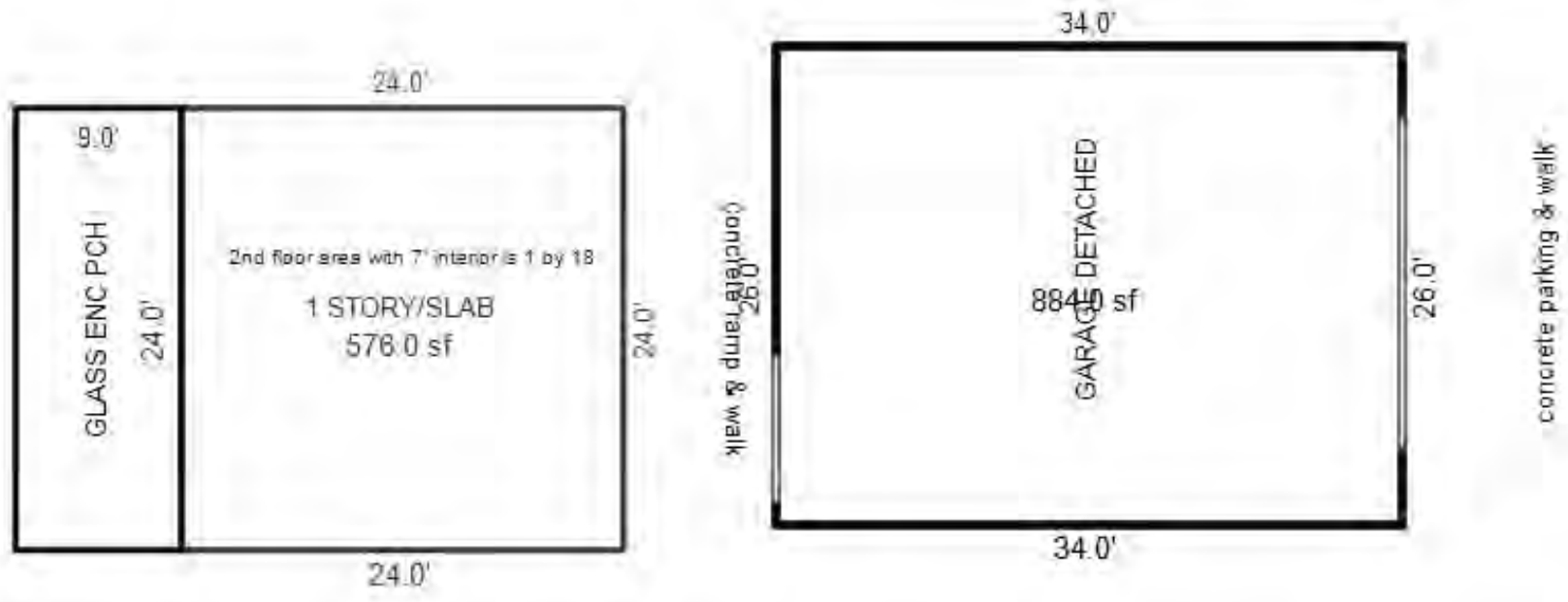
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	32,600	65,100	97,700			89,050C
X	Low	High	2024	37,900	67,900	105,800			86,373C
X	Landscaped	Swamp	2023	29,100	64,800	93,900			82,260C
X	Wooded	Pond	2022	23,800	62,800	86,600			78,343C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	PRIVATE RD								
Who	When	What							
TPC 04/30/2021	INSPECTED								
TPC 12/27/2017	INSPECTED								
TPC 04/18/2016	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 216	Type CGEP (1 Story)	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
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																													
	Building Style: 1+S		Trim & Decoration		X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																													
	Yr Built 1950	Remodeled 2000	Ex X Ord Min		Central Air Wood Furnace																													
	Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 60 Amps Service																													
	Room List		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min																													
	Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few																													
	(1) Exterior		(6) Ceilings X Tile		(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																													
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 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	Many Avg. Few X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish																															
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																															
X	Asphalt Shingle Metal																																	
	Chimney: Block																																	
Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Wall/Floor Furnace Ground Area = 576 SF Floor Area = 576 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>Block</td> <td>Slab</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>79,663</td> <td>51,782</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Block	Slab	576			Total:				79,663	51,782	E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1+ Story	Block	Slab	576																															
Total:				79,663	51,782																													
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,433 931 Porches CGEP (1 Story) 216 12,770 8,300 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 884 29,508 19,180 Door Opener 1 531 345 Water/Sewer Public Sewer 1 1,494 971 Water Well, 100 Feet 1 5,808 3,775 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Local Cost Items SANITARY SEWER 1 0 0 *													Totals: 140,486 91,315		Notes: ECF (4085 CROOKED LAKE) 1.400 => TCV: 127,841																			

\*\*\* 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.
HATFIELD JON & BRENDA	GIRARD GREGORY & JOANNE M	435,000	02/16/2024	WD	03-ARM'S LENGTH	2024-00367	DEED	100.0
RAMSEY MARK J	HATFIELD JON & BRENDA	450,000	06/10/2022	WD	03-ARM'S LENGTH	2022-01889	DEED	100.0
MULLIKEN STUART R & JEANE	RAMSEY MARK J (S/M)	300,000	02/28/2007	WD	03-ARM'S LENGTH	07-0/699	DEED	100.0
		98,900	08/01/1996	WD	33-TO BE DETERMINED	306:299	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
310 S OAK DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/02/2024					
Owner's Name/Address	MAP #:					
GIRARD GREGORY & JOANNE M 310 S OAK DR LAKE CITY MI 49651	2025 Est TCV 423,822 TCV/TFA: 189.12					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			* Factors *							
. SEC 3 T22N R8W LOTS 11 & 12. CROOKED LAKE PLAT.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		A 80'@\$1400/FF 100.00 106.00 0.9457 0.9328 1400 100							123,508	
		Paved Road		100 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	123,508

Comments/Influences	X	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
									Description	Rate	Size	% Good	Cash Value
									Fencing: Wd, Picket, 30-40	13.76	180	50	1,238
									D/W/P: Patio Blocks	15.61	340	50	2,653
									D/W/P: Asphalt Paving	3.10	1600	50	2,480
									Wood Frame	28.83	100	50	1,441
									Total Estimated Land Improvements True Cash Value =				7,812

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	61,800	150,100	211,900
																	2024	63,900	155,600	219,500			207,165C
																	2022	36,000	125,800	161,800			121,981C



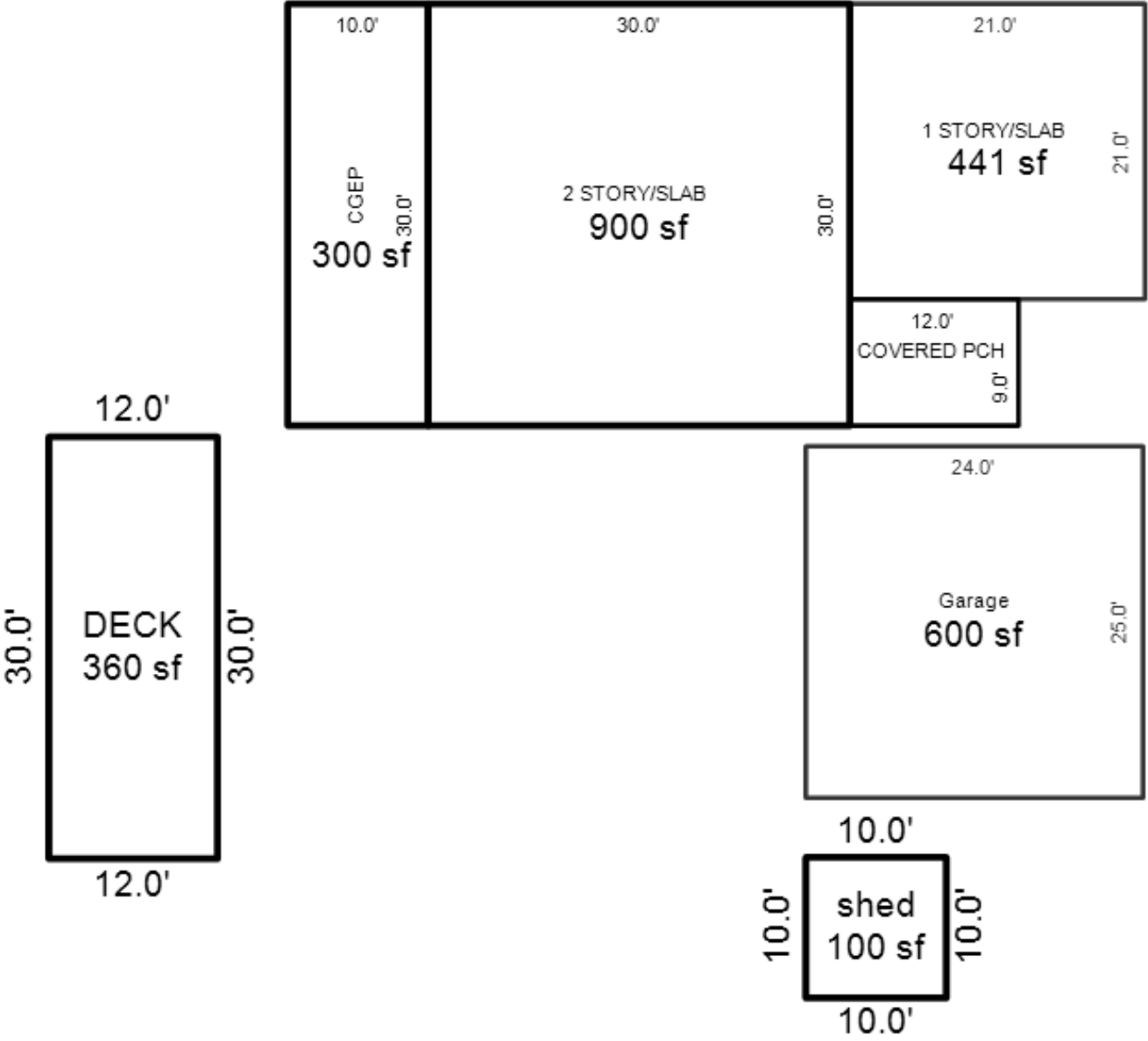
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 300 108 360	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	(4) Interior		X	Drywall	Plaster		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 33 Floor Area: 2,241 Total Base New : 311,836 Total Depr Cost: 208,930 Estimated T.C.V: 292,502		Bsmnt Garage:		
Building Style: 1.5S		X	Paneled	X	Ord	Wood T&G		Central Air Wood Furnace			E.C.F. X 1.400		Roof:		
Yr Built Remodeled 1950 200 2024		Ex	X	Ord	Min	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			
Condition: Average		Lg	Ord	X	Small	Size of Closets			100 Amps Service			Cls C Blt 1950			
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			Floor Area = 2,241 SF				
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:			No. of Elec. Outlets			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67				
(1) Exterior		(6) Ceilings			Many			X	Ave.	Few	Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			Average Fixture(s)			1 3 Fixture Bath			2 Story Block Slab 900				
Insulation		X Drywall			2 Fixture Bath			1 2 Fixture Bath			1 Story Siding Slab 441				
(2) Windows		(7) Excavation			Softener, Auto			Other Additions/Adjustments			Total: 244,514 163,824				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1341 S.F. Height to Joists: 0.0			Softener, Manual			Plumbing					
X	Wood Sash	(8) Basement			Solar Water Heat			Average Fixture(s)			1 1,442 966				
X	Metal Sash	Conc. Block			No Plumbing			2 Fixture Bath			1 3,037 2,035				
X	Vinyl Sash	Poured Conc.			Extra Toilet			Porches			CGEP (1 Story) 300 16,050 10,753				
X	Double Hung	Stone			Extra Sink			CCP (1 Story) 108 2,946 1,974			Deck				
X	Horiz. Slide Casement	Treated Wood			Separate Shower			Treated Wood 360 5,951 3,987			Garages				
X	Double Glass	Concrete Floor			Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 600 22,392 15,003				
X	Patio Doors	(9) Basement Finish			Ceramic Tile Wains			Door Opener 1 534 358			Water/Sewer				
X	Storms & Screens	(10) Floor Support			Ceramic Tub Alcove			Public Sewer 1 1,494 1,001			Public Sewer 1 2,686 1,800				
(3) Roof		Recreation SF			Vent Fan			Water Well, 50 Feet 1 2,686 1,800			Built-Ins				
X	Gable	Living SF			Ceramic Tile Floor			Appliance Allow. 1 2,766 1,853			Fireplaces				
X	Hip	Walkout Doors (B)			Ceramic Tub Alcove			Exterior 2 Story 1 8,024 5,376			Local Cost Items				
X	Flat	No Floor SF			Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Asphalt Shingle	Walkout Doors (A)			Vent Fan										
Chimney: Block		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.
RABIDEAU FRANCES & RENEE'	RABIDEAU FRANCES ETAL	0	09/24/2016	QC	09-FAMILY	2016-03210	PROPERTY TRANSFER	0.0
RABIDEAU FRANCES & RENEE'	RABIDEAU FRANCES & RENEE'	1	05/01/2004	QC	21-NOT USED/OTHER	04-0/2431	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
290 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 198,903 TCV/TFA: 156.62					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
RABIDEAU FRANCES ETAL 1699 S SHORE DR ROCHESTER HILLS MI 48306			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X		A 80'@\$1400/FF	50.00	107.00	1.0000	0.9350	1400	100	65,450
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 65,450							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
	X		D/W/P: 3.5 Concrete	6.07	491	0	0			
	X		D/W/P: Asphalt Paving	2.85	800	0	0			
	X		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							

Tax Description  
. SEC 3 T22N R8W LOT 13 CROOKED LAKE PLAT.

Comments/Influences  
ADD SEWER FOR 05



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

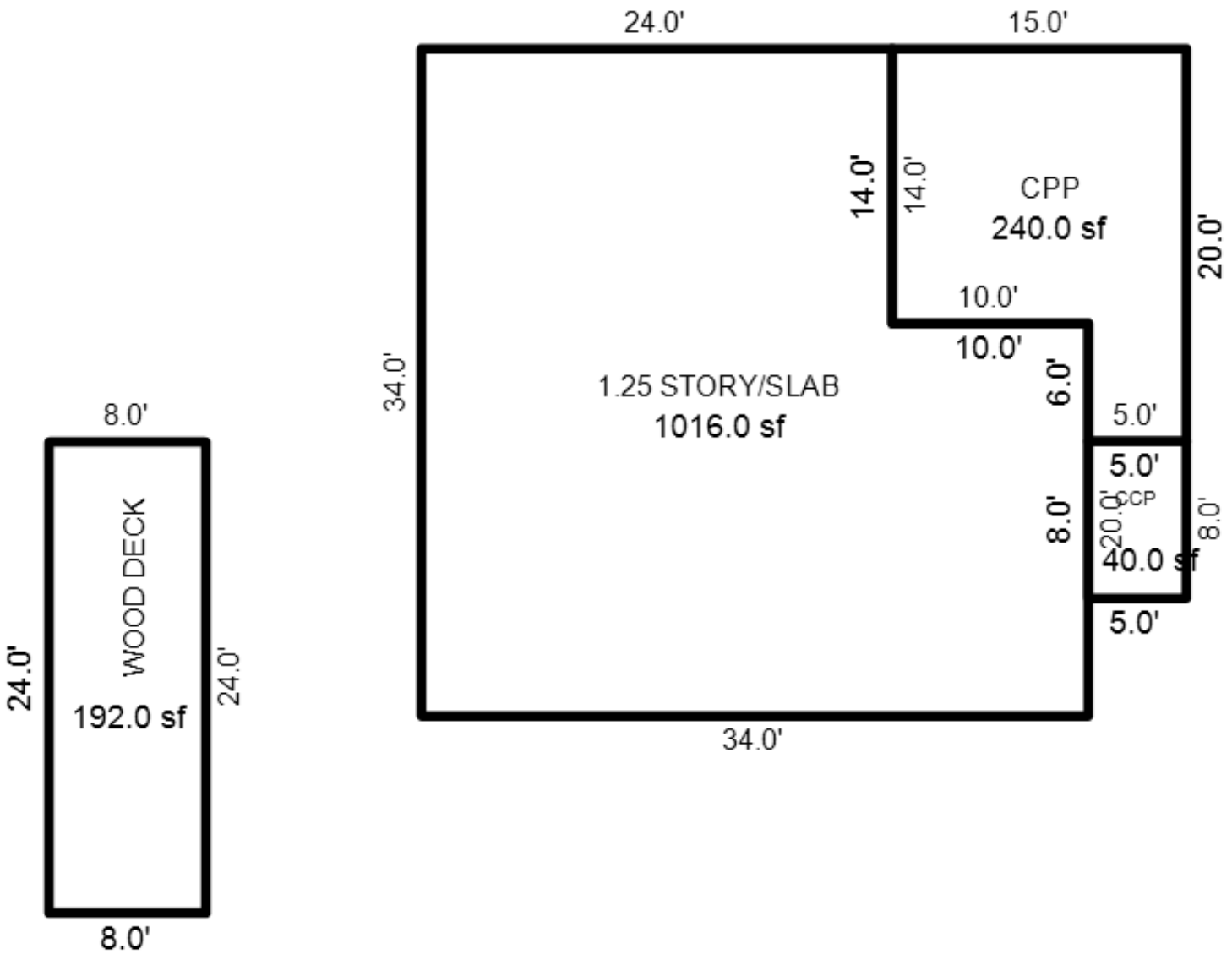
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	32,700	66,800	99,500			54,843C
2024	38,100	70,600	108,700			53,194C
2023	29,100	67,400	96,500			50,661C
2022	23,800	64,700	88,500			48,249C

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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 40 240 192	Type CCP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		Class: CD Effec. Age: 40 Floor Area: 1,270 Total Base New : 157,742 Total Depr Cost: 94,645 Estimated T.C.V: 132,503		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		X	Drywall		Plaster	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1952				
Yr Built 1952		Remodeled 0		Ex	X	Ord	Min	(11) Heating System: Forced Air w/ Ducts		Floor Area = 1270 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				
Condition: Average		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation	
Room List		Doors		Solid	X	H.C.	Many		X	Ave.	Few		(13) Plumbing		Size	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0		Amps Service		1.25 Story		Siding		Slab	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1016 S.F. Height to Joists: 0.0			2		3 Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer		1		Public Water		1		Public Sewer	
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		Water Well		1000 Gal Septic		2000 Gal Septic	
(3) Roof		(14) Water/Sewer		Lump Sum Items:			Notes:		Appliance Allow.		Fireplaces		Interior 2 Story		Local Cost Items	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water		1		Water Well		1		SANITARY SEWER	
X	Asphalt Shingle	Chimney: Block		Totals:			157,742		94,645		0		0		*	
												ECF (4085 CROOKED LAKE) 1.400 => TCV:		132,503		

\*\*\* 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.
COOK MARY E TRUST	MULDER STEPHEN E & COLLEE	185,000	12/08/2004	WD	03-ARM'S LENGTH	04-0/5147	DEED	100.0
COOK MARY E	COOK MARY E TRUST	0	12/07/2004	QC	21-NOT USED/OTHER	04-0/5145	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
280 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 234,092 TCV/TFA: 214.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		* Factors *								
. SEC 3 T22N R8W LOT 14 CROOKED LAKE PLAT.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				52 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 68,068								

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value

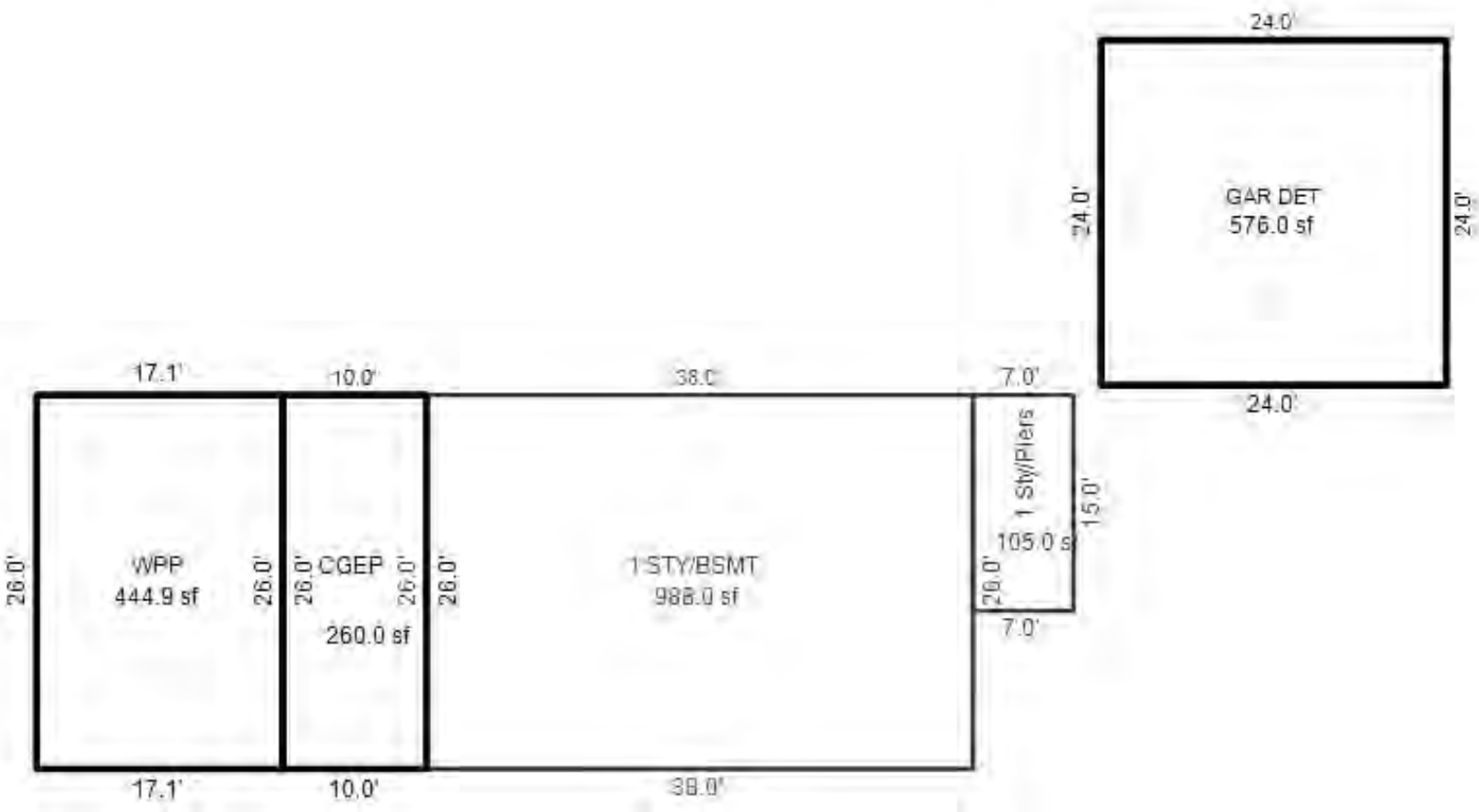
Comments/Influences	X	Description	Rate	Size	% Good	Cash Value



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 260 444	Type CGEP (1 Story) WPP	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 1,093 Total Base New : 196,518 Total Depr Cost: 117,910 Estimated T.C.V: 165,074		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace							
Yr Built 1972	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1093 SF Floor Area = 1093 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				Cls CD Blt 1972		
Condition: Average		Size of Closets		200 Amps Service		No. of Elec. Outlets Many X Ave. Few		Building Areas						
Room List		Doors	Solid X	H.C.	(12) Electric		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		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(13) Plumbing		1 Story Siding Piers 1 Story Siding Piers		Total: 140,132		84,079		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 2 Fixture Bath		1 2,130		1,278		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches CGEP (1 Story) WPP		1 1,212		727		
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:		Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet		1 2,559		1,535		
X	Many Avg. X Large Avg. Small	(9) Basement Finish		10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		CGEP (1 Story) WPP		260 13,107		7,864		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		1000 Gal Septic 2000 Gal Septic		Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet		444 6,482		3,889		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		576 19,509		11,705		
X	Gable Hip Flat Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 1,307		784		
X	Asphalt Shingle	1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 2,548		1,529		
Chimney: Brick		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 1,906		1,144		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 5,626		3,376		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
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		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
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		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
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		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
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		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
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		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 0		0 *		
		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support		Lump Sum Items:		Fireplaces Exterior						



\*\*\* 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				
270 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Other		12/09/2003	20030454	100%				
Owner's Name/Address		P.R.E. 100% 07/25/1994		REPAIR		10/29/2000	2000-00127	100%				
CLARK WILLIAM L III 270 S OAK DRIVE LAKE CITY MI 49651		MAP #:		Addition		04/19/1981	1981-02898	100%				
		2025 Est TCV 481,320 TCV/TFA: 149.15		Garage		05/15/1978	1978-01066	100%				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOTS 15 & 16 CROOKED LAKE PLAT.		Public Improvements		* Factors *				LOT 15 & 16				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOUSE DESTROYED BY FIRE FOR 04		Gravel Road		A 80'@\$1400/FF	50.00	107.00	0.9457	0.9350	1400	100		61,899
		Paved Road		A 80'@\$1400/FF	50.00	107.00	0.9457	0.9350	1400	100		61,899
		Storm Sewer		100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 123,798								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate		Size		% Good	Cash Value		
		Sewer		D/W/P: 3.5 Concrete	6.07		1680		0	0		
		Electric		Wood Frame	31.36		60		50	941		
		Gas		Wood Frame	25.88		96		50	1,242		
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate		Size		% Good	Cash Value		
		Standard Utilities		LAND IMPROVE 2500	2,500.00		1		95	2,375		
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 4,558								
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				
X PRIVATE RD		2025	61,900	178,800	240,700			187,344C				
Who When What		2024	64,100	189,000	253,100			181,711C				
TPC 12/27/2017 INSPECTED		2023	49,000	180,400	229,400			173,059C				
TPC 04/18/2016 INSPECTED		2022	36,000	173,300	209,300			164,819C				
TPC 04/27/2015 INSPECTED												



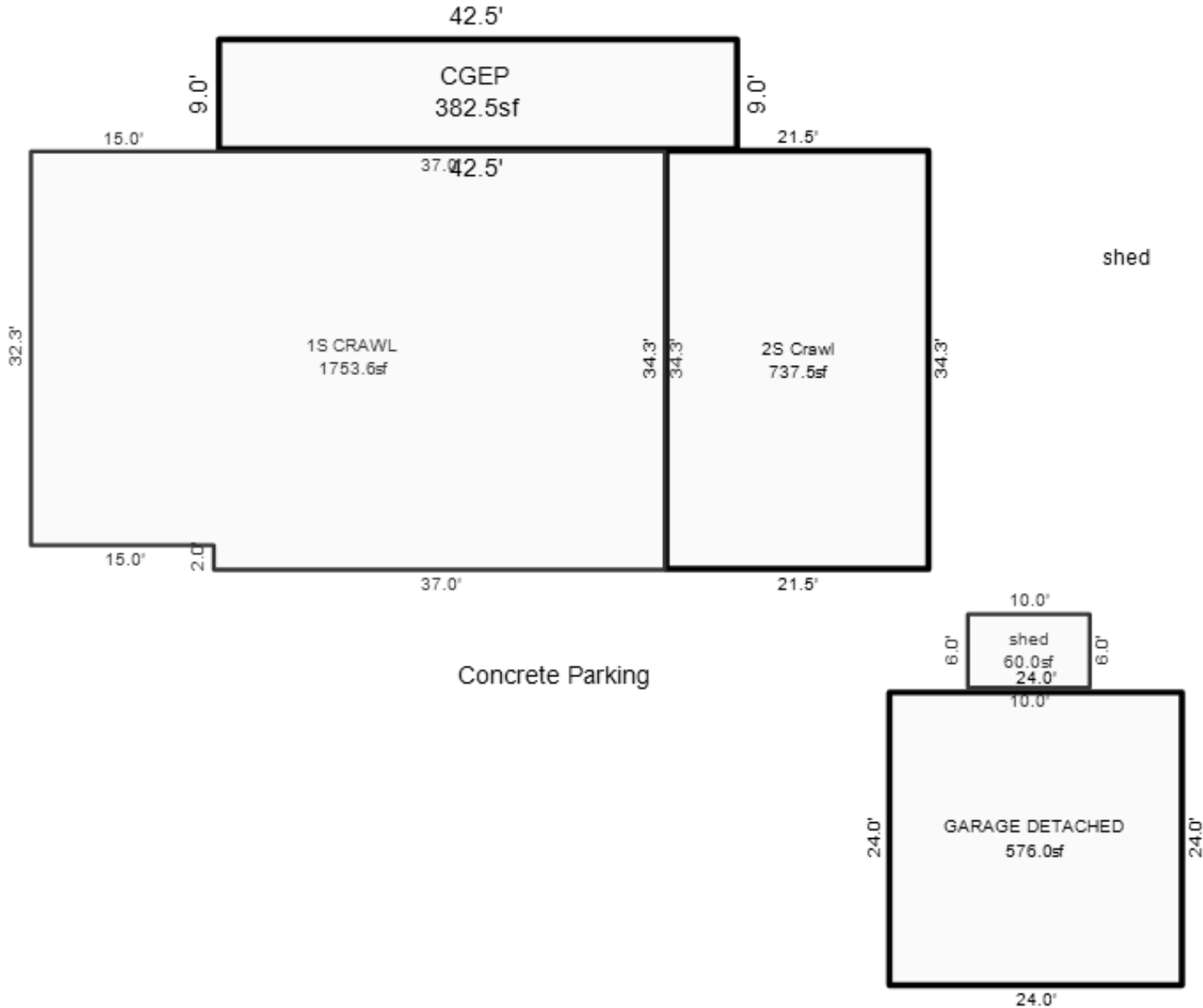
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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story 1 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 382 Type CGEP (1 Story)	Year Built: 1978 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 35 Floor Area: 3,227 Total Base New : 387,874 Total Depr Cost: 252,117 Estimated T.C.V: 352,964	E.C.F. X 1.400	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S	Yr Built 1978 Remodeled 2004	Ex X Ord Min	Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 2490 SF Floor Area = 3227 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65	Cls CD	Blt 1978	
Condition: Average	Size of Closets Lg X Ord Small	No./Qual. of Fixtures Ex. X Ord. Min	Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding/Brick Crawl Space 1,753 2 Story Siding/Brick Crawl Space 737 Total: 321,668 209,082			
Room List	Doors Solid X H.C.	No. of Elec. Outlets Many X Ave. Few	Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 3 Fixture Bath 1 3,805 2,473 2 Fixture Bath 2 5,118 3,327			
Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors Kitchen: Other: Other:	(12) Electric 0 Amps Service	Porches CGEP (1 Story) 382 18,214 11,839			
(1) Exterior	(6) Ceilings X Drywall	(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 576 20,696 13,452 Door Opener 1 478 311			
X Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 2490 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	Water/Sewer Public Sewer 1 1,307 850 Water Well, 100 Feet 1 5,560 3,614			
(2) Windows Many Avg. X Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Lump Sum Items:	Built-Ins Appliance Allow. 1 1,906 1,239			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens	(9) Basement Finish		Fireplaces Interior 2 Story 1 5,792 3,765 Wood Stove 1 2,118 1,377			
(3) Roof X Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Local Cost Items SANITARY SEWER 1 0 0 *			
X Asphalt Shingle			<<<<< 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.
WELBY JOHN PATRICK TRUST	LOVE ROBERT B	164,000	11/20/2018	WD	03-ARM'S LENGTH	2018-03821	PROPERTY TRANSFER	100.0
O'HARA-WELBY DEBORAH L TR	WELBY JOHN PATRICK TRUST	1	11/03/2011	WD	03-ARM'S LENGTH	2011-03408 WD	PROPERTY TRANSFER	0.0
OHARA-WELBY DEBORAH LYNNE		0	09/25/2011	AFF	07-DEATH CERTIFICATE	2011-03406 DC	PROPERTY TRANSFER	0.0
WELBY JOHN P & OHARA-WELB	WELBY J P RLT & OHARA-WEL	0	12/27/1990	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
250 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	07/20/2007	20070470	Complete
Owner's Name/Address	P.R.E. 0%					
LOVE ROBERT B 312 GRAND RIVER RD BANCROFT MI 48414	MAP #:					
	2025 Est TCV 219,405 TCV/TFA: 379.59					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		A 80'@	\$1400/FF	100.00	107.00	0.9457	0.9350	1400 100	123,798	
	Gravel Road		100 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	123,798

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
Comments/Influences			Description	Rate	Size % Good	Cash Value	
. SEC 3 T22N R8W LOTS 17 & 18 CROOKED LAKE PLAT.	X	Dirt Road	D/W/P: 3.5 Concrete	5.70	402 46	1,054	
	X	Gravel Road	Wood Frame	22.53	100 50	1,126	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				2,180
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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



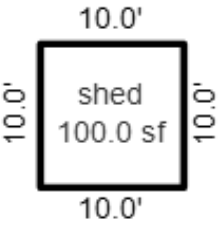
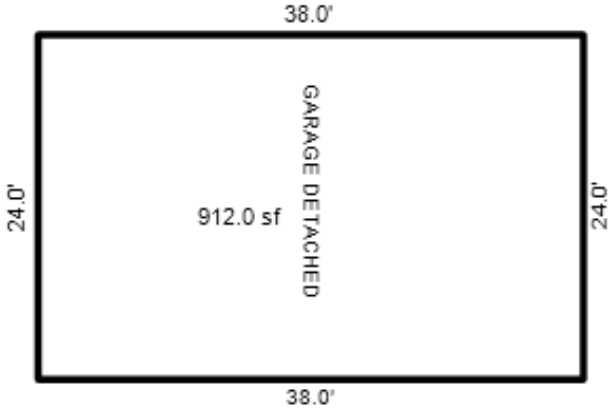
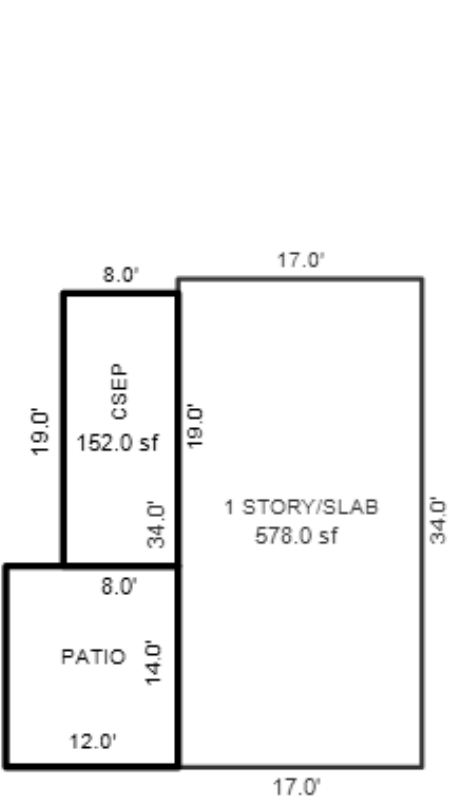
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	61,900	47,800	109,700			76,068C
2024	64,100	50,500	114,600			73,781C
2023	49,000	48,200	97,200			70,268C
2022	36,000	46,200	82,200			66,922C

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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 1 Wood Stove Direct-Vented Ga	Area 152	Type CSEP (1 Story)	Year Built: 1987 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 35 Floor Area: 578 Total Base New : 102,667 Total Depr Cost: 66,733 Estimated T.C.V: 93,427		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Total Base New : 102,667 Total Depr Cost: 66,733 Estimated T.C.V: 93,427		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Total Base New : 102,667 Total Depr Cost: 66,733 Estimated T.C.V: 93,427		E.C.F. X 1.400		Cls D Blt 1940		
1940	195	2009	Ex	Ord	X	Min	200	Amps Service	Ground Area = 578 SF Floor Area = 578 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		E.C.F. X 1.400		Cls D Blt 1940		
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets		Building Areas		E.C.F. X 1.400		Cls D Blt 1940		
Room List		Doors	Solid	X	H.C.	(12) Electric		Stories Exterior Foundation Size Cost New Depr. Cost		E.C.F. X 1.400		Cls D Blt 1940			
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(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		1 Story Siding Slab 578		E.C.F. X 1.400		Cls D Blt 1940		
	(1) Exterior	Kitchen: Other: Other:		200 Amps Service			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		E.C.F. X 1.400		Cls D Blt 1940		
X	Wood/Shingle Aluminum/Vinyl Brick	(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		Plumbing		E.C.F. X 1.400		Cls D Blt 1940		
	Insulation	(7) Excavation		Many X Ave. Few			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		Average Fixture(s)		E.C.F. X 1.400		Cls D Blt 1940		
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 578 S.F. Height to Joists: 0.0		(14) Water/Sewer			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		E.C.F. X 1.400		Cls D Blt 1940		
X	Many Avg. Few	X	Large Avg. Small	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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		Average Fixture(s)		E.C.F. X 1.400		Cls D Blt 1940		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		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		Plumbing		E.C.F. X 1.400		Cls D Blt 1940		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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		Average Fixture(s)		E.C.F. X 1.400		Cls D Blt 1940		
	(3) Roof	(9) Basement Finish		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		Plumbing		E.C.F. X 1.400		Cls D Blt 1940		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	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		Average Fixture(s)		E.C.F. X 1.400		Cls D Blt 1940		
X	Asphalt Shingle	(10) Floor Support		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		Plumbing		E.C.F. X 1.400		Cls D Blt 1940		
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		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		Average Fixture(s)		E.C.F. X 1.400		Cls D Blt 1940		
<p>Notes:</p> <p>ECF (4085 CROOKED LAKE) 1.400 =&gt; TCY: 93,427</p>															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
230 S OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/16/2012										
RITTER WARD & JILL E 230 OAK DRIVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 162,086 TCV/TFA: 176.95								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOT 19 CROOKED LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 80'@\$1400/FF		50.00	107.00	1.0000	0.9350	1400	100	65,450
		Paved Road		50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =		65,450
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete		5.70	60	71	243			
		X Sewer			Total Estimated Land Improvements True Cash Value =				243			
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who		When	What	2025	32,700	48,300	81,000		39,639C	
		TPC 12/27/2017 INSPECTED		2024	38,100	51,100	89,200				38,448C	
		TPC 04/18/2016 INSPECTED		2023	29,100	48,800	77,900				36,618C	
		TPC 04/27/2015 INSPECTED		2022	23,800	46,800	70,600				34,875C	

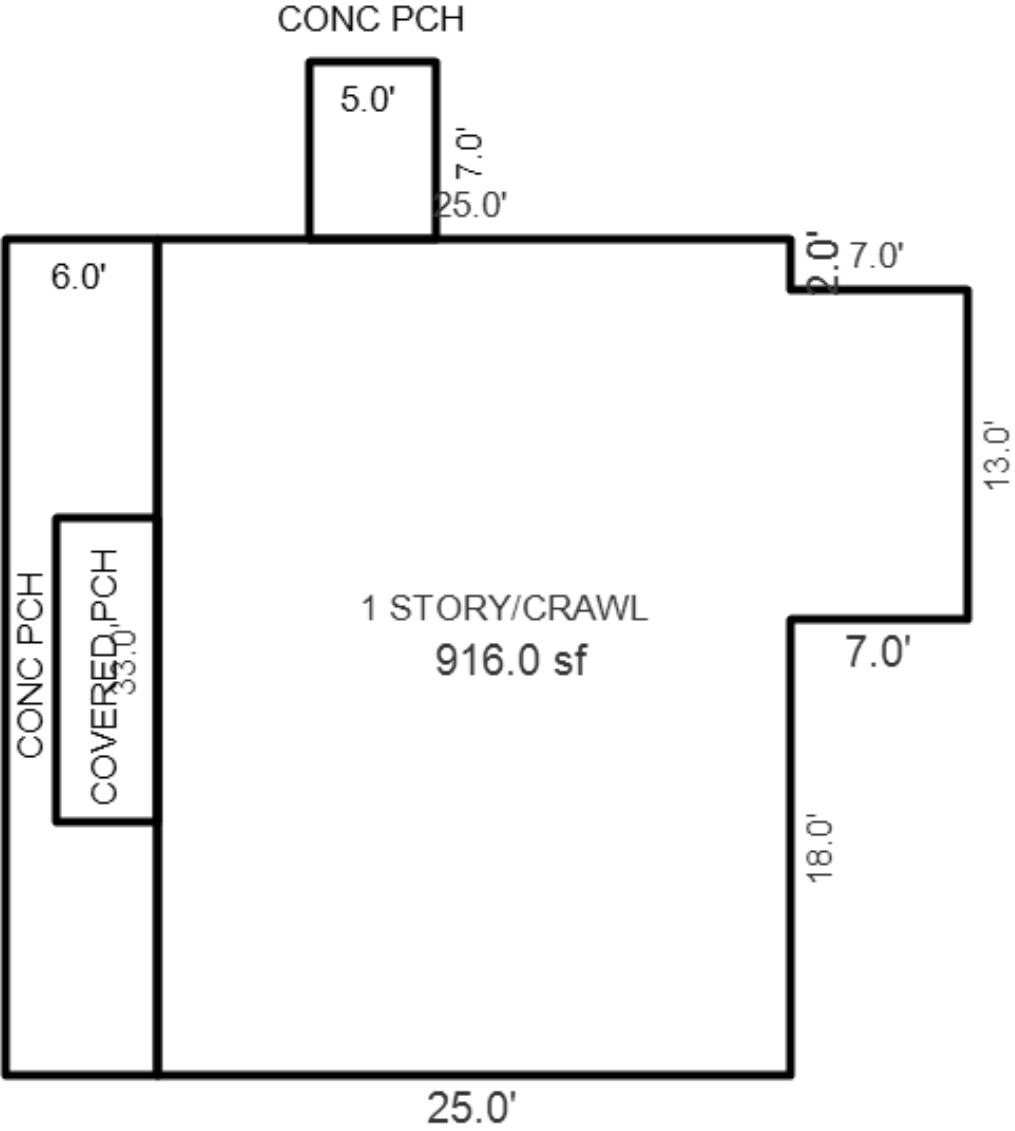


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(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														
Yr Built 1962			Plaster Wood T&G														
Remodeled 0			Trim & Decoration	X													
Condition: Average		Ex	Ord	X													
Room List		Lg	Ord	X	Small												
Basement 3	1st Floor 2nd Floor 2 Bedrooms		Doors	Solid	X	H.C.											
(1) Exterior			(5) Floors														
X Wood/Shingle Aluminum/Vinyl Brick			Kitchen: Other: Other:														
Insulation			(12) Electric														
(2) Windows			100 Amps Service														
	Many Avg. Few	X	No./Qual. of Fixtures														
X	Wood Sash Metal Sash Vinyl Sash		Ex.	X	Ord.												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		No. of Elec. Outlets														
X	Storms & Screens		Many														
(3) Roof			(13) Plumbing														
X	Gable Hip Flat		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Asphalt Shingle		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														
	Chimney: Block		(14) Water/Sewer														
(6) Ceilings			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
(7) Excavation			Lump Sum Items:														
(8) Basement																	
(9) Basement Finish																	
(10) Floor Support																	
Joists: Unsupported Len: Cntr.Sup:																	
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 916 SF Floor Area = 916 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 916 Total: 97,510 58,506																	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 606 Porches CPP 35 819 491 CCP (1 Story) 198 4,283 2,570 CPP 48 999 599 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																	
Notes: ECF (4085 CROOKED LAKE) 1.400 => TCV: 96,393																	
Totals:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0											
MIKULA LARRY J	ANDERSEN CHRISTIAN J	48,000	06/16/2017	WD	03-ARM'S LENGTH	2017-01974	PROPERTY TRANSFER	100.0											
MALLION MAURICE E III & E	MIKULA LARRY J	0	04/10/2017	QC	09-FAMILY	2017-01595	DEED	100.0											
MALLION MAURICE E III & E		0	04/04/2005	OTH	21-NOT USED/OTHER	05-0/1366	DEED	0.0											
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status									
220 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		06/16/2017		2017-0256	100%										
Owner's Name/Address		P.R.E. 0%		Garage		06/02/1999		1999-9999	80%										
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632		MAP #:		2025 Est TCV 65,450															
Tax Description		Improved X Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE															
. SEC 3 T22N R8W LOT 20 CROOKED LAKE PLAT.		Public Improvements		* Factors *															
Comments/Influences		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
231-839-6567		X Gravel Road		A 80'@\$1400/FF		50.00		107.00		1.0000		0.9350		1400		100		65,450	
BWY/GRG @50% FOR 04		X Paved Road		50 Actual Front Feet,		0.12		Total Acres		Total Est. Land Value =								65,450	
ADD SEWER FOR 05		X Storm Sewer																	
		X Sidewalk																	
		X Water																	
		X Sewer																	
		X Electric																	
		Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		Level																	
		X Rolling																	
		X Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		X PRIVATE RD																	
		Who		When		What		2025		32,700		0		32,700				27,052C	
		TPC 05/30/2022		INSPECTED				2024		38,100		0		38,100				26,239C	
		TPC 04/30/2021		INSPECTED				2023		29,100		0		29,100				24,990C	
		JWV 12/16/2017		INSPECTED				2022		23,800		0		23,800				23,800S	



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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							
210 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 194,532 TCV/TFA: 192.99									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE											
EDWARDS GENE L & R'LYNN J 13343 WHISPERING PINES COURT LINDEN MI 48451		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		X Dirt Road		A 80'@\$1400/FF		50.00 107.00 1.0000 0.9350		1400 100		65,450							
. SEC 3 T22N R8W LOT 21 CROOKED LAKE PLAT.		X Gravel Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =				65,450							
Comments/Influences		X Paved Road		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
ADD SEWER FOR 05		X Storm Sewer		D/W/P: 3.5 Concrete		6.07		354 50		1,074							
		X Sidewalk		Wood Frame		25.27		100 50		1,263							
		X Water		Total Estimated Land Improvements True Cash Value =						2,337							
		X Sewer															
		X Electric															
		X Gas															
		X Curb															
		X Street Lights															
		X Standard Utilities															
		X Underground Utils.															
Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X Rolling		2025		32,700		64,600		97,300						59,572C	
		X Low		2024		38,100		68,600		106,700						57,781C	
		X High		2023		29,100		65,400		94,500						55,030C	
		X Landscaped		2022		23,800		62,700		86,500						52,410C	
		X Swamp															
		X Wooded															
		X Pond															
		X Waterfront															
		X Ravine															
		X Wetland															
		X Flood Plain															
		X PRIVATE RD															
Who		When		What		2025		32,700		64,600		97,300				59,572C	
TPC 05/30/2022		INSPECTED				2024		38,100		68,600		106,700				57,781C	
TPC 04/30/2021		INSPECTED				2023		29,100		65,400		94,500				55,030C	
TPC 05/06/2020		INSPECTED				2022		23,800		62,700		86,500				52,410C	

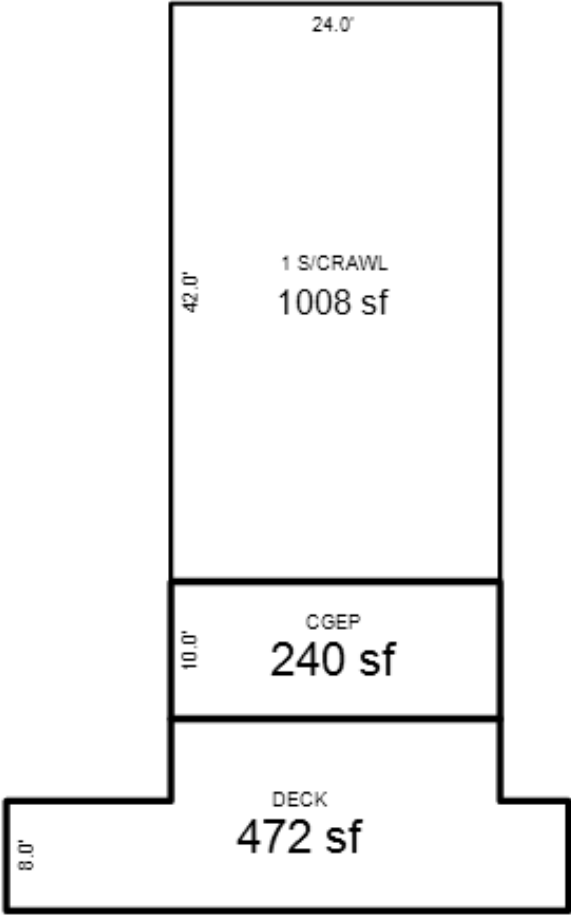
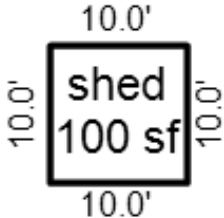


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 240 448	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,008 Total Base New : 150,887 Total Depr Cost: 90,532 Estimated T.C.V: 126,745		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg X Ord		Small		Condition: Average										
Yr Built 1967	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1967												
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts		Ground Area = 1008 SF		Floor Area = 1008 SF.												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story		Siding		Crawl Space		1,008		Total:		117,070		70,241			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1008 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		Plumbing		Average Fixture(s)		1		1,212		727					
(2) Windows		(8) Basement		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:					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water			Public Sewer		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	(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		Lump Sum Items:							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney: Block			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:							
Totals:		150,887		90,532		126,745		E.C.F. (4085 CROOKED LAKE) 1.400 => TC.V:																	

\*\*\* 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.
HAUCK JOHN F & ROSE T TRU	HAUCK EDMUND CHRIS TRUST	0	03/02/2023	QC	09-FAMILY	2023-00626	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
200 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HAUCK EDMUND CHRIS TRUST 5470 BROOKDALE BLOOMFIELD HILLS MI 48304	MAP #:					
	2025 Est TCV 285,957 TCV/TFA: 198.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 3 T22N R8W LOT 22 CROOKED LAKE PLAT.	X	Dirt Road		A 80'@\$1400/FF	62.00	109.00	1.0000	0.9393	1400	100	81,535
Comments/Influences		Gravel Road		62 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =	81,535		

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.06	599	0	0
Residential Local Cost Land Improvements				
Gas	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X								
Landscaped	X								
Waterfront	X								
PRIVATE RD	X								

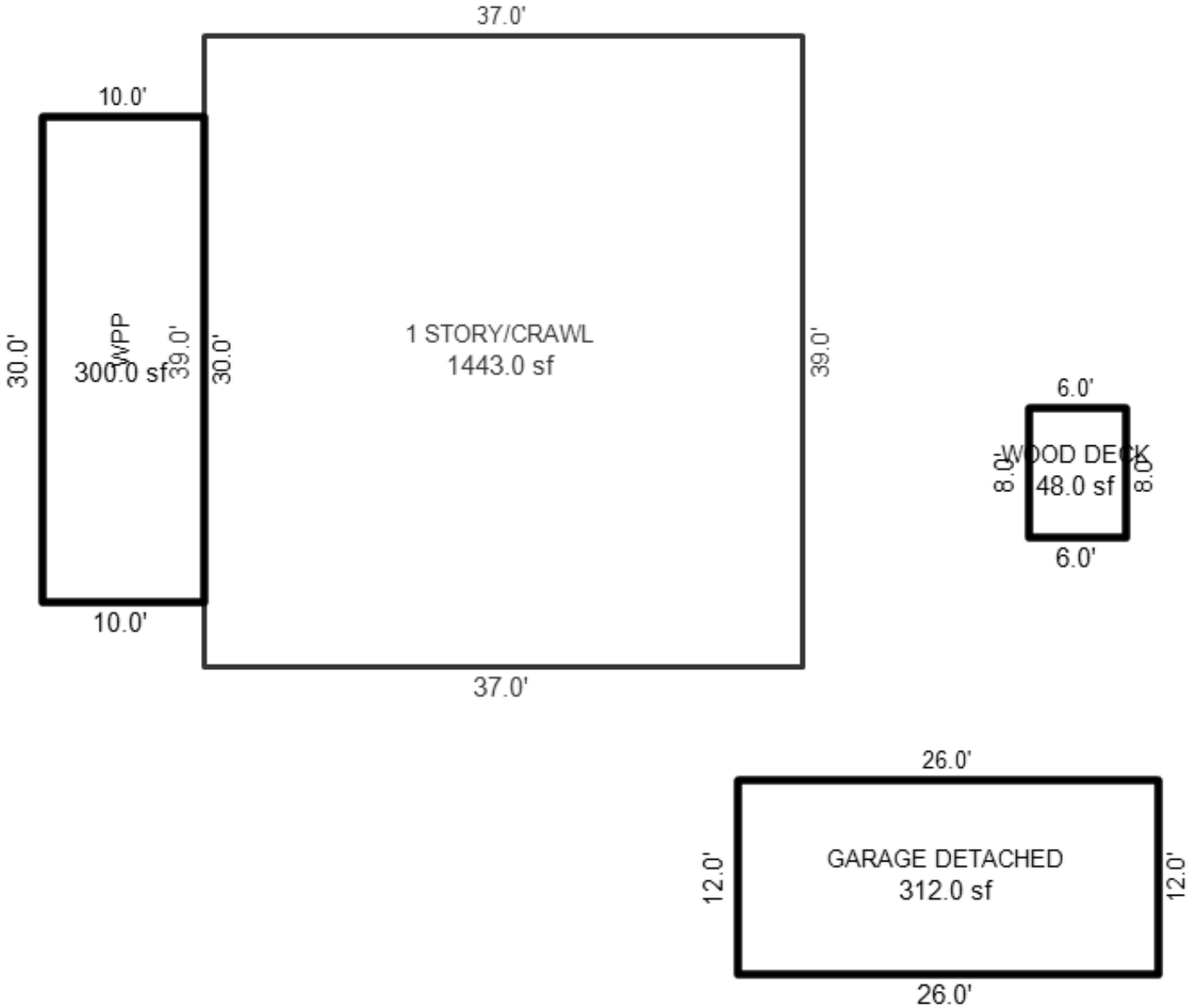
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	40,800	102,200	143,000			72,928C
TPC 04/30/2021	INSPECTED		2024	45,000	108,000	153,000			70,736C
TPC 12/27/2017	INSPECTED		2023	34,300	103,200	137,500			67,368C
TPC 04/18/2016	INSPECTED		2022	27,000	99,200	126,200			64,160C

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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 320 48	Type WPP Treated Wood	Year Built: 1995 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: 312 % 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: 1,443 Total Base New : 222,057 Total Depr Cost: 144,337 Estimated T.C.V: 202,072		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall	Plaster	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1443 SF Floor Area = 1443 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C Blt 1968									
Yr Built 1968	Remodeled 0	X	Panelled	Trim & Decoration	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Ex	X	Ord	Min	150 Amps Service			1 Story Siding Crawl Space		1,443 Total: 182,025 118,316							
Room List		Lg	X	Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Plumbing								
(1) Exterior		(6) Ceilings		(7) Excavation			Average Fixture(s)			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1443 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)		1 1,455 946 1 3,064 1,992						
(2) Windows		(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		WPP 320 5,315 3,455						
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support			(14) Water/Sewer			Deck		Treated Wood 48 1,705 1,108						
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 312 16,383 10,649						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Water Well, 50 Feet		Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721						
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1 2,727 1,773						
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Interior 1 Story		1 5,262 3,420						
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items			SANITARY SEWER		1 0 0						
Chimney: Block		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4085 CROOKED LAKE) 1.400 => TC		202,072						
Totals:													222,057		144,337			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANWERT KEVYN R & SANDRA	PEASE DAVID J & KIMBERLY	0	12/01/2020	QC	09-FAMILY	PTA	PROPERTY TRANSFER	25.0
PAYNE NORMAN E & ELLEN M	PEASE DAVID J & KIMBERLY	1	05/10/1996	WD	09-FAMILY	304P867	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
190 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 168,142 TCV/TFA: 200.89					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 3 T23N R8W LOT 23 CROOKED LAKE PLAT.	X			A 80'@\$1400/FF	49.00	110.00	1.0000	0.9415	1400	100	64,586
Comments/Influences				49 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 64,586							

Comments/Influences	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	D/W/P: 3.5 Concrete	6.16	264 0	0
	X	Sewer	Residential Local Cost Land Improvements			
	X	Electric	Description	Rate	Size % Good	Cash Value
		Gas	LAND IMPROVE 1000	1,000.00	1 94	940
		Curb	Total Estimated Land Improvements True Cash Value = 940			

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



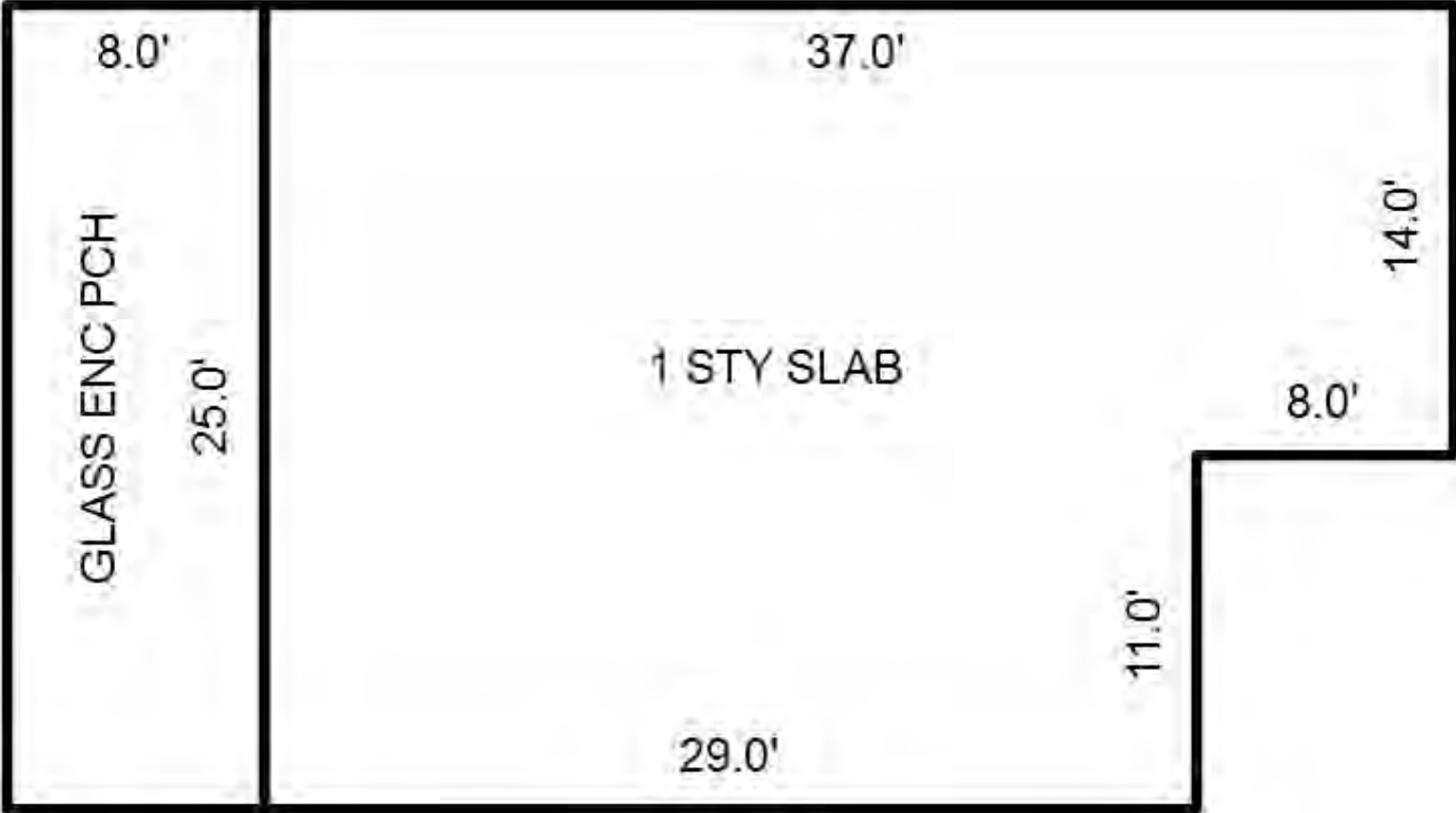
Who	When	What	2025	2024	2023	2022
			32,300	37,600	28,700	23,300
			51,800	54,000	51,500	49,900
			84,100	91,600	80,200	73,200
			55,015C	53,361C	50,820C	48,400C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEELMAN JEANNE TRUST	WILLIAMS DANIEL & JESICA	190,000	03/27/2020	WD	03-ARM'S LENGTH	2020-00873	PROPERTY TRANSFER	100.0
BEELMAN JEANNE	BEELMAN JEANNE TRUST	0	01/07/2019	AFF	09-FAMILY	2020-00853	PROPERTY TRANSFER	0.0
BEELMAN JEANNE	BEELMAN JEANNE	0	03/14/2017	QC	09-FAMILY	2020-00849	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
180 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 193,002 TCV/TFA: 194.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
				* Factors *									
. SEC 3 T22N R8W LOT 24 CROOKED LAKE PLAT.	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				A 80'@\$1400/FF	50.00	110.00	1.0000	0.9415	1400	100		65,904	
				50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =			65,904

Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	6.16	496	0	0	
	X	Sewer	Wood Frame	22.07	196	50	2,163	
	X	Electric	Residential Local Cost Land Improvements					
		Gas	Description	Rate	Size	% Good	Cash Value	
		Curb	LAND IMPROVE 1000	1,000.00	1	95	950	
		Street Lights	Total Estimated Land Improvements True Cash Value =					3,113
		Standard Utilities						
		Underground Utils.						

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

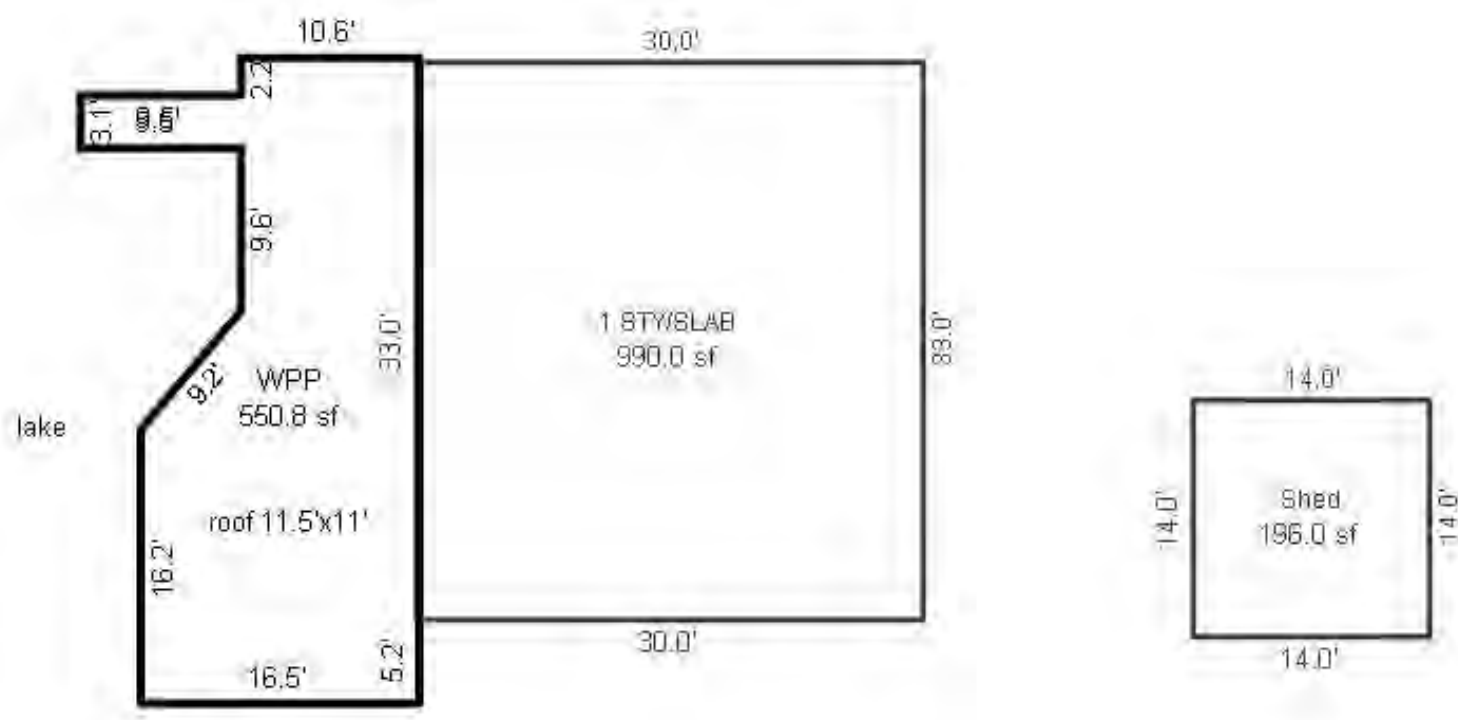
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	33,000	63,500	96,500			96,500S
2024	38,400	66,200	104,600			93,602C
2023	29,300	63,100	92,400			89,145C
2022	23,800	61,100	84,900			84,900S

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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 1 Wood Stove Direct-Vented Ga	Area 550 127	Type WPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 990 Total Base New : 136,248 Total Depr Cost: 88,561 Estimated T.C.V: 123,985		E.C.F. X 1.400		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 1958									
Yr Built 1958	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ground Area = 990 SF Floor Area = 990 SF.			Total		114,057		74,136								
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.	(12) Electric			Building Areas			1 Story		Block		Slab		990		114,057		74,136		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,195		777					
(1) Exterior		(6) Ceilings		Average Fixture(s)			Plumbing			Porches		WPP		550		7,887		5,127					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		3 Fixture Bath			Water/Sewer			Water/Sewer		Public Sewer		1		1,326		862					
(2) Windows		(8) Basement		2 Fixture Bath			Public Water			Public Sewer		Water Well		1		5,640		3,666					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 990 S.F. Height to Joists: 0.0	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well			Built-Ins		Appliance Allow.		1		1,934		1,257					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2 Fixture Bath			1000 Gal Septic			Fireplaces		Wood Stove		1		2,149		1,397					
(3) Roof		(10) Floor Support		1 3 Fixture Bath			2000 Gal Septic			Deck		w/Roof (Roof portion)		127		2,060		1,339					
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:			Local Cost Items		SANITARY SEWER		1		0		0		*			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			Totals:			136,248		88,561		123,985									
Chimney: Metal				ECF (4085 CROOKED LAKE) 1.400 => TCV:			123,985																

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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						
170 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 354,540 TCV/TFA: 205.65								
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE										
HELMSTADTER DONALD G & KAREN F 48638 PINE HILL DRIVE PLYMOUTH MI 48170		Public Improvements				* Factors *										
Tax Description		X Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 3 T22N R8W LOT 25 CROOKED LAKE PLAT.		X Gravel Road				A 80'@\$1400/FF		50.00	110.00	1.0000	0.9415	1400	100		65,904	
Comments/Influences		X Paved Road				50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						65,904		
ADD SEWER FOR 05		X Storm Sewer				Land Improvement Cost Estimates										
		X Sidewalk				Description		Rate	Size	% Good	Cash Value					
		X Water				D/W/P: 4in Ren. Conc.		8.06	889	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														
		X PRIVATE RD				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	33,000	144,300	177,300			108,192C					
		TPC 12/27/2017	INSPECTED		2024	38,400	152,600	191,000			104,939C					
		TPC 04/18/2016	INSPECTED		2023	29,300	145,700	175,000			99,942C					
		TPC 04/27/2015	INSPECTED		2022	23,800	140,000	163,800			95,183C					



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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	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 258	Type Treated Wood	Year Built: 1979 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: 960 % Good: 0 Storage Area: 640 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																		
Yr Built 1979	Remodeled 0	X	Ex	Ord	Min																		
Condition: Average		Size of Closets																					
Room List		Lg	X	Ord	Small																		
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.																	
(1) Exterior		(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 10		Blt 1979											
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			150 Amps Service			(11) Heating System: Forced Air w/ Ducts		Ground Area = 1149 SF		Floor Area = 1724 SF.											
X	(2) Windows	(7) Excavation			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Many Avg. Few	X	Large Avg. Small	Basement: 1149 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			1.5 Story		Brick		Basement		1,149		Total:		240,855		156,563	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1		2,523		1,640							
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	X Drywall			Many X Ave. Few			Plumbing		Average Fixture(s)		1		1,455		946					
X	(3) Roof	(9) Basement Finish			(13) Plumbing			Deck		Treated Wood		258		4,825		3,136							
	Gable Hip Flat	Gambrel Mansard Shed	1	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			1		Public Water		1		2,727		1,773							
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		960		35,338		22,970							
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Storage Over Garage		640		8,666		5,633							
										Water/Sewer		1		1,473		957							
										Public Sewer		1		5,725		3,721							
										Water Well, 100 Feet		1		5,725		3,721							
										Built-Ins		1		2,727		1,773							
										Appliance Allow.		1		2,727		1,773							
										Fireplaces		1		7,910		5,141							
										Exterior 2 Story		1		7,910		5,141							
										Local Cost Items		1		0		0							
										SANITARY SEWER		1		0		0							
										Notes:													
										ECF (4085 CROOKED LAKE) 1.400 => TC													
										V. Sewer													
										Totals:				314,561		204,472							
										286,261													

\*\*\* 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.				
WELLS FARGO BANK NA	JONES THOMAS C & LAURA E	212,000	09/25/2017	CD	11-FROM LENDING INSTITUT	2017-03033	PROPERTY TRANSFER	100.0				
ONAN RICHARD E JR ESTATE	WELLS FARGO BANK NA	0	04/01/2017	WD	11-FROM LENDING INSTITUT	2017-01543	PROPERTY TRANSFER	100.0				
ONAN RICHARD E JR & MICHE	ONAN RICHARD E JR	0	03/30/2004	QC	21-NOT USED/OTHER	04-0/1653	DEED	0.0				
ONAN RICHARD E & IDA M	ONAN RICHARD E JR & MICHE	0	03/29/2004	OTH	21-NOT USED/OTHER	04-0/1654	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
160 S OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
JONES THOMAS C & LAURA E 9868 LORETTA LN SOUTH LYON MI 48178		MAP #:										
		2025 Est TCV 331,113 TCV/TFA: 187.71										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. SEC 3 T22N R8W LOT 26 CROOKED LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRG W/LIVING AREA ABOVE U/C 35% FPR 00 COMP FOR 01		Gravel Road		A 80'@\$1400/FF	50.00	110.00	1.0000	0.9415	1400	100		65,904
HOUSE COMP FOR 04..WAS AT 50% FOR YRS..PERMIT MISFILED?		Paved Road		50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	65,904		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: Asphalt Paving				Rate	Size	% Good	Cash Value	
		Sewer						3.06	576	0	0	
		Electric		Wood Frame				37.32	48	50	895	
		Gas		Residential Local Cost Land Improvements								
		Curb		Description								
		Street Lights		LAND IMPROVE 2500				Rate	Size	% Good	Cash Value	
		Standard Utilities						2,500.00	1	95	2,375	
		Underground Utils.		Total Estimated Land Improvements				True Cash Value =		3,270		
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				
Who	When	What	2025	33,000	132,600	165,600		139,514C				
TPC	12/27/2017	INSPECTED	2024	38,400	140,200	178,600		135,320C				
TPC	04/18/2016	INSPECTED	2023	29,300	133,800	163,100		128,877C				
TPC	04/27/2015	INSPECTED	2022	23,800	128,600	152,400		122,740C				

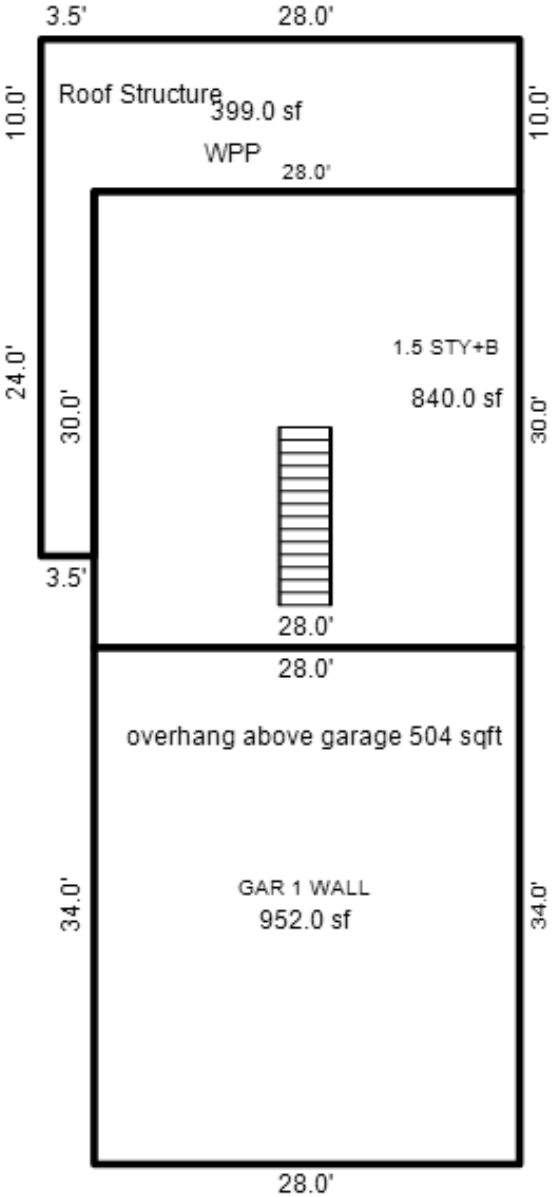


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Direct-Vented Ga	Area 399 120	Type WPP Roof Cover Onl	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: 2 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1.5S		Trim & Decoration			Ex	X	Ord	Min	Central Air Wood Furnace							
Yr Built 1993	Remodeled 0	Size of Closets			Lg	X	Ord	Small								
Condition: Average		Doors					X	H.C.								
Room List		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C -5 Blt 1993			
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		200 Amps Service			Ex. X Ord. Min			(11) Heating System: Forced Hot Water Ground Area = 840 SF Floor Area = 1764 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
Insulation		Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 840 1 Story Siding Overhang 504 Total: 201,432 141,012						
(2) Windows		(8) Basement		(14) Water/Sewer			Other Additions/Adjustments			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	8			1			Recreation Room 168 3,202 2,241 Basement, Outside Entrance, Below Grade 1 2,523 1,766						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1			1			Average Fixture(s) 3 Fixture Bath 3 Fixture Bath Porches WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 952 35,110 24,577 Common Wall: 1 Wall 1 -2,647 -1,853 Door Opener 1 539 377						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			1			Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854						
(3) Roof		168		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,727 1,909 Fireplaces Wood Stove 1 2,515 1,760 Direct-Vented Gas 1 2,979 2,085						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Built-Ins Appliance Allow. 1 2,727 1,909 Fireplaces Wood Stove 1 2,515 1,760 Direct-Vented Gas 1 2,979 2,085						
Chimney: Metal										<<<<< 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.
BOOTH JOYCE S FKA JOYCE T	ESAU STEVEN & PICARD ROBE	247,000	08/17/2007	WD	03-ARM'S LENGTH	2007/3064	DEED	100.0
SCHIEFER ETAL*	BOOTH JOYCE S FKA JOYCE T	0	08/10/2007	QC	21-NOT USED/OTHER	2007/3063	DEED	0.0
SCHIEFER HARRY M (DECEASE	SCHIEFER JOYCE T (HIS SPO	0	04/06/1996	OTH	21-NOT USED/OTHER	2007/3065	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
140 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ESAU STEVEN & PICARD ROBERTA 4992 W LIBERTY Ann Arbor MI 48103	2025 Est TCV 274,453 TCV/TFA: 293.22					

Tax Description	X	Improved		Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public	Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 3 T22N R8W LOTS 27 & 28 CROOKED LAKE PLAT.	X	Dirt Road				A 80'@\$1400/FF	100.00	110.00	0.9457	0.9415	1400	100		124,657
Comments/Influences		Gravel Road				100 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	124,657	

Land Improvement Cost Estimates		* Factors *					
Description	Rate	Size	% Good	Cash Value			
D/W/P: 3.5 Concrete	6.07	276	71	1,189			
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 =				3,539			

Topography of Site									
Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Rolling	2025	62,300	74,900	137,200			98,391C		
X Low	2024	64,500	79,200	143,700			95,433C		
X High	2023	49,200	75,600	124,800			90,889C		
Landscaped	2022	36,000	72,600	108,600			86,561C		
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
X PRIVATE RD									



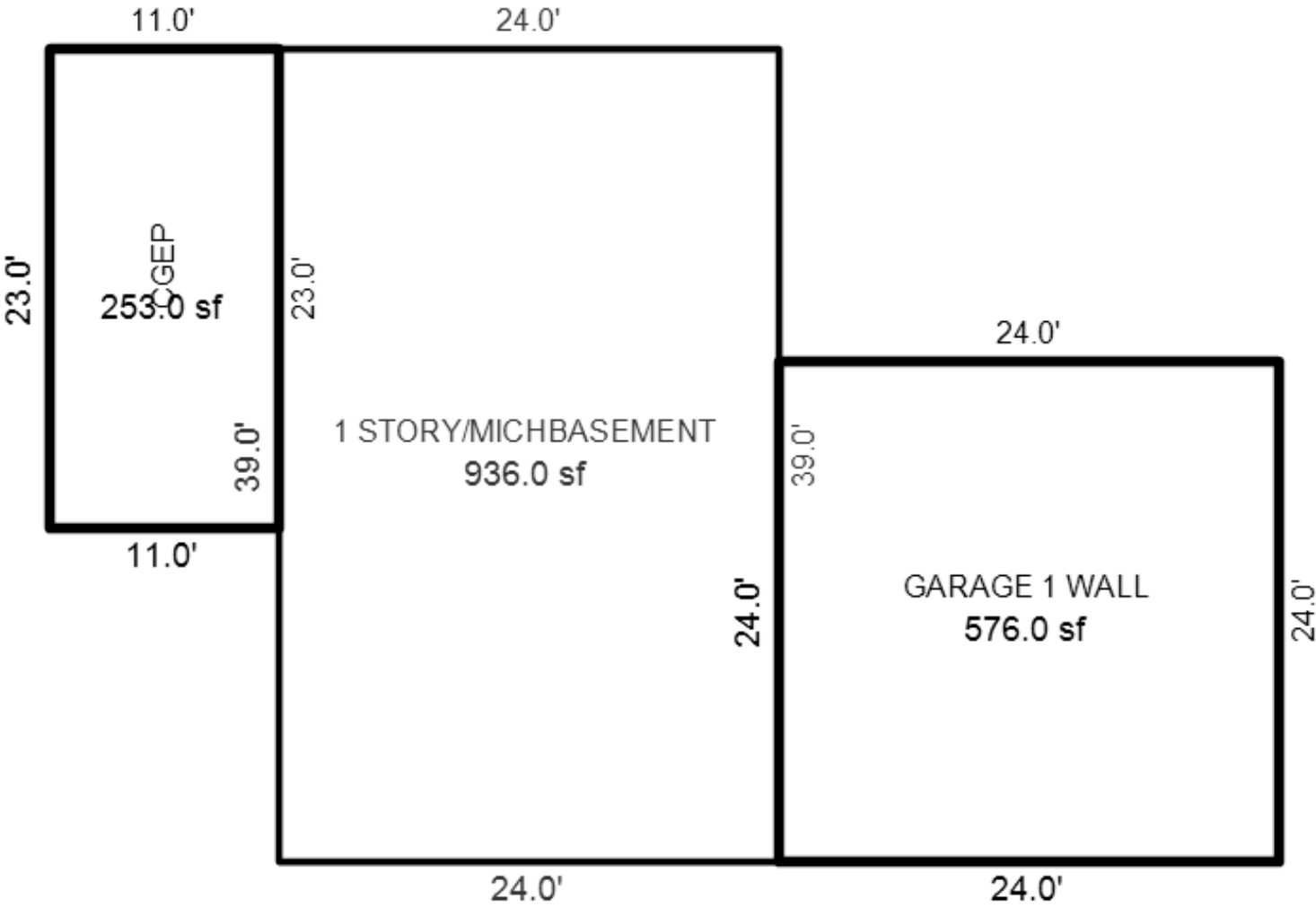
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	64,500	79,200	143,700			95,433C
TPC	04/18/2016	INSPECTED	2023	49,200	75,600	124,800			90,889C
TPC	04/28/2015	INSPECTED	2022	36,000	72,600	108,600			86,561C

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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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 253 150	Type CGEP (1 Story) Treated Wood	Year Built: 1986 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior											
	Building Style: 1S	Drywall X Paneled	Plaster Wood T&G	Trim & Decoration									
Yr Built 1963	Remodeled 1974	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											
	(1) Exterior	Kitchen: Other: Other:											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings											
		X	Drywall										
(2) Windows		(7) Excavation											
X	Many Avg. Few	X	Large Avg. Small	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X 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: Block	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											
		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 = 936 SF Floor Area = 936 SF.											
		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60											
		Building Areas											
		Stories Exterior Foundation Size Cost New Depr. Cost											
		1 Story Siding Mich Bsmnt. 936 Total: 117,418 75,600											
		Other Additions/Adjustments											
		Plumbing											
		Average Fixture(s) 1 1,212 727											
		3 Fixture Bath 1 3,805 2,283											
		Porches											
		CGEP (1 Story) 253 12,868 7,721											
		Deck											
		Treated Wood 150 3,302 1,981											
		Garages											
		Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)											
		Base Cost 576 23,973 14,384											
		Common Wall: 1 Wall 1 -2,861 -1,717											
		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											
		Exterior 1 Story 1 5,626 3,376											
		Local Cost Items											
		SANITARY SEWER 1 0 0 *											
		Totals: 174,116 104,469											
		<<<< 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.							
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	12/19/2023	QC	09-FAMILY	2023-03384	PROPERTY TRANSFER	0.0							
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	11/08/2018	QC	09-FAMILY	2018-03975	DEED	0.0							
MOORE GABRIEL G & STACY L	SKAGGS MATTHEW D & STACY	192,000	11/06/2018	WD	03-ARM'S LENGTH	2018-03732	DEED	100.0							
LUFT RICHARD R & JAN E	MOORE GABRIEL & STACY	158,000	02/19/2016	WD	03-ARM'S LENGTH	2016-00509	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
130 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Addition		08/23/2024		PB24-0090	60%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 269,257 TCV/TFA: 250.47									
SKAGGS MATTHEW D & STACY D & SKAGGS MICHELLE R 111 HIGHFIELD RD BATTLE CREEK MI 49017		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE										
Tax Description		Public Improvements		* Factors *											
. SEC 3 T22N R8W LOT 29 CROOKED LAKE PLAT.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		A 80'@\$1400/FF		50.00	110.00	1.0000	0.9415	1400	100		65,904
		X		Paved Road		50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =							65,904
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 3.5 Concrete		6.58	918	50	3,020				
		X		Sewer		Total Estimated Land Improvements True Cash Value = 3,020									
		X		Electric											
				Gas											
				Curb											
				Street Lights											
				Standard Utilities											
				Underground Utils.											
				Topography of Site											
				Level											
				Rolling											
				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			
				PRIVATE RD		2025	33,000	101,600	134,600			119,248C			
				TPC 10/23/2024 INSPECTED		2024	38,400	85,600	124,000			96,846C			
				TPC 04/30/2021 INSPECTED		2023	29,300	76,500	105,800			92,235C			
				TPC 05/06/2018 INSPECTED		2022	23,800	74,000	97,800			87,843C			



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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 396	Type Treated Wood	Year Built: BH Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 396 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C 10 Blt 1968			
Yr Built 1968	Remodeled 2025	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts								
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1075 SF Floor Area = 1075 SF.								
Room List		Lg	X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Building Areas								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings		No. of Elec. Outlets			1 Story Block Crawl Space 768								
X	Block Insulation	X	Drywall	Many X Ave. Few			1 Story Siding Crawl Space 307								
(2) Windows		(7) Excavation		(13) Plumbing			Total: 157,257 102,218								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1075 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								
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		(14) Water/Sewer			Plumbing								
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath								
(3) Roof		(9) Basement Finish		Lump Sum Items:			Deck								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)								
X	Asphalt Shingle	(10) Floor Support					Garages								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Storage Over Garage								
							Water/Sewer								
							Public Sewer Water Well, 100 Feet								
							Built-Ins								
							Appliance Allow.								
							Fireplaces								
							Exterior 1 Story								
							Local Cost Items								
							SANITARY SEWER								
							Totals:			220,146		143,095			
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>															

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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				
120 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		New House		03/18/2002	20020034	100%				
Owner's Name/Address		P.R.E. 100% 07/16/2012										
LANTERMAN JAMES W & ELLEN L TRUSTEES 120 S OAK DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 447,325 TCV/TFA: 236.18								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
LOT 30 CROOKED LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
231-839-2168		Gravel Road		A 80'@\$1400/FF	50.00	110.00	1.0000	0.9415	1400	100		65,904
03 SPLIT LOT 31 TO 031-00 FOR 04		Paved Road		50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	65,904		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size % Good	Cash Value		
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description			Rate	Size % Good	Cash Value			
		X Electric		LAND IMPROVE 1000			1,000.00	1 95	950			
		X Gas		Total Estimated Land Improvements True Cash Value =					950			
		X Curb										
		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										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	33,000	190,700	223,700		133,446C		
		TPC 12/27/2017	INSPECTED		2024	38,400	201,700	240,100		129,434C		
		TPC 04/18/2016	INSPECTED		2023	29,300	197,300	226,600		123,271C		
		TPC 04/27/2015	INSPECTED		2022	23,800	189,600	213,400		117,401C		

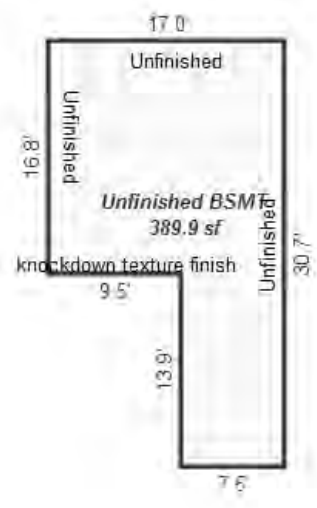
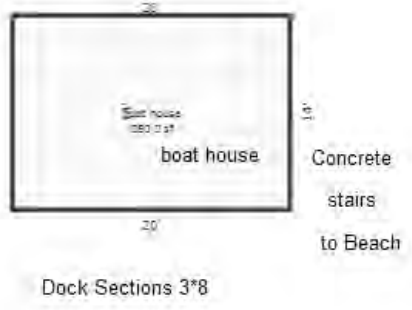
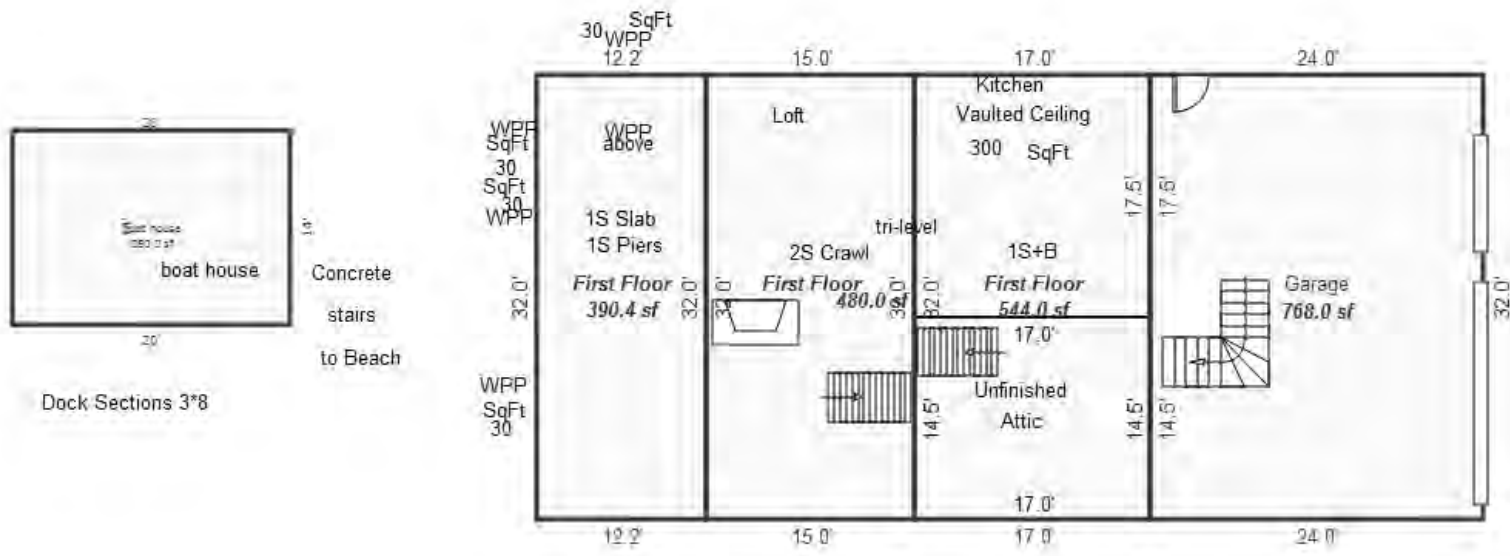


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 2002 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: TRI		Trim & Decoration		Central Air Wood Furnace												
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family TRI							Cls C 5 Blt 2002		
2002	2012	Ex	X Ord	Min	Ex. X Ord. Min			(11) Heating System: Radiant (in-floor)								
Condition: Average		Lg X Ord Small		200 Amps Service			Ground Area = 1414 SF Floor Area = 1894 SF.									
Room List		Doors Solid X H.C.		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			Building Areas									
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
(1) Exterior		(6) Ceilings		(13) Plumbing			1 Average Fixture(s)									
Wood/Shingle	Aluminum/Vinyl	X Drywall		3 Fixture Bath			2 3 Fixture Bath									
Brick	Insulation	(7) Excavation		2 Fixture Bath			1 3 Fixture Bath									
(2) Windows		Basement: 934 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 2 Story Siding Foundation 480									
Many Avg. Few	Large Avg. Small	(8) Basement		Average Fixture(s)			1 1 Story Siding Basement 544									
Wood Sash	Metal Sash	Conc. Block		3 Fixture Bath			1 1 Story Siding Piers 390									
Vinyl Sash	Double Hung	8 Poured Conc. Stone		Softener, Auto			Total: 247,301 197,846									
Double Hung	Horiz. Slide	Treated Wood		Softener, Manual			Other Additions/Adjustments									
Casement	Double Glass	X Concrete Floor		Solar Water Heat			Plumbing									
Patio Doors	Storms & Screens	(9) Basement Finish		No Plumbing			Average Fixture(s)									
(3) Roof		Recreation SF		Extra Toilet			3 Fixture Bath									
X	Gable	Gambrel	Living SF	Extra Sink			Porches									
Hip	Mansard		Walkout Doors (B)	Separate Shower			WPP									
Flat	Shed		No Floor SF	Ceramic Tile Floor			Foundation: Basement									
X	Asphalt Shingle		Walkout Doors (A)	Ceramic Tile Wains			WPP									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove			WPP									
				Vent Fan			WPP									
				(14) Water/Sewer			WPP									
				Public Water			WPP									
				Public Sewer			WPP									
				Water Well			WPP									
				1000 Gal Septic			WPP									
				2000 Gal Septic			WPP									
				Lump Sum Items:			WPP									
							Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost									
							Common Wall: 1 Wall									
							Door Opener									
							Class: C Exterior: Block Foundation: 42 Inch (Unfinished)									
							Base Cost									
							Water/Sewer									
							Public Sewer									
							1									
							<<<<< 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.
LANTERMAN GLADYS E TRUST	LANTERMAN JAMES W & ELLEN	0	04/06/2004	QC	21-NOT USED/OTHER	04-0/1458	DEED	100.0
LANTERMAN JAMES W & ELLEN	LANTERMAN JAMES W & ELLEN	0	04/06/2004	QC	21-NOT USED/OTHER	04-0/2386	DEED	0.0
LANTERMAN GLADYS E	LANTERMAN GLADYS E TRUST	0	03/29/2004	QC	21-NOT USED/OTHER	04-0/1293	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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110 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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LANTERMAN JAMES W & ELLEN TRUST 120 S OAK DR LAKE CITY MI 49651	2025 Est TCV 182,154 TCV/TFA: 237.18					
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X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
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Public Improvements	* Factors *				
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X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	Gravel Road	A 80'@\$1400/FF	50.00	110.00	1.0000	0.9415	1400	100		65,904
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	Paved Road	50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	65,904
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	Storm Sewer	Land Improvement Cost Estimates								
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	Sidewalk	Description	Rate	Size	% Good	Cash Value
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	Water	D/W/P: 3.5 Concrete	6.07	223	0	0
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X	Sewer	Wood Frame	25.88	96	91	2,260
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X	Electric	Residential Local Cost Land Improvements				
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	Gas	Description	Rate	Size	% Good	Cash Value
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	Curb	LAND IMPROVE 1000	1,000.00	1	95	950
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	Street Lights	Total Estimated Land Improvements True Cash Value =				3,210
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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X	Level									
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	Rolling									
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	Low									
--	-----	--	--	--	--	--	--	--	--	--

X	High									
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	Landscaped									
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	Swamp									
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	Wooded									
--	--------	--	--	--	--	--	--	--	--	--

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

	Wetland									
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X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	PRIVATE RD	2025	33,000	58,100	91,100			68,415C
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	TPC 12/27/2017 INSPECTED	2024	38,400	61,400	99,800			66,358C
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	TPC 04/18/2016 INSPECTED	2023	29,300	58,600	87,900			63,199C
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	TPC 04/27/2015 INSPECTED	2022	23,800	56,200	80,000			60,190C
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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 128 204	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(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: 768 Total Base New : 124,219 Total Depr Cost: 80,743 Estimated T.C.V: 113,040		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg Ord X Small		Condition: Average				
Yr Built 1956	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1956				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts		Ground Area = 768 SF		Floor Area = 768 SF.				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		100			No./Qual. of Fixtures			1 Story Siding Slab		768		89,609 58,246			
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		Ex. X Ord. Min			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)			
(2) Windows		(7) Excavation		Many X Ave. Few			1 3 Fixture Bath			Plumbing		Average Fixture(s)		1 1,212 788			
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 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		CGEP (1 Story) CGEP (1 Story)		128 7,985 5,190 204 11,014 7,159			
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			Water/Sewer			Water/Sewer		Public Sewer Water Well, 100 Feet		1 1,307 850 1 5,560 3,614			
(3) Roof		(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			Built-Ins		Appliance Allow.		1 1,906 1,239			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Fireplaces		Exterior 1 Story		1 5,626 3,657			
X	Asphalt Shingle	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Local Cost Items SANITARY SEWER			1 0 0		Totals:		124,219 80,743			
Notes:														ECF (4085 CROOKED LAKE) 1.400 => TCY:		113,040	

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Sketch by Apex IVTV

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
100 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
FOLTZ TED	P.R.E. 0%					
4268 BEAGLE ROAD	MAP #:					
WHITE CITY OR 97503	2025 Est TCV 185,299 TCV/TFA: 231.62					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			* Factors *							
. SEC 3 T22N R8W LOT 32 CROOKED LAKE PLAT.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 80'@\$1400/FF 53.00 110.00 1.0000 0.9415 1400 100 69,859								
ADD SEWER FOR 05	X	Paved Road		53 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 69,859								

Comments/Influences	X	Sewer	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
ADD SEWER FOR 05	X	Water	D/W/P: 3.5 Concrete	6.07	90	0	0
	X	Electric	Wood Frame	34.40	36	94	1,164
		Gas	Total Estimated Land Improvements True Cash Value = 1,164				
		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							
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									
PRIVATE RD	X								



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	40,100	61,000	101,100			66,764C
TPC	04/18/2016	INSPECTED	2023	30,600	58,200	88,800			63,585C
TPC	04/27/2015	INSPECTED	2022	24,600	55,900	80,500			60,558C

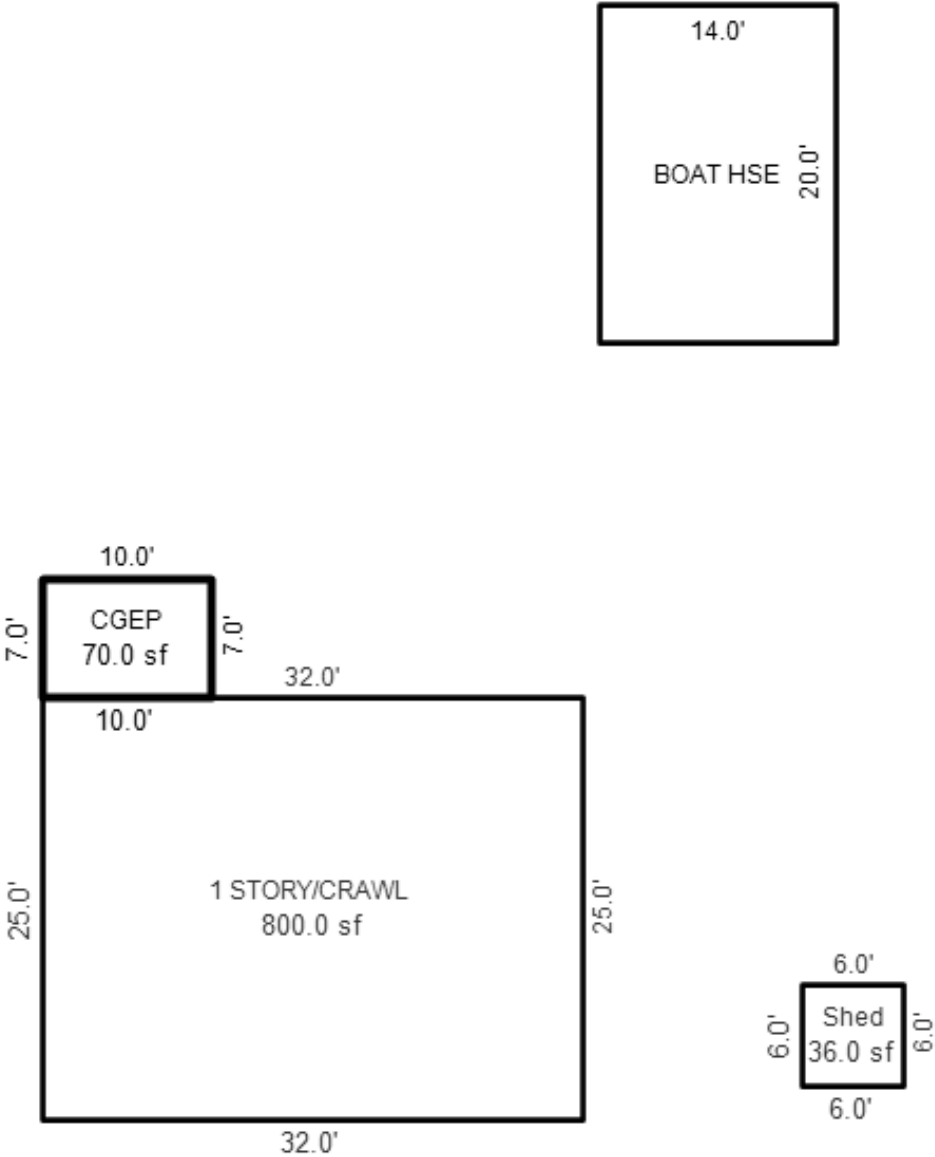
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 70	Type CGEP (1 Story)	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: 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			Central Air Wood Furnace		(12) Electric		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 = 800 SF Floor Area = 800 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>Crawl Space</td> <td>800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>95,747</td> <td>62,236</td> </tr> </tbody> </table>	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800			Total:				95,747	62,236		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	800																																
Total:				95,747	62,236																														
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Porches CGEP (1 Story) 70 5,212 3,388 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 280 13,012 8,458 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 Interior 1 Story 1 4,633 3,011 Local Cost Items SANITARY SEWER 1 0 0																				
Yr Built 1956	Remodeled 0	Ex	X Ord	Min	Size of Closets			Lg Ord X Small		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		Cls CD Blt 1956 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>800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>95,747</td> <td>62,236</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800			Total:				95,747	62,236
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	800																																
Total:				95,747	62,236																														
Condition: Average		Trim & Decoration		Size of Closets			Lg Ord X Small		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		Cls CD Blt 1956 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>800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>95,747</td> <td>62,236</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800			Total:				95,747	62,236	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	800																																
Total:				95,747	62,236																														
Room List		Doors Solid X H.C.		(5) Floors			Kitchen: Other: Other:		Cls CD Blt 1956 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>800</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>95,747</td> <td>62,236</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	800			Total:				95,747	62,236							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Crawl Space	800																																
Total:				95,747	62,236																														
Basement	1st Floor	2nd Floor	3 Bedrooms	(6) Ceilings			X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
(2) Windows		Many Avg. X Large Avg. Small		(6) Ceilings			X Tile		(7) Excavation		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) 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	X Storms & Screens		(9) Basement Finish			(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4085 CROOKED LAKE) 1.400 => TCY: 114,276																						
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4085 CROOKED LAKE) 1.400 => TCY: 114,276																							
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4085 CROOKED LAKE) 1.400 => TCY: 114,276																															

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



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

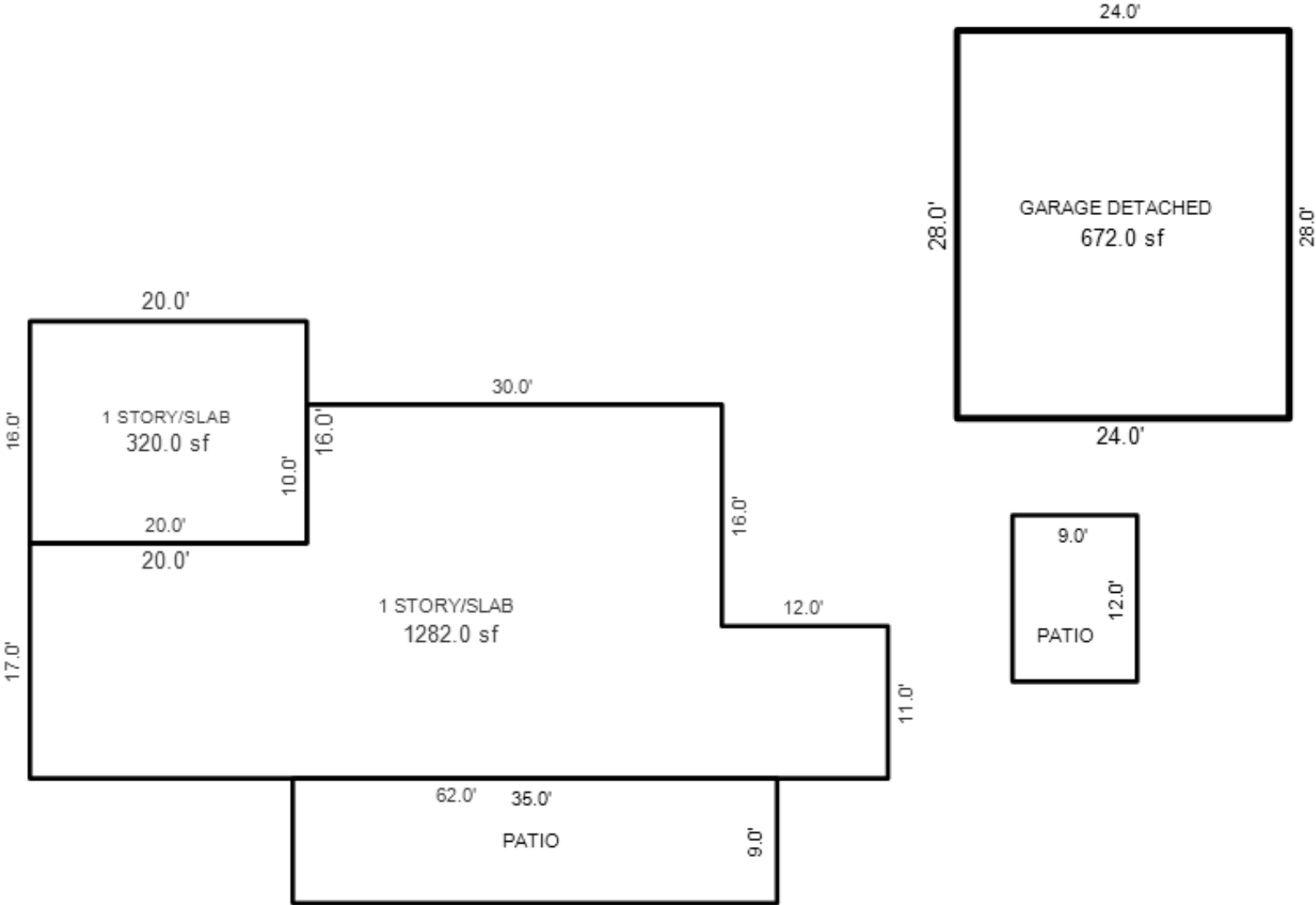
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
90 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Addition		08/28/2006		20060280	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 309,111 TCV/TFA: 192.95						
KEARNS PAULA J TRUSTEE 2443 DARTMOOR TROY MI 48084		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 3 T22N R8W LOTS 33 & 34 CROOKED LAKE PLAT.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		A 80'@\$1400/FF 89.00 110.00 0.9737 0.9415 1400 100 114,224								
ADD SEWER FOR 05		X Paved Road		89 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 114,224								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: 3.5 Concrete 6.16 581 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 2 95 1,900								
		X Curb		Total Estimated Land Improvements True Cash Value = 1,900								
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
Topography of Site		X Level										
		Rolling										
		Low										
		High										
		X Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		X Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2025	57,100	97,500	154,600			87,051C		
The Equalizer. Copyright (c) 1999 - 2009.		TPC 12/27/2017 INSPECTED		2024	59,100	101,600	160,700			84,434C		
Licensed To: Township of Lake, County of		TPC 04/18/2016 INSPECTED		2023	45,100	97,000	142,100			80,414C		
Missaukee, Michigan		TPC 04/27/2015 INSPECTED		2022	33,600	94,000	127,600			76,585C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1968 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % 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: 1,602 Total Base New : 212,076 Total Depr Cost: 137,848 Estimated T.C.V: 192,987			E.C.F. X 1.400		Bsmnt Garage:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G			Central Air Wood Furnace					Roof:		
Yr Built 1968		Remodeled 2006		Trim & Decoration			(12) Electric								
Condition: Average		Ex	Ord	X	Min	60 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1968			
Room List		Lg	Ord	X	Small	No./Qual. of Fixtures			Ground Area = 1602 SF Floor Area = 1602 SF.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas					
(1) Exterior						Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(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			1 Story Block Slab 1,282 1 Story Block Slab 320 Total: 171,851 111,702					
(2) Windows		(7) Excavation		(14) Water/Sewer			Other Additions/Adjustments			Plumbing					
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1602 S.F. Height to Joists: 0.0			Average Fixture(s) 2 Fixture Bath 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 1,195 777 2 Fixture Bath 1 2,522 1,639					
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			Garages			Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Base Cost 672 22,908 14,890					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,934 1,257					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Interior 1 Story 1 4,700 3,055					
							Local Cost Items			SANITARY SEWER 1 0 0					
							Notes:			Totals: 212,076 137,848					
										ECF (4085 CROOKED LAKE) 1.400 => TCv: 192,987					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN EDWARD & IRENE M	BROWN STEVEN J & SHERYL E	1	09/19/2011	PTA	21-NOT USED/OTHER	2011-02994	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
70 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/29/2015	2015-0269	100%
Owner's Name/Address	P.R.E. 0%		MANUFACTURED	07/25/2014	2014-0276	100%
BROWN STEVEN J & SHERYL E 5144 BISHOP RD DRYDEN MI 48428-9226	MAP #:					
	2025 Est TCV 391,557 TCV/TFA: 200.59					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value				
. SEC 3 T22N R8W LOT 35 CROOKED LAKE PLAT.	X	Dirt Road		A 80'@\$1400/FF	50.00	109.00	1.0000	0.9393	1400	100		65,754	
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =				65,754	
ADD SEWER FOR 05 REMOVE PATION FOR 07.		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description			Rate	Size % Good			Cash Value		
		Sidewalk		D/W/P: Crushed Rock			2.24	576	0		0		
		Water		D/W/P: 4in Concrete			6.87	144	0		0		
	X	Sewer		D/W/P: 3.5 Concrete			6.49	165	0		0		
		Electric		Residential Local Cost Land Improvements									
		Gas		Description			Rate	Size % Good			Cash Value		
		Curb		LAND IMPROVE 1000			1,000.00	2	95		1,900		
		Street Lights		Total Estimated Land Improvements True Cash Value =								1,900	
		Standard Utilities											
		Underground Utils.											



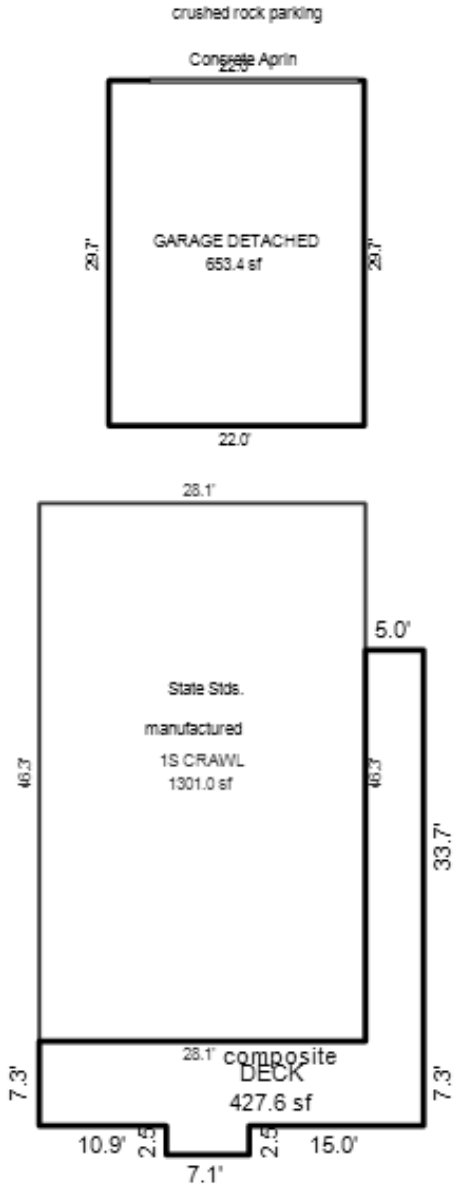
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	32,900	162,900	195,800			124,607C
	Rolling		2024	38,300	169,900	208,200			120,861C
	Low		2023	29,200	157,000	186,200			115,106C
	High		2022	23,800	131,400	155,200			109,625C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC 12/27/2017	INSPECTED								
TPC 04/18/2016	INSPECTED								
TPC 04/27/2015	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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 427	Type Composite	Year Built: 1983 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 653 % Good: 0 Storage Area: 0 No Conc. Floor: 0	BOCA/STATE	E.C.F. X 1.400	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C -5 Blt 2014					
Duplex		Drywall Paneled		(12) Electric			Ground Area = 1301 SF Floor Area = 1952 SF.								
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas								
BOCA/STATE		Ex Ord Min		Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Yr Built Remodeled 2014 0		Size of Closets		No. of Elec. Outlets			1.5 Story Siding Crawl Space 1,301								
Condition: Average		Lg Ord Small		(13) Plumbing			Other Additions/Adjustments								
Room List		Doors Solid H.C.		1 Average Fixture(s) 2 3 Fixture Bath			Plumbing								
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		2 3 Fixture Bath			Average Fixture(s)								
(1) Exterior		Kitchen: Other: Other:		2 Fixture Bath			3 Fixture Bath								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Garages								
Insulation				Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Block Foundation: 42 Inch (Unfinished)								
(2) Windows		(7) Excavation		(14) Water/Sewer			Base Cost								
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 1301 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			Water/Sewer								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Lump Sum Items:			Public Sewer								
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish					Water Well								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					1000 Gal Septic 2000 Gal Septic								
Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support					Deck								
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:					Composite								
Chimney:							Notes: PREMANF. HOME - STATE STANDARDS ECF (4085 CROOKED LAKE) 1.400 => TCV: 323,903								
Totals:							Totals:			257,061		231,359			

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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
60 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
DIX DONALD P 25849 JOANNE SMITH DR WARREN MI 48091	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 165,973 TCV/TFA: 203.40					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 3 T22N R8W LOT 36 CROOKED LAKE PLAT.				A 80'@\$1400/FF	50.00	109.00	1.0000 0.9393	1400 100	65,754
Comments/Influences				50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	65,754
ADD SEWER FOR 05				Land Improvement Cost Estimates					

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.07	180	0	0
Wood Frame	23.08	160	50	1,846
Residential Local Cost Land Improvements				
Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,796



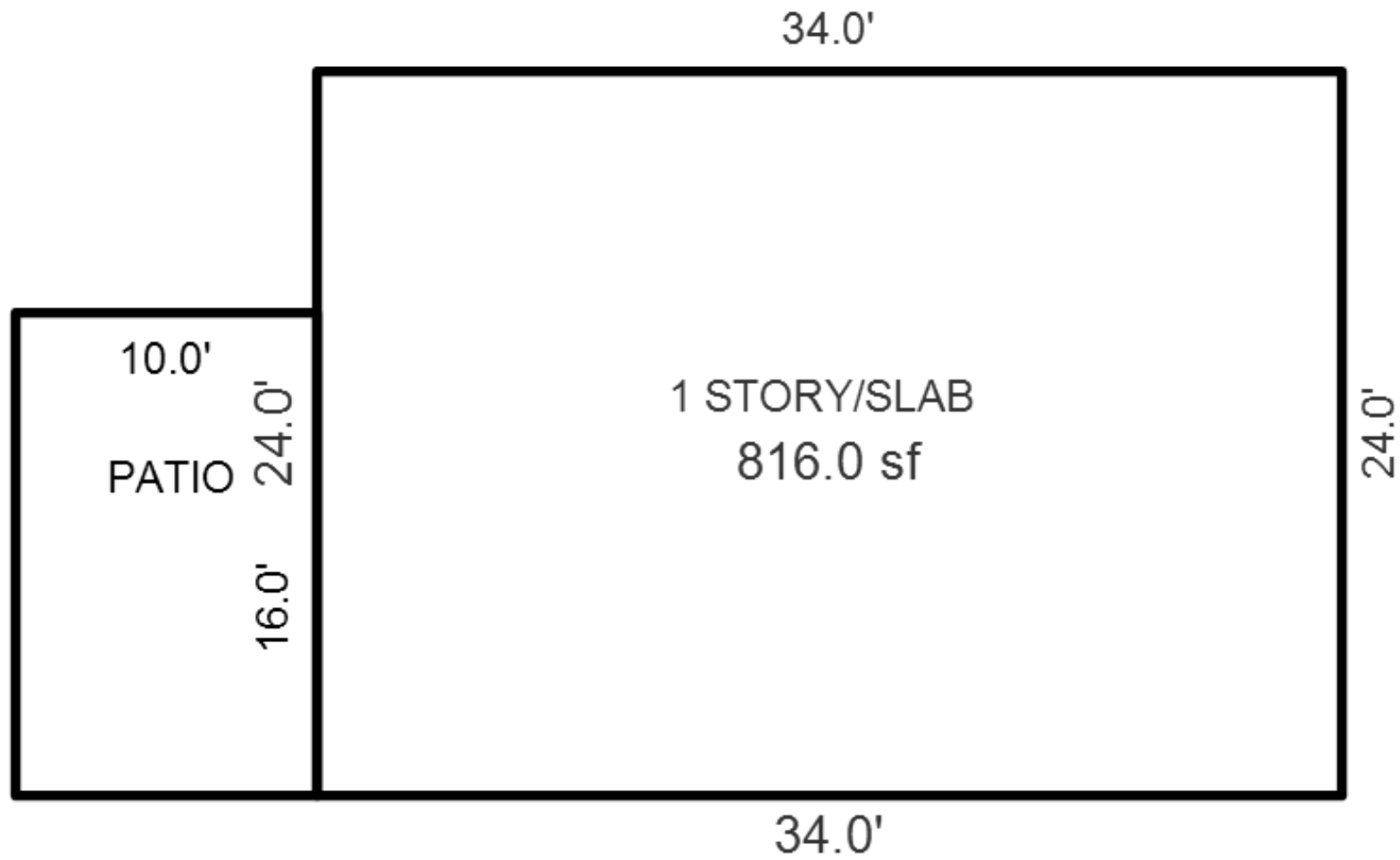
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	32,900	50,100	83,000			42,516C
	Low	High	2024	38,300	52,900	91,200			41,238C
	Landscaped	Swamp	2023	29,200	50,600	79,800			39,275C
	Wooded	Pond	2022	23,800	48,500	72,300			37,405C
X	Waterfront	Ravine							
	Wetland	Flood Plain							
X	PRIVATE RD								
Who	When	What							
TPC	05/30/2022	INSPECTED							
TPC	04/30/2021	INSPECTED							
TPC	12/27/2017	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 35 Floor Area: 816 Total Base New : 107,059 Total Depr Cost: 69,588 Estimated T.C.V: 97,423		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																		
Yr Built 1964	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 = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1964																		
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost										
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	1 Story			Siding		Slab		816		Total:		94,460		61,398					
	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		1,212		788		Water/Sewer		Public Sewer		1		1,307		850	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0			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		Fireplaces		Exterior 1 Story		1		5,626		3,657			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(8) Basement			(9) Basement Finish			(14) Water/Sewer			Local Cost Items		SANITARY SEWER		1		0		0		*		Totals:		107,059		69,588			
(2) Windows		Many Avg.	X	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			Notes:		ECF (4085 CROOKED LAKE) 1.400 => TCV:		97,423															
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(10) Floor Support			Lump Sum Items:			Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:			Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Lump Sum Items:			Notes:			Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Lump Sum Items:			Notes:			Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			ECF (4085 CROOKED LAKE) 1.400 => TCV:			97,423																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HABEL MICHAEL A & ELAINE	HABEL MICHAEL A & ELAINE	0	09/23/2021	WD	09-FAMILY	2021-03221	PROPERTY TRANSFER	0.0				
MILLER LAWRENCE C & VIRGI	HABEL MICHAEL A & ELAINE	90,000	12/29/2009	QC	09-FAMILY	2010-000033	DEED	0.0				
HABEL MICHAEL (HW) & MILL	HABEL MICHAEL (HW) & MILL	1	12/14/2009	QC	21-NOT USED/OTHER	2009/4283	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
40 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		REPAIR		08/08/2016		2016-0373	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:								
HABEL MICHAEL A & ELAINE L TRUST 45521 LILAC LANE BELLEVILLE MI 48111		2025 Est TCV 292,896 TCV/TFA: 244.49										
		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		* Factors *								
Tax Description		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 3 T22N R8W LOTS 37 & 38 CROOKED LAKE PLAT.			Gravel Road	A 80'@\$1400/FF	100.00	108.00	0.9457	0.9372	1400	100		124,086
Comments/Influences			Paved Road	100 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	124,086
ADD SEWER FOR05			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description		Rate	Size	% Good	Cash Value			
			Water	D/W/P: 3.5 Concrete	6.07	104	0	0				
		X	Sewer	D/W/P: 3.5 Concrete	6.07	126	0	0				
		X	Electric	D/W/P: 4in Concrete	6.39	72	0	0				
			Gas	Metal Prefab	14.35	144	50	1,033				
			Curb	Residential Local Cost Land Improvements								
			Street Lights	Description		Rate	Size	% Good	Cash Value			
			Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950				
			Underground Utils.	Total Estimated Land Improvements True Cash Value = 1,983								
		Topography of Site										
		X	Level									
			Rolling									
		X	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		
		X	PRIVATE RD	2025	62,000	84,400	146,400			72,928C		
				2024	64,200	89,300	153,500			70,736C		
				2023	49,100	85,200	134,300			67,368C		
				2022	36,000	81,800	117,800			64,160C		
		Who	When	What								
		TPC	04/30/2023	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		JWV	10/12/2016	INSPECTED								

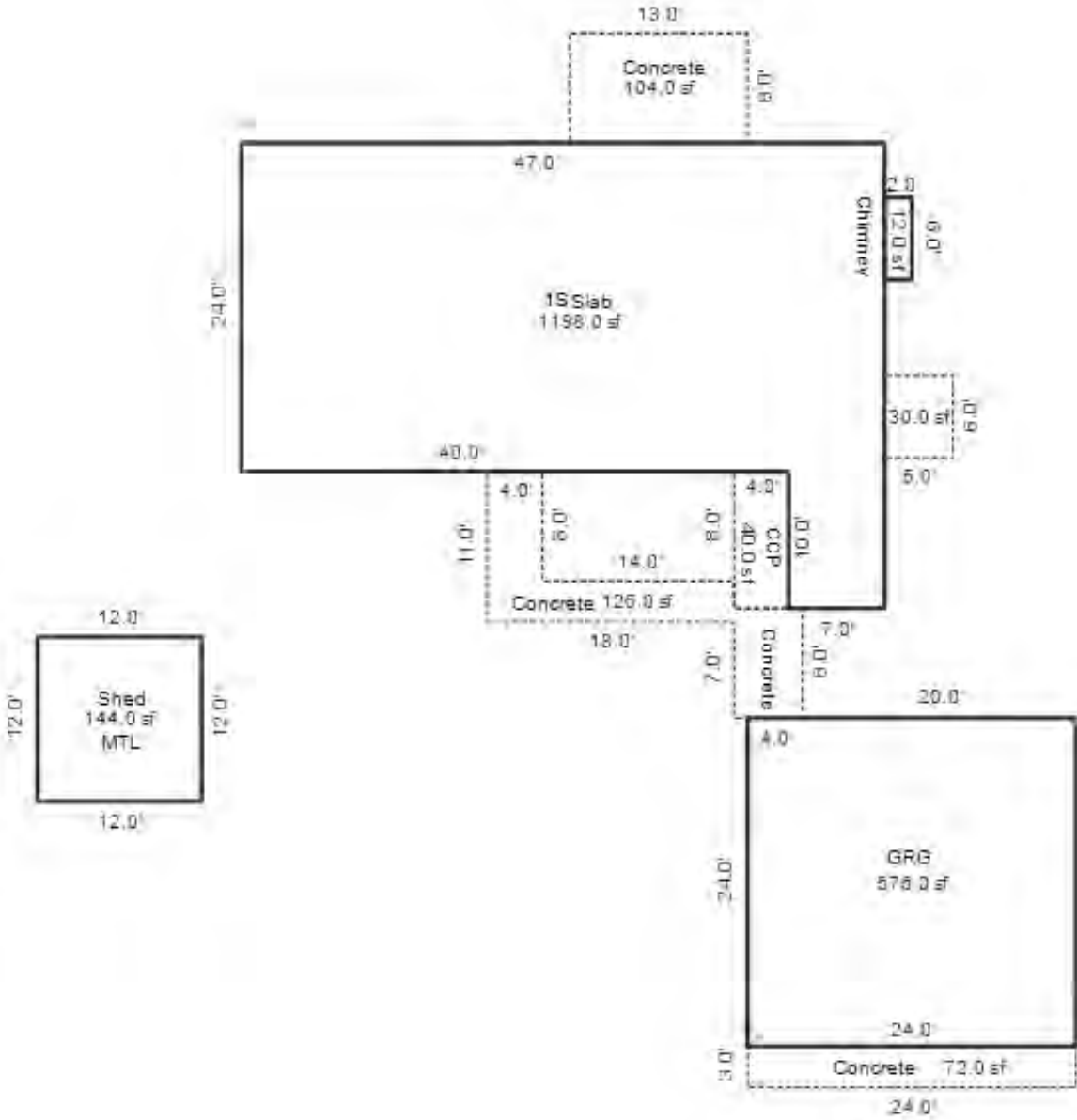


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	40	CCP (1 Story)	Year Built: 1961 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,198 Total Base New : 183,325 Total Depr Cost: 119,162 Estimated T.C.V: 166,827			E.C.F. X 1.400			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1961	Remodeled 1978	Ex	X	Ord		Min	No Heating/Cooling			Floor Area: 1,198								
Condition: Average		Size of Closets		Lg		Ord	X	Small	100 Amps Service									
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 183,325								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			No. of Qual. of Fixtures			Total Depr Cost: 119,162								
	(1) Exterior	Kitchen: Other: Other:		100 Amps Service			Ex. X Ord. Min			Estimated T.C.V: 166,827								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1961					
	(2) Windows	(7) Excavation		Many Ave. X Few			(11) Heating System: Forced Heat & Cool			Ground Area = 1198 SF			Floor Area = 1198 SF.					
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1198 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			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			1 Story Siding Slab 1,198			Total: 135,481 88,062								
	(3) Roof	(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Exterior			Brick Veneer 936 14,592 9,485					
X	Gable Hip Flat	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			Plumbing			Average Fixture(s)			Solar Water Heat 1 1,212 788					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches			CCP (1 Story)			40 1,144 744					
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:					Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 576 19,509 12,681					
							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					
							Notes:			Exterior 1 Story 1 5,626 3,657			Local Cost Items					
										SANITARY SEWER 1 0 0 *			Totals: 183,325 119,162					
										ECF (4085 CROOKED LAKE) 1.400 => TCY: 166,827								

\*\*\* 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.
GLOVER WAYNE A & LAURIE	GLOVER WAYNE A & LAURIE L	1	05/31/2012	QC	21-NOT USED/OTHER	2012-02041 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
30 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 143,085 TCV/TFA: 211.66					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
GLOVER LAURIE V L/E 942 WHEELOCK STREET FREELAND MI 48623			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			A 80'@\$1400/FF	50.00	130.00	1.0000	0.9816 1400 100	68,715
			50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value = 68,715

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
. SEC 3 T22N R8W LOT 39 CROOKED LAKE PLAT.		Dirt Road	Description	Rate	Size	% Good	Cash Value
		Gravel Road	D/W/P: 3.5 Concrete	5.70	252	0	0
		Paved Road	Wood Frame	21.88	120	50	1,313
		Storm Sewer	Residential Local Cost Land Improvements				
		Sidewalk	Description	Rate	Size	% Good	Cash Value
		Water	LAND IMPROVE 1000	1,000.00	1	95	950
		X Sewer	Total Estimated Land Improvements True Cash Value = 2,263				
		X Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	34,400	37,100	71,500			40,260C
2024	40,000	39,300	79,300			39,050C
2023	30,000	37,500	67,500			37,191C
2022	23,800	36,000	59,800			35,420C

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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/18/2016	INSPECTED
TPC	04/27/2015	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	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			Trim & Decoration			96	CSEP (1 Story)	30 CGEP (1 Story)								
Building Style: 1S		Trim & Decoration		Ex			Ord			X			Min									
Yr Built 1948	Remodeled 0	Size of Closets			Lg			X			Ord			Small								
Condition: Average		Doors			Solid			X			H.C.											
Room List		(5) Floors			(12) Electric			60			Amps Service			Class: D Effec. Age: 45 Floor Area: 676 Total Base New : 93,647 Total Depr Cost: 51,505 Estimated T.C.V: 72,107								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			No./Qual. of Fixtures			Ex.			X			Ord.			Min					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many			X			Ave.			Few					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 676 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1			Average Fixture(s)			1					
(2) Windows		Many			X			Large			Avg.			X			Avg.			Small		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1			Public Water			1			Public Sewer		
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well			1			1000 Gal Septic			2000 Gal Septic		
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support			Lump Sum Items:			Notes:			ECF (4085 CROOKED LAKE) 1.400 => TCV:			72,107					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water			1			Water Well			1			1000 Gal Septic			2000 Gal Septic		
Chimney: Block		Totals:			93,647			51,505			0			0			0			*		

\*\*\* 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.
		90,000	09/01/1997	WD	33-TO BE DETERMINED	313:1329	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9035 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	01/08/2010	20100353	100%

Owner's Name/Address	MAP #:
OTTENJAN GARRY & PHYLLIS 5510 BUTHVIEW NE COMSTOCK PARK MI 49321	2025 Est TCV 335,359 TCV/TFA: 204.99

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE																											
. SECS 3 & 4 T22N R8W LOT 1 PLAT OF CROOKED LAKE ANNEX.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 80'@\$1400/FF</td> <td>100.00</td> <td>160.00</td> <td>0.9457</td> <td>1.0339</td> <td>1400</td> <td>100</td> <td></td> <td>136,898</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.37 Total Acres</td> <td>Total Est. Land Value = 136,898</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 80'@\$1400/FF	100.00	160.00	0.9457	1.0339	1400	100		136,898	100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 136,898
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 80'@\$1400/FF	100.00	160.00	0.9457	1.0339	1400	100		136,898																						
100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 136,898																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
ADD SEWER FOR 05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.07</td> <td>120</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>23.08</td> <td>160</td> <td>94</td> <td>3,471</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.07	120	0	0	Wood Frame	23.08	160	94	3,471
Description	Rate	Size	% Good	Cash Value														
D/W/P: 3.5 Concrete	6.07	120	0	0														
Wood Frame	23.08	160	94	3,471														

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Water	X	Rolling	2025	68,400	99,300	167,700			107,985C
Sewer	X	Low	2024	70,900	104,800	175,700			104,739C
Electric	X	High	2023	52,100	100,000	152,100			99,752C
Gas	X	Landscaped	2022	36,000	96,100	132,100			95,002C
Curb	X	Swamp							
Street Lights	X	Wooded							
Standard Utilities	X	Pond							
Underground Utils.	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Road							

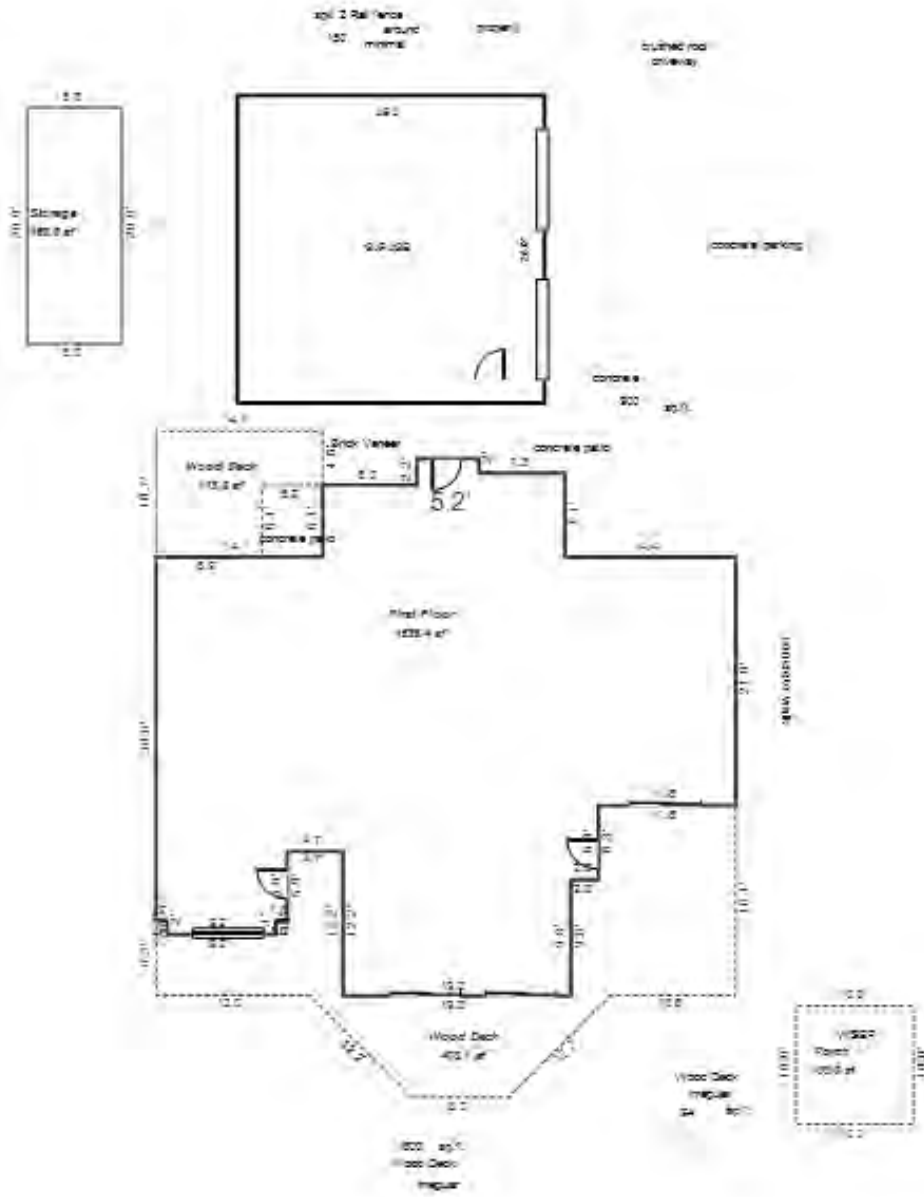


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1986 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 1,636 Total Base New : 229,304 Total Depr Cost: 137,582 Estimated T.C.V: 192,615		E.C.F. X 1.400		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 1969			
Yr Built 1969	Remodeled 2011	Ex	X	Ord	Min	Size of Closets		200		Amps Service					
Condition: Average		Lg		Ord	X	Small	Central Air Wood Furnace		No. of Elec. Outlets		Ground Area = 1636 SF Floor Area = 1636 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				
Room List		Doors		Solid	X	H.C.	(5) Floors		Ex. X Ord. Min		Building Areas				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		200		(13) Plumbing		1 Story Siding Piers 110					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1238 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		1 Story Siding Piers 1,238		1 Story Siding Piers 288		Total: 177,745 106,647			
(2) Windows		Many Avg. X Few	Large Avg. X Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,212 727			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Plumbing		Porches		WSEP (1 Story) 100 5,245 3,147			
(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		Built-Ins		Deck		Treated Wood 470 6,984 4,190		Treated Wood 118 2,803 1,682			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		Appliance Allow.		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Fireplaces		Base Cost 676 21,909 13,145		Water/Sewer		Public Sewer 1 1,307 784			
Chimney: Metal		SANITARY SEWER 1 0 0 *		Lump Sum Items:		Interior 1 Story 1 4,633 2,780		Water Well, 100 Feet 1 5,560 3,336		Local Cost Items		Appliance Allow. 1 1,906 1,144			
<<<<< 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.
STRICH GERALD N & DORIS H	STRICH GERALD N & DORIS H	0	08/28/2007	WD	21-NOT USED/OTHER	2007/3198	DEED	0.0
		80,000	09/01/1996	WD	33-TO BE DETERMINED	306:714	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8999 W OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
STRICH GERALD N & DORIS H TRUST 7797 MOWATT NORTH BRANCH MI 48461	2025 Est TCV 248,043 TCV/TFA: 223.46					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			* Factors *							
Comments/Influences					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 3 & 4 T22N R8W LOT 2 PLAT OF CROOKED LAKE ANNEX.	X	Dirt Road			A 80'@\$1400/FF	100.00	172.00	0.9457	1.0528	1400	100	139,396
		Gravel Road			100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 139,396							
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
	X	Sewer			Land Improvement Cost Estimates							
	X	Electric			Description Rate Size % Good Cash Value							
		Gas			D/W/P: 3.5 Concrete 6.07 41 50 124							
		Curb			Wood Frame 23.08 160 50 1,846							
		Street Lights			Total Estimated Land Improvements True Cash Value = 1,970							
		Standard Utilities										
		Underground Utils.										



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

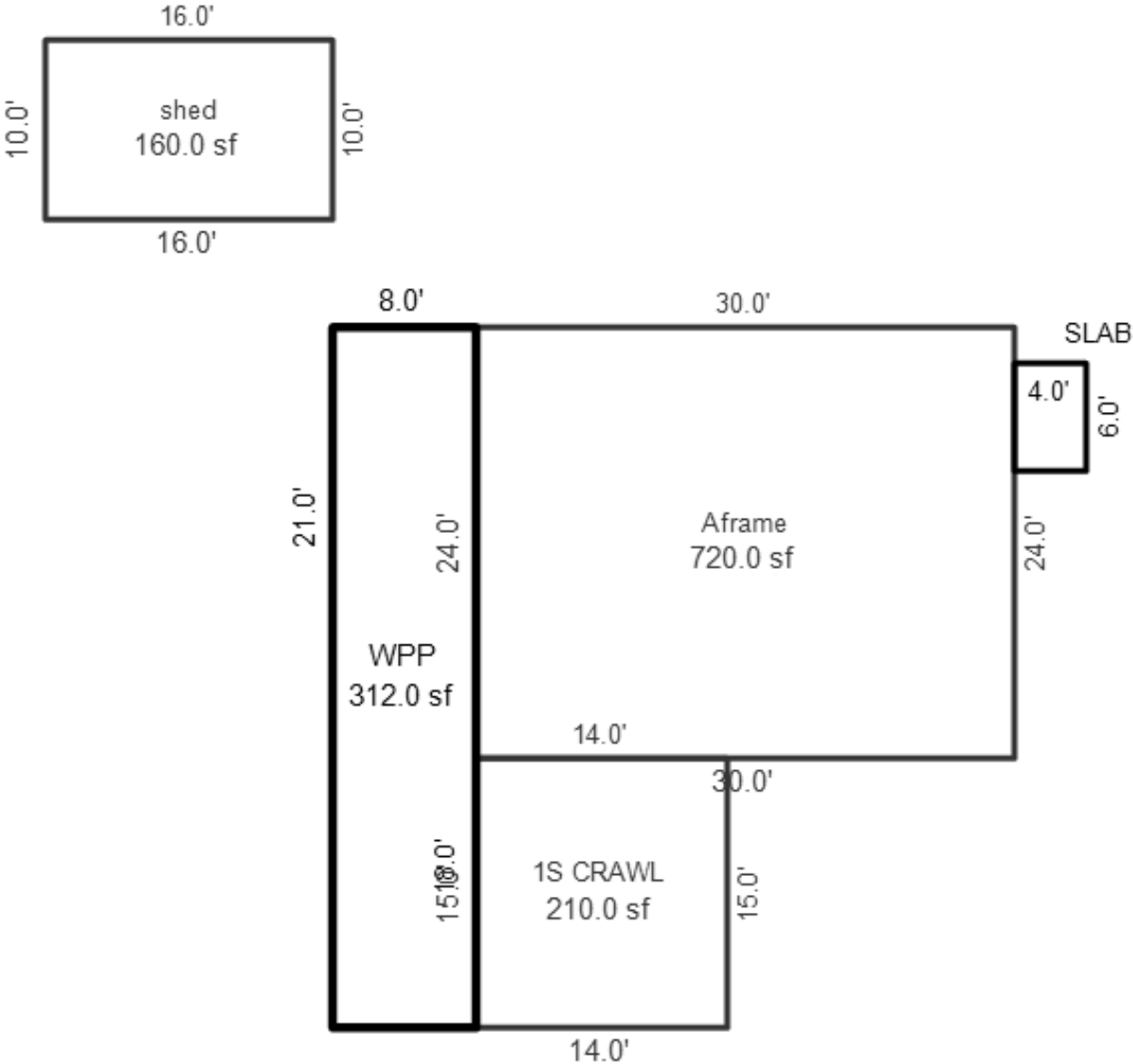
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	69,700	54,300	124,000			70,178C
2024	72,100	57,500	129,600			68,068C
2023	52,600	54,800	107,400			64,827C
2022	36,000	52,600	88,600			61,740C

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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 312	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							Class: Fair Effec. Age: 45 Floor Area: 1,110 Total Base New : 138,545 Total Depr Cost: 76,198 Estimated T.C.V: 106,677		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Yr Built 1973		Remodeled 0		Condition: Average		Room List		Doors		Solid X H.C.		Central Air Wood Furnace				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few			
(1) Exterior		(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		Cost Est. for Res. Bldg: 1 A-Frame 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 930 SF Floor Area = 1110 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Slab 720 1 Story Siding Crawl Space 210		Total: 123,132 67,721	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 210 S.F. Slab: 720 S.F. Height to Joists: 0.0			(8) Basement		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,455 800			
X	Many Avg. X Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer		Notes:		Porches		WPP		312 5,185 2,852			
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Public Sewer		Water/Sewer		Public Sewer		1 1,307 719			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins		Appliance Allow.		Water Well, 100 Feet		1 5,560 3,058		Local Cost Items			
X	Storms & Screens	Chimney: Metal		SANITARY SEWER			1		0		Totals:		138,545 76,198		* 0			
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed		X Asphalt Shingle		ECF (4085 CROOKED LAKE) 1.400 => TCV: 106,677										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STORC ROBERT G & MARLENE	PARKS JERRY LEE & TERRY L	224,000	11/08/2005	WD	03-ARM'S LENGTH	05-0/4424	DEED	100.0
		185,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:0895	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8979 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/05/2015	2015-0583	100%

Owner's Name/Address	MAP #:
PARKS JERRY LEE & TERRY LYNN (H/W) 130 SKY LINE DR SEDONA AZ 86336	2025 Est TCV 955,016 TCV/TFA: 232.48

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
	Public Improvements		* Factors *

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 3 & 4 T22N R8W LOT 3 PLAT OF CROOKED LAKE ANNEX.		Dirt Road	100.00	156.00	0.9457	1.0274	1400	100		136,035

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
		Gravel Road	6.87	347	0	0
		Paved Road	8.06	896	0	0
		Storm Sewer	15.39	664	0	0
		Sidewalk				
		Water				
	X	Sewer				
	X	Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.87	347	0	0
D/W/P: 4in Ren. Conc.	8.06	896	0	0
D/W/P: Patio Blocks	15.39	664	0	0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	68,000	409,500	477,500			384,746C
2024	70,400	433,000	503,400			373,178C
2023	51,900	423,200	475,100			355,408C
2022	36,000	407,100	443,100			338,484C

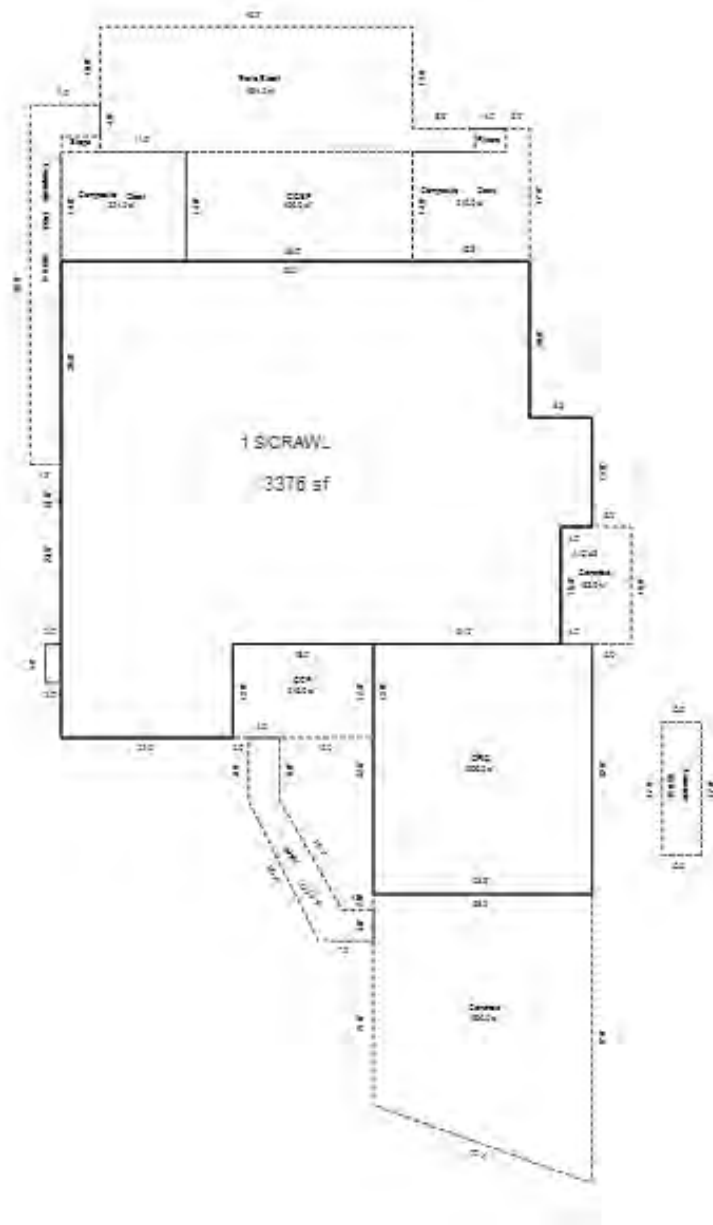
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family	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	Class: C +10 Effec. Age: 7 Floor Area: 4,108 Total Base New : 621,737 Total Depr Cost: 578,201 Estimated T.C.V: 809,481	Area 216 406 224 219 204	Type CCP (1 Story) CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 2016 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: 902 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:				
	Mobile Home																0	0	0	0
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 3376 SF Floor Area = 4108 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Building Areas			Cls C 10 Blt 2017							
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Exterior			Foundation		Size		Cost New		Depr. Cost	
A-Frame		Trim & Decoration		X			Ex. Ord. Min			Siding			Crawl Space		732		505,464		470,067	
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few			Foundation			Overhang		732					
Building Style: 1S		Size of Closets		(12) Electric			Average Fixture(s)			Exterior			Foundation		Size		Cost New		Depr. Cost	
Yr Built 2017		Lg Ord Small		0 Amps Service			1			Siding			Foundation		Size		Cost New		Depr. Cost	
Remodeled 0		Doors Solid H.C.		No. of Elec. Outlets			4			Siding			Foundation		Size		Cost New		Depr. Cost	
Condition: Average		(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Room List		Kitchens		Other: Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Basement		Kitchen:		Other: Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
1st Floor		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
2nd Floor		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
3 Bedrooms		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
(1) Exterior		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Wood/Shingle		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Aluminum/Vinyl		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Brick		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Insulation		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
(2) Windows		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Many		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Avg.		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Few		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Large		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Avg.		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Small		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Wood Sash		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Metal Sash		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Vinyl Sash		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Double Hung		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Horiz. Slide		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Casement		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Double Glass		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Patio Doors		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Storms & Screens		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
(3) Roof		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Gable		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Hip		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Flat		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Gambrel		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Mansard		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Shed		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Asphalt Shingle		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Chimney:		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Unsupported Len:		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	
Cntr.Sup:		Other:		Other:			Average Fixture(s)			Foundation			Overhang		732		505,464		470,067	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		83,500	06/01/1997	WD	33-TO BE DETERMINED	311:1025	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8959 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	10/06/2008	20080627	Complete

Owner's Name/Address	P.R.E.	MAP #:
PRZYJACIELSKI ZENO & MARY 43641 SALT CREEK CLINTON TOWNSHIP MI 48038	0%	2025 Est TCV 412,812 TCV/TFA: 252.95

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
. SECS 3 & 4 T22N R8W LOT 4 PLAT OF CROOKED LAKE ANNEX.			
Comments/Influences			
REMOVE OLD HOUSE FOR 02 NEW HOUSE FOR 03			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A 80'@\$1400/FF	98.00	125.00	0.9505	0.9721	1400	100		126,770
X Gravel Road	98 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	126,770
X Paved Road									
X Storm Sewer									
X Sidewalk									
X Water									
X Sewer									
X Electric									
X Gas	LAND IMPROVE 2500					2,500.00		1 94	2,350
X Curb								Total Estimated Land Improvements True Cash Value =	2,350
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	63,400	143,000	206,400			153,635C
X Rolling	2024	65,600	151,300	216,900			149,016C
X Low	2023	49,400	144,400	193,800			141,920C
X High	2022	35,600	138,800	174,400			135,162C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X Private Road							

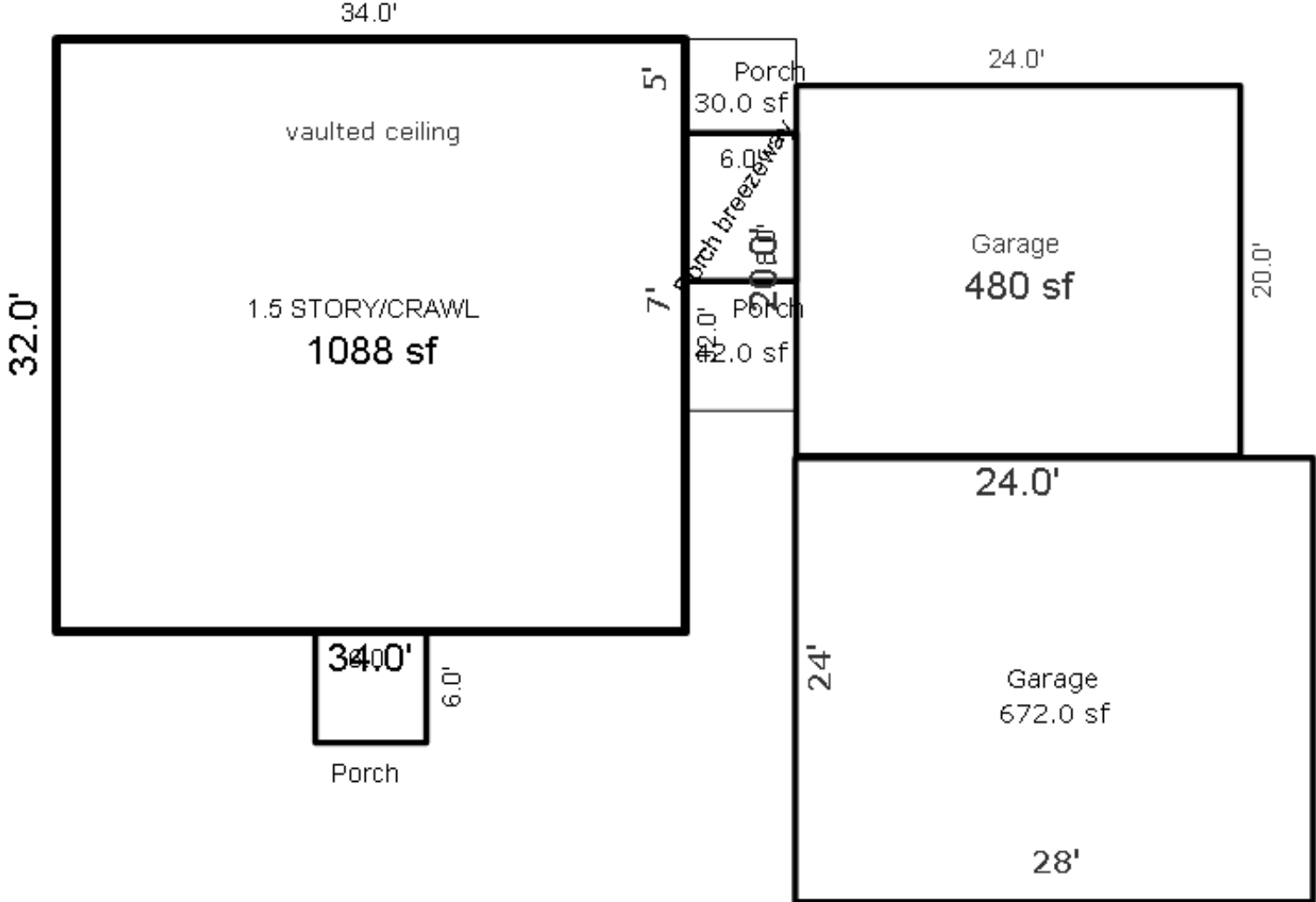
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	65,600	151,300	216,900			149,016C
TPC	04/18/2016	INSPECTED	2023	49,400	144,400	193,800			141,920C
TPC	04/27/2015	INSPECTED	2022	35,600	138,800	174,400			135,162C

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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: 1962 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: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G						36	WCP (1 Story)			
Building Style: 1.5S		Trim & Decoration										42	Treated Wood		
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min						48	Brzwy, FW			
Condition: Average		Size of Closets													
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1088 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
X		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:													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X	Ord.	Min										
		No. of Elec. Outlets													
		Many	X	Ave.	Few										
		(13) Plumbing													
		1	Average Fixture(s)												
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		(15) Fireplaces													
		Class: C Effec. Age: 18 Floor Area: 1,632 Total Base New : 247,123 Total Depr Cost: 202,637 Estimated T.C.V: 283,692													
		E.C.F. X 1.400													
		Bsmnt Garage:													
		Carport Area:													
		Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 1.5S													
		(11) Heating System: Forced Air w/ Ducts													
		Ground Area = 1088 SF Floor Area = 1632 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82													
		Building Areas													
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
		1.5 Story	Siding	Crawl Space	1,088										
		Total:				185,206	151,866								
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)													
		1													
		3 Fixture Bath													
		Porches													
		WCP (1 Story)													
		Deck													
		Treated Wood													
		Treated Wood													
		Garages													
		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)													
		Base Cost													
		480													
		Common Wall: 1 Wall													
		1													
		-2,016													
		-1,653													
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
		Base Cost													
		672													
		Common Wall: 1 Wall													
		1													
		-2,647													
		-2,171													
		Door Opener													
		1													
		539													
		442													
		Water/Sewer													
		Public Sewer													
		1													
		1,473													
		1,208													
		Water Well, 50 Feet													
		1													
		2,648													
		2,171													
		Built-Ins													
		Appliance Allow.													
		1													
		2,727													
		2,236													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



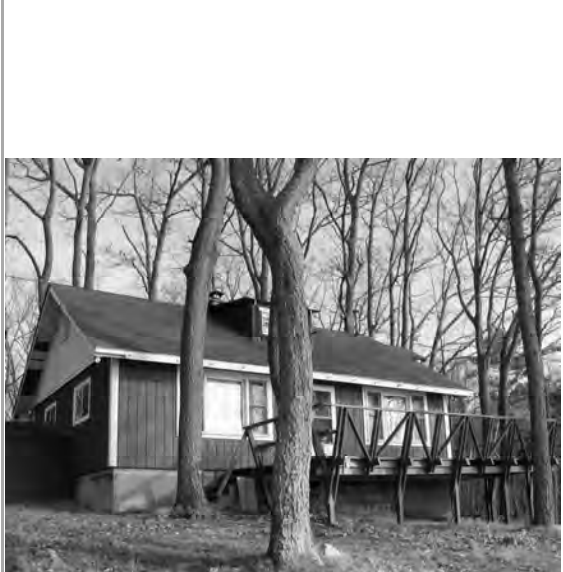
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESTON ALLEN R & MARGARE	PRESTON ALLEN & MARGARET	0	07/13/2007	QC	09-FAMILY	2007/3694	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9119 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRESTON ALLEN R MARGARET TRUST 16819 CAMERON SOUTHGATE MI 48195	MAP #:					
	2025 Est TCV 184,627 TCV/TFA: 172.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. LOT 1 CROOKED LAKE SHORE PLAT.	X	Dirt Road		A 80'@\$1400/FF	63.00	131.00	1.0000	0.9835	1400	100	86,747
Comments/Influences		Gravel Road		63 Actual Front Feet, 0.19 Total Acres							86,747
ADD SEWER FOR 05		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good		Cash Value
		Sidewalk		Metal Prefab				14.51	80 50		580
		Water		Total Estimated Land Improvements True Cash Value =							580
	X	Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	43,400	48,900	92,300			50,732C
	X High	2024	47,700	51,700	99,400			49,207C
	Landscaped	2023	35,700	49,400	85,100			46,864C
	Swamp	2022	27,300	47,400	74,700			44,633C
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X Private Road							



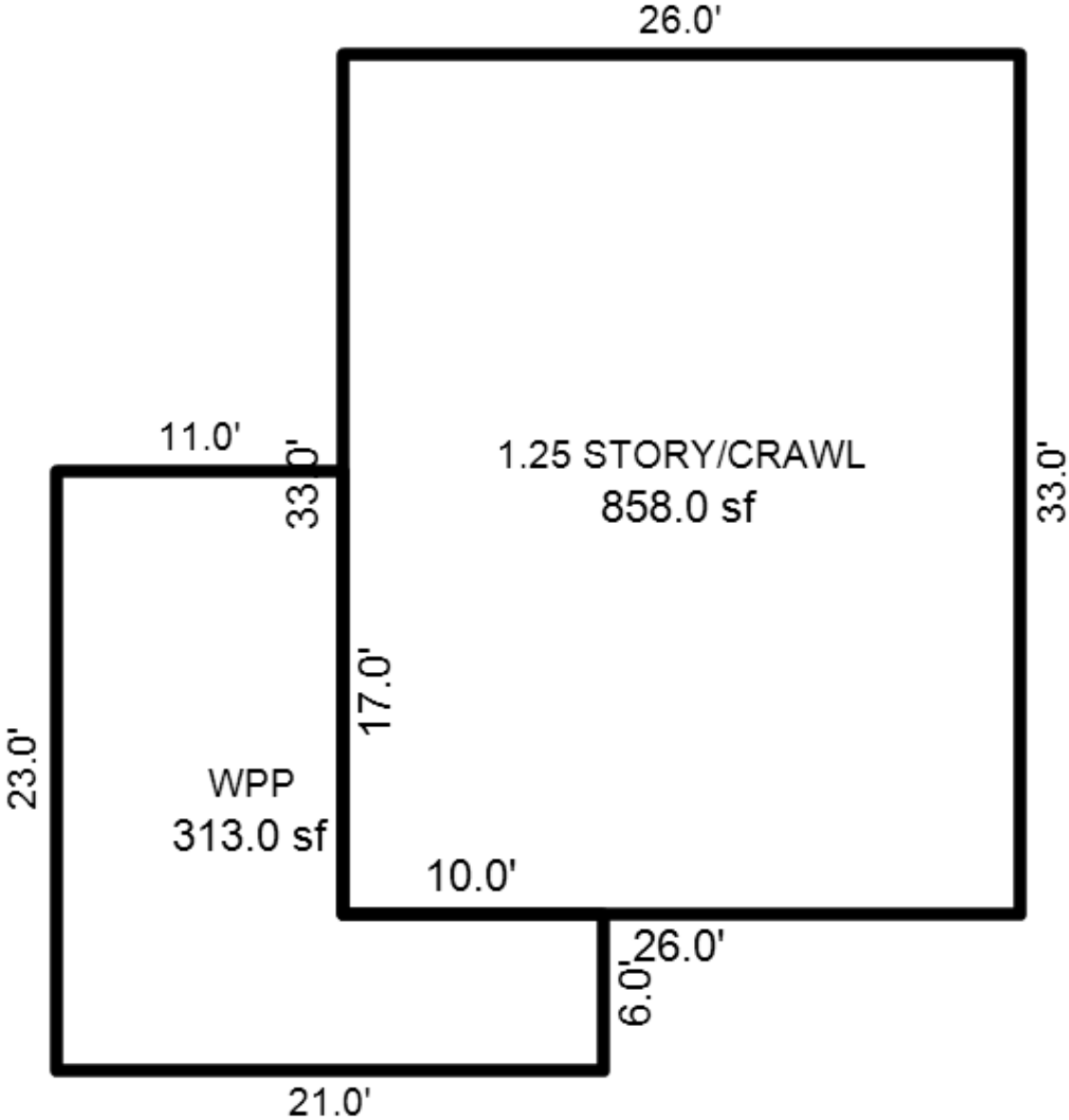
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	47,700	51,700	99,400			49,207C
TPC 04/18/2016	INSPECTED		2023	35,700	49,400	85,100			46,864C
TPC 04/27/2015	INSPECTED		2022	27,300	47,400	74,700			44,633C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 303	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1,072 Total Base New : 115,832 Total Depr Cost: 69,500 Estimated T.C.V: 97,300		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																																							
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Space Heater Ground Area = 858 SF Floor Area = 1072 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1964																																							
Yr Built 1964	Remodeled 0	Ex	X Ord		Min	(12) Electric			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																														
Condition: Average		Trim & Decoration			60 Amps Service			No./Qual. of Fixtures		1.25 Story		Siding		Crawl Space		858		Total:		105,669		63,402																													
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,010		606																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Ave.		X		Few		(13) Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			Ave.		X		Few		(13) Plumbing		1		Average Fixture(s)		3		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many			Ave.		X		Few		(13) Plumbing		1		Average Fixture(s)		3		Fixture Bath		2		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 858 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	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 858 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 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									
(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									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		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								
X	Asphalt Shingle	(10) Floor Support		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									
Chimney: Block		(10) Floor Support		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									
Lump Sum Items:		(10) Floor Support		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									
Notes:		(10) Floor Support		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									
ECF (4085 CROOKED LAKE) 1.400 => TCV:		(10) Floor Support		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									
Totals:		(10) Floor Support		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									
Totals:		(10) Floor Support		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									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLACK GLADYS L & BORDT GA	BOUGHNER JOHN A & CARON	310,000	06/11/2018	WD	03-ARM'S LENGTH	2018-01998	DEED	100.0
SLACK GLADYS L & BORDT GA	BORDT GAIL S	0	12/11/2017	AFF	07-DEATH CERTIFICATE	2018-01997	DEED	0.0
SLACK GLADYS L TRUST	SLACK GLADYS L & BORDT GA	1	08/24/2011	QC	21-NOT USED/OTHER	2011-02675	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9161 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/15/2021					

Owner's Name/Address	MAP #:
BOUGHNER JOHN A & CARON 9161 W OAK DR LAKE CITY MI 49651	2025 Est TCV 436,208 TCV/TFA: 279.62

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
X Sewer							
X Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
205 Actual Front Feet, 0.56 Total Acres					Total Est. Land Value =		218,263

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	

Fencing: Wd, Solid, 5 ft.	25.81	40	0	0	
D/W/P: Asphalt Paving	2.85	2252	50	3,209	
D/W/P: 3.5 Concrete	6.07	153	50	464	
D/W/P: Brick on Sand	16.30	146	50	1,190	
D/W/P: 4in Concrete	6.39	144	50	460	
Wood Frame	30.75	64	50	984	
Total Estimated Land Improvements True Cash Value =				6,307	

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

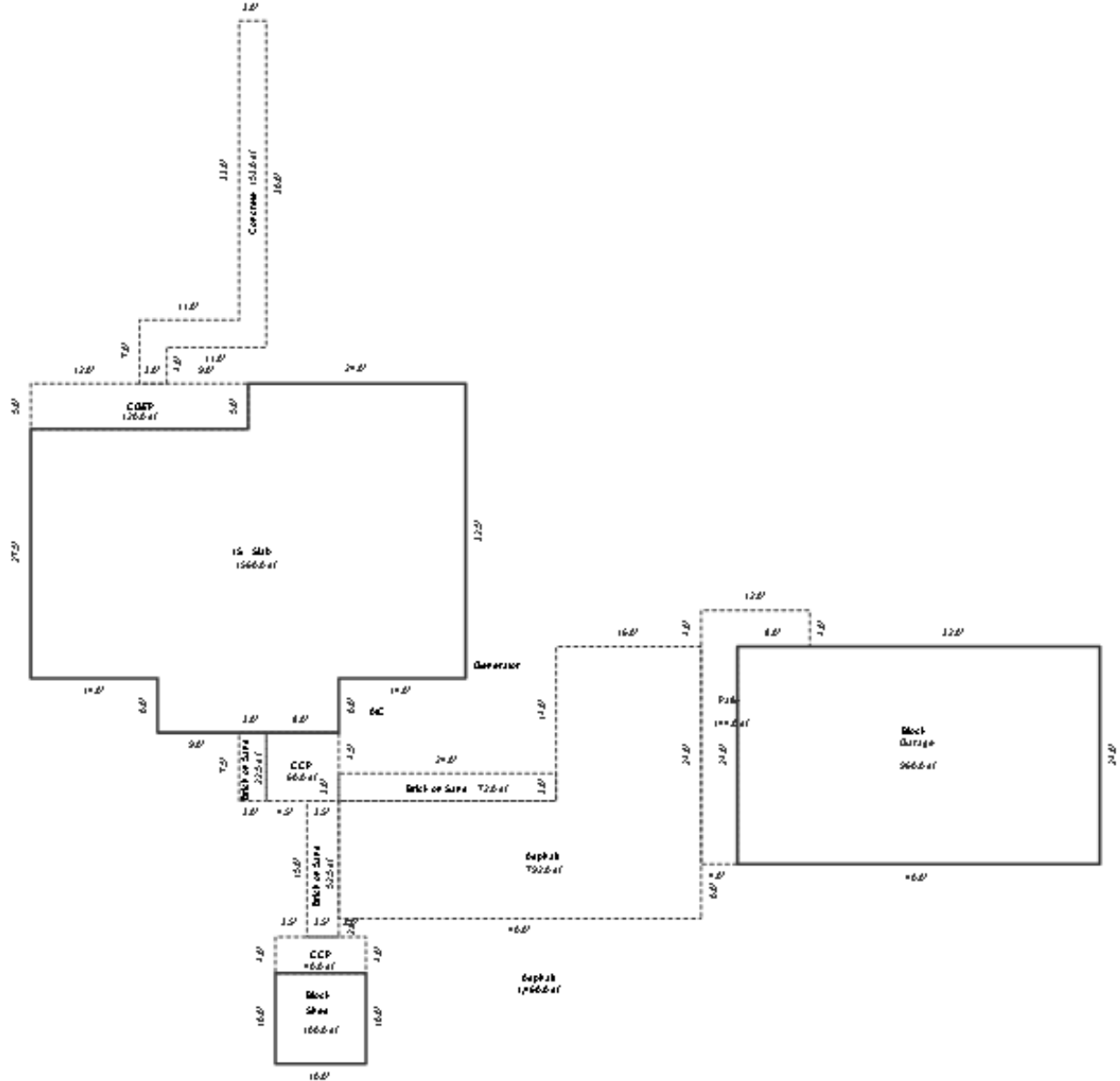
Who	When	What	2025	2024	2023	2022
			109,100	113,000	85,400	55,400
			109,000	115,100	111,000	106,500
			218,100	228,100	196,400	161,900
			154,322C	149,682C	142,555C	135,767C
		TPC 09/11/2018 INSPECTED				
		TPC 12/27/2017 INSPECTED				
		TPC 04/18/2016 INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1977 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							120	CGEP (1 Story)			
Building Style: 1S		Trim & Decoration										60	CCP (1 Story)			
Yr Built 1957	Remodeled 0	Ex	X	Ord		Min						40	CCP (1 Story)			
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets												
		X	Suspende				Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1560 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 Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1560 SF Floor Area = 1560 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 1,560                  Total: 170,009 110,505</p> <p>Other Additions/Adjustments                  Exterior                  Brick Veneer 496 7,733 5,026                  Plumbing                  Average Fixture(s) 1 1,212 788                  3 Fixture Bath 1 3,805 2,473                  Porches                  CGEP (1 Story) 120 7,634 4,962                  CCP (1 Story) 60 1,607 1,045                  CCP (1 Story) 40 1,144 744                  Foundation: Shallow 40 -561 -365                  Garages                  Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)                  Base Cost 960 28,598 18,589                  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                  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTS LEONARD M TRUST	NOVESS MASON	599,900	11/15/2024	WD	19-MULTI PARCEL ARM'S LE	2024-03077	DEED	100.0
ROBERTS LEONARD TRUST	ROBERTS LEONARD TRUST	0	05/26/2024	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
ROBERTS LEONARD & PAULETT	ROBERTS LEONARD M TRUST	0	07/03/2006	QC	21-NOT USED/OTHER	06-0/2645	DEED	0.0
		117,400	09/01/1997	WD	33-TO BE DETERMINED	313:632	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9171 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	04/18/2013	2013-0094	100%
	P.R.E. 0%		Deck/Porch	05/22/2012	2012-0188	100%
Owner's Name/Address	MAP #:		Garage	04/01/2009	20090092	100%
NOVESS MASON 21644 LUNDY DR FARMINGTON MI 48336	2025 Est TCV 395,310 TCV/TFA: 205.89					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
				* Factors *									
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 6 CROOKED LAKE SHORE PLAT AND W'LY 5' OF VACATED WALKWAY RECORDED LIBER 201P588	X	Dirt Road			A 80'@\$1400/FF	55.00	118.00	1.0000	0.9582	1400	100		73,778
		Gravel Road			55 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			73,778

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	Size % Good	Cash Value			
	X	Water	Residential Local Cost Land Improvements					
	X	Sewer	Description	Rate	Size % Good	Cash Value		
	X	Electric	LAND IMPROVE 2500	2,500.00	1 95	2,375		
		Gas	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
Level	2025	36,900	160,800	197,700			197,700S
Rolling	2024	41,900	167,700	209,600			101,109C
Low	2023	31,800	160,100	191,900			96,295C
X High	2022	25,100	153,900	179,000			91,710C
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 152 555 88 144 53 240	Type WSEP (1 Story) Treated Wood Treated Wood Treated Wood Roof Cover Onl Brzwy, FW	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
	Building Style: 1.75S				Ex	X Ord	Min									
	Yr Built 1970	Remodeled 2013														
	Condition: Average															
	Room List	Doors					X H.C.									
	Basement 1st Floor 2nd Floor 5 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: 792 S.F. Slab: 336 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Gable Hip Flat	X Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(9) Basement Finish														
	Chimney: Metal	(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex. X Ord. Min														
		No. of Elec. Outlets														
		Many X Ave. Few														
		(13) Plumbing														
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		(15) Fireplaces														
		Class: C +5 Effec. Age: 30 Floor Area: 1,920 Total Base New : 325,543 Total Depr Cost: 227,969 Estimated T.C.V: 319,157														
		Class: C Effec. Age: 30 Floor Area: 1,920 Total Base New : 325,543 Total Depr Cost: 227,969 Estimated T.C.V: 319,157														
		Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1128 SF Floor Area = 1920 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 Slab 336														
		2 Story Siding Crawl Space 792														
		Total: 227,413 159,197														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 1,455 1,018														
		3 Fixture Bath 1 4,580 3,206														
		Porches														
		WSEP (1 Story) 152 8,135 5,694														
		Deck														
		Treated Wood 555 7,970 5,579														
		Treated Wood 88 2,359 1,651														
		Treated Wood 144 3,292 2,304														
		w/Roof (Roof portion) 53 1,023 716														
		Garages														
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost 672 27,270 19,089														
		Common Wall: 1 Wall 1 -2,647 -1,853														
		Door Opener 1 539 377														
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
		Base Cost 312 19,434 13,604														
		Common Wall: 2 Wall 1 -5,295 -3,706														
		Door Opener 1 539 377														
		Water/Sewer														
		<<<<< 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.
ROBERTS LEONARD M TRUST	NOVSS MASON	599,900	11/15/2024	WD	19-MULTI PARCEL ARM'S LE	2024-03077	DEED	100.0
ROBERTS LEONARD TRUST	ROBERTS LEONARD TRUST	0	05/26/2024	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
ROBERTS LEONARD ETAL*	ROBERTS LEONARD M TRUST	0	06/28/2006	QC	21-NOT USED/OTHER	06-0/2644	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2025 Est TCV 33,320					

NOVSS MASON 21644 LUNDY DR FARMINGTON MI 48336	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 80'@\$1400/FF	25.00	115.00	1.0000	0.9520	1400	100	33,320
				25 Actual Front Feet, 0.07 Total Acres						Total Est. Land Value =	33,320

Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	X	Sewer	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
E 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.																
Comments/Influences																
02 SPLIT 1/2 TO 007-50 FOR 03 2 DOV REMAIN																



Topography of Site	X	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	16,700	0	16,700			16,700S
2024	19,400	0	19,400			12,446C
2023	14,700	0	14,700			11,854C
2022	11,900	0	11,900			11,290C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLAN ROBERT W JR TRUST	FREDRICKSON CHERYL K	0	11/02/2023	WD	09-FAMILY	2023-03033	PROPERTY TRANSFER	0.0
FREDRICKSON CHERYL K	FREDRICKSON CHERYL K	0	11/02/2023	WD	09-FAMILY	2023-03060	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9197 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/26/2012	2012-0338	100%

Owner's Name/Address	MAP #:
FREDRICKSON CHERYL K 5514 PRESERVE COURT BELMONT MI 49306	2025 Est TCV 332,439 TCV/TFA: 346.29

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOTS 8 & 9 AND W 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.	X Dirt Road	A 80'@\$1400/FF	125.00	112.00	0.8944	0.9457	1400	100		148,032

Comments/Influences	ADD SEWER FOR05	03 COMBO W/007-50 FOR 04	Land Improvement Cost Estimates
	X Water	X Sewer	Description Rate Size % Good Cash Value
	X Electric	X Gas	Dock: Light posts 42.32 312 0 0
	X Curb		D/W/P: 3.5 Concrete 6.49 192 0 0
	Street Lights		Residential Local Cost Land Improvements
	Standard Utilities		Description Rate Size % Good Cash Value
	Underground Utils.		LAND IMPROVE 2500 2,500.00 1 95 2,375
			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
X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	74,000	92,200	166,200			115,133C
2024	76,600	97,500	174,100			111,672C
2023	58,300	78,500	136,800			106,355C
2022	41,200	75,400	116,600			101,291C

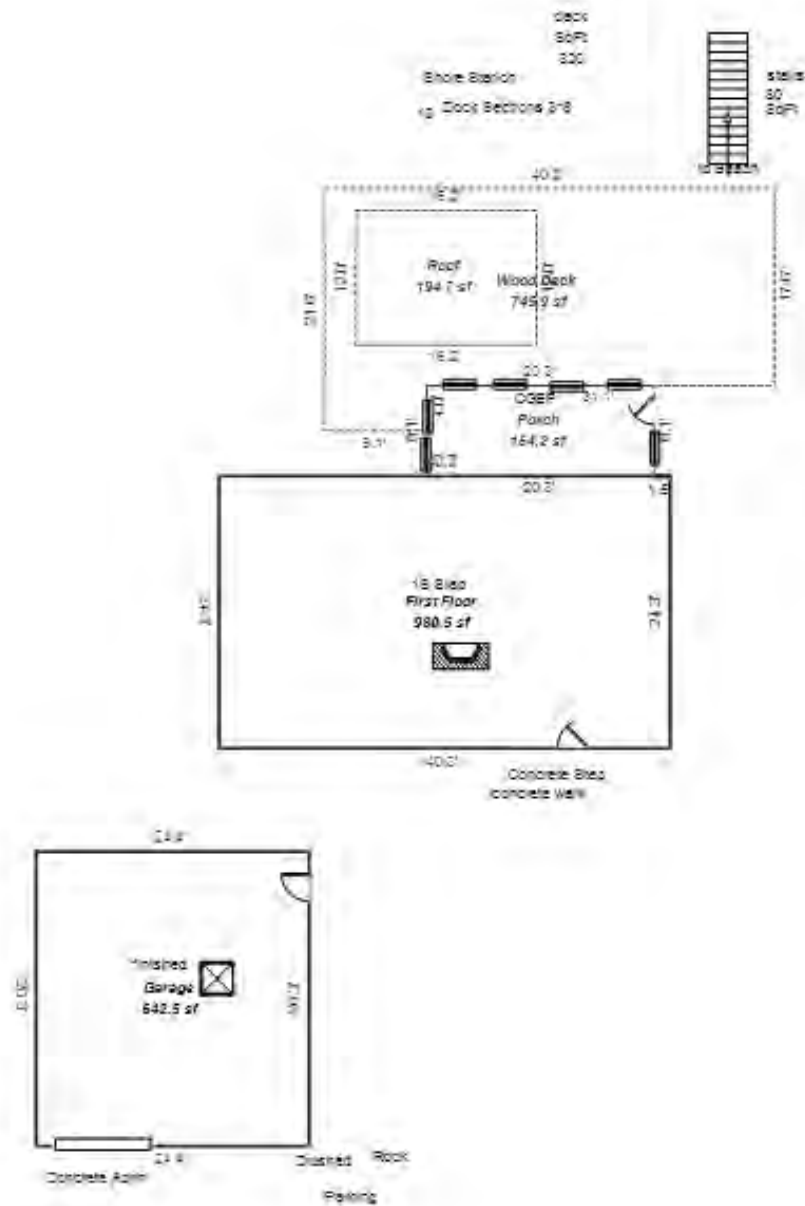
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 642 % 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					164 745 194 320 80	CGEP (1 Story) Treated Wood Roof Cover Onl Treated Wood Treated Wood		
Building Style: 1S		Drywall	Plaster										
Yr Built 1958		Remodeled 0											
Condition: Average		Ex	X	Ord	Min	Central Air Wood Furnace		Class: C -5 Effec. Age: 35 Floor Area: 960 Total Base New : 200,020 Total Depr Cost: 130,023 Estimated T.C.V: 182,032		E.C.F. X 1.400		Bsmnt Garage:	
Room List		Doors	Solid	X	H.C.	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C -5 Blt 1958	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		200 Amps Service		Ground Area = 960 SF Floor Area = 960 SF.					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many		X	Ave.	Building Areas					
(2) Windows		(7) Excavation		(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		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		1		Average Fixture(s)		1 Story Brick Slab		Total: 122,988		79,952	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 2 Fixture Bath		Other Additions/Adjustments					
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing					
X	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Sewer		Average Fixture(s) 2 Fixture Bath					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Water Well, 50 Feet		Porches					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Built-Ins		CGEP (1 Story)					
						Appliance Allow.		Deck					
						Fireplaces		Treated Wood					
						Interior 1 Story		Treated Wood					
						Local Cost Items		Treated Wood					
						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		w/Roof (Roof portion)					

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



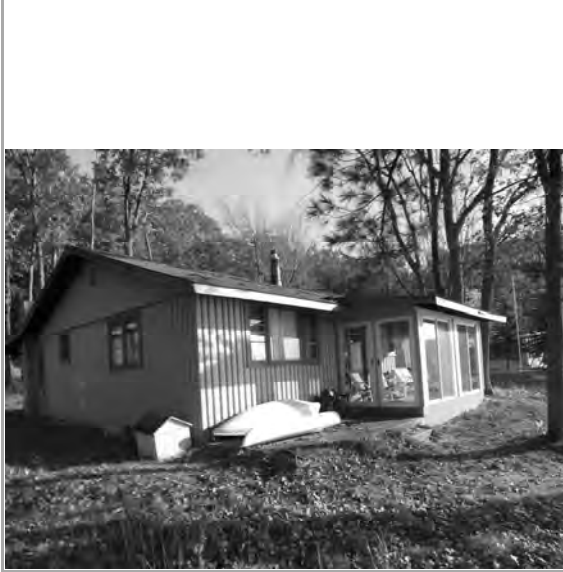
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENGEL KENETH R & IDA ROSE	ENGEL TERRY GENE & LOIS L	0	12/16/2013	QC	21-NOT USED/OTHER	2014-01617	DEED	0.0
ENGEL TERRY GENE & LOIS L	ENGEL TRUST NO.1	1	12/16/2013	QC	21-NOT USED/OTHER	2014-01618	PROPERTY TRANSFER	0.0
ENGEL KENNETH R & IDA ROS	ENGEL KENNETH& IDA & ENGL	0	08/10/1970	QC	09-FAMILY	L175P375	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9207 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ENGEL TRUST NO 1 ENGEL TERRY G & LOIS LYNN TRUSTEES 7887 LAWNDALE RD FREELEND MI 48623	MAP #:					
	2025 Est TCV 166,518 TCV/TFA: 173.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				Rate %Adj.	Reason	Value	
			Description	Frontage	Depth	Front Depth				
. LOT 10 CROOKED LAKE SHORE PLAT.	X		A 80'@\$1400/FF	50.00	108.00	1.0000	0.9372	1400	100	65,603
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		65,603	

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates			
								Description	Rate	Size % Good	Cash Value
								D/W/P: 3.5 Concrete	5.70	98 71	397
								Total Estimated Land Improvements True Cash Value =			397



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Rolling		2025	32,800	50,500	83,300			43,544C
X High		2024	38,200	53,400	91,600			42,235C
Landscaped		2023	29,200	50,900	80,100			40,224C
Swamp		2022	23,800	48,900	72,700			38,309C
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

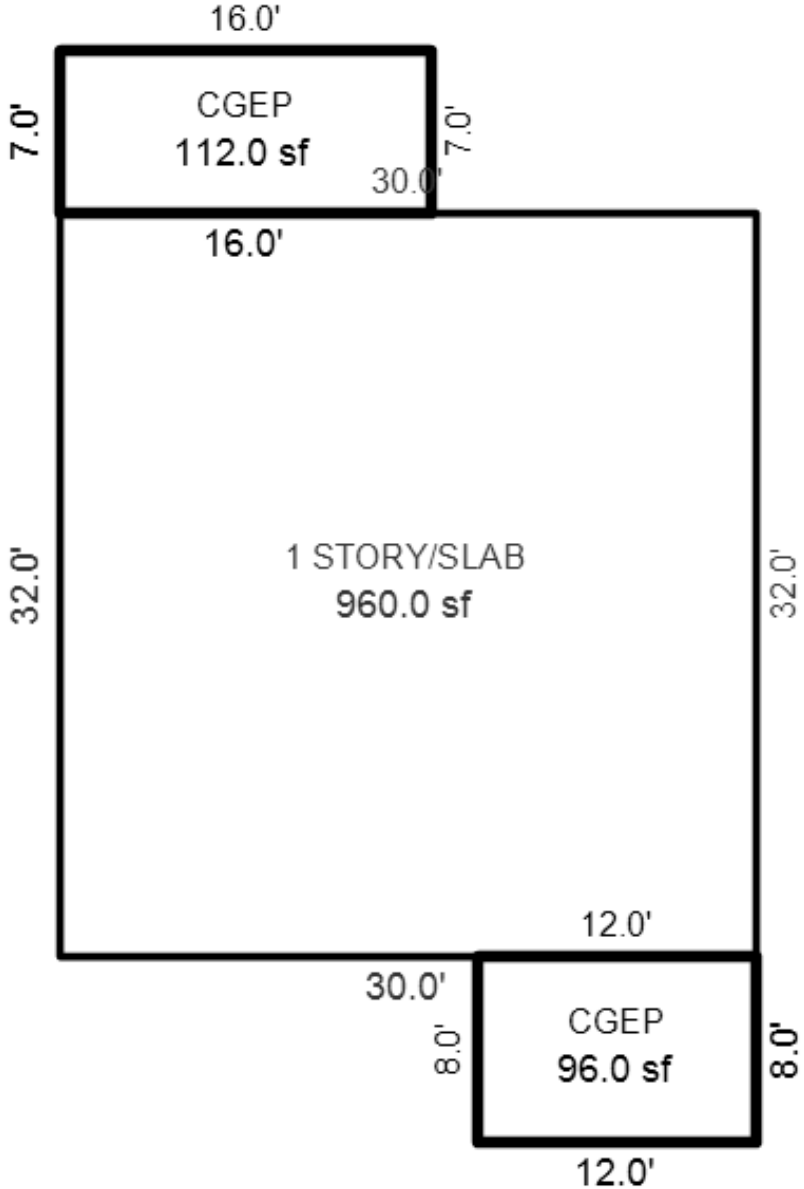
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	38,200	53,400	91,600			42,235C
TPC	04/18/2016	INSPECTED	2023	29,200	50,900	80,100			40,224C
TPC	04/27/2015	INSPECTED	2022	23,800	48,900	72,700			38,309C

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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 96 112	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame	(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 1953		Remodeled 0		Trim & Decoration			Central Air Wood Furnace														
Condition: Average		Ex		X		Ord		Min													
Room List		Doors		Solid		X		H.C.													
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen:		Other:		Other:													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X		Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets		Many		X		Ave.		Few									
(2) Windows		Many Avg. X		Large Avg. X		Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																	
Chimney: Block																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas															Cls D		Blt 1953				
Stories Exterior Foundation Size Cost New Depr. Cost																					
1 Story Siding Slab 960 Total: 98,190 58,913																					
Other Additions/Adjustments																					
Plumbing Average Fixture(s) 1 1,010 606																					
Porches CGEP (1 Story) 96 5,791 3,475																					
CGEP (1 Story) 112 6,471 3,883																					
Water/Sewer Public Sewer 1 1,158 695																					
Water Well, 100 Feet 1 5,428 3,257																					
Built-Ins Appliance Allow. 1 1,615 969																					
Local Cost Items SANITARY SEWER 1 0 0 *																					
Totals: 119,663 71,798																					
Notes: ECF (4085 CROOKED LAKE) 1.400 => TCV: 100,518																					

\*\*\* 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.
SCOTT MICHELLE EVANS	SCOTT MICHELLE EVANS	0	04/22/2021	QC	09-FAMILY	2021-01509	DEED	0.0
SCOTT MICHELLE E	SCOTT J DOUGLAS & MICHELL	0	09/10/2008	QC	21-NOT USED/OTHER	2008/3098	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9217 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/30/2008	20080719	Complete
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	09/09/2008	20080538	Complete
SCOTT MICHELLE EVANS 1911 SPRUCE DRIVE WALLED LAKE MI 48390	MAP #:					
	2025 Est TCV 458,924 TCV/TFA: 322.73					

Tax Description	X	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		* Factors *				Value			
		Improved	Vacant	Description	Frontage	Depth	Front		Depth	Rate %Adj.	Reason
. LOT 11 & E 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT INCLUDING VACATED WALKWAY L201P588	X			A 80'@\$1400/FF	85.00	104.00	0.9850	0.9284	1400	100	108,816
Comments/Influences				85 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		108,816

ADD SEWER FOR 05	X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value	
		Description	Residential Local Cost Land Improvements				
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric	LAND IMPROVE 2500	2,500.00	1 97	2,425	
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
		Total Estimated Land Improvements True Cash Value =					2,425

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				
	X																2025	54,400	175,100	229,500			160,624C
																	2024	56,300	185,100	241,400			155,795C
																	2023	43,200	180,900	224,100			148,377C
																	2022	32,700	173,800	206,500			141,312C

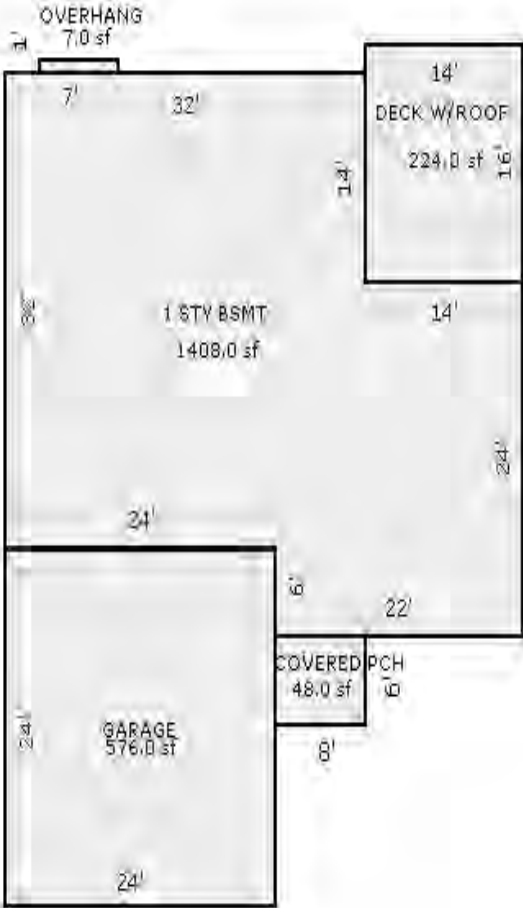


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																									
X	Single Family Mobile Home Town Home 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 WCP (1 Story) 224 WCP (1 Story)	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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: C +5 Effec. Age: 15 Floor Area: 1,422 Total Base New : 292,168 Total Depr Cost: 248,345 Estimated T.C.V: 347,683		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																																																																																							
Building Style: 1S		Yr Built 2008		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min																																																																																								
Condition: Average		Size of Closets		Lg X Ord Small		Doors Solid X H.C.		(12) Electric 0 Amps Service		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																																																																																								
Room List		(6) Ceilings		X Drywall		(7) Excavation Basement: 1408 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 1000 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes: ECF (4085 CROOKED LAKE) 1.400 => TCv: 347,683																																																																																						
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed X Asphalt Shingle		Chimney: Vinyl		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1408 SF Floor Area = 1422 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,408</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>14</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>212,644</td> <td>180,750</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,408			1 Story	Siding	Overhang	14			Total:				212,644	180,750	<table border="1"> <thead> <tr> <th>Other Additions/Adjustments</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>19,060</td> <td>16,201</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>2,523</td> <td>2,145</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1,455</td> <td>1,237</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4,580</td> <td>3,893</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,795</td> <td>4,076</td> </tr> <tr> <td>Water Well, 200 Feet</td> <td>10,590</td> <td>9,001</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>2,971</td> <td>2,525</td> </tr> <tr> <td>WCP (1 Story)</td> <td>8,474</td> <td>7,203</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>24,457</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> </tr> <tr> <td colspan="2">Totals:</td> <td>292,168</td> <td>248,345</td> </tr> </tbody> </table>		Other Additions/Adjustments	Cost New	Depr. Cost	Recreation Room	19,060	16,201	Basement, Outside Entrance, Below Grade	2,523	2,145	Plumbing			Average Fixture(s)	1,455	1,237	3 Fixture Bath	4,580	3,893	Water/Sewer			1000 Gal Septic	4,795	4,076	Water Well, 200 Feet	10,590	9,001	Porches			WCP (1 Story)	2,971	2,525	WCP (1 Story)	8,474	7,203	Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	576	24,457	Common Wall: 1 Wall	1	-2,647	Door Opener	1	539	Built-Ins			Appliance Allow.	1	2,727	Totals:		292,168	248,345
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																	
1 Story	Siding	Basement	1,408																																																																																																			
1 Story	Siding	Overhang	14																																																																																																			
Total:				212,644	180,750																																																																																																	
Other Additions/Adjustments	Cost New	Depr. Cost																																																																																																				
Recreation Room	19,060	16,201																																																																																																				
Basement, Outside Entrance, Below Grade	2,523	2,145																																																																																																				
Plumbing																																																																																																						
Average Fixture(s)	1,455	1,237																																																																																																				
3 Fixture Bath	4,580	3,893																																																																																																				
Water/Sewer																																																																																																						
1000 Gal Septic	4,795	4,076																																																																																																				
Water Well, 200 Feet	10,590	9,001																																																																																																				
Porches																																																																																																						
WCP (1 Story)	2,971	2,525																																																																																																				
WCP (1 Story)	8,474	7,203																																																																																																				
Garages																																																																																																						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																																																						
Base Cost	576	24,457																																																																																																				
Common Wall: 1 Wall	1	-2,647																																																																																																				
Door Opener	1	539																																																																																																				
Built-Ins																																																																																																						
Appliance Allow.	1	2,727																																																																																																				
Totals:		292,168	248,345																																																																																																			

\*\*\* 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.
JONES FAMILY TRUST	BARTHEL ANDREAS & CHERYL	265,000	06/14/2019	WD	03-ARM'S LENGTH	2019-01929	PROPERTY TRANSFER	100.0
JONES RICHARD H & CAROL	JONES FAMILY TRUST	0	10/27/2000	QC	09-FAMILY	2018-03141	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9235 W OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 287,480 TCV/TFA: 206.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			* Factors *							
. LOT 13 & W 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		75 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	97,008		

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 3.5 Concrete	6.07	72	0	0
X	Electric	D/W/P: 4in Concrete	6.39	750	0	0
	Gas	Metal Prefab	19.57	54	50	528
	Curb	Wood Frame	24.54	120	50	1,472
Residential Local Cost Land Improvements						
	Street Lights	Description	Rate	Size	% Good	Cash Value
	Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950
	Underground Utils.	Total Estimated Land Improvements True Cash Value =				2,950



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	48,500	95,200	143,700			133,586C
	Rolling	2024	51,000	100,700	151,700			129,570C
X	Low	2023	39,200	97,200	136,400			123,400C
	High	2022	30,300	93,500	123,800			117,524C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							

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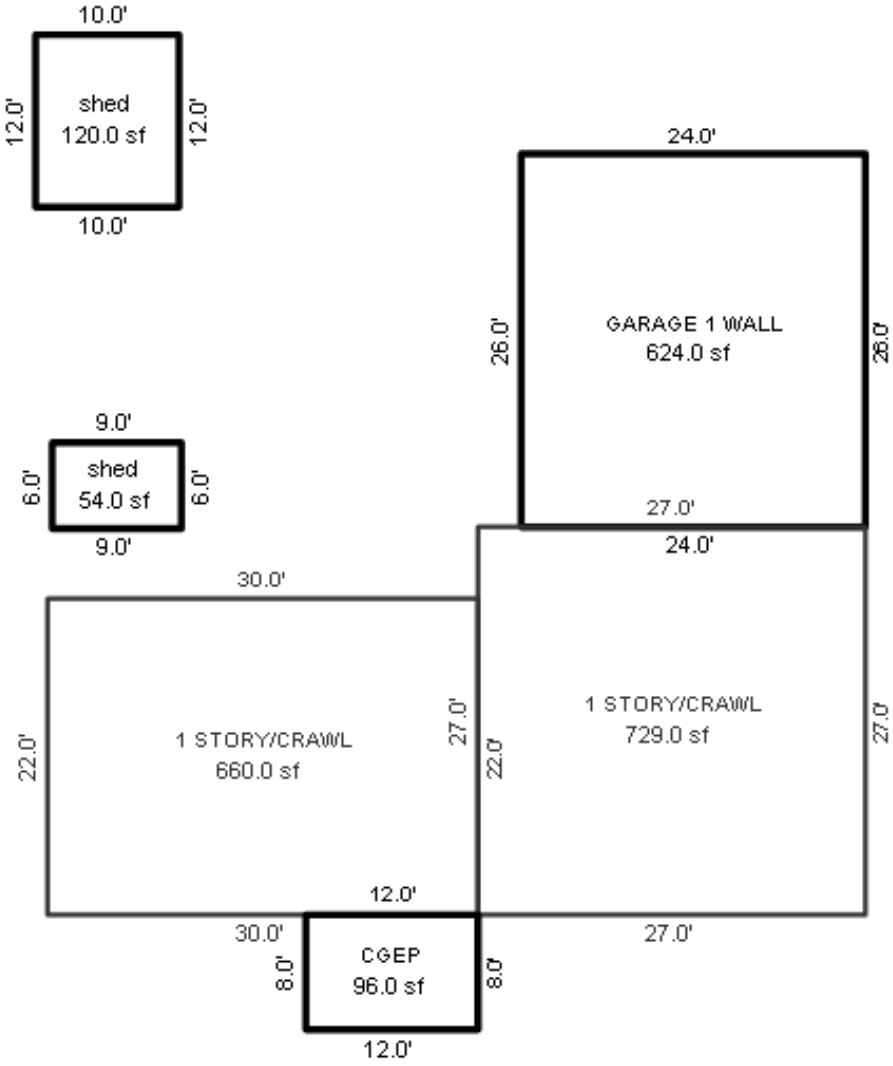
Who	When	What	2025	2024	2023	2022
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	04/18/2016	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 96 480	Type CGEP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,389 Total Base New : 206,066 Total Depr Cost: 133,944 Estimated T.C.V: 187,522		E.C.F. X 1.400		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 1965															
Yr Built 1965	Remodeled 1998	Ex	Ord	X	Min	100 Amps Service			(11) Heating System: Forced Air w/ Ducts		Floor Area = 1389 SF		Ground Area = 1389 SF																
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.	(12) Electric			Building Areas			1 Story		Siding		Crawl Space		660		729		Total:		154,412		100,369			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1 Story		Siding		Crawl Space		729		1,212		788		3,805		2,473		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1389 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		
(2) Windows		Many Avg.	X	Large Avg.	Small	Basement: 0 S.F. Crawl: 1389 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		
(3) Roof		(9) Basement Finish		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			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		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			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473	
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		
Chimney: Brick		(15) Fireplaces		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			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		
		(16) Porches/Decks		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			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		
		(17) Garage		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			Plumbing			1		Average Fixture(s)		3 Fixture Bath		1		1,212		788		3,805		2,473		

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

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



Wood Deck

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BREDEWEG ROBERT A & BARBA	BREDEWEG ROBERT A	0	09/07/2021	WD	09-FAMILY	2021-03202	OTHER	0.0
BREDEWEG BARBARA L TRUSTE	BREDEWEG ROBERT A & BARBA	1	09/17/2012	QC	21-NOT USED/OTHER	2012-03076	PROPERTY TRANSFER	0.0

Property Address: 9245 W OAK DR  
 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: BREDEWEG ROBERT A  
 12847 SAPPHIRE PARKWAY  
 HOLLAND MI 49424  
 2025 Est TCV 174,047 TCV/TFA: 194.25

2025 Est TCV 174,047 TCV/TFA: 194.25

X Improved Vacant Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1400/FF	50.00	103.00	1.0000	0.9261	1400	100		64,830
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								64,830

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.31	80	50	1,132

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,082

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	32,400	54,600	87,000			45,601C
2024	37,700	57,800	95,500			44,230C
2023	29,000	55,100	84,100			42,124C
2022	23,800	52,900	76,700			40,119C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/18/2016 INSPECTED

TPC 04/27/2015 INSPECTED



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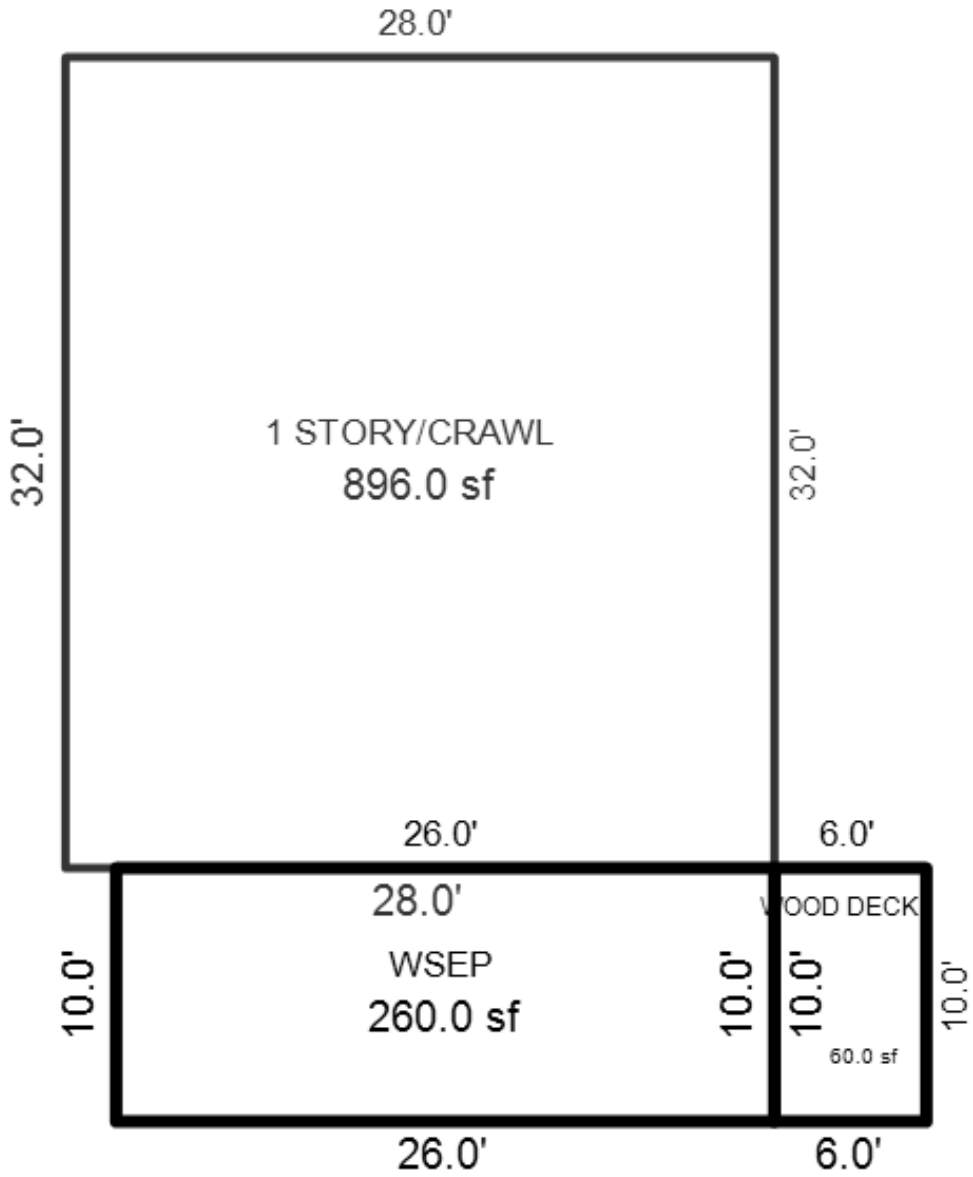
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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 260 60	Type WSEP (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												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1962		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			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									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing												
X		(8) Basement		1	Average Fixture(s)												
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(9) Basement Finish		1	(14) Water/Sewer												
	Chimney: Metal	(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:		1	Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 896 SF Floor Area = 896 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	Crawl Space	896	Total:	103,167	61,900		
Other Additions/Adjustments										Plumbing		Average Fixture(s)	1	1,212	727		
										Porches		WSEP (1 Story)	260	10,881	6,529		
										Deck		Treated Wood	60	1,886	1,132		
										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		Interior 1 Story	1	4,633	2,780		
										Local Cost Items		SANITARY SEWER	1	0	0		
										Totals:				127,540	76,525		
Notes:										ECF (4085 CROOKED LAKE) 1.400 => TCY:				107,135	*		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VARNER KURT & VARNER KELL	VARNER KEVIN W & FORD KEL	0	05/17/2022	QC	09-FAMILY	2022-01876	DEED	0.0
VARNER WILLIAM O TRUST	VARNER KEVIN W &	0	02/04/2020	QC	09-FAMILY	2020-00745	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9263 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VARNER KEVIN W & FORD KELLY A FORD KELLY A 16641 NEARVIEW DR CANYON COUNTRY CA 91387	MAP #:					
	2025 Est TCV 337,580 TCV/TFA: 284.16					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				* Factors *				
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 15, 16, & 17 CROOKED LAKE SHORE PLAT. & W'LY 1/2 OF VACATED WALKWAY L201P588	X	Dirt Road		A 80'@\$1400/FF	156.00	112.00	0.8462	0.9457	1400	100		174,790
Comments/Influences		Gravel Road		156 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	174,790
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description				Rate	Size	% Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete				6.07	160	0	0	
		Water		Metal Prefab				14.44	140	50	1,011	
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description				Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVE 2500				2,500.00	1	95	2,375	
		Curb		Total Estimated Land Improvements True Cash Value =								
		Street Lights									3,386	
		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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2025		87,400	81,400	168,800				94,302C
TPC 04/30/2021 INSPECTED	2024		90,500	86,000	176,500				91,467C
TPC 12/27/2017 INSPECTED	2023		68,900	82,100	151,000				87,112C
TPC 04/18/2016 INSPECTED	2022		47,000	71,900	118,900				82,964C

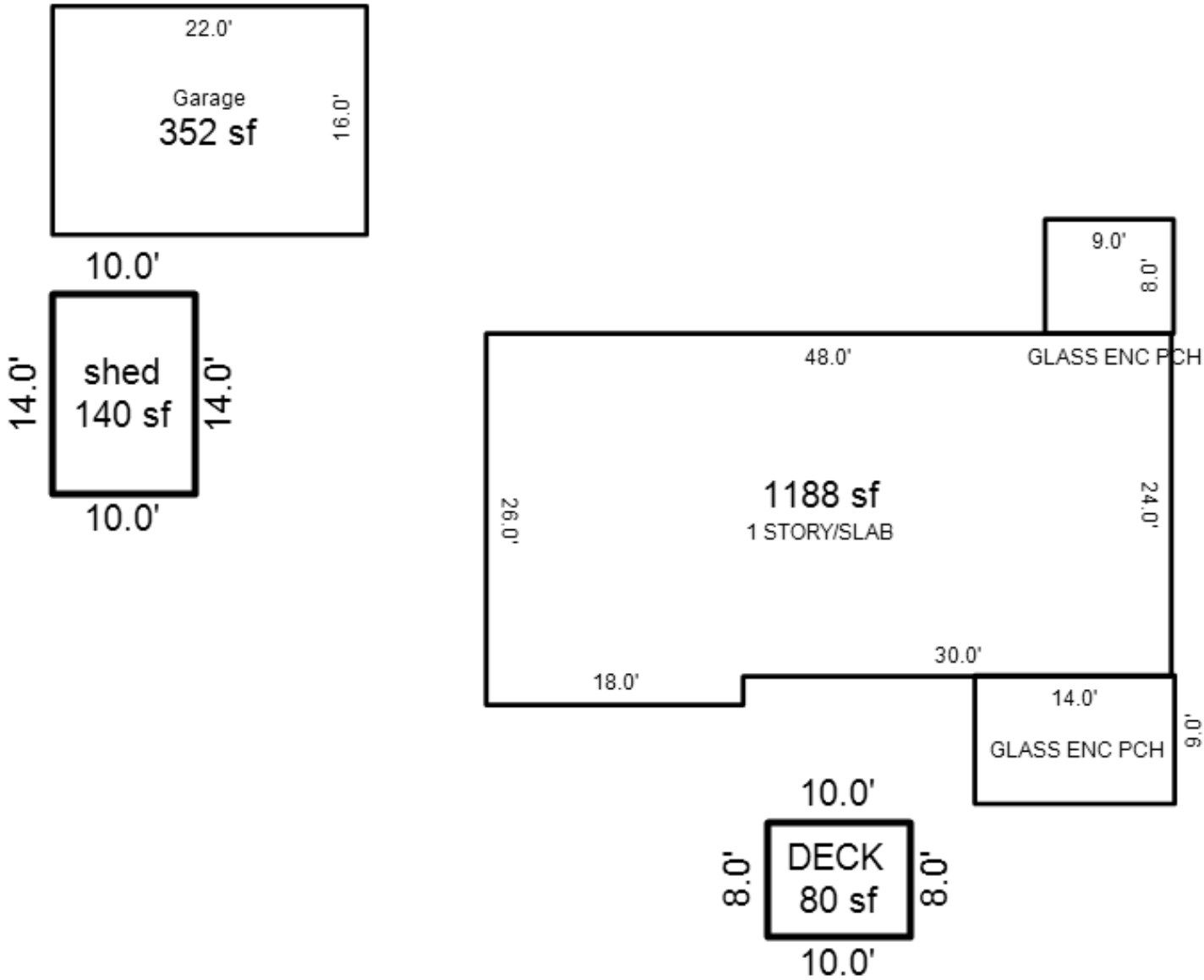
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 126 80	Type CGEP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1967 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		(12) Electric		Class: CD Effec. Age: 35 Floor Area: 1,188 Total Base New : 175,169 Total Depr Cost: 113,860 Estimated T.C.V: 159,404		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD Blt 1956			
Yr Built 1956	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		Lg		Ord	X	Small	Plumbing		1 Story Siding Slab 1,188		Total: 130,643 84,918			
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Other Additions/Adjustments		Plumbing					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CGEP (1 Story) 72 5,309 3,451 CGEP (1 Story) 126 7,899 5,134					
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1188 S.F. Height to Joists: 0.0			(14) Water/Sewer		Deck		Treated Wood 80 2,182 1,418					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(8) Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 13,978 9,086					
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Water/Sewer		Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656					
X	Many Avg. X Few		Large Avg. Small	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow. 1 1,906 1,239					
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Fireplaces		Exterior 1 Story 1 5,626 3,657					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Local Cost Items		SANITARY SEWER 1 0 0 *					
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Totals:		175,169 113,860					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									

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





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

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

Property Address: 9283 W OAK DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 07/25/1994

Owner's Name/Address: BENSEL RICHARD A & MARIA E TRUSTEES  
 9283 W OAK DRIVE LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 197,400 TCV/TFA: 183.12

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 A 80'@\$1400/FF 55.00 123.00 1.0000 0.9682 1400 100 74,548  
 55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 74,548

Tax Description: . LOT 18 & E'LY 1/2 OF VACATED WALKWAY LYING E'LY THOF. CROOKED LAKE SHORE PLAT.  
 Comments/Influences

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



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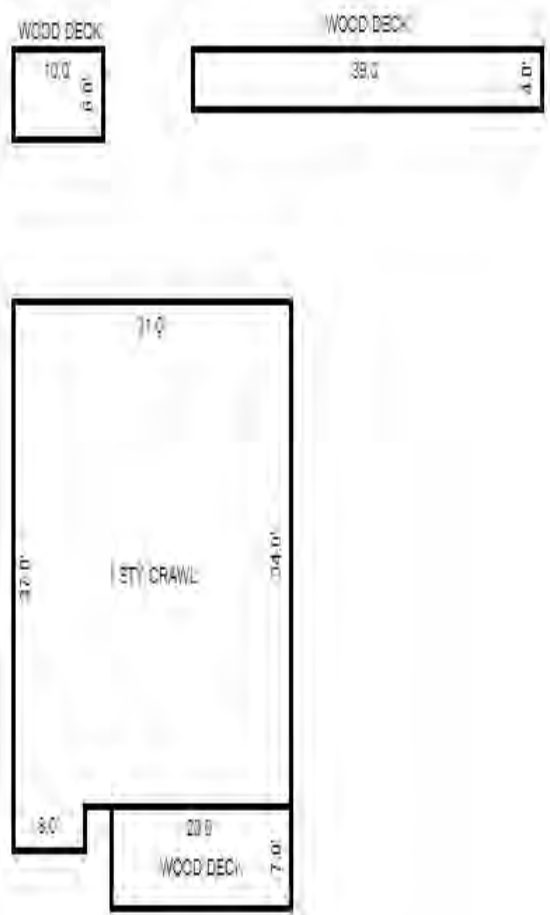
Topography of Site: Level, Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain, PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,300	61,400	98,700			55,052C
2024	42,400	64,900	107,300			53,397C
2023	32,000	62,000	94,000			50,855C
2022	25,100	59,700	84,800			48,434C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex Ord X Min Size of Closets Lg Ord X Small Doors Solid X H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	140 Treated Wood 156 Treated Wood 60 Treated Wood	E.C.F. X 1.400	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Class: CD Effec. Age: 40 Floor Area: 1,078 Total Base New : 145,121 Total Depr Cost: 87,073 Estimated T.C.V: 121,902		Cls CD Blt 1962			
Yr Built 1962	Remodeled 0	Size of Closets		(6) Ceilings No. of Elec. Outlets Many Ave. X Few			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1078 SF Floor Area = 1078 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 1,078 Total: 124,084 74,449		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 Deck Treated Wood 140 3,161 1,897 Treated Wood 156 3,391 2,035 Treated Wood 60 1,886 1,132 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 Local Cost Items SANITARY SEWER 1 0 0 *			
Condition: Average		(7) Excavation Basement: 0 S.F. Crawl: 1078 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4085 CROOKED LAKE) 1.400 => TCV: 121,902		Totals: 145,121 87,073			
Room List		(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)			Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Chimney: Stone	
Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Large Avg. Avg. Few Small			(3) Roof X Gable Gambrel Hip Mansard Flat Shed			X Asphalt Shingle		X Chimney: Stone			

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



Sketch by Apeal 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
QUASARANO PAUL J	QUASARANO LEGACY PROPERTY	0	01/01/2023	QC	09-FAMILY	2022-03972	DEED	0.0				
QUASARANO PAUL & JANE	QUASARANO PAUL J	0	03/17/2022	QC	09-FAMILY		DEED	0.0				
AYOTTE WILLIAM B JR & JUD	QUASARANO PAUL & JANE	167,000	10/04/2013	WD	03-ARM'S LENGTH	2013-03477 WD	PROPERTY TRANSFER	100.0				
AYOTTE WILLIAM B JR	AYOTTE WILLIAM B JR & JUD	0	02/01/2007	QC	21-NOT USED/OTHER	2007/505	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
9293 W OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
QUASARANO LEGACY PROPERTY TRUST 31033 FRANKLIN RD FRANKLIN MI 48025-1350		2025 Est TCV 238,622 TCV/TFA: 180.09										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
LOT 19 CROOKED LAKE SHORE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 80'@\$1400/FF	50.00	127.00	1.0000	0.9759	1400	100		68,315
		Paved Road		50 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		68,315		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.16	305	0	0				
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
			Gas	LAND IMPROVE 1000	1,000.00	1	95	950				
			Curb	Total Estimated Land Improvements True Cash Value =				950				
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		Level										
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2025	34,200	85,100	119,300			96,528C		
		TPC 04/30/2021 INSPECTED		2024	39,800	88,700	128,500			93,626C		
		TPC 12/27/2017 INSPECTED		2023	29,900	84,800	114,700			89,168C		
		TPC 04/18/2016 INSPECTED		2022	23,800	82,100	105,900			84,922C		

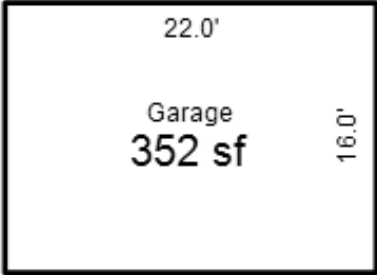
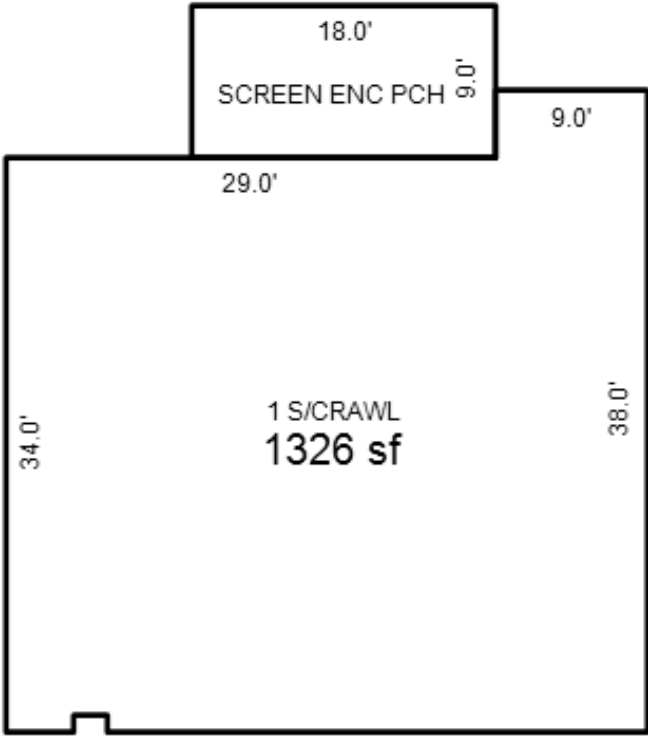
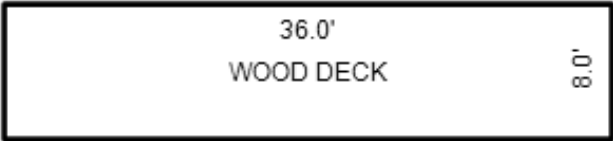
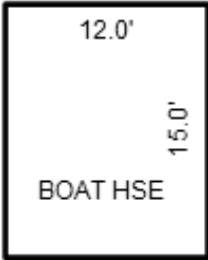


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 162 288	Type WSEP (1 Story) Treated Wood	Year Built: 1969 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors		(5) Floors													
Building Style: 1S		Yr Built 1950		Remodeled 0		Ex		X Ord		Min		Condition: Average		Lg		X Ord		Small											
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall		(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1325 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X Many Avg. Few		X Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer		Lump Sum Items:									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath		Plumbing Average Fixture(s) 3 Fixture Bath		Porches WSEP (1 Story)		Deck Treated Wood		Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		Notes: ECF (4085 CROOKED LAKE) 1.400 => TCV:					
No./Qual. of Fixtures		Ex.		X Ord.		Min		No. of Elec. Outlets		Many		X Ave.		Few		(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1325 SF Floor Area = 1325 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 Block Crawl Space 1,325		Total: 155,680 93,407	
Other Additions/Adjustments		Average Fixture(s)		1		1,195		717		3 Fixture Bath		1		3,750		2,250		Porches		WSEP (1 Story)		162		7,522		4,513			
Deck		Treated Wood		288		4,997		2,998		Garages		Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost		352		14,555		8,733		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		180		8,073		4,844			
Water/Sewer		Public Sewer		1		1,326		796		Water Well, 50 Feet		1		2,585		1,551		Built-Ins		Appliance Allow.		1		1,934		1,160			
Local Cost Items		SANITARY SEWER		1		0		0		Totals:		201,617		120,969		* 0		Notes:		ECF (4085 CROOKED LAKE) 1.400 => TCV:		169,357							

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status					
9303 W OAK DR		School: LAKE CITY AREA SCHOOL DIST	Enlargement		01/18/2024	PE24-0005	100%						
Owner's Name/Address		P.R.E. 0%	Addition		12/05/2023	2023-0763	100%						
NIXON WILLIAM C & STEPHANIE L 1124 WAYCROFT COURT Rochester MI 48307		MAP #:	2025 Est TCV 236,649 TCV/TFA: 160.88										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
. LOT 20 CROOKED LAKE SHORE PLAT.		Public Improvements		* Factors *									
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		X Gravel Road		A 80'@\$1400/FF	50.00	127.00	1.0000	0.9759	1400	100		68,315	
		X Paved Road		50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =	68,315			
		X Storm Sewer		Land Improvement Cost Estimates									
		X Sidewalk		Description	Rate	Size	% Good	Cash Value					
		X Water		D/W/P: 4in Concrete	6.39	191	50	610					
		X Sewer		Total Estimated Land Improvements True Cash Value = 610									
		X Electric											
		X Gas											
		X Curb											
		X Street Lights											
		X Standard Utilities											
		X 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	34,200	84,100	118,300			89,327C		
		TPC 10/23/2024	INSPECTED		2024	39,800	61,800	101,600			61,714C		
		TPC 04/30/2021	INSPECTED		2023	29,900	59,000	88,900			58,776C		
		TPC 12/27/2017	INSPECTED		2022	23,800	56,700	80,500			55,978C		



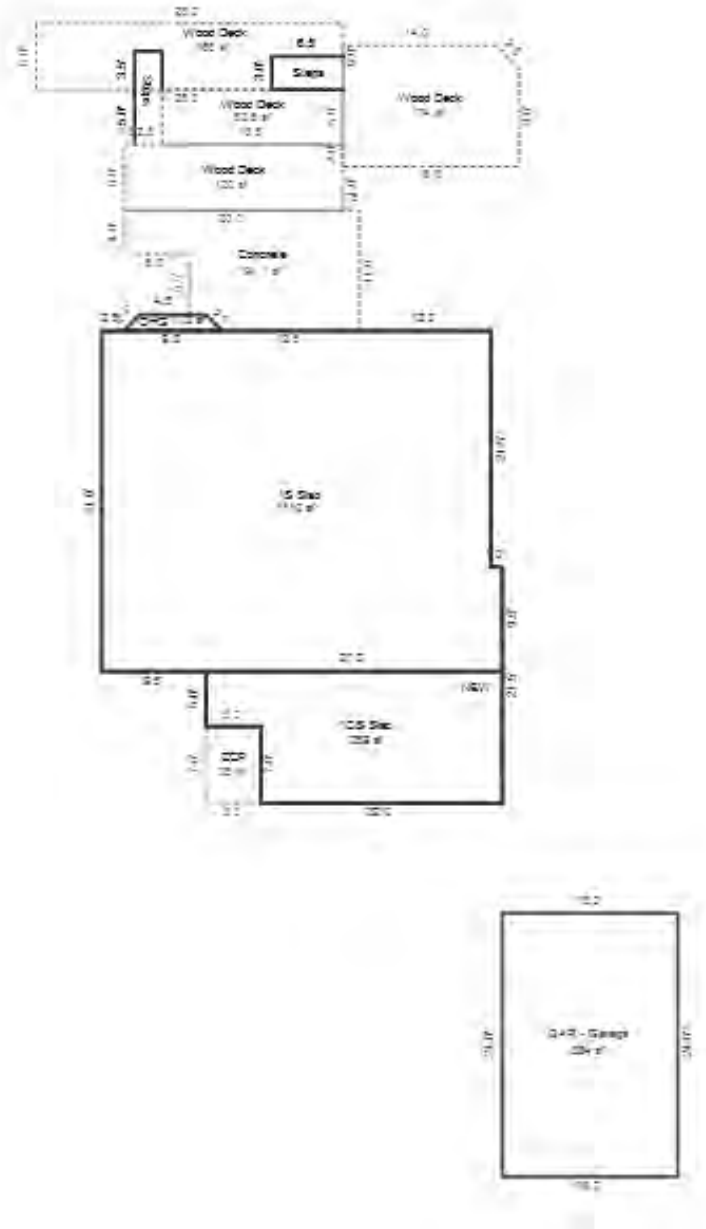
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1960 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 384 % Good: 0 Storage Area: 384 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,471 Total Base New : 199,673 Total Depr Cost: 119,803 Estimated T.C.V: 167,724			35 CCP (1 Story) 168 Treated Wood 174 Treated Wood 82 Treated Wood 120 Treated Wood		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			E.C.F. X 1.400							
Yr Built 1960		Remodeled 2024		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1399 SF Floor Area = 1471 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1960		
Condition: Average		Ex	Ord	X	Min	200 Amps Service			Building Areas			Total: 155,269		93,161		
Room List		Lg	Ord	X	Small	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1,110		289		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets			1.25 Story Siding Slab			1,212		727		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Average Fixture(s)			Other Additions/Adjustments			3,805		2,283		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1399 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1,027		616		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath			Deck			3,560		2,136		
(2) Windows		Many Avg.	X	Large Avg.	Small	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches			3,640		2,184		
X	Wood Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			CCP (1 Story)			2,214		1,328		
X	Metal Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			2,839		1,703		
X	Vinyl Sash	(14) Water/Sewer		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			384		11,082		
X	Double Hung	(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished) Base Cost Storage Over Garage			384		4,631		
X	Horiz. Slide Casement	(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1		1,307		
X	Double Glass Patio Doors Storms & Screens	(17) Garage		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			1		1,906		
(3) Roof		Area		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.			1		1,906		
X	Gable	Type		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			1		1,906		
X	Hip	E.C.F.		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			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			X 1.400				
X	Flat	X 1.400		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle			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: 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										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOLACH LAURIE	MPB CONSULTING LLC	1	11/21/2019	QC	09-FAMILY	2019-03766	DEED	100.0
TYLER JAMES G	BOLACH LAURIE	0	06/03/2019	AFF	09-FAMILY	2019-03765	PROPERTY TRANSFER	0.0
TYLER JAMES G	TYLER JAMES G	0	03/18/2019	QC	09-FAMILY	2019-01932	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9311 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Addition	01/04/2022	2022-0005	100%
Owner's Name/Address	P.R.E. 0%					
MPB CONSULTING LLC 106 CAMBRIDGE PLEASANT RIDGE MI 48069	MAP #: 2025 Est TCV 236,196 TCV/TFA: 360.05					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. LOT 21 CROOKED LAKE SHORE PLAT.	X	Dirt Road		A 80'@\$1400/FF	50.00	133.00	1.0000	0.9873	1400	100		69,108
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =				69,108

Comments/Influences	X	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
									Description	Rate	Size	% Good	Cash Value
	X	D/W/P: Brick on Sand	D/W/P: 4in Concrete	D/W/P: Brick on Sand	D/W/P: Patio Blocks					17.76	303	50	2,690
	X									6.87	84	50	288
	X									17.76	51	50	453
										15.39	18	50	138
		Total Estimated Land Improvements True Cash Value =											3,569

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
																	2024	40,200	88,300	128,500			111,012C
																	2023	30,100	84,200	114,300			105,726C
																	2022	23,800	57,900	81,700			77,930C

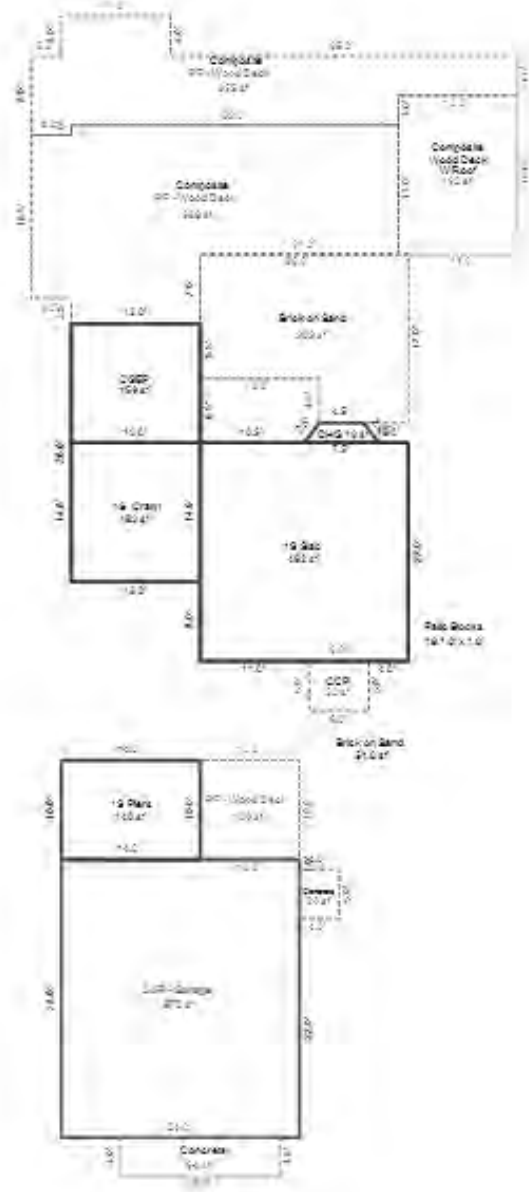


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 156 30 140 941 192 100	Type CGEP (1 Story) CCP (1 Story) WGEP (1 Story) Composite Composite Treated Wood	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 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		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: 656 Total Base New : 179,686 Total Depr Cost: 116,799 Estimated T.C.V: 163,519			E.C.F. X 1.400		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 = 644 SF Floor Area = 656 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls C 5 Blt 1953			
Yr Built 1953	Remodeled 2022	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min								
Condition: Average		Size of Closets		100 Amps Service			Building Areas								
Room List		Lg	X	Ord		Small	(13) Plumbing								
	Basement 1st Floor 2nd Floor 2 Bedrooms	Doors		Solid		H.C.	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 Story 1 Story 1 Story	Exterior Siding Siding Siding	Foundation Slab Crawl Space Overhang	Size 462 182 12	Cost New 91,841	Depr. Cost 59,701	
(1) Exterior		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Basement: 0 S.F. Crawl: 182 S.F. Slab: 462 S.F. Height to Joists: 0.0			Many X Ave. Few								
(2) Windows		(7) Excavation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer								
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Deck								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Water/Sewer			Treated Wood Composite Composite w/Roof (Deck Portion) Composite w/Roof (Roof portion)							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Water/Sewer			Garages								
Chimney: Block				Public Sewer Water Well, 50 Feet			Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost Door Opener								
<<<<< 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.
FERRIS DEAN & ATTNETTE	FERRIS DEAN & ANNETTE TRU	1	05/22/2015	QC	21-NOT USED/OTHER	2015-01876	DEED	0.0
MCDONALD JEFFREY L ETAL	FERRIS DEAN & ATTNETTE	187,000	07/10/2013	WD	03-ARM'S LENGTH	2013-02343	PROPERTY TRANSFER	100.0
MCDONALD JEFFREY L ETAL J	MCDONALD JEFFREY L ETAL T	0	10/11/2006	WD	21-NOT USED/OTHER	06-0/3994	DEED	0.0
		155,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2509	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status				
9321 W OAK DR		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address	MAP #:									
FERRIS DEAN & ANNETTE TRUST 4478 BURTON FOREST CT GRAND RAPIDS MI 49546	2025 Est TCV 308,543 TCV/TFA: 198.29									
	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
	Public Improvements		* Factors *							
	X	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
		Gravel Road	A 80'@\$1400/FF	105.00	140.00	0.9343	1.0000	1400 100	137,339	
		Paved Road	105 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	137,339
		Storm Sewer	Land Improvement Cost Estimates							
		Sidewalk	Description	Rate	Size	% Good	Cash Value			
		Water	D/W/P: 4in Concrete	6.39	27	50	86			
	X	Sewer	D/W/P: Brick on Sand	16.30	112	50	913			
	X	Electric	Total Estimated Land Improvements True Cash Value =							999
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
	X	High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
	X	Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Who	When	What	2025	68,700	85,600	154,300		109,946C	
		TPC 09/11/2018	INSPECTED	2024	71,100	90,500	161,600		106,641C	
		TPC 12/27/2017	INSPECTED	2023	52,900	86,400	139,300		101,563C	
		TPC 04/05/2016	INSPECTED	2022	37,100	83,000	120,100		96,727C	

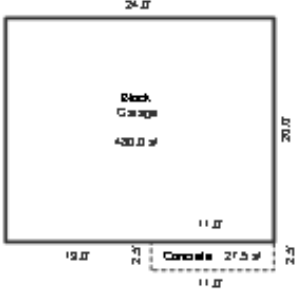
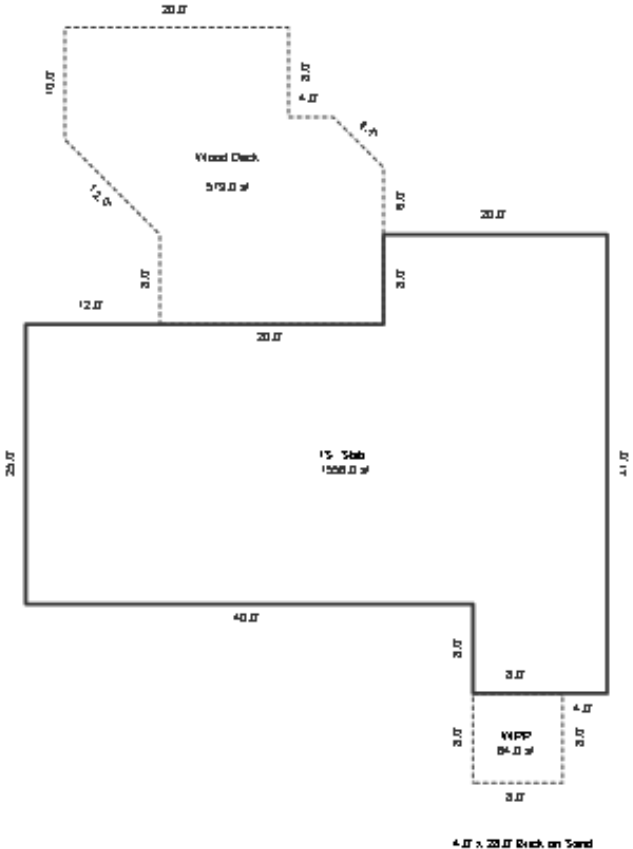


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil 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 64 573	Type WPP Treated Wood	Year Built: 1982 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												
Building Style: 1S		X	Drywall		Plaster Wood T&G											
Yr Built 1951		Remodeled 1987	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 4 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: 1556 S.F. Height to Joists: 0.0		(13) Plumbing												
		(8) Basement		1	Average Fixture(s)											
				2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 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 = 1556 SF Floor Area = 1556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1951				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 1,556 Total: 164,589 98,753																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,212 727																
3 Fixture Bath 1 3,805 2,283																
Porches																
WPP 64 2,127 1,276																
Deck																
Treated Wood 573 7,948 4,769																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 480 17,184 10,310																
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																
Local Cost Items																
SANITARY SEWER 1 0 0 *																
Totals: 202,626 121,575																
Notes:																
ECF (4085 CROOKED LAKE) 1.400 => TCV: 170,205																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FECHTER LARRY & EDITH TRU	MPB CONSULTING LLC	390,000	04/20/2022	WD	03-ARM'S LENGTH	2022-01458	PROPERTY TRANSFER	100.0
FECHTER EDITH (WIDOW OF L	FECHTER EDITH (SURVIVING	0	04/14/2009	QC	21-NOT USED/OTHER	2009/1695	DEED	0.0
FECHTER LARRY (DECEASED)	FECHTER EDITH (HIS WIDOW)	0	07/23/2006	OTH	21-NOT USED/OTHER	2009/1697	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9359 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MPB CONSULTING LLC 106 CAMBRIDGE BLVD PLEASANT RIDGE MI 48069	2025 Est TCV 405,084 TCV/TFA: 380.72					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
	Public Improvements		* Factors * LOTS 24 & 25 & 1/2WALKWAY			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			A 80'@\$1400/FF	105.00	143.00	0.9343 1.0053 1400 100 138,068
			105 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value = 138,068

Tax Description	X	Description	Rate	Size % Good	Cash Value
. LOTS 24 & 25 CROOKED LAKE SHORE PLAT. & E'LY 1/2 VACATED WALKWAY L201P588		Dirt Road			
Comments/Influences		Gravel Road			
ADD 5 FT TO FRONTAGE FOR VACATED WALKWAY		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
	X	Wood Frame	31.84	80 82	2,089
		Sewer			
	X	Residential Local Cost Land Improvements			
		Electric			
		Gas			
		LAND IMPROVE 2500	2,500.00	1 95	2,375
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 4,464			

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



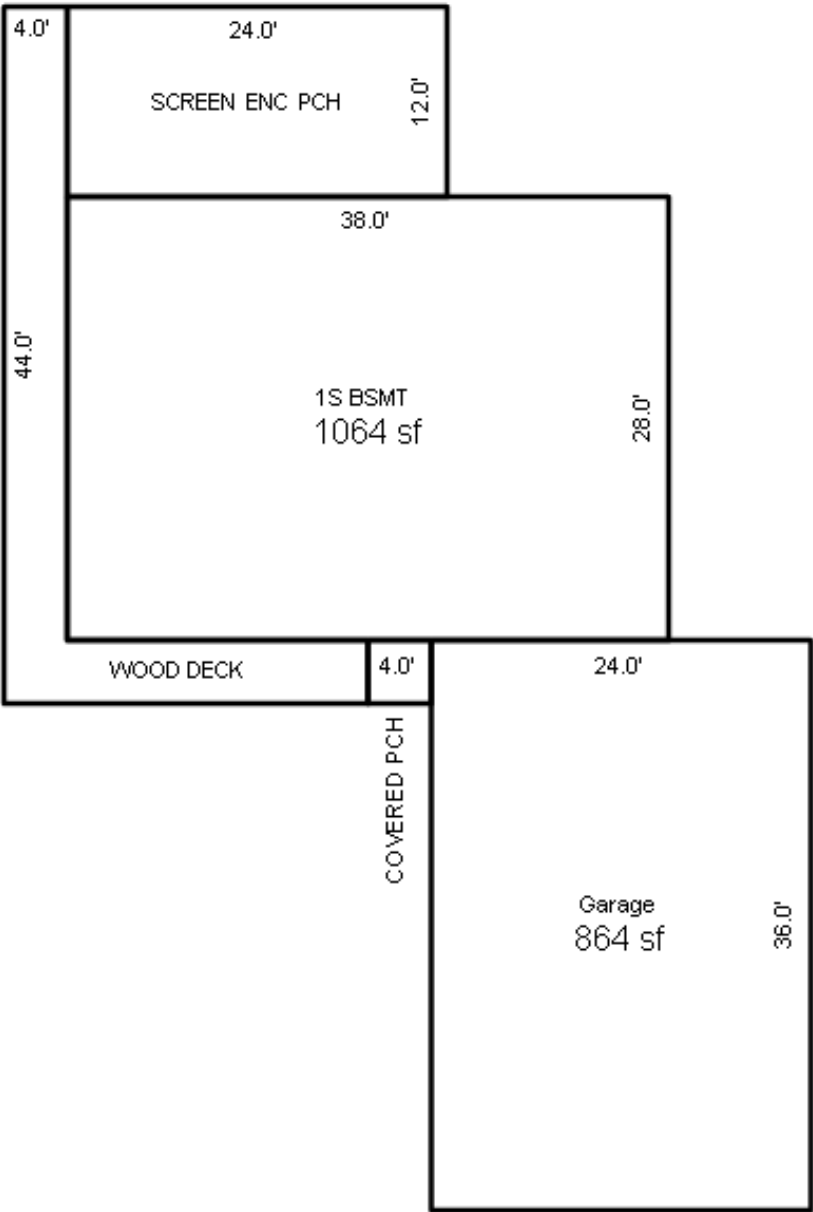
Who	When	What	2025	2024	2023	2022
			69,000	71,500	53,100	37,100
			133,500	141,100	143,200	145,800
			202,500	212,600	196,300	182,900
			202,500S	206,115C	196,300S	115,798C
		TPC 04/30/2021 INSPECTED				
		TPC 12/27/2017 INSPECTED				
		TPC 04/05/2016 INSPECTED				

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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 240 16 496	Type WSEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 864 % 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 1.400		Bsmnt Garage:								
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Class: C +5 Effec. Age: 25 Floor Area: 1,064 Total Base New : 254,566 Total Depr Cost: 187,537 Estimated T.C.V: 262,552		Cls C 5 Blt 1999		Roof:								
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets Many X Ave. Few			Building Areas			Size 1,064		Cost New 166,275		Depr. Cost 124,698						
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 150 Amps Service			Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath			Foundation Basement		Total: 166,275		124,698								
Room List		Doors	Solid	X	H.C.	(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath			Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1064 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698		
(2) Windows		(8) Basement		Basement: 1064 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698		
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		709 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		709 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698		
(3) Roof		(10) Floor Support		709 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		709 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698	
X	Asphalt Shingle	Chimney: Brick		709 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Stories 1 Story		Exterior Siding		Foundation Basement		Size 1,064		Cost New 166,275		Depr. Cost 124,698		

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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.			
EVANS GERALD D & JOANE J	EVANS TYSON & TANYA CARY	1	06/13/2016	QC	09-FAMILY	2016-02128	DEED	0.0			
EVANS GERALD DALE	EVANS TYSON E	24,000	06/13/2016	QC	09-FAMILY	2016-02128	PROPERTY TRANSFER	0.0			
EVANS GERALD D JOANNE J H	EVANS GERALD D & JOANE J	1	10/16/2014	QC	21-NOT USED/OTHER	2014-03582	DEED	0.0			
EVANS CHARLES EVANS DEBTO	EVANS GERALD D	20,000	12/14/2012	OTH	09-FAMILY	2013-00198 TST	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
9367 W OAK DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
EVANS TYSON E 2308 HETZNER SAGINAW MI 48603		2025 Est TCV 268,601 TCV/TFA: 254.36									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
. LOTS 26 & 27 CROOKED LAKE SHORE PLAT.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ADD SEWER FOR 05 REMOVE CENTRAL HEAT FOR 2008 ADJ DEPRECIATION		Gravel Road		A 80'@\$1400/FF	100.00	140.00	0.9457	1.0000	1400	100	132,404
		Paved Road		100 Actual Front Feet, 0.32 Total Acres				Total Est. Land Value =		132,404	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		Level									
		Rolling									
		Low									
		X	High								
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	66,200	68,100	134,300		84,821C	
		TPC 12/27/2017 INSPECTED		2024	68,500	72,100	140,600			82,271C	
		TPC 04/05/2016 INSPECTED		2023	51,000	68,800	119,800			78,354C	
		TPC 04/27/2015 INSPECTED		2022	35,000	66,100	101,100			74,623C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 168	Type CGEP (1 Story)	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1960			Ex	X	Ord		Min										
Remodeled 0			Trim & Decoration														
Condition: Average			Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.											
1	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								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 256 S.F. Crawl: 0 S.F. Slab: 800 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												
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat	X	Gambrel Mansard Shed	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls D		Blt 1960					
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Slab	800					
1 Story										Siding	Basement	256					
										Total:			113,743	73,933			
Other Additions/Adjustments																	
Basement, Outside Entrance, Below Grade										1			1,798	1,169			
Plumbing																	
Average Fixture(s)										1			1,010	656			
Porches																	
CGEP (1 Story)										168			8,578	5,576			
Garages																	
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)																	
Base Cost										432			15,232	9,901			
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			
Fireplaces																	
Interior 1 Story										1			4,071	2,646			
Local Cost Items																	
SANITARY SEWER										1			0	0			
Totals:													149,667	97,284			
Notes:																	
													ECF (4085 CROOKED LAKE) 1.400 => TCY:	136,197			

\*\*\* 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.
EVANS GERALD DALE & JOANN	EVANS TYSON & CARY-EVANS	0	08/30/2016	AFF	09-FAMILY	2016-02920	DEED	0.0
EVANS GERALD D & JOANNE J	EVANS DAVID D & KATHLEEN	0	08/30/2016	QC	09-FAMILY	2016-02921	PROPERTY TRANSFER	0.0

Property Address: W OAK 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: EVANS DAVID D & KATHLEEN A  
 313 SHERIDAN COURT  
 BAY CITY MI 48708

2025 Est TCV 68,715

Improved X Vacant Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1400/FF	50.00	130.00	1.0000	0.9816	1400	100		68,715
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								68,715

Tax Description: . LOT 28 CROOKED LAKE SHORE PLAT.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	34,400	0	34,400			17,654C
2024	40,000	0	40,000			17,124C
2023	30,000	0	30,000			16,309C
2022	23,800	0	23,800			15,533C

Who When What 2025 34,400 0 34,400 17,654C

TPC 12/27/2017 INSPECTED 2024 40,000 0 40,000 17,124C

TPC 04/18/2016 INSPECTED 2023 30,000 0 30,000 16,309C

TPC 04/27/2015 INSPECTED 2022 23,800 0 23,800 15,533C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DE NISE MARK & KATHRYN	HOWE PAUL & MELINDA	219,000	10/28/2020	WD	03-ARM'S LENGTH	2020-03240	PROPERTY TRANSFER	100.0
MC CULLIGH JEAN L	DE NISE MARK & KATHRYN (H	120,000	06/24/2005	WD	20-MULTI PARCEL SALE REF	05-0/2683	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9387 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOWE PAUL & MELINDA 4379 PIEHL RD OTTAWA LAKE MI 49267	MAP #:					
	2025 Est TCV 224,454 TCV/TFA: 207.83					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		A 80'@\$1400/FF	55.00	126.00	1.0000	0.9740	1400 100	74,998
	Gravel Road		55 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	74,998

Tax Description		Land Improvement Cost Estimates					
. LOT 29 CROOKED LAKE SHORE PLAT. & W'LY 1/2 OF VACATED WALKWAY L201P588		Description	Rate	Size	% Good	Cash Value	
Comments/Influences		D/W/P: 3.5 Concrete	6.16	192	71	840	
		Total Estimated Land Improvements True Cash Value =				840	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	37,500	74,700	112,200			110,485C
	Rolling	2024	42,600	77,900	120,500			107,163C
	Low	2023	32,100	74,300	106,400			102,060C
	High	2022	25,100	72,100	97,200			97,200S



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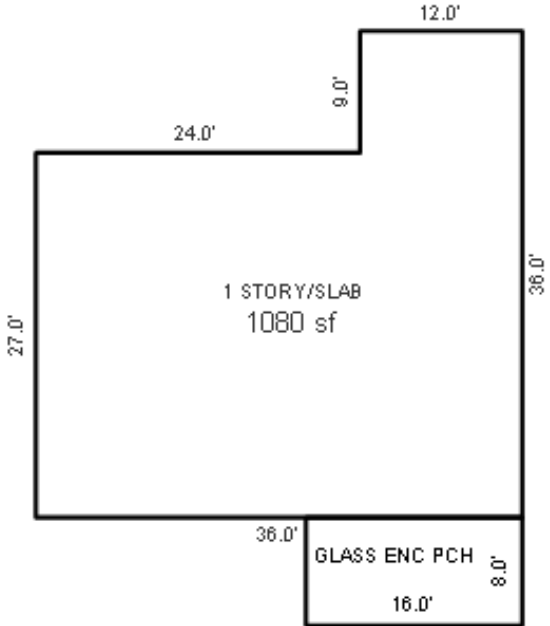
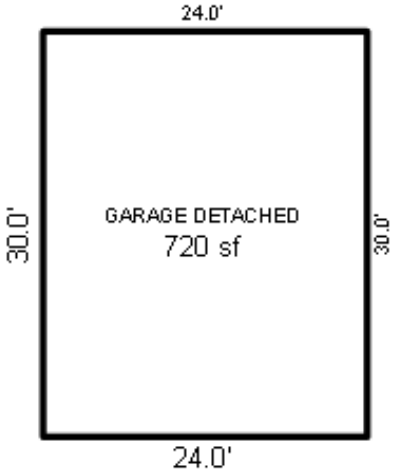
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	TPC 05/06/2018	INSPECTED	2025	37,500	74,700	112,200			110,485C
	TPC 12/27/2017	INSPECTED	2024	42,600	77,900	120,500			107,163C
	TPC 04/18/2016	INSPECTED	2023	32,100	74,300	106,400			102,060C
			2022	25,100	72,100	97,200			97,200S

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type CGEP (1 Story)	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Block	(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			X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 35 Floor Area: 1,080 Total Base New : 163,315 Total Depr Cost: 106,154 Estimated T.C.V: 148,616			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S			Drywall Paneled		Plaster Wood T&G			Trim & Decoration									
Yr Built 1972	Remodeled 0		Ex	X	Ord		Min	Size of Closets									
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			60	Amps Service	No./Qual. of Fixtures								
(1) Exterior				Ex.		Ord.	X	Min	No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings		Many		Ave.	X	Few	(13) Plumbing								
(2) Windows			(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1080 S.F. Height to Joists: 0.0			1	Average Fixture(s)	Cost Est. for Res. Bldg: 1 Single Family 1S							
X	Many Avg. Few	X	Large Avg. Small	(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			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		Other Additions/Adjustments								
(3) Roof			(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water	Plumbing							
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer		1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1		Public Water								
Chimney: Block									Plumbing								
									Average Fixture(s)								
									Porches								
									CGEP (1 Story)								
									Garages								
									Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
									Base Cost								
									Water/Sewer								
									Public Sewer								
									Water Well, 50 Feet								
									Built-Ins								
									Appliance Allow.								
									Fireplaces								
									Exterior 1 Story								
									Local Cost Items								
									SANITARY SEWER								
									Notes:								
									Totals:								
									ECF (4085 CROOKED LAKE) 1.400 => TCY:								

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



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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9395 W OAK DR		SCHOOL: LAKE CITY AREA SCHOOL DIST	Garage	10/07/2003	20030383	Complete
Owner's Name/Address	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 210,542 TCV/TFA: 197.14					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			* Factors *							
. LOT 30 CROOKED LAKE SHORE PLAT & E'LY				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
1/2 VACATED WALKWAY L201P588				55 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	74,699

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 2500	2,500.00	1 95	2,375
									Total Estimated Land Improvements True Cash Value =			2,375

Topography of Site	X	Level	X	High	X	Waterfront	X	Flood Plain	X	PRIVATE RD
		Rolling		Landscaped		Ravine		Wetland		



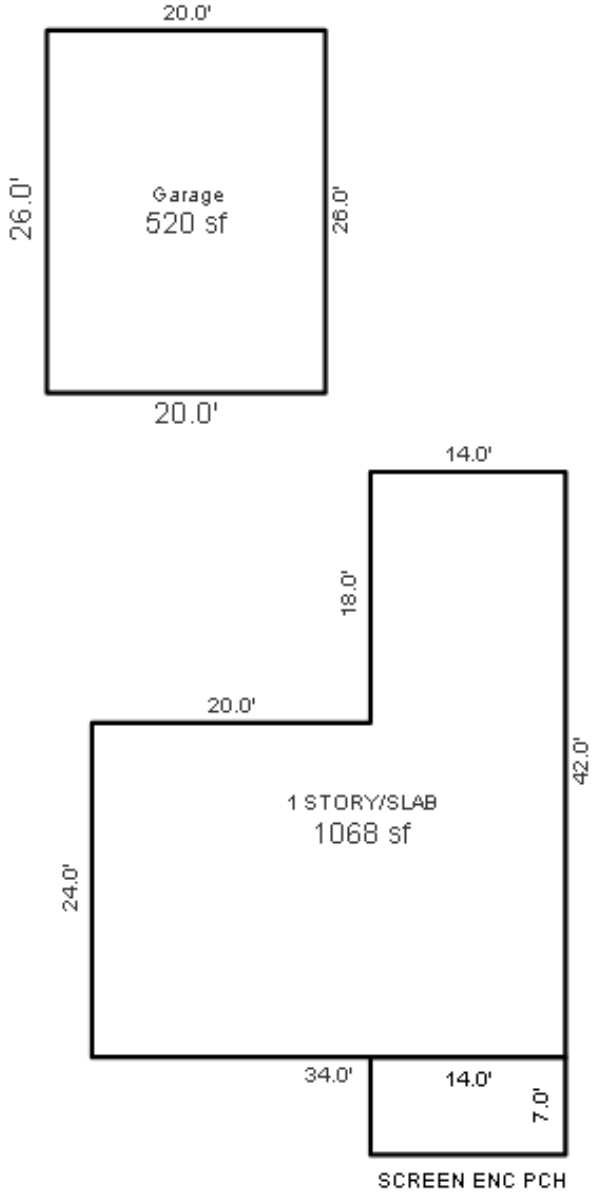
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,300	68,000	105,300			60,419C
2024	42,500	71,700	114,200			58,603C
2023	32,000	68,600	100,600			55,813C
2022	25,100	66,000	91,100			53,156C

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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 98	Type CSEP (1 Story)	Year Built: 2004 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: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,068 Total Base New : 158,888 Total Depr Cost: 95,334 Estimated T.C.V: 133,468		E.C.F. X 1.400		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 1950										
Yr Built 1950	Remodeled 1978	Ex	X Ord	Min	100 Amps Service			Ground Area = 1068 SF Floor Area = 1068 SF.		Total		119,225	71,535										
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors	Solid	X H.C.	(12) Electric			1 Story		Siding		Slab		1,068		Total:		119,225		71,535			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s)		1		1,212		727						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		X Ave.		Few		(14) Water/Sewer		Public Water		1		Public Sewer		1		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1068 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		
(2) Windows		Many Avg.	X Avg.	Large Small	(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Block			1			Public Water		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:				
Totals:		158,888		95,334		ECF (4085 CROOKED LAKE) 1.400 => TCY:		133,468															

\*\*\* 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.
		199,000	02/01/2002	WD	33-TO BE DETERMINED	02-0:0671	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9405 W OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
THOMAS CALVIN O JR & DANA K 9405 W OAK DRIVE LAKE CITY MI 49651	P.R.E. 100% 09/23/2003					
	MAP #:					
	2025 Est TCV 307,309 TCV/TFA: 205.42					

Taxpayer's Name/Address	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
THOMAS CALVIN O JR & DANA K 9405 W OAK DRIVE LAKE CITY MI 49651	X	Dirt Road		A 80'@\$1400/FF	101.00	134.00	0.9434	0.9891	1400	100	131,943
		Gravel Road		101 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 131,943							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Tax Description	X	Land Improvement Cost Estimates					Cash Value
		Description	Rate	Size	% Good		
. LOT 31 & 32 CROOKED LAKE SHORE PLAT.	X	D/W/P: 3.5 Concrete	6.07	54	94	308	
	X	Metal Prefab	15.33	100	50	766	
	X	Wood Frame	21.91	192	50	2,103	
		Total Estimated Land Improvements True Cash Value =				3,177	

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2025	66,000	87,700	153,700			110,319C
	2024	68,300	92,700	161,000			107,002C
	2023	51,100	88,400	139,500			101,907C
	2022	36,200	84,900	121,100			97,055C

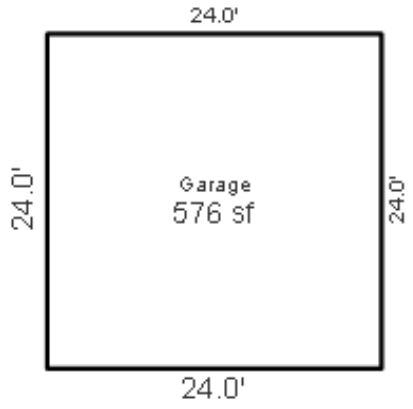
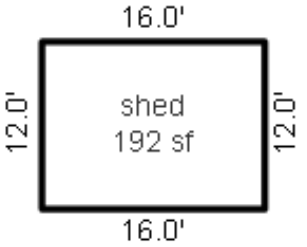
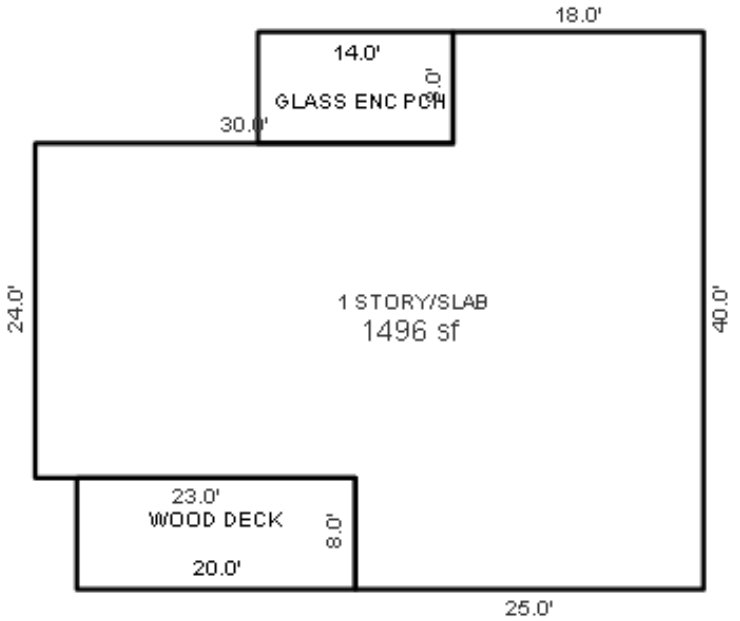


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INS	2024	68,300	92,700	161,000			107,002C
TPC	12/27/2017	INSPECTED	2023	51,100	88,400	139,500			101,907C
TPC	04/18/2016	INSPECTED	2022	36,200	84,900	121,100			97,055C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONRAD CONNIE H	MONRAD CONNIE H	0	02/28/2024	QC	15-LADY BIRD	2024-00712	PROPERTY TRANSFER	0.0
MONRAD RICHARD & CONNIE H	MONRAD CONNIE H	0	02/25/2023	OTH	07-DEATH CERTIFICATE	2023-03382	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9425 W OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 166,690 TCV/TFA: 248.05					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements			* Factors *						
. LOT 33 CROOKED LAKE SHORE PLAT.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ADD SEWER FOR 05	X			A 80'@	\$1400/FF	50.00	142.00	1.0000	1.0036	1400 100	70,249
				50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		70,249

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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	High	2024	40,900	50,300	91,200			41,636C
	X	Waterfront	2023	30,400	40,300	70,700			39,654C
	X	PRIVATE RD	2022	23,800	39,000	62,800			37,766C

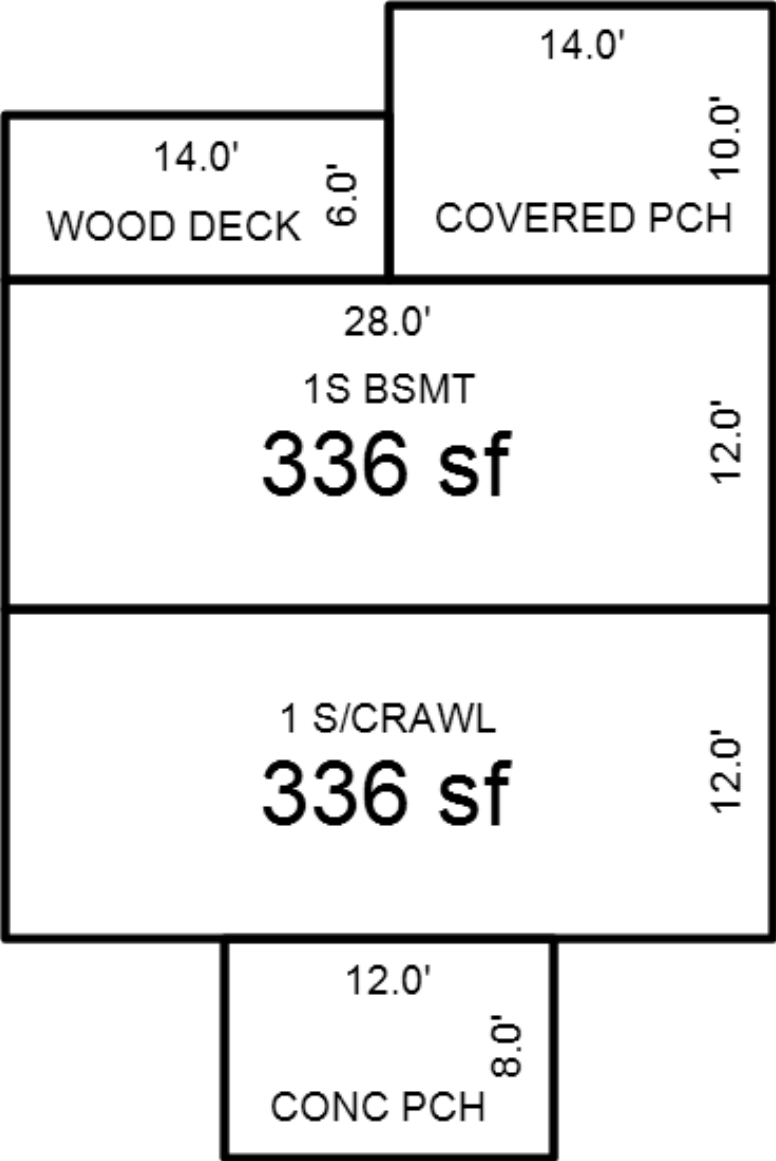


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (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 140 96 84	Type CCP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Block	(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			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 672 Total Base New : 113,681 Total Depr Cost: 68,208 Estimated T.C.V: 95,491			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			125 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 672 SF Floor Area = 672 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			Cost New		Depr. Cost	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories			Total:			
Room List		Doors		Solid	X	H.C.	Many			1 Story			91,475		54,885	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Ave.			1 Story			1,195		717	
(1) Exterior		(6) Ceilings		(7) Excavation			X			Block			3,402		2,041	
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 336 S.F. Crawl: 336 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			Block			1,724		1,034	
	Insulation	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			X			Block			2,213		1,328	
(2) Windows		(10) Floor Support		(14) Water/Sewer			X			Block			1,326		796	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Block			2,585		1,551	
X	Wood Sash Metal Sash Vinyl Sash	(15) Fireplaces		(16) Porches/Decks			1			Block			1,934		1,160	
X	Double Hung Horiz. Slide Casement	(17) Garage		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Block			5,707		3,424	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Block			0		0	
(3) Roof		Chimney: Block		Notes:			1			Block			0		0	
X	Gable Hip Flat	Gambrel Mansard Shed	E.C.F. X 1.400 => TCY:			1			Block			113,681		68,208		
X	Asphalt Shingle	Totals:		E.C.F. (4085 CROOKED LAKE) 1.400 => TCY:			1			Block			113,681		68,208	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		140,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4720	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9435 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Garage	06/04/2019	2019-0236	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
MCGEE GAIL I & WISNIEWSKI NANCY A 32313 ELMWOOD GARDEN CITY MI 48135		2025 Est TCV 347,700 TCV/TFA: 343.92

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
. LOTS 34 & 35 CROOKED LAKE SHORE PLAT.			* Factors *							
ADD SEWER FOR 05			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

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

Comments/Influences	Land Improvement Cost Estimates									
	Description	Rate	Size	% Good	Cash Value					
	D/W/P: Patio Blocks	15.39	405	50	3,116					
	D/W/P: 4in Concrete	6.87	1873	50	6,434					
	D/W/P: Patio Blocks	15.39	240	50	1,847					
	Total Estimated Land Improvements True Cash Value =				11,397					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	68,200	105,700	173,900			129,372C
Rolling	2024	70,600	111,500	182,100			125,483C
Low	2023	52,100	106,300	158,400			119,508C
High	2022	36,200	101,800	138,000			113,818C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	70,600	111,500	182,100			125,483C
TPC	09/23/2019	INSPECTED	2023	52,100	106,300	158,400			119,508C
TPC	12/27/2017	INSPECTED	2022	36,200	101,800	138,000			113,818C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	70,600	111,500	182,100			125,483C
TPC	09/23/2019	INSPECTED	2023	52,100	106,300	158,400			119,508C
TPC	12/27/2017	INSPECTED	2022	36,200	101,800	138,000			113,818C

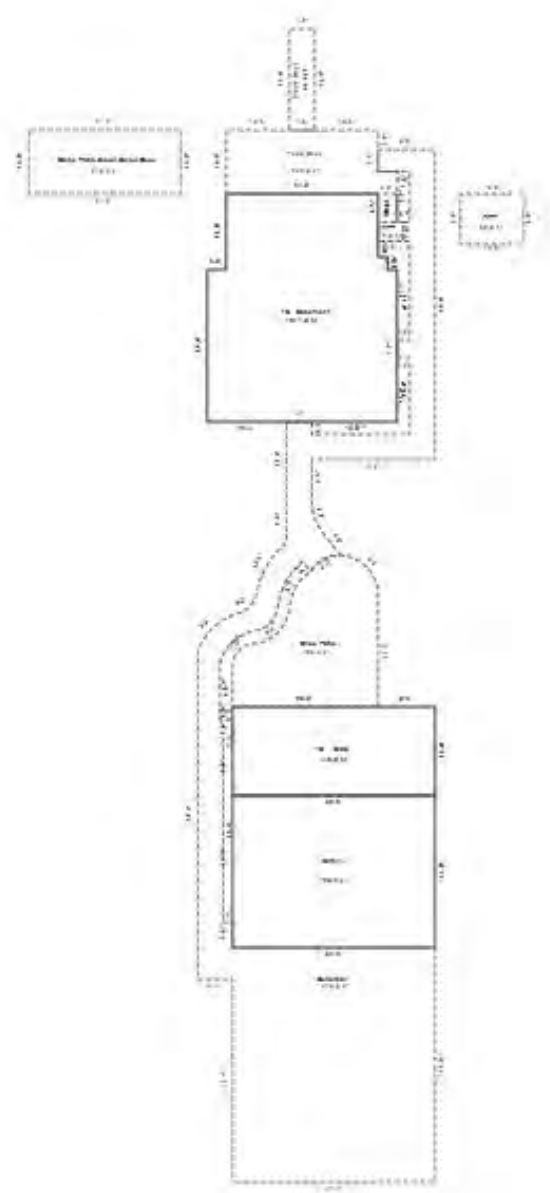


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 Car Capacity: 3 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: 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: C Effec. Age: 35 Floor Area: 1,011 Total Base New : 219,682 Total Depr Cost: 142,795 Estimated T.C.V: 199,913			12 80 250 64	WPP WPP Treated Wood Treated Wood					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1011 SF Floor Area = 1011 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.400		Cls C Blt 1955				
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost									
1955	200	Ex	X	Ord		Min	Many	X	Ave.		Few	1	1	1	1	1	1		
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 139,519 90,688			1,640			
Room List		Doors		Solid		H.C.	(14) Water/Sewer			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Porches WPP WPP Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			219,682 142,795 199,913			1,400		1,640	
Basement	1st Floor	(5) Floors		(12) Electric			200 Amps Service			1 Story Siding Slab 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
2 Bedrooms	2 Bedrooms	Kitchen: Other: Other:		200 Amps Service			No./Qual. of Fixtures			1 Story Siding Slab 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			1 Story Siding Slab 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
(2) Windows		(8) Basement		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640				
(3) Roof		(11) Heating/Cooling		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640		
Asphalt Shingle Metal	Chimney: Metal		(13) Plumbing		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640		
(14) Water/Sewer		(15) Built-ins		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
(15) Fireplaces		(16) Porches/Decks		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
(16) Porches/Decks		(17) Garage		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
(17) Garage		Lump Sum Items:		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			
Lump Sum Items:		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Basement: 291 S.F. Crawl: 0 S.F. Slab: 720 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 720 1 Story Siding Basement 291			1 1,455 946			1 2,523 1,640			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEN ALLEN C & MARY A	ALTMAN KENNETH L & TONI L	209,000	03/25/2016	WD	03-ARM'S LENGTH	2016-00935	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7689 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ALTMAN KENNETH L & TONI L 13125 BLOCK RD BIRCH RUN MI 48415	2025 Est TCV 374,118 TCV/TFA: 467.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 1 CROW'S NEST.	X		A 67' @ 4000/FF	59.59	136.00	208,763
Comments/Influences			64 Actual Front Feet, 0.18 Total Acres			208,763

Description	Rate	Size	% Good	Cash Value

Description	Rate	Size	% Good	Cash Value
Total Estimated Land Improvements True Cash Value =				950

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	104,400	82,700	187,100			128,111C
2024	106,100	76,600	182,700			124,259C
2023	66,200	73,100	139,300			118,342C
2022	59,600	65,900	125,500			112,707C



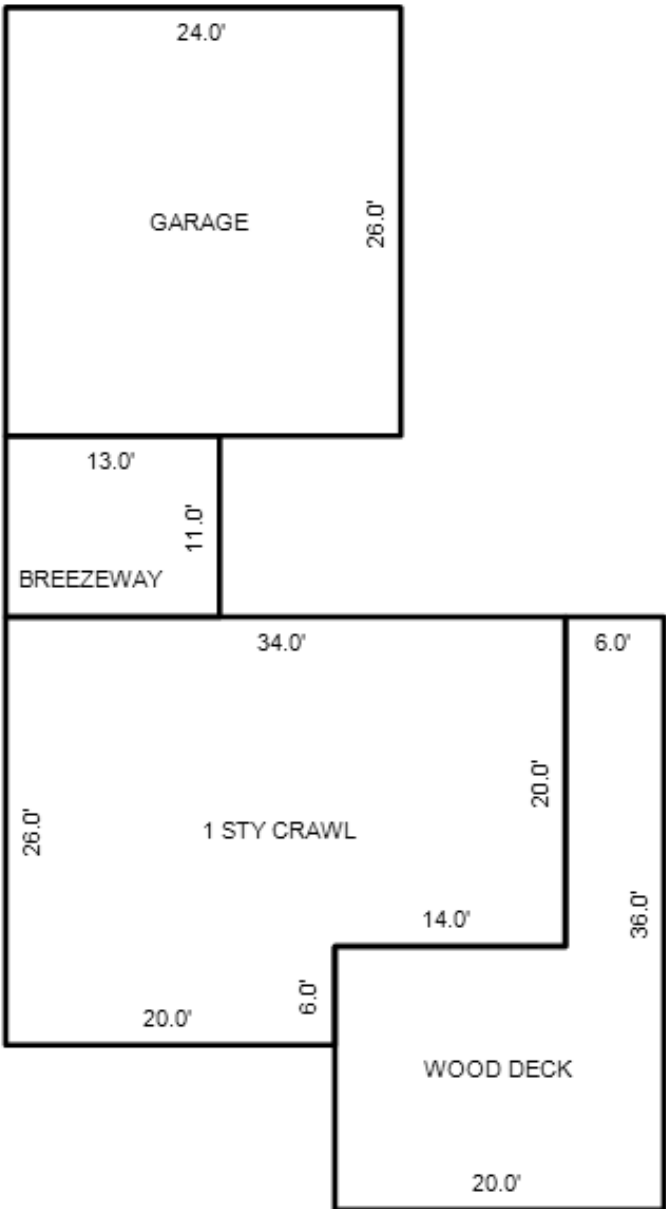
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 440 143	Type Treated Wood Brzwy, FW	Year Built: 1988 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 800 Total Base New : 171,254 Total Depr Cost: 102,753 Estimated T.C.V: 164,405			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			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:											
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:											
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C		Blt 1965									
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Depr. Cost											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors					Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost											
(1) Exterior		Kitchen: Other: Other:		(12) Electric			Plumbing			Total:		110,714		66,428									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		100 Amps Service			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) 3 Fixture Bath		Deck Treated Wood		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Fireplaces Interior 1 Story Breezeways Frame Wall Local Cost Items SANITARY SEWER		Totals:		171,254		102,753	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0			14) Water/Sewer			Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TC		164,405									
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			Lump Sum Items:													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:																
X	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:																
(3) Roof		Joists: Unsupported Len: Cntr.Sup:																					
X	Gable Hip Flat	Gambrel Mansard Shed																					
X	Asphalt Shingle																						

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITMER WALTER G & GRETCH	WHITMER WALTER G & GRETCH	100	05/12/2020	WD	09-FAMILY	2020-01378	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7699 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	05/24/2005	20050133	Complete
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
WHITMER WALTER G & GRETCHEN S 7699 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 540,887 TCV/TFA: 211.28

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																																						
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">LOT 2 &amp; LOT 52</th> <th>Value</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> </tr> </thead> <tbody> <tr> <td>A 67' @ 4000/FF</td> <td>60.00</td> <td>119.00</td> <td>0.7629</td> <td>0.8338</td> <td>4000</td> <td>100</td> <td>152,674</td> </tr> <tr> <td>G 67' @ 1500/</td> <td>70.00</td> <td>115.00</td> <td>0.8473</td> <td>0.9755</td> <td>1500</td> <td>100</td> <td>86,785</td> </tr> <tr> <td colspan="6">130 Actual Front Feet, 0.35 Total Acres</td> <td>Total Est. Land Value =</td> <td>239,459</td> </tr> </tbody> </table>	Public Improvements		* Factors *		LOT 2 & LOT 52		Value	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	A 67' @ 4000/FF	60.00	119.00	0.7629	0.8338	4000	100	152,674	G 67' @ 1500/	70.00	115.00	0.8473	0.9755	1500	100	86,785	130 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	239,459
Public Improvements		* Factors *		LOT 2 & LOT 52		Value																																		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason																																		
A 67' @ 4000/FF	60.00	119.00	0.7629	0.8338	4000	100	152,674																																	
G 67' @ 1500/	70.00	115.00	0.8473	0.9755	1500	100	86,785																																	
130 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	239,459																																	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 2 T22N R8W LOTS 2 & 52. CROW'S NEST.	X	Dirt Road	Description	3.06	620 0	0
Comments/Influences		Gravel Road	D/W/P: Asphalt Paving	29.11	96 50	1,397
		Paved Road	Wood Frame			
		Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVE 2500	2,500.00	1 100	2,500
		Sewer	Total Estimated Land Improvements True Cash Value = 3,897			
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

NEW PC GRG ON LOT 52 FOR 03	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
02 COMBO W/002-52 FOR 03	X	Level	2025	119,700	150,700	270,400			153,378C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	108,200	139,700	247,900			148,767C
TPC 05/06/2018	INSPECTED		2023	71,400	133,300	204,700			141,683C
TPC 12/27/2017	INSPECTED		2022	72,000	120,300	192,300			134,937C

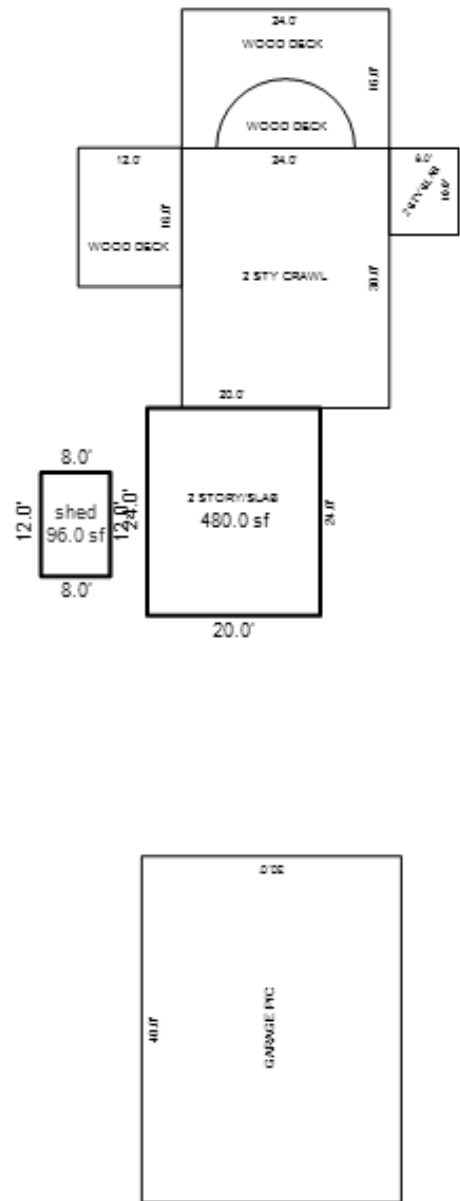


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 384 75 192	Type Treated Wood Treated Wood Treated Wood	Year Built: 2002 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								E.C.F. X 1.600
Building Style: TRI		X Drywall	Plaster										
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	Central Air Wood Furnace		(12) Electric		Class: C -5 Effec. Age: 40 Floor Area: 2,560 Total Base New : 309,923 Total Depr Cost: 185,957 Estimated T.C.V: 297,531		Bsmnt Garage:		
Condition: Average		Size of Closets			200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family TRI		Cls C -5 Blt 1973		
Room List		Doors	Solid	X H.C.	(13) Plumbing		No. of Elec. Outlets		Ground Area = 1280 SF Floor Area = 2560 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:		X Ex. Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
(1) Exterior		(6) Ceilings			2		X Many Ave. Few		2 Story Siding Slab 720		2 Story Siding Slab 480		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Story Siding Slab 80		2 Story Siding Slab 80		Total: 256,126 153,678		
(2) Windows		(7) Excavation			(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath		
X	Many Avg. Few	X	Large Avg. Small		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s) 3 Fixture Bath		Deck		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 720 S.F. Slab: 560 S.F. Height to Joists: 0.0			(9) Basement Finish		Average Fixture(s) 3 Fixture Bath		Treated Wood 384 6,263 3,758		Treated Wood 75 2,144 1,286		
(3) Roof		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Treated Wood 192 3,971 2,383		Water/Sewer		Public Sewer 1 1,473 884		
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water Well, 50 Feet		Built-Ins		Appliance Allow. 1 2,727 1,636		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 1200 28,536 17,122		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Local Cost Items		SANITARY SEWER		1 0 0 *		
							Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TC		Totals: 309,923 185,957 297,531		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCDONALD VAN	MCDONALD JUDITH A	0	11/14/2023	OTH	07-DEATH CERTIFICATE	2024-01904	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7709 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MCDONALD JUDITH A C/O RENCH TOM A 7424 POTTER RD FLUSHING MI 48433	2025 Est TCV 448,915 TCV/TFA: 305.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 2 T22N R8W LOT 3 CROW'S NEST.	X		A 67' @ 4000/FF	61.33	115.00	0.9923	0.8239	4000	100	200,585
Comments/Influences			62 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 200,585							

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete	6.49	452 78	2,288
				Total Estimated Land Improvements True Cash Value = 2,288			

Comments/Influences	X Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates			
					Description	Rate	Size % Good	Cash Value



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

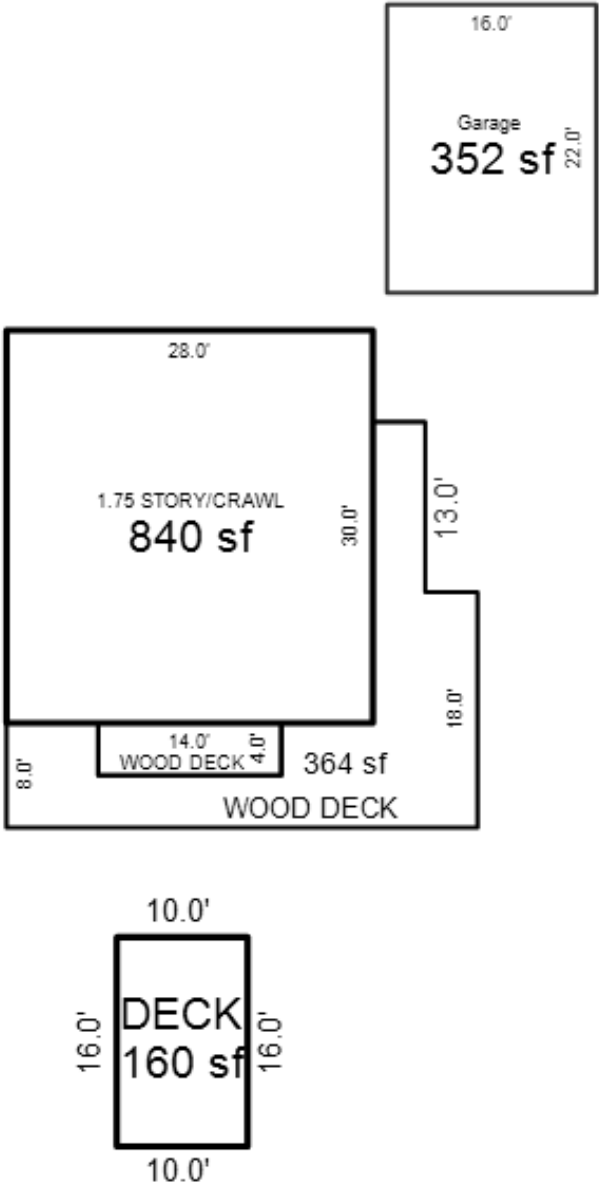
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 05/30/2022	INSPECTED		2024	104,000	112,300	216,300			113,475C
TPC 04/30/2021	INSPECTED		2023	61,600	107,200	168,800			108,072C
TPC 12/27/2017	INSPECTED		2022	58,300	96,600	154,900			102,926C

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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 56 364 160 56	Type Treated Wood Treated Wood Treated Wood Wood Balcony	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: 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 Effec. Age: 30 Floor Area: 1,470 Total Base New : 219,682 Total Depr Cost: 153,776 Estimated T.C.V: 246,042			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:												
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 1470 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C		Blt 1974												
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		Lg	X	Ord		Small	150 Amps Service			1.75 Story			Siding		Crawl Space		840		167,904		117,533				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Deck			Balcony			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)			Treated Wood			Treated Wood			Treated Wood			Wood Balcony			Base Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Plumbing			Treated Wood			Treated Wood			Treated Wood			Wood Balcony			Base Cost		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s)			Treated Wood			Treated Wood			Treated Wood			Wood Balcony			Base Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			3 Fixture Bath			Treated Wood			Treated Wood			Treated Wood			Wood Balcony			Base Cost		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			2 Fixture Bath			Treated Wood			Treated Wood			Treated Wood			Wood Balcony			Base Cost		
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			Softener, Auto 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			Treated Wood			Treated Wood			Wood Balcony		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath			Treated Wood			Treated Wood			Treated Wood			Wood Balcony			Base Cost		
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			Treated Wood			Treated Wood			Wood Balcony		
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			3 Fixture Bath			Treated Wood			Treated Wood			Treated Wood			Wood Balcony			Base Cost		
Chimney: Block		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			Treated Wood			Treated Wood			Wood Balcony		
Chimney: Block		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			Treated Wood			Treated Wood			Wood Balcony		
Chimney: Block		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			Treated Wood			Treated Wood			Wood Balcony		
Chimney: Block		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			Treated Wood			Treated Wood			Wood Balcony		
Chimney: Block		SANITARY SEWER		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			Treated Wood			Treated Wood			Wood Balcony		
Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			Treated Wood			Treated Wood			Wood Balcony		

\*\*\* 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 JOYCE M TRUST	BARR KEITH	0	06/29/2015	WD	03-ARM'S LENGTH	2015-02253	PROPERTY TRANSFER	100.0
TOWER JOYCE M (WIDOW OF R	TOWER JOYCE M TRUST	1	12/14/2004	QC	21-NOT USED/OTHER	05-0/4013	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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BARR KEITH 4635 BLOOD RD METAMORA MI 48455	2025 Est TCV 196,091
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH 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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A 67' @ 4000/FF	60.67	110.00	0.9961	0.8112	4000	100		196,091
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61 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	196,091
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Tax Description	X	Value
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. SEC 2 T22N R8W LOT 4 CROW'S NEST.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	98,000	0	98,000			64,109C
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2024	102,000	0	102,000			62,182C
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2023	60,100	0	60,100			59,221C
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2022	57,700	0	57,700			56,401C
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TPC 04/30/2021 INSPECTED						
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TPC 12/27/2017 INSPECTED						
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TPC 02/20/2012 INSPECTED						
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Licensed To: Township of Lake, County of Missaukee, Michigan						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOWER JOYCE M TRUST	BARR KEITH	335,000	06/29/2015	WD	03-ARM'S LENGTH	2015-02253	PROPERTY TRANSFER	100.0
TOWER JOYCE M TRUST	TOWER JOYCE M TRUST	0	07/26/2014	AFF	07-DEATH CERTIFICATE	SOC SEC RECORD	DEED	100.0
TOWER JOYCE M (WIDOW OF R	TOWER JOYCE M TRUST	1	12/14/2004	QC	21-NOT USED/OTHER	05-0/4012	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7729 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BARR KEITH 4635 BLOOD RD METAMORA MI 48455	MAP #:					
	2025 Est TCV 452,389 TCV/TFA: 314.60					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
				* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 5 CROW'S NEST.	X			A 67' @ 4000/FF	60.00	115.00	1.0000	0.8239	4000	100	197,740	
				60 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			197,740

Land Improvement Cost Estimates	X	Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	6.49	568	71	2,617
Total Estimated Land Improvements True Cash Value =						2,617

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



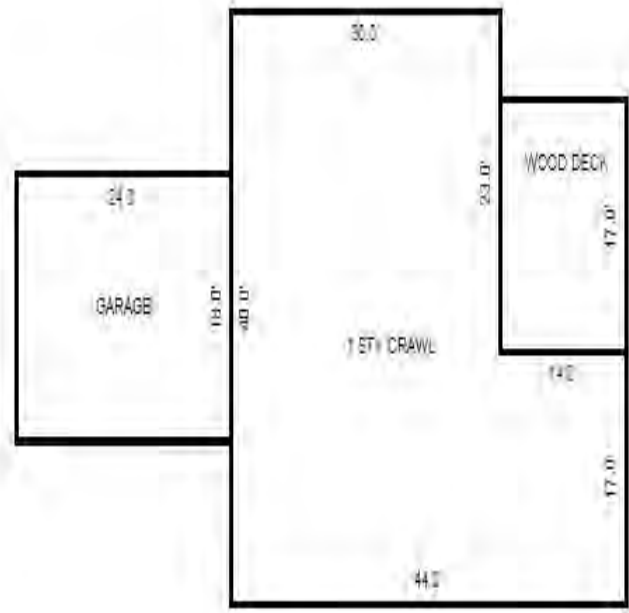
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	98,900	127,300	226,200			153,453C
2024	102,300	118,000	220,300			148,839C
2023	60,200	112,600	172,800			141,752C
2022	57,000	101,400	158,400			135,002C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 238	Type Treated Wood	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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 Effec. Age: 30 Floor Area: 1,438 Total Base New : 225,032 Total Depr Cost: 157,520 Estimated T.C.V: 252,032		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X Drywall X Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1438 SF Floor Area = 1438 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C Blt 1973			
Yr Built 1973	Remodeled 0	Ex X Ord	Min		Size of Closets Lg X Ord Small		200 Amps Service		Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,438		Total: 180,567		126,396	
Condition: Average				Central Air Wood Furnace		(12) Electric		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206		Deck Treated Wood 238 4,579 3,205				
Room List		Doors Solid X H.C.		(5) Floors		No. of Elec. Outlets Many X Ave. Few		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 20,153 14,107 Common Wall: 1 Wall 1 -2,647 -1,853		Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 100 Feet 1 5,725 4,007				
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:		(13) Plumbing		Built-Ins Appliance Allow. 1 2,727 1,909 Fireplaces Exterior 1 Story 1 6,420 4,494		Totals: 225,032		157,520		
(1) Exterior		X Tile		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Local Cost Items SANITARY SEWER 1 0 0						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1438 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY: 252,032						
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Many Avg. Few X Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		Gable Hip Flat X Asphalt Shingle		Gambrel Mansard Shed										
Chimney: Block														

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7739 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		10/10/2013	2013-0506	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 388,876 TCV/TFA: 391.22							
MOOLENAAR ROBERT J & LAURA M TRUST MOOLENAAR JOHN 10201 E CROSSROADS #24 CALEDONIA MI 49316		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
. SEC 2 T22N R8W LOT 6 CROW'S NEST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 67' @ 4000/FF 60.00 122.00 1.0000 0.8411 4000 100 201,872								
		Paved Road		60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 201,872								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.06	730	0	0				
		X Sewer		D/W/P: 4in Concrete	6.87	165	0	0				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,900								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		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	100,900	93,500	194,400				92,200C
		TPC 04/01/2021 INSPECTED			2024	103,800	86,600	190,400				89,428C
		TPC 12/27/2017 INSPECTED			2023	61,300	82,700	144,000				85,170C
		TPC 09/08/2014 INSPECTED			2022	57,000	74,600	131,600				81,115C

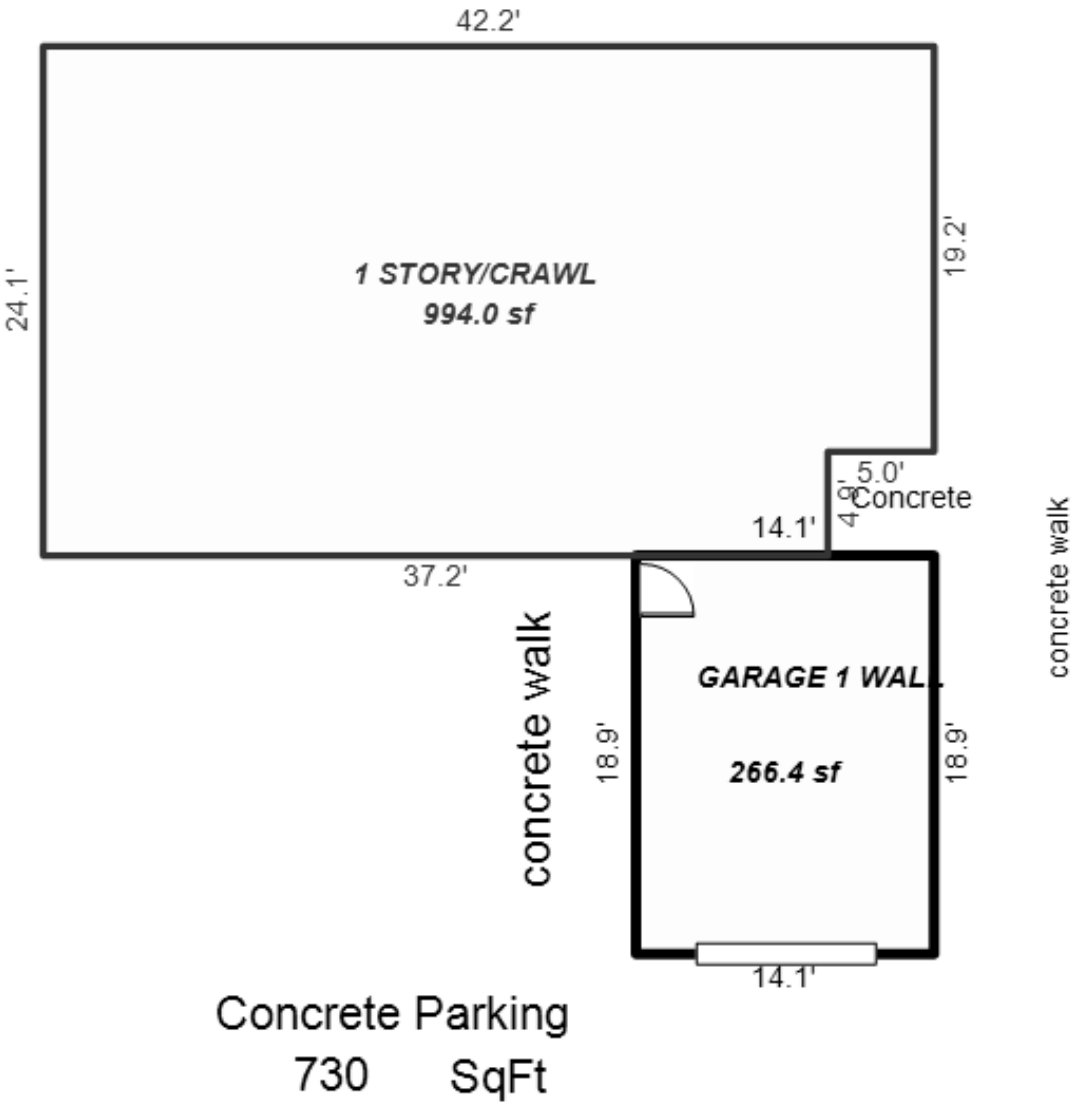


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 266 % 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						20	CCP (1 Story)																					
Building Style: 1S			Drywall Paneled		Plaster Wood T&G																												
Yr Built 1967		Remodeled 2013			Ex	X	Ord																										
Condition: Average			Trim & Decoration				Min																										
Room List			Size of Closets		Lg	X	Ord																										
	Basement 1st Floor 2nd Floor Bedrooms		Doors				Solid	X	H.C.																								
(1) Exterior			(5) Floors		Kitchen: Other: Other:																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																												
(2) Windows			(7) Excavation		No. of Elec. Outlets Many X Ave. Few																												
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 994 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer																												
	Chimney: Metal		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
			Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 994 SF Floor Area = 994 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>994</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>137,471</td> <td>96,234</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	994			Total:				137,471	96,234	Class: C +5 Effec. Age: 30 Floor Area: 994 Total Base New : 165,268 Total Depr Cost: 115,690 Estimated T.C.V: 185,104		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	994																														
Total:				137,471	96,234																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 266 14,885 10,419 Door Opener 1 539 377 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 Porches CCP (1 Story) 20 993 695 Local Cost Items SANITARY SEWER 1 0 0 *										Totals: 165,268 115,690		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 185,104																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	0	01/14/2016	QC	09-FAMILY	2016-0189	PROPERTY TRANSFER	0.0															
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	0	01/14/2016	QC	09-FAMILY	2016-00191	PROPERTY TRANSFER	0.0															
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	1	03/20/2012	QC	21-NOT USED/OTHER	2012-000899 QD	DEED	0.0															
VERBERKMOES DANIEL & DAWN	VERBERKMOES DANIEL & DAWN	1	03/01/2011	QC	21-NOT USED/OTHER	2011-00588	DEED	0.0															
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status													
7749 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		New House		04/28/2004		20040090	Complete														
Owner's Name/Address		P.R.E. 100% 07/25/1994		Demolition/Removal		04/15/2004		20040061	Complete														
VERBERKMOES DANIEL & DAWN TRUST 7749 W WHITE BIRCH AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 636,749 TCV/TFA: 282.00																			
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																	
. SEC 2 T22N R8W LOT 7 CROW'S NEST.		X		Public Improvements		* Factors *																	
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value			
231-839-5866		X		Gravel Road		A 67' @ 4000/FF		60.00		128.00		1.0000		0.8554		4000		100		205,293			
		X		Paved Road		60 Actual Front Feet,		0.18		Total Acres		Total Est. Land Value =								205,293			
		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		464 71		2,138											
		X		Sewer		Residential Local Cost Land Improvements																	
		X		Electric		Description		Rate		Size % Good		Cash Value											
		X		Gas		LAND IMPROVE 2500		2,500.00		1 100		2,500											
				Curb		Total Estimated Land Improvements True Cash Value =															4,638		
				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							
				Who		When		What		2025		102,600		215,800		318,400						206,587C	
				TPC 12/27/2017		INSPECTED				2024		105,100		199,900		305,000						200,376C	
				TPC 02/20/2012		INSPECTED				2023		62,200		202,600		264,800						190,835C	
										2022		57,000		182,600		239,600						181,748C	



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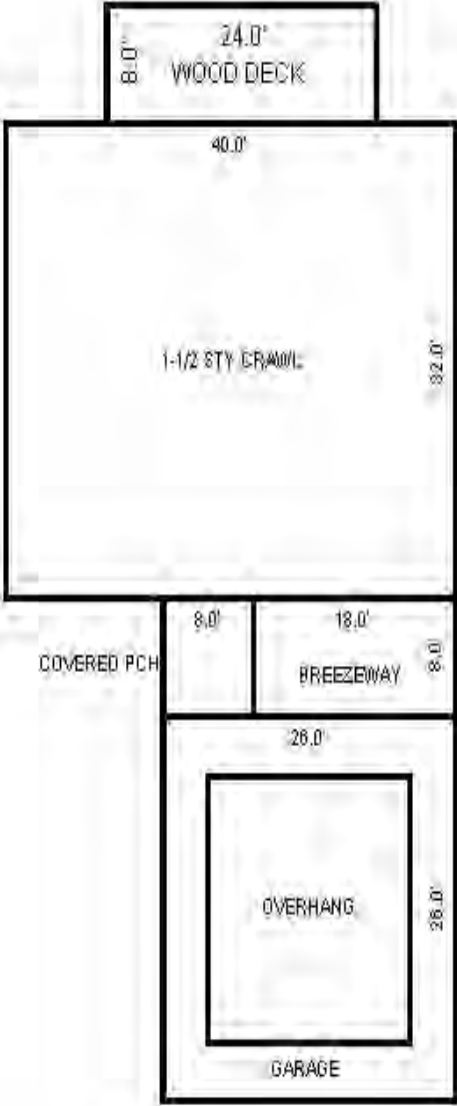
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 Car Capacity: Class: 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							64 WCP (1 Story) 192 Treated Wood 144 Brzwy, FW													
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: 20 Floor Area: 2,258 Total Base New : 333,447 Total Depr Cost: 266,761 Estimated T.C.V: 426,818			E.C.F. X 1.600		Bsmnt Garage:										
Yr Built 2004	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			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1280 SF Floor Area = 2258 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 2004												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall						Ex.	X	Ord.		Min	Many	X	Ave.		Few	1.5 Story	Siding	Crawl Space	1,280			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			1 Story			Siding	Overhang											
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 1280 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1		1,455		1,164			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story)		64		3,631		2,905			
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Lump Sum Items:			Water/Sewer			Deck			Treated Wood		192		3,971		3,177						
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		2,182						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Breezeways			Frame Wall		144		9,770		7,816						
Chimney:										Local Cost Items															

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

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





Sketch by Apex A/TM

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JUERGENS LARRY & MARCENE	WILLIAMS TERRY L & LORENE	0	03/13/2020	WD	16-LC PAYOFF	2020-00802	DEED	0.0
JUERGENS LARRY & MARCENE	WILLIAMS TERRY L & LORENE	330,000	06/24/2019	LC	03-ARM'S LENGTH	2019-02009	PROPERTY TRANSFER	100.0
LESHOK GREGORY P & SARA L	JUERGENS LARRY & MARCENE	255,000	01/28/2013	WD	03-ARM'S LENGTH	2013-00247	PROPERTY TRANSFER	100.0
BARKS GENE E	LESHOK GREGORY P & SARA L	285,000	04/15/2005	WD	03-ARM'S LENGTH	05-0/1354	DEED	100.0

Property Address: 7759 W WHITE BIRCH 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: WILLIAMS TERRY L & LORENE F  
 5542 VANDERBUILT RD  
 OLD HICKORY TN 37138  
 2025 Est TCV 470,272 TCV/TFA: 268.42

X Improved Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	A 67' @ 4000/FF	60.00	132.00	1.0000	0.8647	4000	100		207,516	
Gravel Road	60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	207,516

Tax Description: . SEC 2 T22N R8W LOT 8 CROW'S NEST.

Comments/Influences: 2018-00979JMISC NO SORT TERM RENTALS  
 2018-00979 JMISC NO SORT TERM RENTALS

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 4in Concrete	6.87	400	0	0
X Sewer	D/W/P: 4in Concrete	6.87	56	0	0
X Electric	D/W/P: 4in Concrete	6.87	100	0	0
X Gas	Residential Local Cost Land Improvements				
Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
Street Lights	LAND IMPROVE 2500	2,500.00	1	95	2,375
Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,375
Underground Utils.					

Topography of Site

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

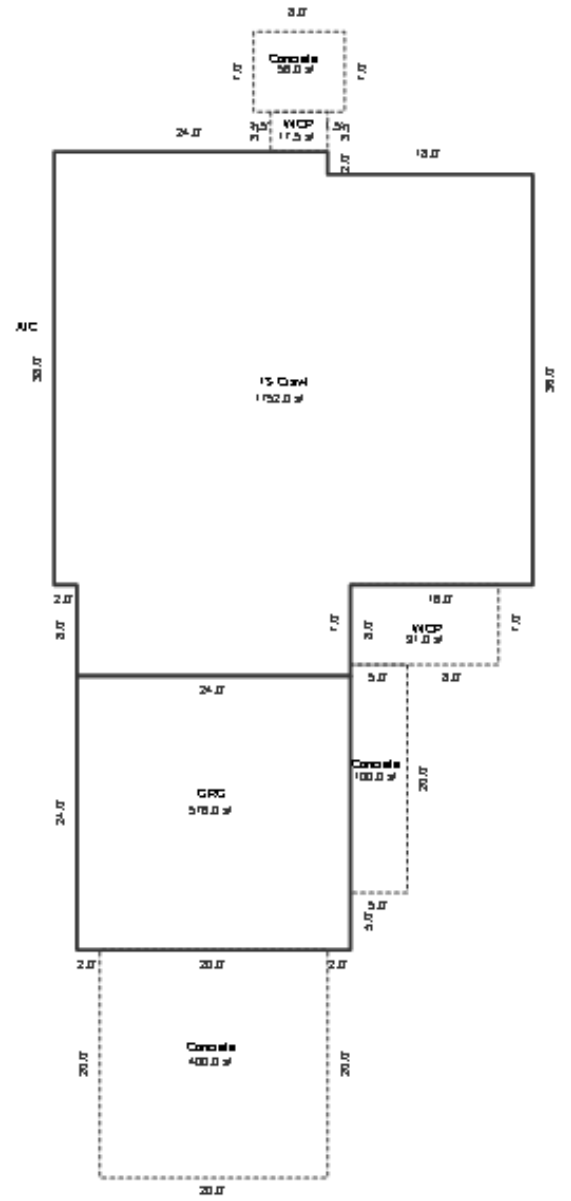
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	103,800	131,300	235,100			169,186C
2024	105,900	121,700	227,600			164,099C
2023	62,700	116,300	179,000			156,285C
2022	57,000	104,800	161,800			148,843C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 17 WCP (1 Story) 91 WCP (1 Story)	Type	Year Built: 1995 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	(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 1962	Remodeled 1995		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:													
(1) Exterior		(6) Ceilings			(12) Electric													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				150	Amps Service												
(2) Windows		(7) Excavation			No./Qual. of Fixtures													
	Many Avg. Few		Large Avg. Small		Ex.	X	Ord.		Min									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets													
			Basement: 0 S.F. Crawl: 1752 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few									
X	Asphalt Shingle	(9) Basement Finish			(13) Plumbing													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)												
(3) Roof		(10) Floor Support			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													
					1	Public Water												
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:			1	Public Sewer												
					1	Water Well												
						1000 Gal Septic												
						2000 Gal Septic												
					Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C			Blt 1962					
(11) Heating System: Forced Heat & Cool										Ground Area = 1752 SF			Floor Area = 1752 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 1,752										Total: 222,195 133,317								
Other Additions/Adjustments										Plumbing			Average Fixture(s) 1 1,455 873					
										3 Fixture Bath 1 4,580 2,748								
										Porches			WCP (1 Story) 91 4,485 2,691					
										WCP (1 Story) 17 1,265 759								
										Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
										Base Cost 576 29,434 17,660			Common Wall: 1 Wall 1 -2,647 -1,588					
										Door Opener 1 539 323								
										Water/Sewer			Public Sewer 1 1,473 884					
										Water Well, 100 Feet 1 5,725 3,435								
										Built-Ins			Appliance Allow. 1 2,727 1,636					
										Local Cost Items			SANITARY SEWER 1 0 0 *					
										Totals: 271,231 162,738								
Notes:										ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY: 260,381								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESHOK SARA & GREGORY	ANSON RONALD F	120,000	08/12/2013	WD	03-ARM'S LENGTH	2013-02766 WD	DEED	100.0
COX LINDA TRUSTEE	LESHOK SARA & GREGORY (PR	105,000	12/06/2005	QC	03-ARM'S LENGTH	06-0/569	DEED	100.0
BARKS GENE E	COX LINDA TRUSTEE	105,000	05/12/2005	WD	21-NOT USED/OTHER	05-0/1919	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7769 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	05/09/2019	2019-0154	100%
Owner's Name/Address	P.R.E. 0%		Deck/Porch	08/11/2017	2017-0378	100%
ANSON RONALD F 2255 E NEWBURG RD FARMINGTON HILLS MI 48117	MAP #:		New House	06/07/2016	2016-0221	100%
	2025 Est TCV 473,896 TCV/TFA: 347.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			* Factors *							
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 2 T22N R8W LOT 9 CROW'S NEST.	X		Dirt Road	62.16	131.00	0.9877	0.8624	4000	100	211,770
	X		Gravel Road	71						211,770
	X		Paved Road	71 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						
	X		Storm Sewer	Land Improvement Cost Estimates						
	X		Sidewalk	Description						
	X		Water	Rate						
	X		Sewer	Size % Good						
	X		Electric	Cash Value						
	X		Gas	Fencing: Wd, Split, 2 Rail						
	X		Curb	D/W/P: Patio Blocks						
	X		Street Lights	D/W/P: 3.5 Concrete						
	X		Standard Utilities	D/W/P: 4in Concrete						
	X		Underground Utils.	Total Estimated Land Improvements True Cash Value =						

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	105,900	131,000	236,900			173,729C
Rolling	2024	108,500	121,400	229,900			168,506C
Low	2023	70,400	120,900	191,300			160,482C
High	2022	64,100	108,900	173,000			152,840C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



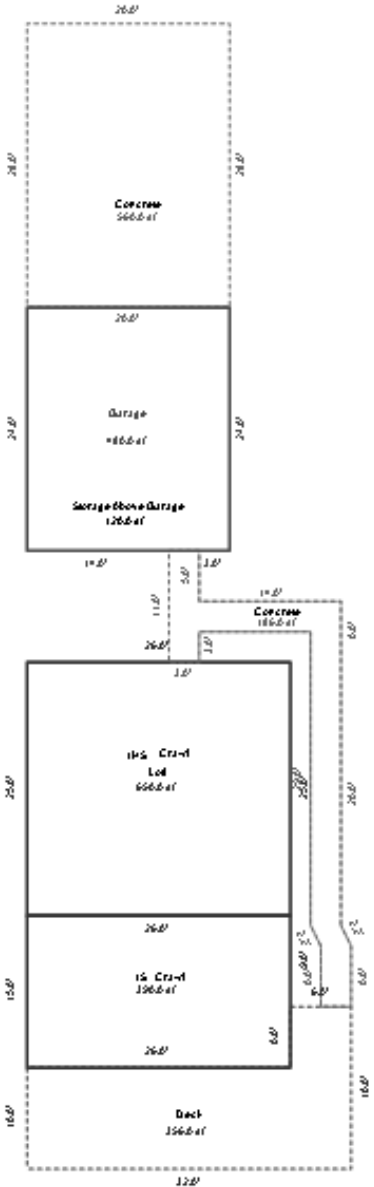
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/06/2019	INSPECTED	2025	105,900	131,000	236,900			173,729C
JWV	08/28/2017	INSPECTED	2024	108,500	121,400	229,900			168,506C
JWV	12/03/2016	INSPECTED	2023	70,400	120,900	191,300			160,482C
			2022	64,100	108,900	173,000			152,840C

\*\*\* Information herein deemed reliable 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 356	Type Treated Wood	Year Built: 2019 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: 480 % Good: 0 Storage Area: 120 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:													
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 8 Floor Area: 1,365 Total Base New : 176,478 Total Depr Cost: 162,358 Estimated T.C.V: 259,773										
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 2016															
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		No. of Elec. Outlets		Building Areas															
A-Frame		Trim & Decoration		Ex			0 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
Wood Frame		Ex		Ord			No./Qual. of Fixtures		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath			
Building Style: 1.25S		Lg		Ord			Ex.		Ave.		Few		(14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well	
Yr Built 2016		Small		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Remodeled 0		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Condition: Average		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Room List		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Basement		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
1st Floor		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
2nd Floor		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
2 Bedrooms		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
(1) Exterior		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Wood/Shingle		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Aluminum/Vinyl		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Brick		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Insulation		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
(2) Windows		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Many		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Avg.		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Few		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Wood Sash		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Metal Sash		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Vinyl Sash		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Double Hung		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Horiz. Slide		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Casement		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Double Glass		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Patio Doors		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Storms & Screens		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
(3) Roof		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Gable		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Hip		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Flat		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Asphalt Shingle		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Chimney:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Recreation SF		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Living SF		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Walkout Doors (B)		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
No Floor SF		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Walkout Doors (A)		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
(10) Floor Support		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Joists:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Unsupported Len:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Cntr.Sup:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Lump Sum Items:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Notes:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Totals:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	
Totals:		Lg		H.C.			No. of Elec. Outlets		Many		Ave.		Few		1		Public Water		1		Public Sewer		1		Water Well	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRAW ADA M TRUSTEE	HOLMES ROBERT P & KIMBERL	204,150	09/13/2012	WD	03-ARM'S LENGTH	2012-03038	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7789 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOLMES ROBERT P & KIMBERLY J 9476 BARBER LAKE CT SE ALTO MI 49302	MAP #:					
	2025 Est TCV 383,667 TCV/TFA: 409.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 2 T22N R8W LOT 11 CROW'S NEST.	X		Dirt Road	61.33	144.00	0.9923	0.8914	4000	100	217,011
Comments/Influences	X		Gravel Road	67	Actual Front Feet,	0.19	Total Acres	Total Est. Land Value =		217,011

Comments/Influences	X	Description	Land Improvement Cost Estimates			Cash Value
			Rate	Size	% Good	
	X	Water	18.62	96	45	805
	X	Sewer	Total Estimated Land Improvements True Cash Value =			805
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	108,500	83,300	191,800			124,028C
Rolling							
Low							
X High	2024	110,000	77,200	187,200			120,299C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	69,600	73,600	143,200			114,571C
Ravine							
Wetland							
Flood Plain	2022	61,600	66,300	127,900			109,116C



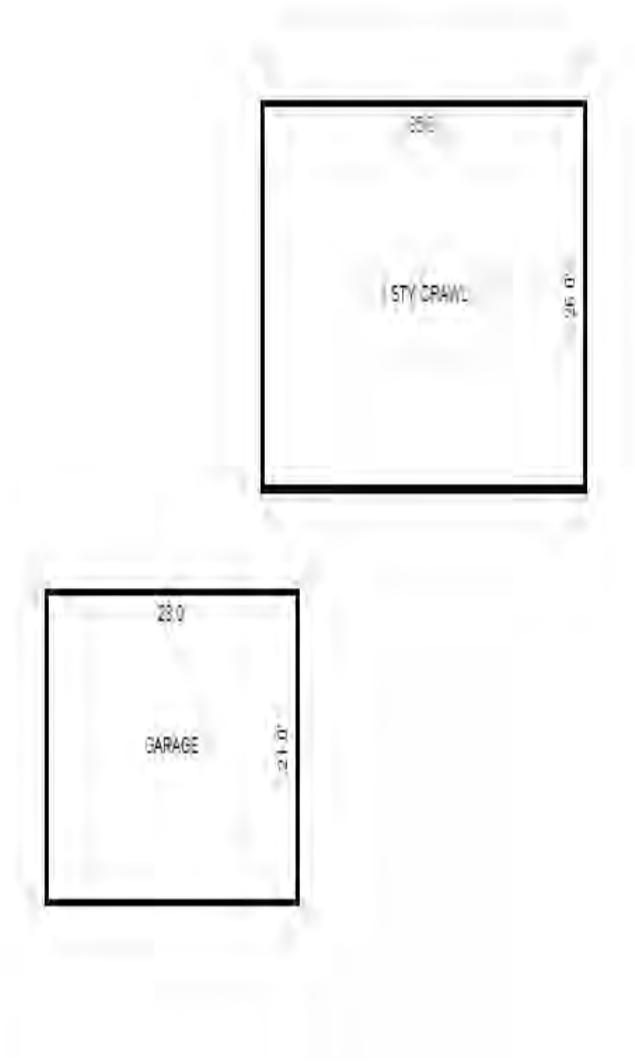
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*




Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 588 % Good: 90 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: 30 Floor Area: 936 Total Base New : 141,723 Total Depr Cost: 103,657 Estimated T.C.V: 165,851		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																																								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C-10 Blt 1968		Bsmnt Garage: Carport Area: Roof:																																									
Yr Built 1968	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																	
Condition: Average		Size of Closets		200 Amps Service		No. of Elec. Outlets		1 Story		Siding		Crawl Space		936		111,135		77,789																																			
Room List		Doors	Solid	X	H.C.	X Many		Average		Few		(13) Plumbing		1 Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan													
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X		Ord.		Min		No. of Elec. Outlets		X		Many		Ave.		Few		(13) Plumbing		1 Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets		X		Many		Ave.		Few		(13) Plumbing		1 Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan											
(2) Windows		(7) Excavation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																															
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																	
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																
Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Public Water		1 Public Sewer		1 Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																																					
Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:		165,851																																																	

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



Sketch by Peter W. T.

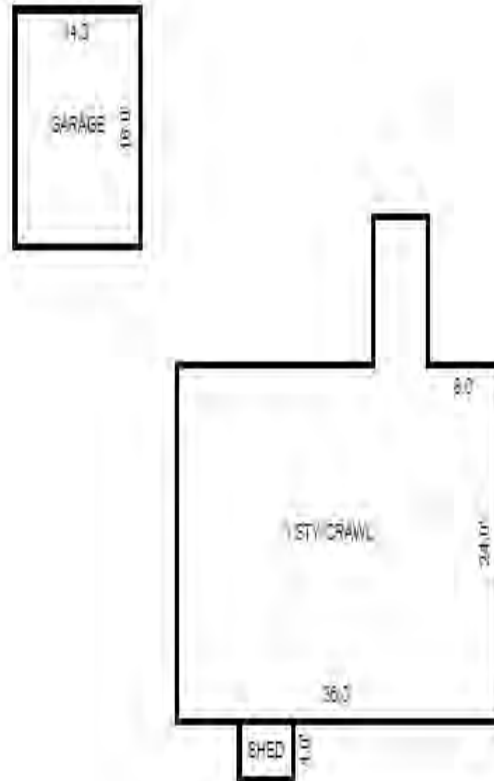
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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
7799 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 345,850 TCV/TFA: 369.50		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
CUNNINGHAM RUSSELL J 14670 W COLONY RTE 1 PEWAMO MI 48873		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Taxpayer's Name/Address		X Dirt Road		X Gravel Road		A 67' @ 4000/FF 61.33 140.00 0.9923 0.8826 4000 100 214,882				
CHEMICAL BANK WEST P O BOX 100 BAY CITY MI 48707		X Paved Road		X Storm Sewer		67 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 214,882				
Tax Description		X Sidewalk		X Water		Land Improvement Cost Estimates				
. SEC 2 T22N R8W LOT 12 CROW'S NEST.		X Sewer		X Electric		Description Rate Size % Good Cash Value				
Comments/Influences		X Gas		X Curb		D/W/P: 3.5 Concrete 6.07 364 71 1,568				
		Topography of Site		X Level		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
		X Rolling		X Low		2025 107,400 65,500 172,900				
		X High		X Landscaped		2024 109,200 60,700 169,900				
		X Swamp		X Wooded		2023 69,000 57,900 126,900				
		X Pond		X Waterfront		2022 61,600 52,100 113,700				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X Ravine		X Wetland		TPC 12/27/2017 INSPECTED 2024 109,200 60,700 169,900				
		X Flood Plain		X Flood Plain		TPC 02/20/2012 INSPECTED 2023 69,000 57,900 126,900				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 1960 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 224 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		(4) Interior Trim & Decoration		Central Air Wood Furnace								
Building Style: 1S		Trim & Decoration		Ex		X	Ord	Min	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Yr Built 1960	Remodeled 0	Size of Closets		Lg	X	Ord	Small	No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 936 Total Base New : 134,791 Total Depr Cost: 80,875 Estimated T.C.V: 129,400		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		Central Air Wood Furnace								
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		Kitchen: Other: Other:		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1960			
(1) Exterior		X Drywall		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets		Many	X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost							
(2) Windows		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		1	Average Fixture(s)		1 Story Siding Crawl Space		Total: 109,275		65,565				
X	Many Avg. X Few	Large Avg. Small	(8) Basement		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s) 1 1,212 727		Water/Sewer 1 1,307 784		Water Well, 100 Feet 1 5,560 3,336		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer		1		Public Water		Built-Ins		Appliance Allow. 1 1,906 1,144		Fireplaces		Exterior 1 Story 1 5,626 3,376	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Public Sewer		Water Well		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 224 9,905 5,943		Local Cost Items	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Sewer		1000 Gal Septic		SANITARY SEWER		1 0 0		Totals: 134,791 80,875		Notes:	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		2000 Gal Septic		Lump Sum Items:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY:		129,400				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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



Sketch by Alex 1/7/25

\*\*\* 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		
7809 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 668,265 TCV/TFA: 261.04								
ORMSBY H ROBERT II 7809 W WHITE BIRCH LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
. SEC 2 T22N R8W LOT 13 CROW'S NEST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 67' @ 4000/FF 60.67 135.00 0.9961 0.8715 4000 100								
		Paved Road		66 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 210,662								
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	105,300	228,800	334,100			178,841C	
		TPC 12/27/2017 INSPECTED			2024	107,400	233,500	340,900			173,464C	
		TPC 02/20/2012 INSPECTED			2023	67,500	223,000	290,500			165,204C	
		TPC 10/11/2011 INSPECTED			2022	60,900	200,900	261,800			157,338C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type Year Built: 1993 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Ex		Ord	X	Min	
Building Style: 2S		Size of Closets		Lg		Ord	X	Small	Room List		Doors		Solid	X	H.C.
Yr Built 1993	Remodeled 0	Condition: Average		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures	
Room List		Ex		Ord	X	Min	Central Air Wood Furnace		(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 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1280 SF Floor Area = 2560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,280 Total: 350,379 238,257		
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many		X	Ave.		Few	Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,142 1,457 3 Fixture Bath 1 6,735 4,580 Porches WCP (1 Story) 35 2,961 2,013 Deck Treated Wood 480 7,680 5,222 Treated Wood 128 3,226 2,194 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 31,668 21,534 Common Wall: 1 Wall 1 -3,073 -2,090 Water/Sewer Public Sewer 1 1,886 1,282 Water Well, 50 Feet 1 2,879 1,958 Built-Ins Appliance Allow. 1 3,918 2,664 Fireplaces Exterior 2 Story 1 10,193 6,931 Local Cost Items SANITARY SEWER 1 0 0 *	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1280 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 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	
(2) Windows		Many Avg. X Avg. Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(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. >>>>>	



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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7819 W PINE DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 05/01/2001										
DENNO WILLIAM L ETAL 8952 N BROOKSHIRE SAGINAW MI 48609		MAP #:		2025 Est TCV 355,083 TCV/TFA: 334.98								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 14 CROW'S NEST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 67' @ 4000/FF 65.33 120.00 0.9706 0.8363 4000 100								
		Paved Road		73 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 212,131								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Split, 2 Rail	15.31	30	0	0				
		X	Sewer	D/W/P: Asphalt Paving	2.85	160	0	0				
		X	Electric	Metal Prefab	16.25	90	45	658				
		X	Gas	Wood Frame	34.10	42	35	501				
		Curb		Residential Local Cost Land Improvements								
		Street Lights		Description	Rate	Size	% Good	Cash Value				
		Standard Utilities		LAND IMPROVE 1000	1,000.00	1	95	950				
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 2,109								
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		
		X	PRIVATE RD	2025	106,100	71,400	177,500			107,083C		
		TPC 12/27/2017 INSPECTED		2024	110,200	66,200	176,400			103,864C		
		TPC 02/20/2012 INSPECTED		2023	69,900	63,300	133,200			98,919C		
		TPC 10/11/2011 INSPECTED		2022	65,400	57,000	122,400			94,209C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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							12 453	CPP Treated Wood			
Building Style: 1S		X	Drywall	X	Plaster											
Yr Built 1970		Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Class: CD Effec. Age: 40 Floor Area: 1,060 Total Base New : 146,710 Total Depr Cost: 88,027 Estimated T.C.V: 140,843				E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1060 SF Floor Area = 1060 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 1970						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	Insulation			Many	X	Ave.		Few	1 Story Siding Basement 436 1 Story Siding Crawl Space 624			Total: 132,612 79,568				
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Plumbing						
X	Many Avg. X Few	X	Large Avg. Small	Basement: 436 S.F. Crawl: 624 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			Deck Treated Wood 453 6,813 4,088 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 Porches CPP 12 312 187						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer			Local Cost Items			SANITARY SEWER						
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 146,710 88,027			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY: 140,843						
(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: Metal		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.		
PAPKE RONALD ROY & KNAK M	PAPKE KNAK FAMILIES TRUST	0	04/27/2018	QC	09-FAMILY	2018-01506	PROPERTY TRANSFER	0.0		
GOODENOW LORI A	GOODENOW LORI A TRUST	0	03/13/2016	QC	09-FAMILY	2016-00962	PROPERTY TRANSFER	0.0		
PAPKE DOROTHY L	PAPKE RONALD ROY & GOODEN	0	11/02/2015	AFF	07-DEATH CERTIFICATE	2015-03771	PROPERTY TRANSFER	0.0		
PAPKE DOROTHY (WIDOW)	PAPKE DOROTHY (LE) ETAL*	0	02/23/2007	QC	21-NOT USED/OTHER	2007/1096	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 194,704		
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
GOODENOW LORI TRUST & PAPKE KNAK FAMILIES TRUST 450 N LAFAYETTE DEARBORN MI 48128		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		X Dirt Road		B 67' @ 4000/FF 60.00 108.00 1.0000 0.8060 4000 100 193,441		60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 193,441				
. SEC 2 T22N R8W LOT 15 CROW'S NEST.		X Gravel Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value				
Comments/Influences		X Paved Road		Wood Frame 25.27 100 50 1,263		Total Estimated Land Improvements True Cash Value = 1,263				
BEG 05-HS OK W/DEARBORN ADDRESS. THERE IN WINTER.		X Storm Sewer		X Sewer		X Electric				
		X Sidewalk		X Gas		X Curb				
		X Water		Street Lights		Standard Utilities				
		X Sewer		Underground Utils.		Topography of Site				
		X Electric		X Level		X Rolling				
		X Gas		X Low		X High				
		Curb		X Landscaped		X Swamp				
		Street Lights		X Wooded		X Pond				
		Standard Utilities		X Waterfront		X Ravine				
		Underground Utils.		X Wetland		X Flood Plain				
		Topography of Site		X Private Road		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
		X Level		Who When What		2025 96,700 700 97,400 41,934C				
		X Rolling		TPC 04/30/2021 INSPECTED		2024 100,700 600 101,300 40,674C				
		X Low		TPC 12/27/2017 INSPECTED		2023 59,100 600 59,700 38,738C				
		X High		TPC 02/20/2012 INSPECTED		2022 57,000 500 57,500 36,894C				
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		X Private Road								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PAPKE RONALD ROY & KNAK M	PAPKE KNAK FAMILIES TRUST	0	04/27/2018	QC	09-FAMILY	2018-01506	PROPERTY TRANSFER	0.0			
GOODENOW LORI A	GOODENOW LORI A TRUST	0	03/13/2016	QC	09-FAMILY	2016-00962	PROPERTY TRANSFER	0.0			
PAPKE DOROTHY L	PAPKE RONALD ROY & GOODEN	0	11/02/2015	AFF	07-DEATH CERTIFICATE	2015-03771	PROPERTY TRANSFER	0.0			
PAPKE DOROTHY (WIDOW)	PAPKE DOROTHY (LE) ETAL	0	02/23/2007	QC	21-NOT USED/OTHER	2007/1096	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
7839 W PINE DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
GOODENOW LORI TRUST & PAPKE KNAK FAMILIES TRUST 450 N LAFAYETTE DEARBORN MI 48128		MAP #:									
		2025 Est TCV 368,681 TCV/TFA: 369.05									
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *							
. SEC 2 T22N R8W LOT 16 CROW'S NEST.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		B 67' @ 4000/FF	65.00	119.00	0.9724	0.8338	4000	100	210,808
BEG 05-HS OK W/DEARBORN ADDRESS. THERE IN WINTER.		X Paved Road		70 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	210,808	
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description		Rate	Size	% Good	Cash Value		
		X Water		D/W/P: 3.5 Concrete		6.16	360	71	1,575		
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,575							
		X Electric									
		X Gas									
		Curb									
		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 Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	105,400	78,900	184,300		97,805C	
		TPC 12/27/2017	INSPECTED		2024	109,500	72,100	181,600		94,865C	
		TPC 02/20/2012	INSPECTED		2023	67,800	68,800	136,600		90,348C	
		TPC 12/21/2010	INSPECTED		2022	63,500	62,500	126,000		86,046C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 200	Type CCP (1 Story)	Year Built: 1967 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame Block	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: 35 Floor Area: 999 Total Base New : 150,287 Total Depr Cost: 97,686 Estimated T.C.V: 156,298		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 999 SF Floor Area = 999 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1967											
Yr Built 1967	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Lg	X	Ord	Small	200 Amps Service		1 Story		Block		Crawl Space		999		Total:		117,954		76,669			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Other Additions/Adjustments		Plumbing		Porches		Garages		Class: CD		Exterior: Siding		Foundation: 18 Inch (Unfinished)		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200		Many		X		Ave.		Few		(13) Plumbing		1 Average Fixture(s)		3 Fixture Bath		2 Fixture Bath	
(1) Exterior		(6) Ceilings		X		Drywall		1		Average Fixture(s)		3		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 999 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic	
(2) Windows		Many Avg.	X	Large Avg.	Small	(9) Basement Finish		(14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
X	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		Lump Sum Items:		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
(3) Roof		Gable		Gambrel		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
X	Hip Flat	Mansard Shed		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
X	Asphalt Shingle	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Lump Sum Items:		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE )		1.600 =>		TCV:		156,298		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic	
Totals:		150,287		97,686		0		0		0		0		0		0		0		0		0	

\*\*\* 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.				
VANDEPOL MEGAN MARIE FKA	VANDEPOL MATTHEW D & MEGA	0	07/26/2021	QC	09-FAMILY	2021-02574	DEED	0.0				
POWERS MARY L TRUST	TOMSHACK MEGAN MARIE	225,000	11/01/2012	WD	03-ARM'S LENGTH	2012-03517	PROPERTY TRANSFER	100.0				
POWERS MARY & MICHAEL (H/	POWERS MARY L TRUST	0	01/18/2006	WD	21-NOT USED/OTHER	06-0/377	DEED	0.0				
POWERS MARY LOUISE & MICH	POWERS MARY (TRUST) & MIC	0	11/16/2005	PTA	21-NOT USED/OTHER	-/	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7849 W PINE DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
VANDEPOL MATTHEW D & MEGAN M 8733 23 MILE RD MARION MI 49665-8010		2025 Est TCV 504,498 TCV/TFA: 340.19										
		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements		* Factors *								
Tax Description		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 17 CROW'S NEST.		X Gravel Road		B 67' @ 4000/FF	62.33	141.00	0.9867	0.8848	4000	100		217,694
Comments/Influences		X Paved Road		66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 217,694								
21100404 \$259,900 2/2011 DOM 299		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: Asphalt Paving	3.06	288	0	0				
		X Sewer		D/W/P: 4in Concrete	6.87	40	0	0				
		X Electric		D/W/P: 4in Concrete	6.87	196	0	0				
		X Gas		Residential Local Cost Land Improvements								
		X Curb		Description	Rate	Size	% Good	Cash Value				
		X Street Lights		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 1,900								
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Private Road		2025	108,800	143,400	252,200			138,505C		
		Who When What		2024	110,800	132,800	243,600			134,341C		
		JWV 06/18/2018 INSPECTED		2023	68,400	126,800	195,200			127,944C		
		TPC 12/27/2017 INSPECTED		2022	60,900	114,400	175,300			121,852C		
		TPC 12/03/2012 INSPECTED										



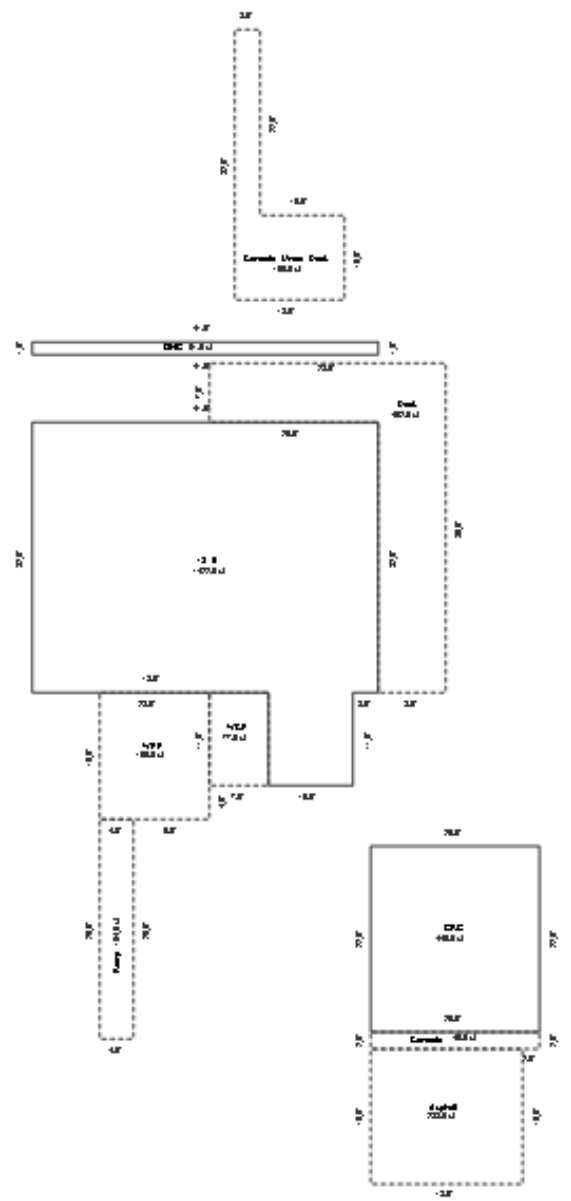
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	X	Ord	Min	77	WCP (1 Story)	195	WPP	452	Treated Wood	104	Treated Wood	
Building Style: 1S		Trim & Decoration		Size of Closets			Lg			X	Ord	Small		Class: C Effec. Age: 40 Floor Area: 1,483 Total Base New : 296,773 Total Depr Cost: 178,065 Estimated T.C.V: 284,904				
Yr Built 1966	Remodeled 0	Size of Closets		Lg			X	Ord	Small		E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Size of Closets		Lg			X	Ord	Small		E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:				
Room List		Doors	Solid	X	H.C.	X Central Air Wood Furnace			X (12) Electric 200 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			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		
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Lump Sum Items:		
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 1422 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 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 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 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
X	Many Avg. X Few	Large Avg. Small	Basement: 1422 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
(3) Roof		(9) Basement Finish		900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
X	Gable Hip Flat	Gambrel Mansard Shed	900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:				
X	Asphalt Shingle	(10) Floor Support		900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
Chimney: Brick		(10) Floor Support		900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
Chimney: Brick		(10) Floor Support		900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			900 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			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.
STECKROTH ROBERT & JERI A	STECKROTH FAMILY TRUST	1	06/07/2013	QC	21-NOT USED/OTHER	2013-0296	PROPERTY TRANSFER	0.0
		86,000	05/01/1997	WD	33-TO BE DETERMINED	310:1231	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7859 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/27/2022	2022-0405	100%
Owner's Name/Address	P.R.E. 0%		Addition	06/26/2020	2020-0272	100%
STECKROTH FAMILY TRUST 608 N HACKER ROAD HOWELL MI 48843	MAP #:		Addition	06/25/2009	20090282	80%
	2025 Est TCV 518,269 TCV/TFA: 350.66					

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road			62.33	160.00	0.9867	0.9249	4000 100	227,543	
X Gravel Road			70 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =	227,543

Tax Description		Land Improvement Cost Estimates						
. SEC 2 T22N R8W LOT 18 CROW'S NEST.		Description	Rate	Size	% Good	Cash Value		
Comments/Influences		X Sewer	D/W/P: Brick on Sand	17.76	1019	50	9,048	
		X Electric	D/W/P: Brick on Sand	17.76	144	50	1,278	
		X Gas	Total Estimated Land Improvements True Cash Value =					10,326

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	113,800	145,300	259,100			154,909C
Rolling		2024	114,300	135,000	249,300			150,252C
Low		2023	74,000	126,800	200,800			143,098C
High		2022	63,500	109,300	172,800			130,856C
Landscaped								
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X Private Road								

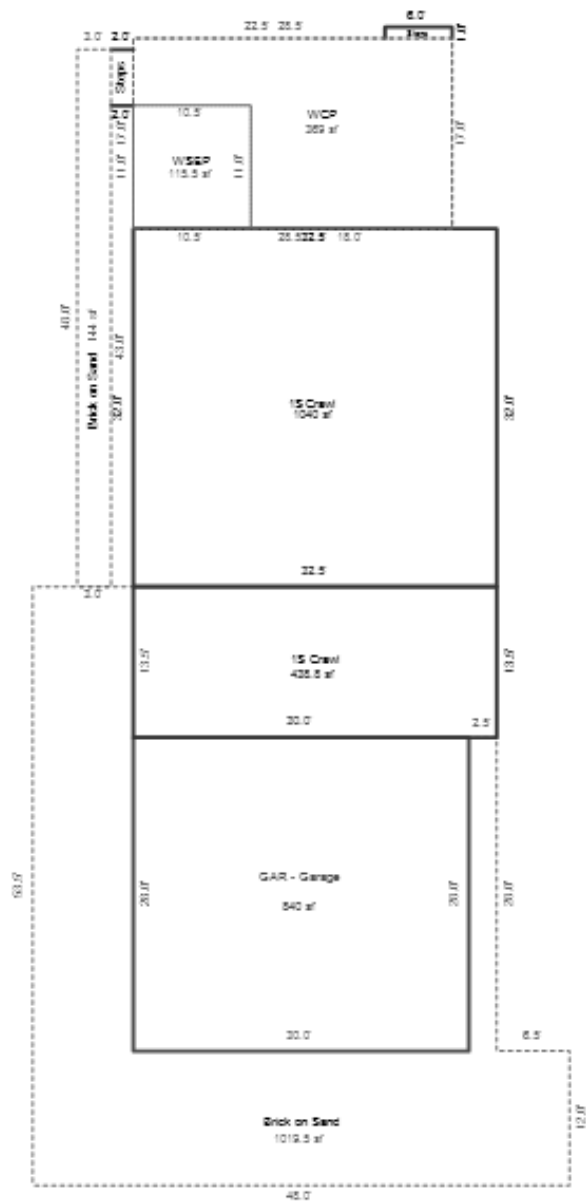


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 369 115 469	Type WCP (1 Story) WSEP (1 Story) Brzwy, FW	Year Built: 2009 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		X												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1965		Remodeled 2021		Ex	Ord	X	Min									
Condition: Average		Trim & Decoration		Size of Closets												
Room List		Doors	Lg	Ord	X	Small										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1478 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		X	Ave.							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Average Fixture(s)								
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(3) Roof		(10) Floor Support		(14) Water/Sewer		1		Public Water								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1		Public Sewer									
Chimney:				Lump Sum Items:		1		Water Well								
						1		1000 Gal Septic 2000 Gal Septic								
								Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:								
								Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1478 SF Floor Area = 1478 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 1,040 1 Story Siding Crawl Space 438 Total: 191,417 124,421 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Porches WCP (1 Story) 369 11,904 7,738 WSEP (1 Story) 115 6,596 4,287 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 840 28,652 18,624 Common Wall: 1 Wall 1 -2,476 -1,609 Door Opener 1 478 311 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 Breezeways Frame Wall 469 24,740 16,081 Totals: 269,614 175,250								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLIER BETTY TRUST	COLECCHIO BRETT & SARA	349,900	09/21/2018	WD	06-COURT JUDGEMENT	2018-03105	PROPERTY TRANSFER	100.0
COLLIER DONALD M	COLLIER BETTY TRUST	0	01/16/2013	QC	21-NOT USED/OTHER	2013-00189	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7869 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/02/2021	2021-0765	100%

Owner's Name/Address	MAP #:
COLECCHIO BRETT & SARA 7869 W PINE DR LAKE CITY MI 49651	2025 Est TCV 826,287 TCV/TFA: 287.90

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 19 CROW'S NEST.		Dirt Road	B 67' @ 4000/FF	63.00	172.00	0.9831	0.9486	4000	100		234,995	
Comments/Influences		Gravel Road	71 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	234,995

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 4in Ren. Conc.	8.06	1609	50	6,484
X	Electric	D/W/P: 4in Concrete	6.87	299	50	1,027
X	Gas	Total Estimated Land Improvements True Cash Value =				7,511

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	117,500	295,600	413,100			323,658C
2024	103,500	276,800	380,300			313,927C
2023	76,400	190,700	267,100			238,121C
2022	64,100	11,800	75,900			57,544C

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Who	When	What
JWV	09/25/2023	INSPECTED
JWV	10/26/2022	INSPECTED
JWV	09/12/2022	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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280 72	Type WCP (1 Story) CCP (1 Story)	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																										
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 2 Floor Area: 2,870 Total Base New : 372,317 Total Depr Cost: 364,863 Estimated T.C.V: 583,781			Bsmnt Garage: Carport Area: Roof:																																																																																																																																																												
Building Style: 1.75S		Drywall Paneled		Plaster Wood T&G			X			E.C.F. X 1.600																																																																																																																																																												
Yr Built 2023		Remodeled 0		Ex			Ord			Min																																																																																																																																																												
Condition: Average		Trim & Decoration		Size of Closets			Lg			Ord			Small																																																																																																																																																									
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Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			0 Amps Service																																																																																																																																																												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.			Ord.			Min																																																																																																																																																									
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Many			Ave.			Few																																																																																																																																																									
Insulation		(7) Excavation		(13) Plumbing			1			Average Fixture(s)			3																																																																																																																																																									
(2) Windows		Basement: 0 S.F. Crawl: 1692 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			1			Water Well			1																																																																																																																																																									
Many Avg. Few		Large Avg. Small		(8) Basement			3			2000 Gal Septic			1																																																																																																																																																									
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(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Water Well			1000 Gal Septic			1																																																																																																																																																									
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Chimney:																																																																																																																																																																						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT DAVID & KRUYMAS	HUNT DAVID H & KRUYMAS	0	08/08/2012	QC	21-NOT USED/OTHER	2012-02848	PROPERTY TRANSFER	0.0
		85,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2844	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7879 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/23/2010	20100554	100%

Owner's Name/Address	MAP #:
HUNT DAVID H & KRUYMAS 2101 HIDDEN LAKE TRAIL ORTONVILLE MI 48462	2025 Est TCV 652,854 TCV/TFA: 338.44

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 20 CROW'S NEST.			

Comments/Influences	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
	X	Dirt Road	67'	4000/FF	59.20	165.00	1.0047	0.9349	4000 100	222,432		
		Gravel Road	66 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	222,432

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 4in Concrete	6.87	600 94	3,875	
	X	Sewer	Residential Local Cost Land Improvements				
	X	Electric	Description	Rate	Size % Good	Cash Value	
	X	Gas	LAND IMPROVE 1000	1,000.00	1 95	950	
		Curb	Total Estimated Land Improvements True Cash Value =				4,825

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	111,200	215,200	326,400			193,620C
Rolling	2024	97,800	199,400	297,200			187,799C
Low	2023	53,800	207,600	261,400			178,857C
High	2022	60,900	175,700	236,600			170,340C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

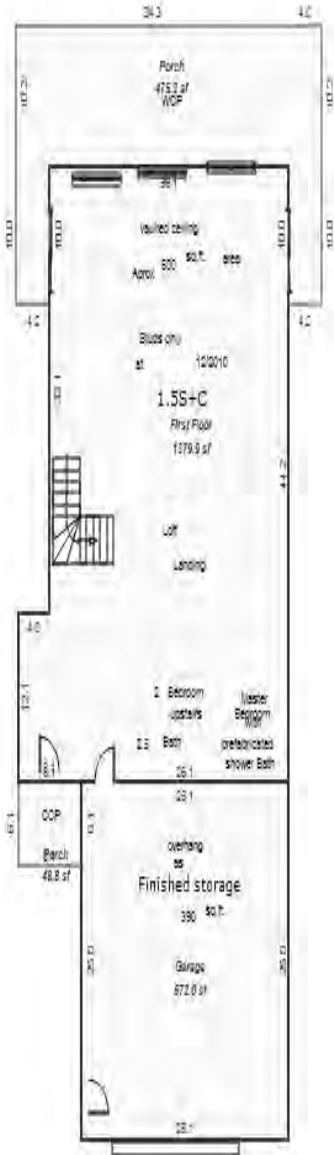


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 475 48	Type WCP (1 Story) CCP (1 Story)	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 390 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 13 Floor Area: 1,929 Total Base New : 305,718 Total Depr Cost: 265,998 Estimated T.C.V: 425,597		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 = 1379 SF Floor Area = 1929 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87		Cls C 10 Blt 2011		No./Qual. of Fixtures			
Yr Built 2011	Remodeled 0	Ex	X Ord	Min	0 Amps Service			Ex. X Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 239,531 208,414		Other Additions/Adjustments			
Room List		Doors	Solid X	H.C.	(13) Plumbing			Plumbing			Porches		Garages		Notes:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Foundation Overhang 1,379 550			WCP (1 Story) 475 15,286 13,299 CCP (1 Story) 48 1,434 1,248		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 23,725 Storage Over Garage 390 5,281 4,594 Common Wall: 1 Wall 1 -2,647 -2,303 Door Opener 1 539 469		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			(14) Water/Sewer			Water/Sewer		Built-Ins		Appliance Allow.		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TC	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 1379 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Public Sewer 1 Water Well, 100 Feet		1 1,473 1,282 1 5,725 4,981		1 2,727 2,372		Totals: 305,718 265,998	
(2) Windows	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			Lump Sum Items:					Totals:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 1379 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer					Totals:					
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer					Totals:							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													

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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.
STECKROTH HELEN TRUST	ANTON ROBERT A & KATHLEEN	1	06/20/2016	QC	09-FAMILY	2016-02123	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7889 W PINE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ANTON ROBERT A & KATHLEEN M 5392 PLEASANT HILL DR FENTON MI 48430	2025 Est TCV 393,378 TCV/TFA: 358.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 21 CROW'S NEST.	X	Dirt Road		B 67' @ 4000/FF	62.50	147.00	0.9858	0.8978	4000	100	221,277
Comments/Influences		Gravel Road		66 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		221,277	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water	D/W/P: 3.5 Concrete	6.16	100 71	437
	X	Sewer	Total Estimated Land Improvements True Cash Value =			437
	X	Electric				
	X	Gas				
		Curb				
		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



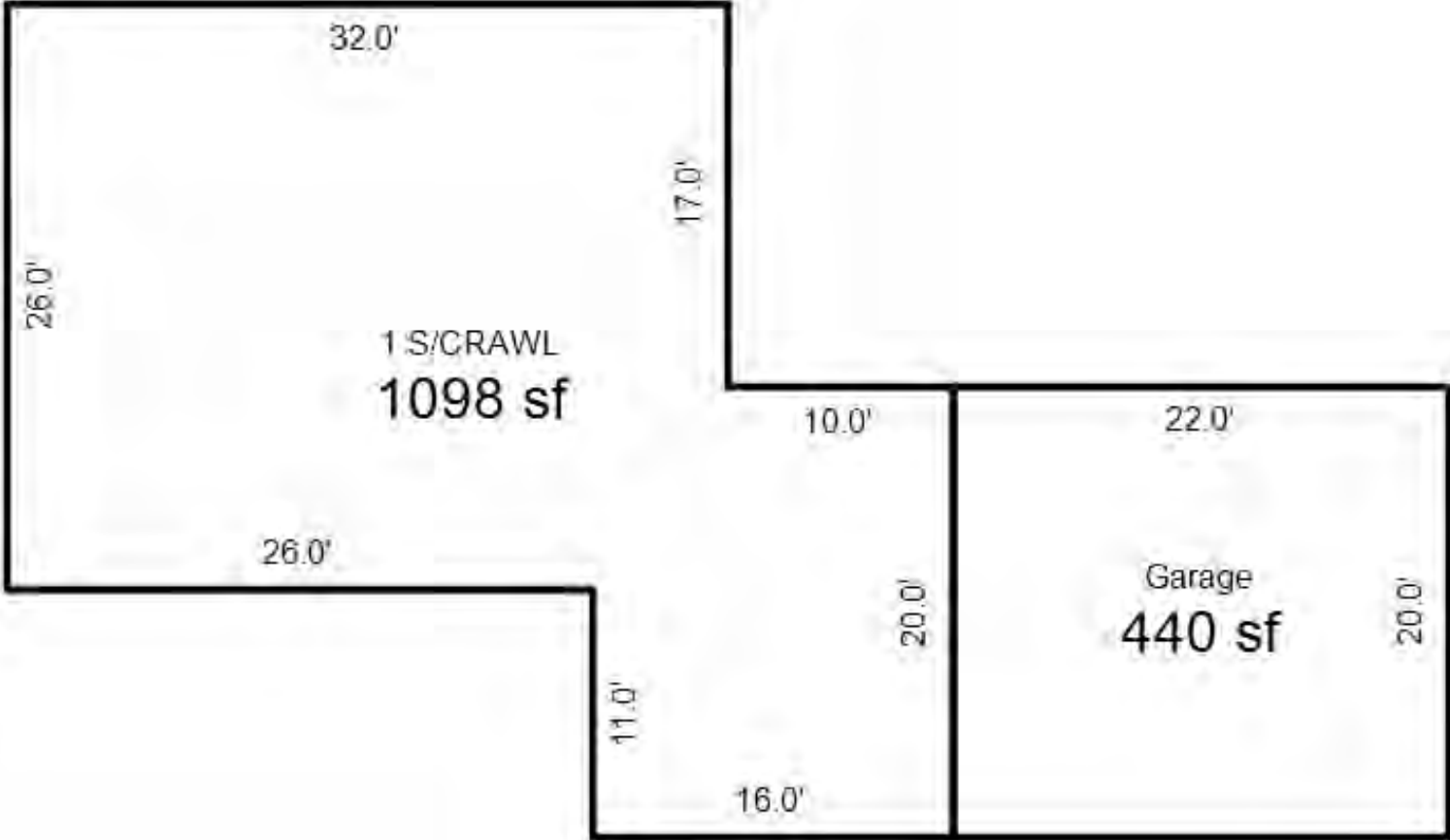
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	110,600	86,100	196,700			103,247C
			2024	98,900	78,600	177,500			100,143C
			2023	52,000	74,900	126,900			95,375C
			2022	44,900	69,100	114,000			90,834C

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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: 1967 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,098 Total Base New : 153,274 Total Depr Cost: 107,290 Estimated T.C.V: 171,664		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1967	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		X	Ord		Small									
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric									
(1) Exterior		No./Qual. of Fixtures		200 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1098 SF Floor Area = 1098 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls CD Blt 1967			
X	Block	No. of Elec. Outlets		Many			X	Ave.		Few						
(2) Windows		(6) Ceilings		(13) Plumbing												
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1098 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Block Crawl Space 1,098		
X	Wood Sash Metal Sash Vinyl Sash	(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						Other Additions/Adjustments						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(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						
X	Storms & Screens	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						Garages						
(3) Roof		(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						Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	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						Base Cost						
X	Asphalt Shingle	(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						Common Wall: 1 Wall						
Chimney: Metal		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						Water/Sewer						
				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						
				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 Sewer						
				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 Well						
				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						1000 Gal Septic						
				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						2000 Gal Septic						
				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:						
				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						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						ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:				171,664		
				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						Totals:		153,274		107,290		

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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				
7899 W PINE DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 03/13/2012										
ANTON DOUGLAS A & MILTON R & ANTON IRENE D PO BOX 366 LAKE CITY MI 49651		MAP #:		2025 Est TCV 390,072 TCV/TFA: 441.26								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 22 CROW'S NEST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 67' @ 4000/FF		63.17	131.00	0.9822	0.8624	4000	100	214,000
		Paved Road		67 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		214,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete		6.07	792	71	3,413			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 3,413								
		X	Electric									
		X	Gas									
			Curb									
			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 Road	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2025	107,000	88,000	195,000			103,375C
			TPC 04/30/2021	INSPECTED	2024	96,900	81,600	178,500			100,267C	
			TPC 12/27/2017	INSPECTED	2023	50,700	77,900	128,600			95,493C	
			TPC 12/21/2010	INSPECTED	2022	45,400	63,300	108,700			90,946C	



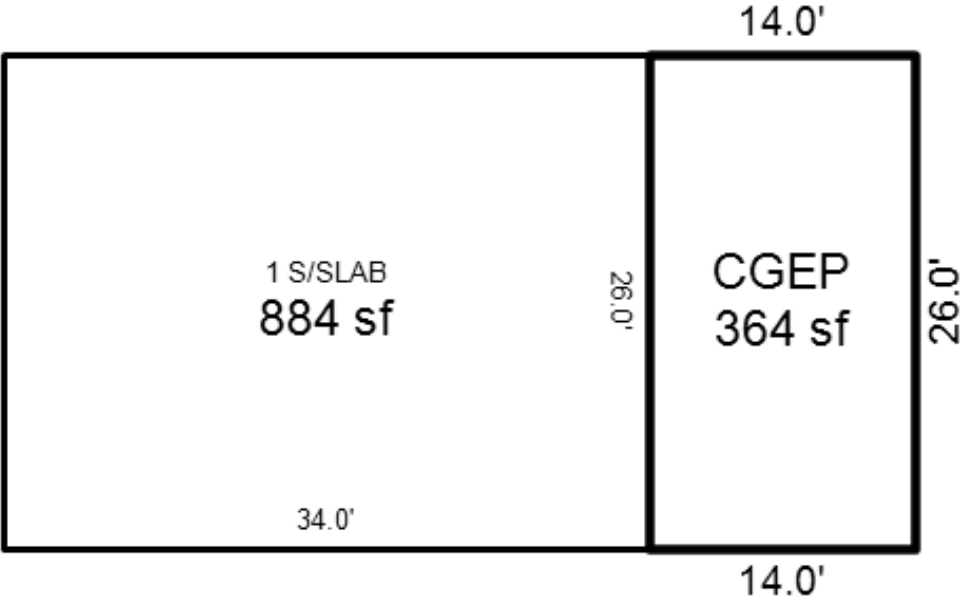
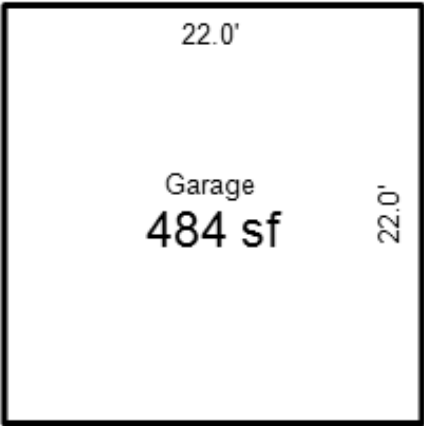
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1968 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: 484 % 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		364		CGEP (1 Story)	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Trim & Decoration		Size of Closets				Central Air Wood Furnace		Class: CD Effec. Age: 30 Floor Area: 884 Total Base New : 154,160 Total Depr Cost: 107,912 Estimated T.C.V: 172,659		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1968	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1968						
Condition: Average		Lg	Ord	X Small	200 Amps Service				Ground Area = 884 SF Floor Area = 884 SF.		Total: 104,884		73,419						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets				Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:				Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost		104,884		73,419					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets				Average Fixture(s)		1 Story Brick Slab 884		1,212		848					
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 884 S.F. Height to Joists: 0.0				3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		1,370		12,159					
(2) Windows	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Average Fixture(s)		Plumbing		1,212		848				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		CGEP (1 Story)		17,370		12,159			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:				Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		484		17,288		12,102		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				1 Average Fixture(s)		Water/Sewer		Public Sewer		1		1,307		915	
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				1 Average Fixture(s)		Built-Ins		Appliance Allow.		1		1,906		1,334	
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				1 Average Fixture(s)		Fireplaces		Interior 1 Story		1		4,633		3,243	
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				1 Average Fixture(s)		Local Cost Items		SANITARY SEWER		1		0		0	
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				1 Average Fixture(s)		Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY:		154,160		107,912		172,659	

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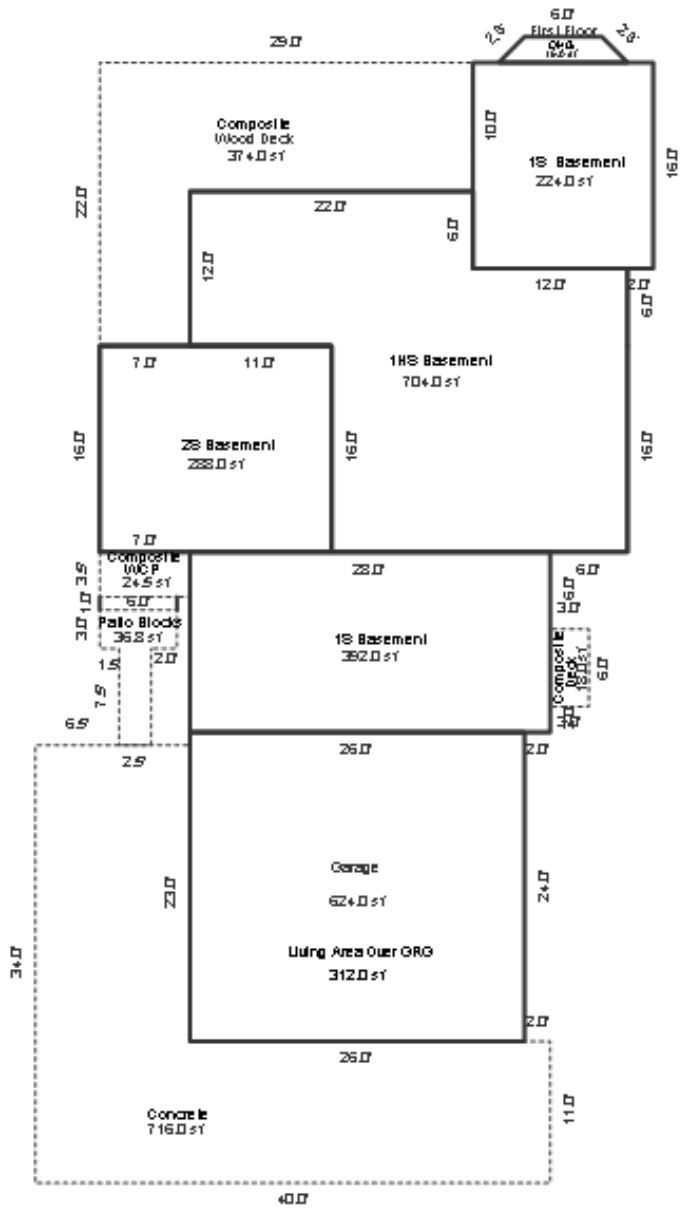
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CHILES EARLE W & VILMINOT	CHILES GAYLE M & EARLE W	0	01/07/2021	QC	09-FAMILY	2021-00191	PROPERTY TRANSFER	0.0						
CHILES EARLE W	CHILES EARLE W & VILMINOT	0	11/14/2018	QC	09-FAMILY	2018-03745	DEED	0.0						
CRANER JERRY & KAREN S	CHILES EARLE W	407,500	10/22/2018	WD	03-ARM'S LENGTH	2018-03416	PROPERTY TRANSFER	100.0						
CRANER KAREN S FKA THORP	CRANER JERRY & KAREN S	0	12/18/2017	QC	09-FAMILY	2017-03997	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
7909 W PINE DR		School: LAKE CITY AREA SCHOOL DIST		Addition		06/09/2005		20050166	100%					
Owner's Name/Address		P.R.E. 100% 10/22/2018		MAP #:		2025 Est TCV 625,417 TCV/TFA: 244.30								
CHILES GAYLE M & EARLE W 7909 W PINE DR LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
. SEC 2 T22N R8W LOT 23 CROW'S NEST. PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-165		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		B 67' @ 4000/FF 63.83 106.00 0.9786 0.8007 4000 100 200,074 68 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 200,074								
Comments/Influences		X Sewer		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value								
		X Electric		D/W/P: 4in Ren. Conc.		8.06 716 0 0								
		X Gas		LAND IMPROVE 1000		1,000.00 2 95 1,900								
		X Curb		Total Estimated Land Improvements True Cash Value =		1,900								
		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												
		Who		When		What		2025	100,000	212,700	312,700			203,702C
		JWV		10/31/2018		INSPECTED		2024	92,600	197,000	289,600			197,578C
		TPC		12/27/2017		INSPECTED		2023	49,300	188,000	237,300			188,170C
		TPC		07/19/2016		INSPECTED		2022	40,000	169,400	209,400			179,210C



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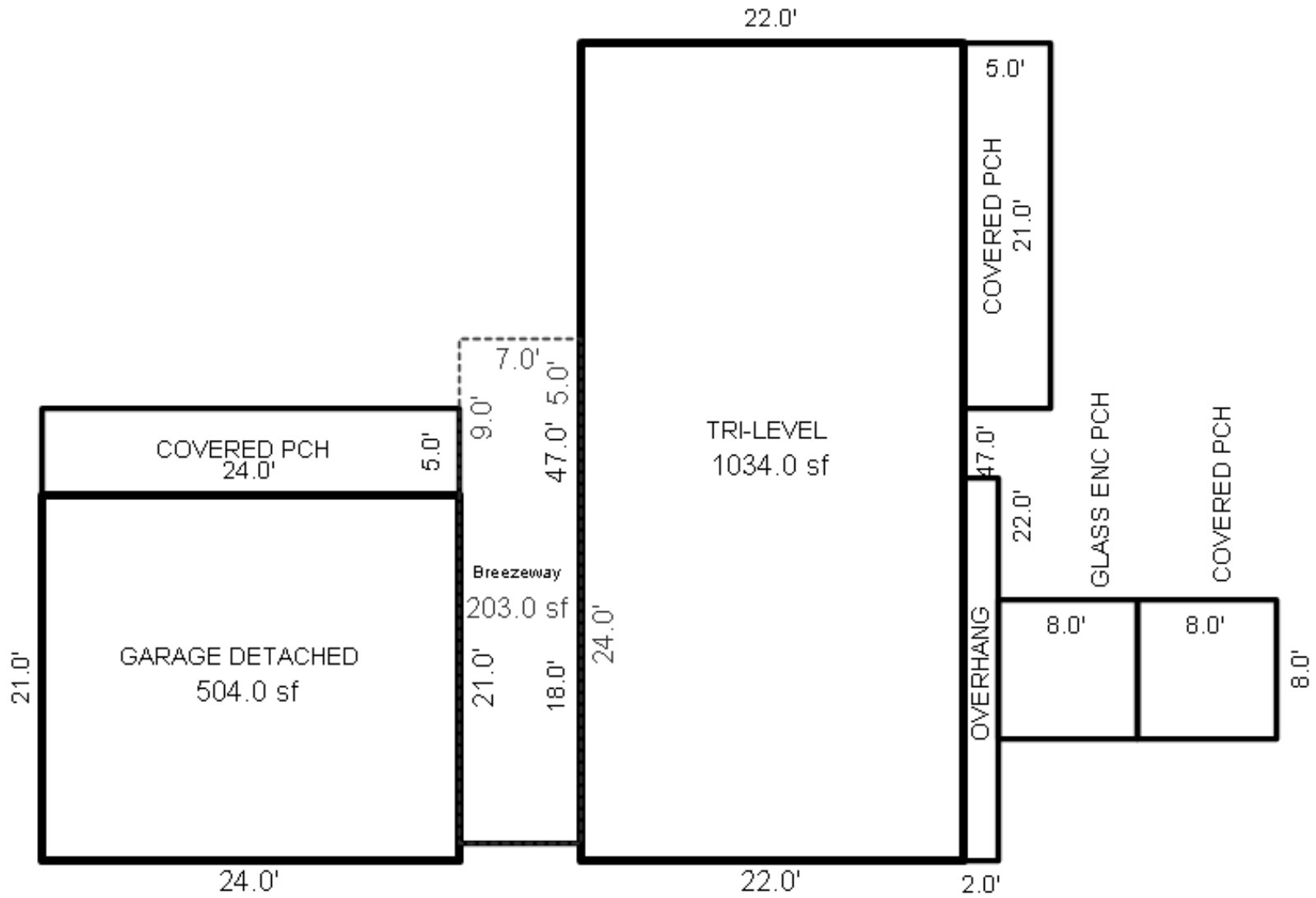
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		149,900	09/01/1999	WD	33-TO BE DETERMINED	331:148	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
7919 W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 03/01/2005							
Owner's Name/Address		MAP #:		2025 Est TCV 432,896 TCV/TFA: 290.14							
WOODCOCK DALE R & JANET A 7919 W PINE DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
Tax Description		Public Improvements		* Factors *							
. SEC 2 T22N R8W LOT 24 CROW'S NEST.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		B 67' @ 4000/FF 63.83 100.00 0.9786 0.7846 4000 100 196,035							
21102989\$210,000 9/19/11DOM90		X Paved Road		68 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 196,035							
Grand Ledge is office address. PRE ok.		X Storm Sewer		Land Improvement Cost Estimates							
Registered voter in Lake Township.		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		D/W/P: 3.5 Concrete 6.49 644 71 2,968							
		X Sewer		Total Estimated Land Improvements True Cash Value = 2,968							
		X Electric									
		X Gas									
		Curb									
		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	
		X PRIVATE RD		2025	98,000	118,400	216,400			106,533C	
		TPC 12/27/2017 INSPECTED		2024	91,300	109,800	201,100			103,330C	
		TPC 12/21/2010 INSPECTED		2023	47,300	104,700	152,000			98,410C	
				2022	40,000	94,300	134,300			93,724C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 64 CGEP (1 Story) 64 CCP (1 Story) 105 CCP (1 Story) 120 CCP (1 Story) 400 Treated Wood 203 Brzwy, FW	Year Built: 1969 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: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C -5 Effec. Age: 40 Floor Area: 1,492 Total Base New : 243,652 Total Depr Cost: 146,183 Estimated T.C.V: 233,893		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: BI		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration										
Yr Built 1969	Remodeled 0	Ex	X	Ord	Min	Size of Closets									
Condition: Average		Lg	X	Ord	Small	Doors									
Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric							
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		200 Amps Service							
X		Insulation		No. of Elec. Outlets		Ex. X Ord. Min		No./Qual. of Fixtures							
(2) Windows		Many Avg. X Few		Large Avg. Small		Basement: 0 S.F. Crawl: 517 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	X		(7) Excavation		2		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Storms & Screens	X		(8) Basement		8		Plumbing							
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		1		(13) Plumbing							
X	Asphalt Shingle	X		(9) Basement Finish		1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
Chimney: Brick		X		(10) Floor Support		1		(14) Water/Sewer							
		X		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		Joists: Unsupported Len: Cntr.Sup:		1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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		X				1		Lump Sum Items:							
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		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		X				1		Lump Sum Items:							
		X				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Sept							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUCKL KATHRYN	EDDS DANIEL L & REBECCA L	295,000	04/17/2020	WD	03-ARM'S LENGTH	2020-01196	PROPERTY TRANSFER	100.0
BRUNINK RONALD J & KARRIE	HUCKLE CHRISTOPHER & HUCK	232,000	08/07/2015	WD	03-ARM'S LENGTH	2015-02676	PROPERTY TRANSFER	100.0
BRUNINK 1031 LLC	BRUNINK RONALD J & KARRIE	0	10/23/2007	QC	21-NOT USED/OTHER	2007/3857	DEED	0.0
		105,000	09/01/2002	WD	33-TO BE DETERMINED	02-0:4254	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7929 W PINE DR						

Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:
EDDS DANIEL L & REBECCA L 4355 WILD FLOWER PATH KALAMAZOO MI 49009			2025 Est TCV 454,692 TCV/TFA: 318.41

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public	Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 2 T22N R8W LOT 25 CROW'S NEST.	X	Dirt Road			B 67' @ 4000/FF	64.33	75.00	0.9759	0.7094	4000	100		178,159
Comments/Influences		Gravel Road			66 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =				178,159

NEW HOUSE FOR 03	X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value	
		Description					
	X	Water	Wood Frame	31.84	80 93	2,369	
	X	Sewer	Residential Local Cost Land Improvements				
	X	Electric	Description	Rate	Size % Good	Cash Value	
	X	Gas	LAND IMPROVE 2500	2,500.00	1 94	2,350	
		Curb	Total Estimated Land Improvements True Cash Value =				4,719

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	89,100	138,200	227,300			172,369C
	TPC 04/17/2020	INSPECTED	2024	85,500	128,200	213,700			167,187C
	TPC 12/27/2017	INSPECTED	2023	42,500	137,300	179,800			159,226C
	TPC 08/17/2015	INSPECTED	2022	40,000	123,900	163,900			151,644C

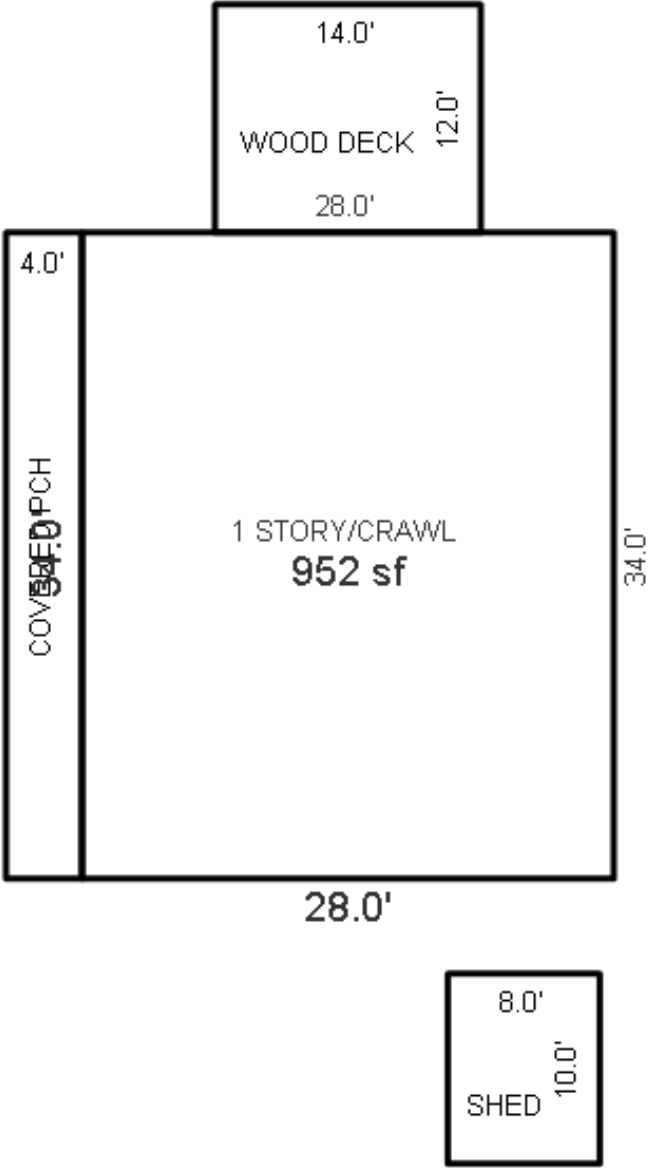
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136	Type WCP (1 Story) 168 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 1,428 Total Base New : 212,326 Total Depr Cost: 169,884 Estimated T.C.V: 271,814			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		X	Ord		Small	No Heating/Cooling								
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 952 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 2003			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			1.5 Story Siding Crawl Space			Total: 186,716 149,396			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many	X	Ave.		Few	(13) Plumbing			Other Additions/Adjustments				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches			WCP (1 Story) 136 6,011 4,809					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Water/Sewer			Deck			Treated Wood 168 3,639 2,911						
(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			Water/Sewer			Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 100 Feet 1 5,725 4,580						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,727 2,182					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Local Cost Items			SANITARY SEWER 1 0 0						
Chimney:							Notes:			Totals: 212,326 169,884						
							ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY:			271,814						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		132,500	09/01/1999	WD	03-ARM'S LENGTH	331:576	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7939 W PINE DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/19/2007	20070368	Complete

Owner's Name/Address	MAP #:
HINDY GERARD T & MOLLIE M 7939 W PINE DR LAKE CITY MI 49651	2025 Est TCV 467,322 TCV/TFA: 209.75

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 26 CROW'S NEST ALSO DESC IN BOOK OF SURVEYS S-6 PP55.	X		

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X	Dirt Road	B 67' @ 4000/FF	58.75	107.72	1.0074	0.8053	4000	100		190,649	
		Gravel Road	78 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	190,649
		Paved Road	Land Improvement Cost Estimates									
		Storm Sewer	Description	Rate	Size	% Good	Cash Value					
		Sidewalk	D/W/P: 4in Concrete	6.87	155	76	809					
	X	Water	D/W/P: 4in Concrete	6.87	161	94	1,040					
	X	Sewer	Wood Frame	29.11	96	50	1,397					
	X	Electric	Residential Local Cost Land Improvements									
	X	Gas	Description	Rate	Size	% Good	Cash Value					
		Curb	LAND IMPROVE 1000	1,000.00	1	95	950					
		Street Lights	Total Estimated Land Improvements True Cash Value =								4,196	
		Standard Utilities										
		Underground Utils.										

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	95,300	138,400	233,700			116,074C
2024	87,400	128,200	215,600			112,584C
2023	50,300	122,400	172,700			107,223C
2022	40,000	109,700	149,700		149,700A	102,118C

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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	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	Trim & Decoration		Central Air Wood Furnace		Class: C -5 Effec. Age: 35 Floor Area: 2,228 Total Base New : 261,977 Total Depr Cost: 170,298 Estimated T.C.V: 272,477		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1986						
Yr Built 1986	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		Ground Area = 1096 SF Floor Area = 2228 SF.								
Condition: Average		Lg		X	Ord	Small		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		Doors		Solid		X H.C.		Building Areas								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen:		Other:		Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		Kitchens:		Other:		Average Fixture(s)		2 Story Siding Slab 1,096								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Many		1 Story Siding Overhang 36								
Insulation		X Drywall		X Ave.		Few		Total: 226,895 147,495								
(2) Windows		(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Slab: 1096 S.F.		Height to Joists: 0.0		Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		No Plumbing		Extra Toilet		Deck								
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone		Separate Shower		Ceramic Tile Floor		Treated Wood 598 8,372 5,442								
(3) Roof		(9) Basement Finish		Ceramic Tile Wains		Ceramic Tub Alcove		Treated Wood 208 4,189 2,723								
X	Gable Hip Flat	Gambrel Mansard Shed		Vent Fan		(14) Water/Sewer		Water/Sewer								
X	Asphalt Shingle	(10) Floor Support		Public Water		Public Sewer		Local Cost Items								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Water Well		1000 Gal Septic		SANITARY SEWER								
		Lump Sum Items:		2000 Gal Septic		Notes:		Appliance Allow.								
								Fireplaces								
								Exterior 2 Story								
								1								
								Totals:								
								0								
								261,977								
								170,298								
								272,477								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GLASHOWER THOMAS J & KIMB	GLASHOWER THOMAS J & KIMB	0	11/25/2015	WD	18-LIFE ESTATE	2015-03928	PROPERTY TRANSFER	0.0				
BLEVINS BRUCE & PAM TRUST	GLASHOWER THOMAS J & KIMB	390,000	03/31/2011	WD	03-ARM'S LENGTH	2011-00879	PROPERTY TRANSFER	100.0				
BLEVINS BRUCE & PAMIE (H/	BLEVINS BRUCE & PAM TRUST	0	03/03/2006	WD	21-NOT USED/OTHER	06-0/699	DEED	0.0				
BUCKLIN GARY & LINDA ETAL	BLEVINS BRUCE & PAMIE	0	06/10/2005	OTH	21-NOT USED/OTHER	05-0/2420	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
260 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		New House		10/08/2004		20040401	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:								
GLASHOWER THOMAS J & KIMBERLY A 3683 FILLMORE ST JENISON MI 49428		2025 Est TCV 823,975 TCV/TFA: 426.49										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C 67' @ 4000/FF	52.00	238.00	1.0514	1.0628	4000	100		232,411
				52 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 232,411								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Concrete	8.03	378	0	0				
				Metal Prefab	33.96	48	45	733				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 5000	5,000.00	2	95	9,500				
				Total Estimated Land Improvements True Cash Value = 10,233								
Comments/Influences				Topography of Site								
2008MLS\$499,900DOM369EXPIRED				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	116,200	295,800	412,000			235,465C		
				2024	90,700	274,200	364,900			228,386C		
				2023	47,400	277,200	324,600			217,511C		
				2022	36,000	250,100	286,100			207,154C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 736 % Good: 0 Storage Area: 442 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: BC Effec. Age: 20 Floor Area: 1,932 Total Base New : 467,175 Total Depr Cost: 363,332 Estimated T.C.V: 581,331			111 145 545	WCP WPP WPP	(1 Story)	Bsmnt Garage: Carport Area: Roof:			
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.600							
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls BC		Blt 2004		
Condition: Average		Lg	X	Ord		Small	0 Amps Service			Ground Area = 1288 SF Floor Area = 1932 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Stories Exterior Foundation			Size		Cost New Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Plumbing			X			1.5 Story Pine Logs Basement			1,288				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s)			X			Other Additions/Adjustments			Total:		313,658 250,928		
(2) Windows		(8) Basement		3 Fixture Bath			X			Recreation Room			1288		34,699 17,349		
	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath Softener, Auto 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			Exterior Brick Veneer Basement, Outside Entrance, Below Grade			28		566 453		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2 Fixture Bath Softener, Auto 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			Plumbing			1		3,542 2,834		
(3) Roof		(10) Floor Support		2 Fixture Bath Softener, Auto 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			Plumbing			1		2,142 1,714		
	1288	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			X			Porches			111		6,539 5,231			
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X			WCP (1 Story)			145		4,653 3,722			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			X			WPP			545		11,576 9,261		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Water/Sewer			X			Garages			736		44,528 35,622		
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X			Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			442		7,832 6,266		
				Lump Sum Items:			X			Storage Over Garage			2		1,347 1,078		
				Lump Sum Items:			X			Door Opener			1		1,886 1,509		
				Lump Sum Items:			X			Water/Sewer			1		6,156 4,925		
				Lump Sum Items:			X			Public Sewer			1		1,886 1,509		
				Lump Sum Items:			X			Water Well, 100 Feet			1		6,156 4,925		
				Lump Sum Items:			X			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
268 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994									
Owner's Name/Address		MAP #:		2025 Est TCV 503,107 TCV/TFA: 361.43									
BALL JAMES R & JANICE C 268 S CAROLYN DR LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *									
LOT 28 & BEG N 85 DEG 04'37"W 82.43 FT FROM SE COR LOT 27, TH N 85 DEG 04'37" W 22.24 FT, N 13 DEG 18'19"E 4.17 FT, N 76 DEG 41'41"E 22 FT, S 13 DEG 18'19" W .92 FT TO POB. CROW'S NEST.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	C 67' @ 4000/FF		52.00	165.00	1.0514	0.9349	4000	100		204,444
ADD 24X16 ADD'N FOR 01 @ 50% COMP FOR 03		X	Paved Road	52 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =		204,444	
ADD 2 FT TO FRONTAGE FOR 05		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	112	0	0				
		X	Sewer	D/W/P: 4in Ren. Conc.		8.06	550	0	0				
		X	Electric	Metal Prefab		23.86	48	45	515				
		X	Gas	Residential Local Cost Land Improvements									
		X	Curb	Description		Rate	Size	% Good	Cash Value				
		X	Street Lights	LAND IMPROVE 2500		2,500.00	1	94	2,350				
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,865					
		X	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	102,200	149,400	251,600				116,974C		
TPC 12/27/2017 INSPECTED		2024	82,800	138,400	221,200			221,200A			113,457C		
TPC 10/11/2011 INSPECTED		2023	42,500	132,100	174,600	0M					0		
TPC 12/21/2010 INSPECTED		2022	33,400	119,100	152,500	0M					0		

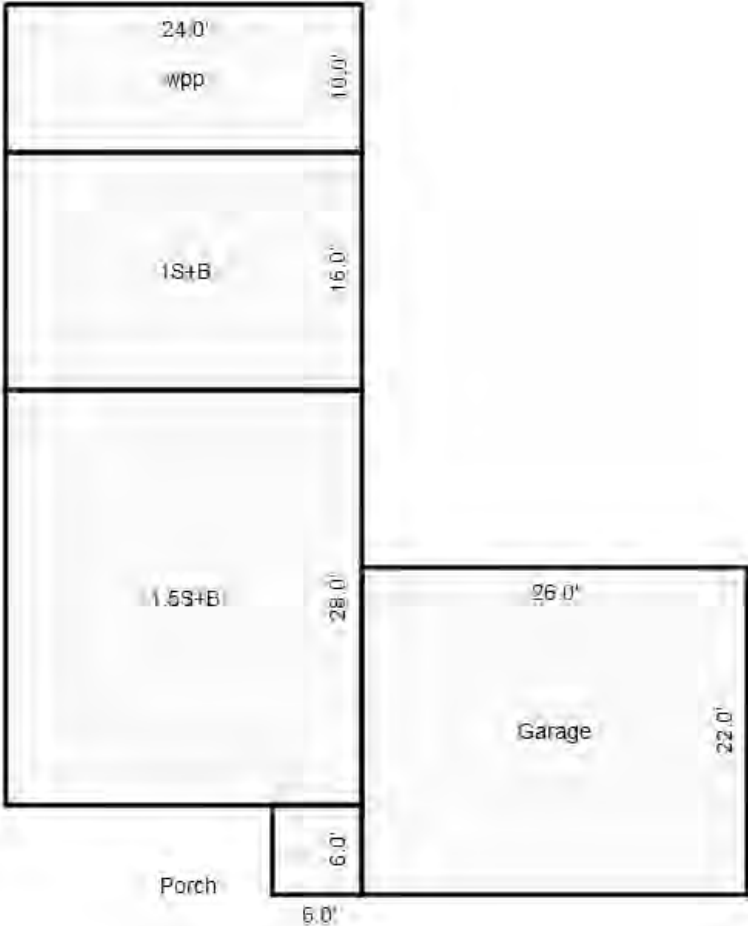


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 36 240	Type CCP (1 Story) WPP	Year Built: 1986 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: 572 % 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: 25 Floor Area: 1,392 Total Base New : 248,952 Total Depr Cost: 184,874 Estimated T.C.V: 295,798		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		X	Drywall	Plaster		Trim & Decoration		Central Air Wood Furnace					
Yr Built 1970		Remodeled 0		Ex	X	Ord	Min	200 Amps Service					
Condition: Average		Size of Closets		Lg	X	Ord	Small	No./Qual. of Fixtures					
Room List		Doors	Solid	X	H.C.	(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S				Cls C 5 Blt 1970	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		200		No. of Elec. Outlets					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min		Ground Area = 1056 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
X	Wood/Shingle Aluminum/Vinyl Brick	X		Drywall		Many X Ave. Few		Building Areas					
Insulation		(7) Excavation		Basement: 1056 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		1.5 Story Siding Basement 672 1 Story Siding Basement 384		Total: 190,838		143,120	
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	X		Basement Finish		(9) Basement Finish		Recreation Room 384 Basement, Outside Entrance, Below Grade 1		7,319 2,523		3,659 1,892	
X	Storms & Screens	(3) Roof		384 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Plumbing					
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 1 2 Fixture Bath 2 Fixture Bath		1 1,455 1 3,064		1,091 2,298	
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Porches					
								CCP (1 Story) 36 WPP 240		1,140 4,826		855 3,619	
								Garages					
								Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
								Base Cost 572 Door Opener 1		24,344 539		18,258 404	
								Water/Sewer					
								Public Sewer 1 Water Well, 100 Feet 1		1,473 5,725		1,105 4,294	
								Built-Ins					
								Appliance Allow. 1		2,727		2,045	
								Fireplaces					
								Direct-Vented Gas 1		2,979		2,234	
								Local Cost 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.
LONSBERRY SCOTT & JUDITH	LONSBERRY SCOTT & JUDITH	1	02/05/2018	QC	09-FAMILY	2018-00372	DEED	0.0
MORRISON RICHARD L	LONSBERRY SCOTT & JUDITH	161,000	08/02/2004	WD	03-ARM'S LENGTH	04-0/3470	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
280 S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
LONSBERRY SCOTT & JUDITH TRUST 12232 S WACOUSTA RD EAGLE MI 48822	2025 Est TCV 368,935 TCV/TFA: 384.31					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
. SEC 2 T22N R8W LOT 29 CROW'S NEST.				* Factors *						
Comments/Influences				C 67' @ 4000/FF 52.00 183.00 1.0514 0.9694 4000 100 211,989						
				52 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 211,989						
				Land Improvement Cost Estimates						
				Description				Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete				6.07	267 0	0
	X			Wood Frame				33.18	48 94	1,497
	X			Residential Local Cost Land Improvements						
	X			Description				Rate	Size % Good	Cash Value
				LAND IMPROVE 1000				1,000.00	1 95	950
				Total Estimated Land Improvements True Cash Value = 2,447						



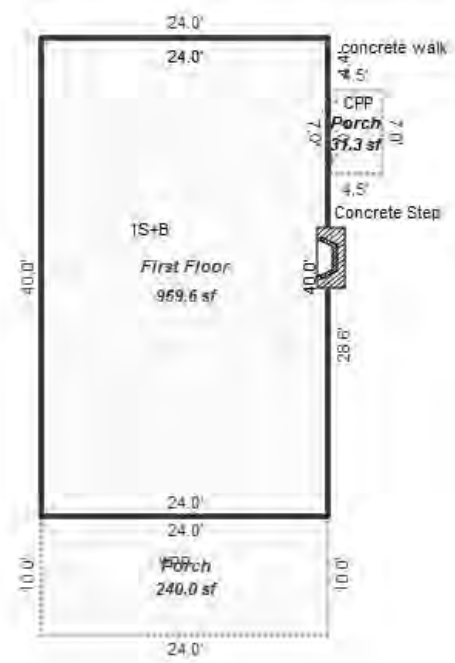
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	106,000	78,500	184,500			80,400C
	Rolling								
	Low								
X	High		2024	85,000	72,700	157,700			77,983C
	Landsaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2023	43,800	69,500	113,300			74,270C
	Ravine								
	Wetland								
	Flood Plain		2022	34,100	62,600	96,700			70,734C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(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				36 240	CPP WPP			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: CD Effec. Age: 35 Floor Area: 960 Total Base New : 148,557 Total Depr Cost: 96,562 Estimated T.C.V: 154,499		E.C.F. X 1.600		Cls CD Blt 1967		
Yr Built 1967	Remodeled 0	Size of Closets		(12) Electric			No./Qual. of Fixtures			Total		Cost New		Depr. Cost		
Condition: Average		Ex	X	Ord		Min	0 Amps Service			Total		128,653		83,624		
Room List		Lg	X	Ord		Small	No. of Elec. Outlets			Total		1,212		788		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Many			X	Ave.		Few	Total		4,286		2,786	
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Average Fixture(s)			Total		1,307		850		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		1			3 Fixture Bath			Total		2,548		1,656		
(2) Windows		(7) Excavation		1			2 Fixture Bath			Total		1,906		1,239		
	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total		5,626		3,657		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Public Water			Total		0		0		
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			Public Sewer			Total		148,557		96,562		
(3) Roof		(9) Basement Finish		1			Water Well			Total		154,499		*		
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1			1000 Gal Septic 2000 Gal Septic			Total		154,499				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			Total		154,499				
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:					ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:			Total		154,499				

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



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.
WARREN J & S JOINT LIVING	COLLINS LYNN MELISSA	599,000	06/07/2023	WD	03-ARM'S LENGTH	2023-01531	PROPERTY TRANSFER	100.0
WARREN JAMES & SUSAN H&W	WARREN J & S JOINT LIVING	0	01/07/2014	QC	21-NOT USED/OTHER	2014-0164 QD	PROPERTY TRANSFER	0.0
		36,500	08/01/1997	WD	33-TO BE DETERMINED	03-0:2851	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
292 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		New House	08/01/2003	20030257	Complete
	P.R.E. 100% 06/07/2023					

Owner's Name/Address	MAP #:
COLLINS LYNN MELISSA 292 S CAROLYN DR LAKE CITY MI 49651	2025 Est TCV 626,264 TCV/TFA: 414.20

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			C 67' @ 4000/FF	60.00	160.00	1.0000	0.9249	4000	100	221,969	
			60 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,969

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
. SEC 2 T22N R8W LOT 30 CROW'S NEST.	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.06	800 0	0	
Comments/Influences	X	Gravel Road	Wood Frame	29.11	96 0	0	
REMOVE SIZE ADJ FOR 05..IS COMPARABLE TO ADJACENT LOTS...	X	Paved Road	Residential Local Cost Land Improvements				
CHG LOC FROM -37 TO -45..SIMILAR TO ADJ LOTS	X	Storm Sewer	Description	Rate	Size % Good	Cash Value	
	X	Sidewalk	LAND IMPROVE 2500	2,500.00	1 95	2,375	
	X	Water	Total Estimated Land Improvements True Cash Value =				2,375
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	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	111,000	202,100	313,100			284,762C
2024	89,000	187,200	276,200			276,200S
2023	39,000	174,800	213,800			144,943C
2022	30,000	157,500	187,500			138,041C

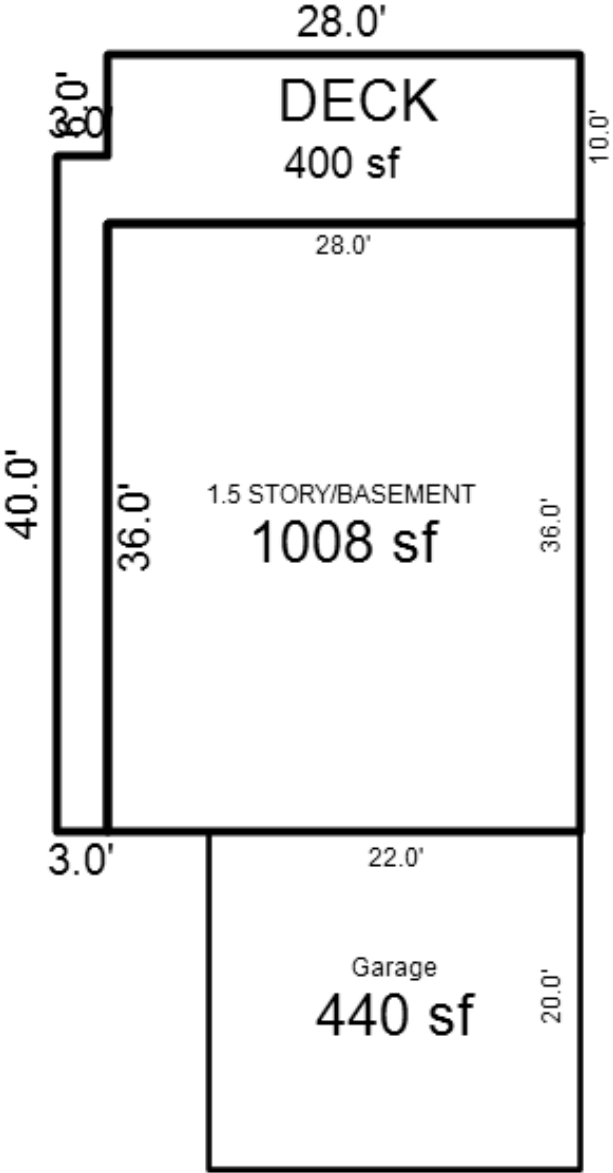
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 400	Type Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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: 1.5S		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: 10 Floor Area: 1,512 Total Base New : 279,092 Total Depr Cost: 251,200 Estimated T.C.V: 401,920		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																											
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90																																																																																																																																																											
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service			Ex.		X	Ord.	Min																																																																																																																																																									
Room List		Doors		Solid		H.C.	(12) Electric			No. of Elec. Outlets		Ex.		X	Ord.	Min																																																																																																																																																									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			No. of Elec. Outlets		Ex.		X	Ord.	Min																																																																																																																																																									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Ex.		X	Ord.	Min																																																																																																																																																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			No./Qual. of Fixtures			Ex.		X	Ord.	Min																																																																																																																																																											
(2) Windows		(7) Excavation		No. of Elec. Outlets			No./Qual. of Fixtures			Ex.		X	Ord.	Min																																																																																																																																																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding	Foundation Basement	Size 1,008	Cost New 214,443	Depr. Cost 193,016																																																																																																																																																									
X	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			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding	Foundation Basement	Size 1,008	Cost New 214,443	Depr. Cost 193,016																																																																																																																																																									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding	Foundation Basement	Size 1,008	Cost New 214,443	Depr. Cost 193,016																																																																																																																																																									
(3) Roof		(10) Floor Support		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) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding	Foundation Basement	Size 1,008	Cost New 214,443	Depr. Cost 193,016																																																																																																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	808	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding	Foundation Basement	Size 1,008	Cost New 214,443	Depr. Cost 193,016																																																																																																																																																								
X	Asphalt Shingle	(14) Water/Sewer		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding	Foundation Basement	Size 1,008	Cost New 214,443	Depr. Cost 193,016																																																																																																																																																									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story		Siding	Foundation Basement	Size 1,008	Cost New 214,443	Depr. Cost 193,016																																																																																																																																																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHAFRANEK EUGENE	SCHAFRANEK EUGENE J TRUST	1	07/19/2011	QC	21-NOT USED/OTHER	2011-02392	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
304 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SCHAFRANEK EUGENE J TRUSTEE OF THE EUGENE J SCHAFRANEK REVOCABLE TRUST 17 MAYWOOD PLEASANT RIDGE MI 48069	2025 Est TCV 378,801 TCV/TFA: 395.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 2 T22N R8W LOT 31 CROW'S NEST	X		Dirt Road	60.00	149.00	1.0000	0.9021	4000	100	216,504
Comments/Influences			Gravel Road	60 Actual Front Feet,	0.20 Total Acres	Total Est. Land Value =				216,504

REBUILD DATE?	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete	6.49	90 71	415
				Total Estimated Land Improvements True Cash Value =			415

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	108,300	81,100	189,400			52,378C
Rolling	2024	87,400	75,200	162,600			50,804C
Low	2023	38,100	71,700	109,800			48,385C
High	2022	29,400	64,600	94,000			46,081C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



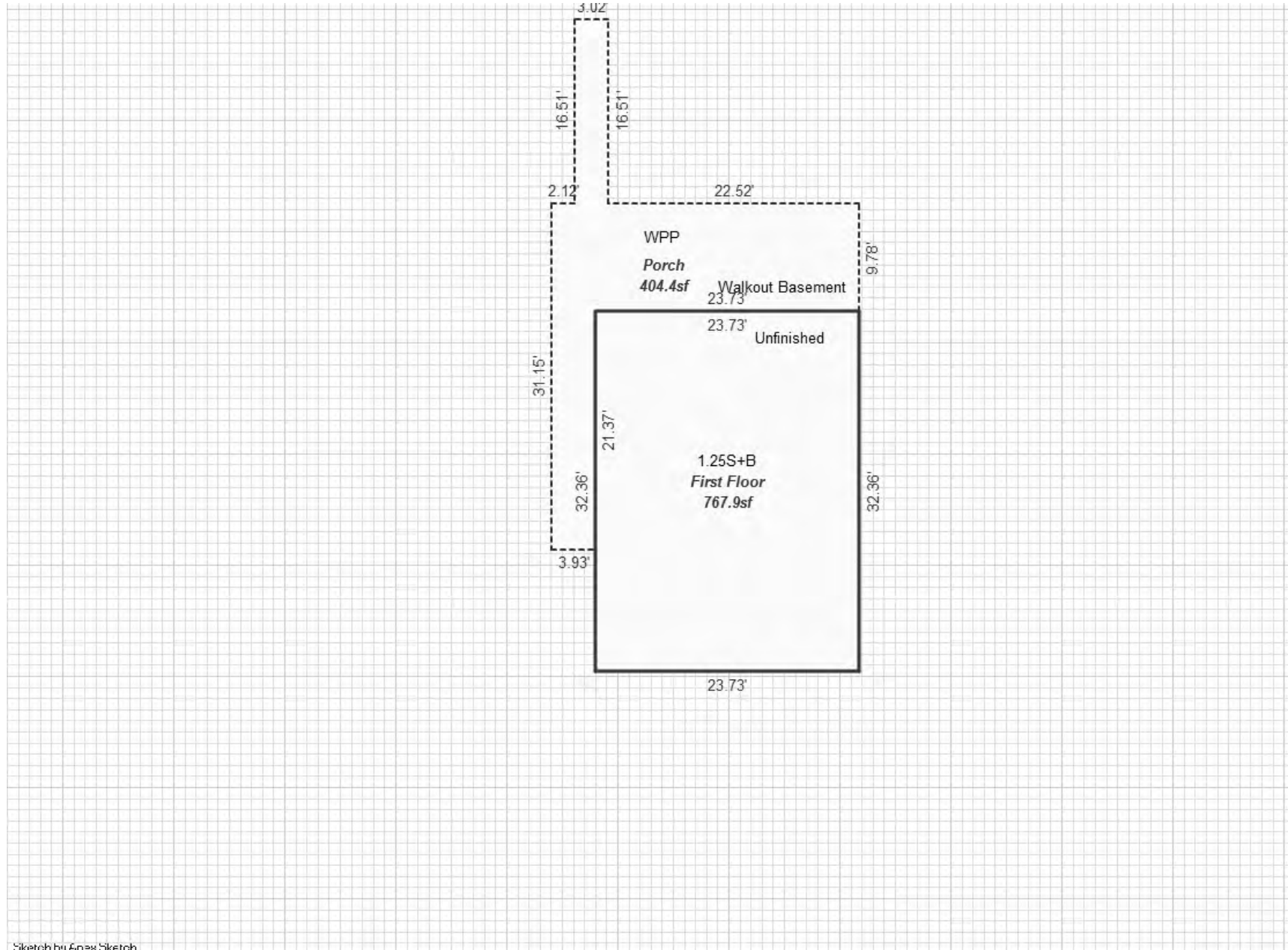
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	108,300	81,100	189,400			52,378C
			2024	87,400	75,200	162,600			50,804C
			2023	38,100	71,700	109,800			48,385C
			2022	29,400	64,600	94,000			46,081C

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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 404	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
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: 959 Total Base New : 155,657 Total Depr Cost: 101,176 Estimated T.C.V: 161,882			E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 767 SF Floor Area = 959 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1960									
Yr Built 1960	Remodeled REB 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
Condition: Average		Size of Closets		Lg	X Ord	Small	200 Amps Service			1.25 Story Siding			Basement	767					
Room List		Doors	Solid	X H.C.	(12) Electric			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade			1	2,523	1,640			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Average Fixture(s)			Plumbing			Average Fixture(s)			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X Ave.	Few	(13) Plumbing			1				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 767 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Average Fixture(s)			
(2) Windows		Many Avg.	X Avg.	Large Avg. Small	(8) Basement			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)		
X	Many Avg. Few	X Avg.	Large Avg. Small	Basement: 767 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Average Fixture(s)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)			
(3) Roof		(10) Floor Support		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			1			Average Fixture(s)			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:			161,882						
Chimney:		Totals:		155,657			101,176			0			0						

\*\*\* 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.
SCHAFRANEK EUGENE	SCHAFRANEK EUGENE J TRUST	1	07/19/2011	QC	21-NOT USED/OTHER	2011-02393	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	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. 0%					
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Owner's Name/Address	MAP #:					
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SCHAFRANEK EUGENE J TRUSTEE OF THE SCHAFRANEK EUGENE J REVOCABLE TRUST 17 MAYWOOD PLEASANT RIDGE MI 48069	2025 Est TCV 214,452					
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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C 67' @ 4000/FF	60.00	145.00	1.0000	0.8935	4000	100	214,452
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60 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	214,452
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.
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. SEC 2 T22N R8W LOT 32 CROW'S NEST.
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Comments/Influences
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	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
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2025	107,200	0	107,200			28,341C
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2024	86,800	0	86,800			27,489C
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2023	37,700	0	37,700			26,180C
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2022	29,100	0	29,100			24,934C
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Missaukee, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOBCOWSKI JOHN J & DAINE	BOBCOWSKI JOHN J	0	04/17/2024	QC	09-FAMILY	2024-00935	DEED	0.0
BOBCOWSKI JOHN J	BOBCOWSKI JOHN J & DAINE	0	10/14/2020	WD	09-FAMILY	2020-03060	PROPERTY TRANSFER	0.0
BOBCOWSKI JOHN J & DAINE	BOBCOWSKI JOHN J & DAINE	1	10/14/2020	WD	03-ARM'S LENGTH	2020-03061	PROPERTY TRANSFER	0.0
KOZLOWSKI RENE	BOBCOWSKI JOHN J	329,900	01/22/2018	WD	03-ARM'S LENGTH	2018-00215	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
316 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/21/2016	2016-0118	100%
	P.R.E. 100% 01/22/2018		Addition	04/28/2011	2011-0137	100%
Owner's Name/Address	MAP #:		RETAINING WALL	05/20/2010	20100221	100%
BOBCOWSKI JOHN J 316 S CAROLYN AVE LAKE CITY MI 49651	2025 Est TCV 620,052 TCV/TFA: 301.14					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
	Dirt Road		C 67' @ 4000/FF	77.00	147.00	0.9164	0.8978	4000 100	253,415
	Gravel Road		77 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =	253,415

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
. SEC 2 T22N R8W LOT 33 & N 1/2 LOT 34 CROW'S NEST.	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.06	800	0	0	
Comments/Influences	X	Paved Road	D/W/P: 4in Ren. Conc.	8.06	1166	0	0	
COMBO 1/2 OF LOT 34 IN 92	X	Storm Sewer	D/W/P: 4in Ren. Conc.	8.06	191	0	0	
	X	Sidewalk	Residential Local Cost Land Improvements					
	X	Water	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
	X	Sewer	LAND IMPROVE 1000	1,000.00	1	97	970	
	X	Electric	Total Estimated Land Improvements True Cash Value =					970
	X	Gas						
	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									X				



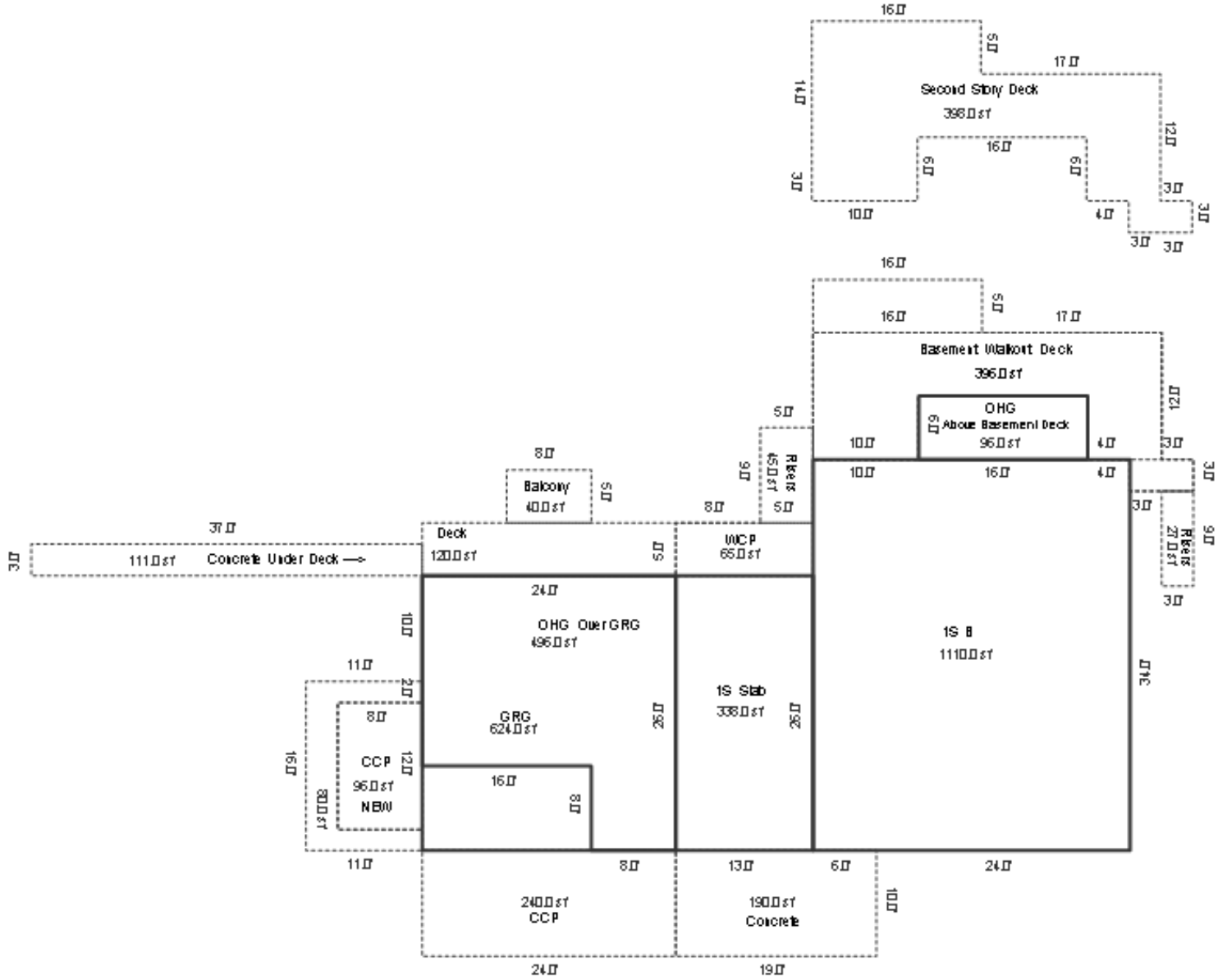
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	126,700	183,300	310,000			175,797C
	TPC 05/06/2018	INSPECTED	2024	108,000	167,400	275,400			170,512C
	TPC 12/27/2017	INSPECTED	2023	54,000	162,400	216,400			162,393C
	JWV 10/01/2016	INSPECTED	2022	43,000	141,100	184,100			154,660C

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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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 473 WPP 243 WPP 96 CCP (1 Story) 288 Treated Wood 41 Wood Balcony	Type	Year Built: 2012 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: 607 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 2,059 Total Base New : 355,440 Total Depr Cost: 228,542 Estimated T.C.V: 365,667		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1977 ADD	Remodeled 2012	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1402 SF Floor Area = 2059 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1977					
Condition: Average		Lg		X Ord	Small	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		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 889 1 Story Siding Slab 513 1 Story Siding Overhang 72 1 Story Siding Overhang 103 1 Story Brick Overhang 482			Total: 267,028 173,576			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 889 S.F. Crawl: 0 S.F. Slab: 513 S.F. Height to Joists: 0.0			1 Recreation SF 1 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Recreation Room 875 16,678 8,339 Basement, Outside Entrance, Below Grade 1 2,523 1,640 Plumbing Average Fixture(s) 1 1,455 946 Porches WPP 473 7,823 5,085 WPP 243 4,843 3,148 CCP (1 Story) 96 2,670 1,735						
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement			(14) Water/Sewer			Deck						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood 288 5,187 3,372 Balcony Wood Balcony 41 1,647 1,071						
(3) Roof		875		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages						
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 30,514 19,834 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 1 539 350			Deck						
X	Asphalt Shingle	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			<<<<< 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.
WELLS FAMILY TRUST	RASTELLO KEITH & VICKI L	400,000	07/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023-02055	PROPERTY TRANSFER	100.0
WELLS DAVID ALAN & PATRIC	WELLS FAMILY TRUST	0	07/12/2022	QC	09-FAMILY	2022-02322	DEED	0.0
KOHLER GORDON D & RHONDA	WELLS DAVID ALAN & PATRIC	0	10/15/2009	WD	20-MULTI PARCEL SALE REF	2009/3580	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 08/14/2023

Owner's Name/Address: RASTELLO KEITH & VICKI L  
 352 S CAROLYN AVE  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 98,467

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* S 1/2 LOT 34  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 C 67' @ 4000/FF 30.00 152.00 1.2746L0.6438 4000 100 98,467  
 0.11 Total Acres Total Est. Land Value = 98,467

Tax Description: . SEC 2 T22N R8W S'LY 1/2 OF LOT 34  
 CROW'S NEST  
 Comments/Influences: SPLIT FROM 290-034-00 IN 92

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	49,200	0	49,200			26,393C
2024	25,600	0	25,600			25,600S
2023	19,200	0	19,200		19,200A	14,424C
2022	14,800	0	14,800			13,738C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS FAMILY TRUST	RASTELLO KEITH & VICKI L	400,000	07/28/2023	WD	19-MULTI PARCEL ARM'S LE	MLS1913065	DEED	100.0
WELLS DAVID ALAN & PATRIC	WELLS FAMILY TRUST	0	07/12/2022	QC	09-FAMILY	2022-02322	DEED	0.0
KOHLER GORDON D & RHONDA	WELLS DAVID ALAN & PATRIC	185,500	10/15/2009	WD	03-ARM'S LENGTH	2009/3580	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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352 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/14/2023					

Owner's Name/Address	MAP #:
RASTELLO KEITH & VICKI L 352 S CAROLYN AVE LAKE CITY MI 49651	2025 Est TCV 418,686 TCV/TFA: 436.13

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 4000/FF	52.00	148.00	1.0514	0.9000	4000	100		196,810
52 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			196,810

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 2 T22N R8W LOT 35 CROW'S NEST.	X	Dirt Road		Description	Rate	Size	% Good	Cash Value
		Gravel Road		D/W/P: 4in Ren. Conc.	8.06	460	0	0
		Paved Road		Residential Local Cost Land Improvements				
		Storm Sewer		Description	Rate	Size	% Good	Cash Value
		Sidewalk		LAND IMPROVE 2500	2,500.00	1	94	2,350
		Water		Total Estimated Land Improvements True Cash Value = 2,350				
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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



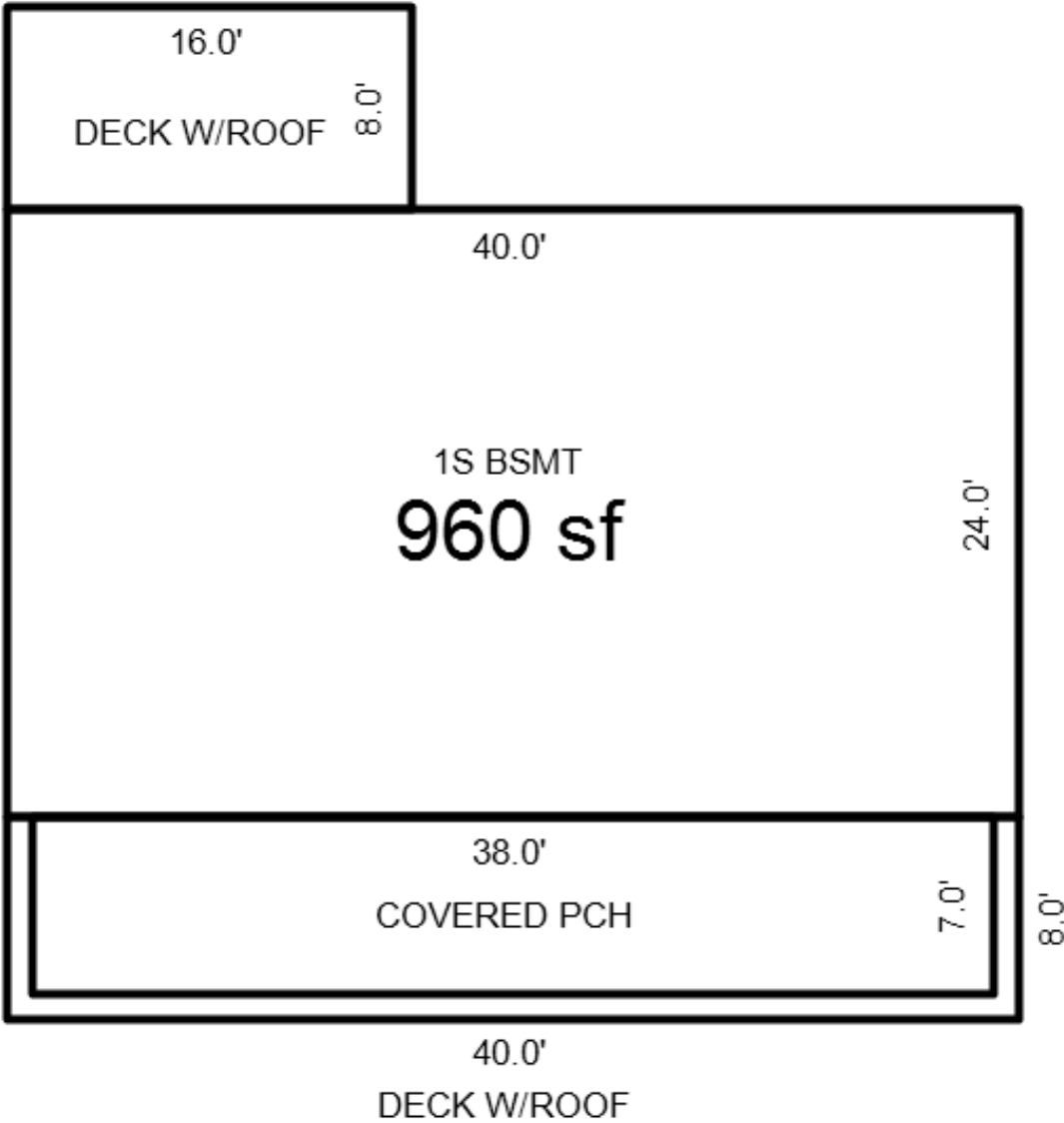
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	98,400	110,900	209,300			183,930C
2024	75,600	102,800	178,400			178,400S
2023	32,900	110,600	143,500		143,500A	85,084C
2022	25,400	99,800	125,200			81,033C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 266 320 128	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts 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		No./Qual. of Fixtures Ex. X Ord. Min									
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 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		Lump Sum Items:							
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	Size of Closets Lg X Ord Small			Doors		Solid	H.C.	Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls C 5 Blt 1991						
Condition: Average		Trim & Decoration		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		Lump Sum Items:		Total: 155,612 101,150		Other Additions/Adjustments Recreation Room 475 9,054 5,885 Basement, Outside Entrance, Below Grade 1 2,523 1,640 Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 2 Fixture Bath 1 3,064 1,992 Porches CCP (1 Story) 266 6,591 4,284 Deck Treated Wood w/Roof (Deck Portion) 320 5,558 3,613 Treated Wood w/Roof (Roof portion) 320 4,861 3,160 Treated Wood w/Roof (Deck Portion) 128 3,045 1,979 Treated Wood w/Roof (Roof portion) 128 2,250 1,462					
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 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		Lump Sum Items:		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,562 1,665 Water/Sewer Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721 Built-Ins Appliance Allow. 1 2,727 1,773					
Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
(1) Exterior	(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
(2) Windows		(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
X	Many Avg. X Few	Large Avg. Small	(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
(3) Roof		(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
X	Gable Hip Flat	Gambrel Mansard Shed	(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	
X	Asphalt Shingle	(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
Chimney: Metal		(6) Ceilings		(7) Excavation			Basement: 960 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 Concrete Floor		(9) Basement Finish		475 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		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.
KELLY GORDON L	KOUZOUJIAN RICHARD A	185,100	06/15/2004	WD	03-ARM'S LENGTH	04-0/2686	DEED	100.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
364 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 493,231 TCV/TFA: 380.58									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
KOUZOUJIAN RICHARD A 2122 DEER RUN TRAIL WATERFORD MI 48329		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Taxpayer's Name/Address		X Dirt Road		Gravel Road		C 67' @ 4000/FF 102.00 140.93 0.8305 0.8847 4000 100 299,773											
KOUZOUJIAN RICHARD A 2122 DEER RUN TRAIL WATERFORD MI 48329		X Paved Road		Storm Sewer		102 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 299,773											
Tax Description		X Sidewalk		Water		Land Improvement Cost Estimates											
SEC 2 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-195 DESC AS: LOT 36 & 37 CROW'S NEST.		X Sewer		Electric		Description Rate Size % Good Cash Value											
Comments/Influences		X Gas		Curb		D/W/P: 3.5 Concrete 6.07 484 82 2,409											
2004MLS20802650\$199,900, DOM 159		X Street Lights		Standard Utilities		Wood Frame 34.40 30 50 516											
		X Underground Utils.		Total Estimated Land Improvements True Cash Value =		2,925											
		Topography of Site		Level													
		X Rolling		Low													
		X High		Landscaped													
		X Swamp		Wooded													
		X Pond		Waterfront													
		X Ravine		Wetland													
		X Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		149,900		96,700		246,600		110,959C	
		TPC 05/30/2022		INSPECTED		2024		127,000		89,400		216,400		107,623C			
		TPC 04/30/2024		INSPECTED		2023		53,000		85,300		138,300		102,499C			
		TPC 12/27/2017		INSPECTED		2022		41,100		76,800		117,900		97,619C			

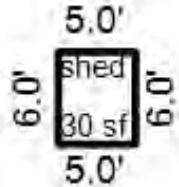
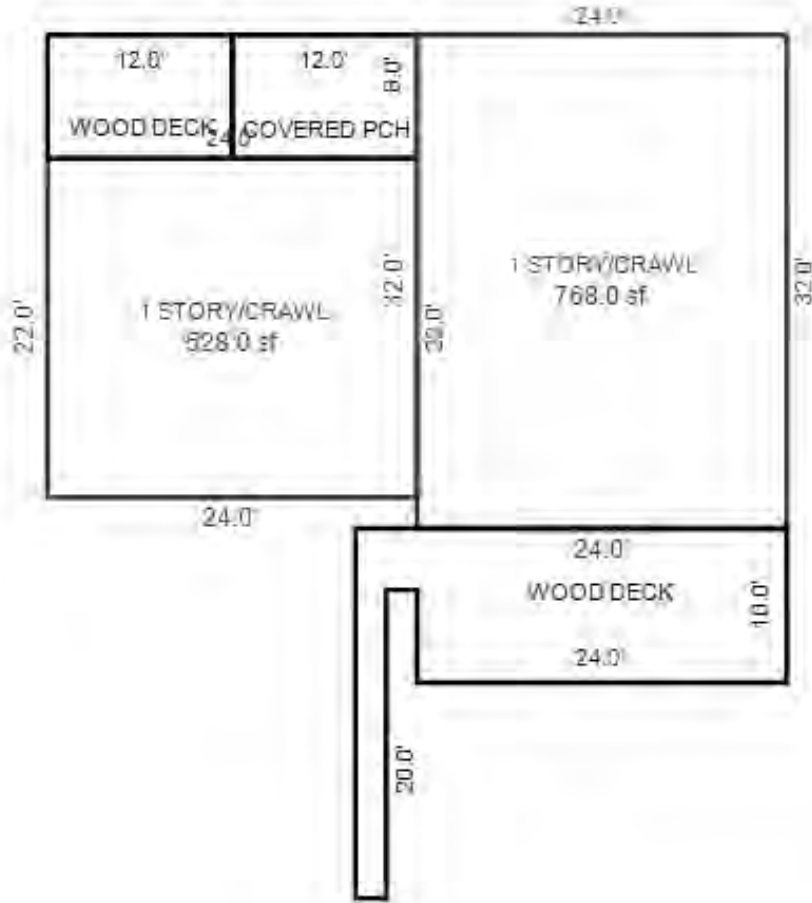
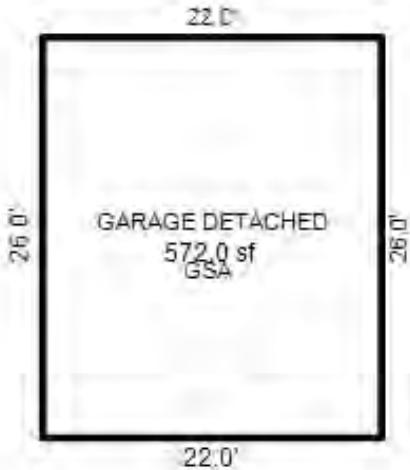


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Wood Stove Direct-Vented Ga	Area 96 96 294	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1992 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: 572 % Good: 0 Storage Area: 286 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,296 Total Base New : 195,849 Total Depr Cost: 119,083 Estimated T.C.V: 190,533		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1968			
Yr Built 1968	Remodeled 1993	Ex	X	Ord		Min	200 Amps Service		Building Areas		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Stories		Exterior		Foundation			
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min		1 Story		Siding		Crawl Space			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few		1 Story		Siding		Crawl Space			
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)		1		Siding		Crawl Space			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. of Elec. Outlets			3 Fixture Bath		1		Siding		Crawl Space			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1296 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		1		Siding		Crawl Space			
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Average Fixture(s)		1		Siding		Crawl Space			
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			2 Fixture Bath Softener, Auto 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		Siding		Crawl Space			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)		1		Siding		Crawl Space			
X	Gable Hip Flat	Gambrel Mansard Shed		(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		1		Siding		Crawl Space			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)		1		Siding		Crawl Space			
Chimney: Metal		Lump Sum Items:		Public Water Public Sewer Water Well, 100 Feet			2 Fixture Bath Softener, Auto 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		Siding		Crawl Space			
		Total:		Base Cost Storage Over Garage			Average Fixture(s)		1		Siding		Crawl Space			
		Total:		Water/Sewer Public Sewer Water Well, 100 Feet			2 Fixture Bath Softener, Auto 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		Siding		Crawl Space			
		Total:		Built-Ins Appliance Allow. Fireplaces Wood Stove			Average Fixture(s)		1		Siding		Crawl Space			
		Total:		Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Average Fixture(s)		1		Siding		Crawl Space			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON DARREL	THOMPSON DARREL D	19,871	12/19/2023	WD	16-LC PAYOFF	2023-03476	DEED	0.0
JORGENSEN MARK A	JORGENSEN MARK A & JUDY	0	10/24/2018	QC	09-FAMILY	2018-0315	DEED	0.0
JORGENSEN MARK A	JORGENSEN MARK A & JUDY	0	10/24/2018	OTH	29-SELLERS INTEREST IN A	2018-03516	DEED	0.0
JORGENSEN MARK A	THOMPSON DARREL	25,000	10/10/2018	LC	03-ARM'S LENGTH	2018-03284	PROPERTY TRANSFER	100.0

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%								
Owner's Name/Address	MAP #:								
THOMPSON DARREL D 9062 W OAK LN LAKE CITY MI 49651	2025 Est TCV 165,225								
	Improved X Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		C 67' @ 4000/FF	50.00	94.00	1.0659 0.7678	4000 100 163,673			
		50 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value = 163,673			
		Land Improvement Cost Estimates							
		Description	Rate	Size	% Good	Cash Value			
		Wood Frame	24.25	128	50	1,552			
		Total Estimated Land Improvements True Cash Value =				1,552			
Tax Description									
. SEC 2 T22N R8W LOT 38 CROW'S NEST.	X								
Comments/Influences									
	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
	X	Rolling							
		Low							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2025	81,800	800	82,600		15,163C
				2024	64,900	800	65,700		14,708C
				2023	27,000	700	27,700		14,008C
				2022	20,000	0	20,000		13,341C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JORGENSEN MARK A	THOMPSON DARREL	150,000	10/10/2018	WD	03-ARM'S LENGTH	2018-03285	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
400 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	12/13/2022	2022-0880	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
THOMPSON DARREL 9062 W OAK LN LAKE CITY MI 49651	2025 Est TCV 356,903 TCV/TFA: 299.67

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 4000/FF	40.00	94.00	1.1525	0.7678	4000	100		141,575
40 Actual Front Feet, 0.09 Total Acres						Total Est. Land Value =		141,575

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

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



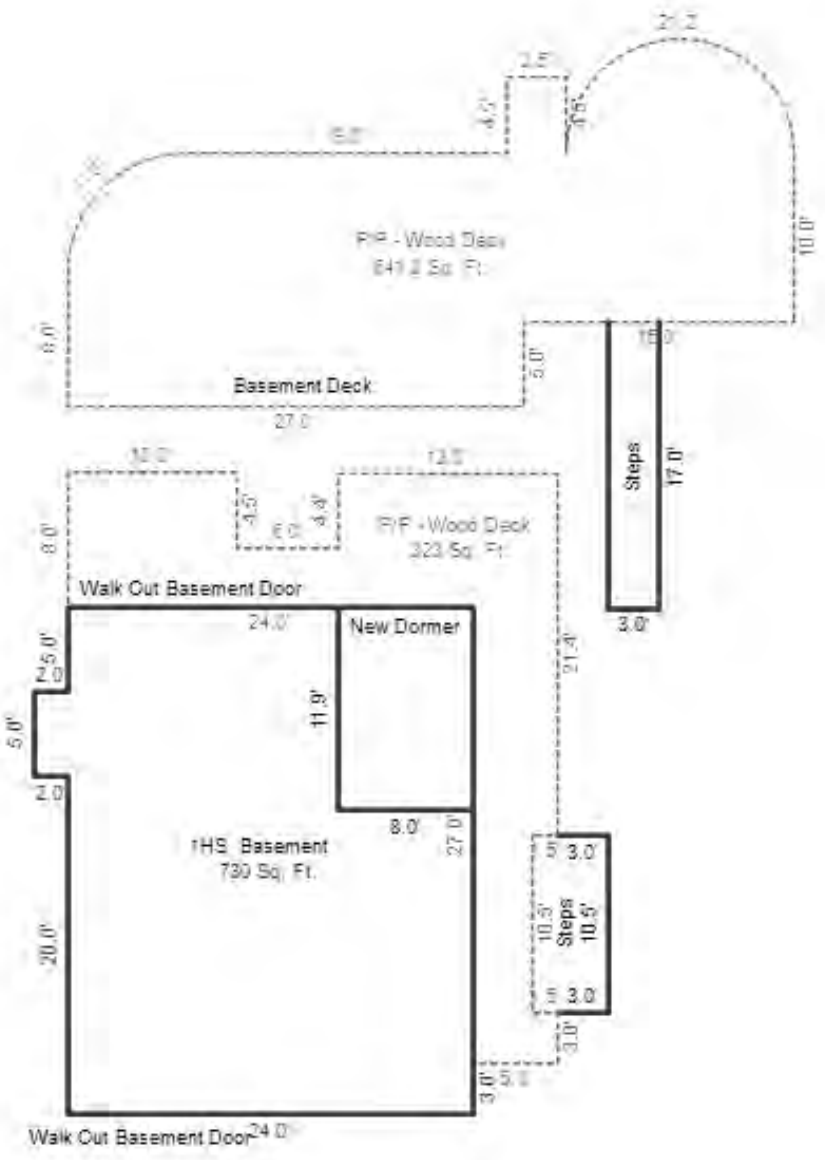
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	70,800	107,700	178,500			99,566C
JWV	06/13/2023	INSPECTED	2024	51,900	99,700	151,600			96,573C
TPC	04/30/2021	INSPECTED	2023	21,600	85,900	107,500			82,260C
TPC	12/27/2017	INSPECTED	2022	20,000	77,400	97,400			78,343C

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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 323 640	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1	Class: C -5 Effec. Age: 35 Floor Area: 1,191 Total Base New : 206,150 Total Depr Cost: 133,986 Estimated T.C.V: 214,378				Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration											
Yr Built 1971	Remodeled 2023		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		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C -5 Blt 1971					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min		No. of Elec. Outlets		Ground Area = 730 SF Floor Area = 1191 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall														
(2) Windows		(7) Excavation		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 730 96		Cost New 143,586		Depr. Cost 93,320	
X	Many Avg. X Few	Large Avg. Small	Basement: 730 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 Concrete Floor		Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade		747 3		14,238 7,570		9,255 4,920		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) 2 Fixture Bath		Porches WPP WPP		323 640		5,365 10,534		3,487 6,847	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 50 Feet		Built-Ins Appliance Allow. Fireplaces Exterior 2 Story Wood Stove Local Cost Items SANITARY SEWER		1 1 1		2,727 7,910 2,515		1,773 5,141 1,635	
(3) Roof		747	Recreation SF Living SF 3 Walkout Doors (B) No Floor SF Walkout Doors (A)	Notes:		Lump Sum Items:		Notes:		1		0		0		*	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TC		Totals:		206,150		133,986		214,378				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DENNO M TRUST & DENNO L T	DENNO MICHAEL P & LAURIE	0	08/24/2015	WD	09-FAMILY	2015-02953	PROPERTY TRANSFER	0.0				
DENNO MICHAEL & LAURIE J	DENO MICHAEL P LIVING TRU	0	01/13/2014	WD	03-ARM'S LENGTH	2014-00263	PROPERTY TRANSFER	0.0				
DENO MICHAEL P & LAURIE J	DENO LAURIE J LIVING TRUS	0	01/13/2014	WD	03-ARM'S LENGTH	2014-00264	PROPERTY TRANSFER	0.0				
MIESSNER GEORGE R	DENNO MICHAEL & LAURIE J	114,000	04/18/2013	WD	03-ARM'S LENGTH	2013-01445	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
412 S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
DENNO MICHAEL P & LAURIE J TRUST 5412 PILGRIM DR SAGINAW MI 48603		MAP #:		2025 Est TCV 297,116 TCV/TFA: 386.87								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
SEC 2 T22N R8W PCL LOT 40 OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-202 DESC AS: LOT 40 CROWS NEST. Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C 67' @ 4000/FF 40.00 122.00 1.1525 0.8411 4000 100 155,102								
		Paved Road		40 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 155,102								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.49	84	50	272				
		X	Sewer	D/W/P: Asphalt Paving	3.06	650	50	994				
		X	Electric	D/W/P: Patio Blocks	15.39	240	50	1,847				
		X	Gas	Total Estimated Land Improvements True Cash Value =							3,113	
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	77,600	71,000	148,600		68,059C		
		TPC 04/30/2021 INSPECTED			2024	55,400	65,900	121,300		66,013C		
		TPC 12/27/2017 INSPECTED			2023	23,700	62,800	86,500		62,870C		
		TPC 12/21/2010 INSPECTED			2022	20,000	55,400	75,400		59,877C		

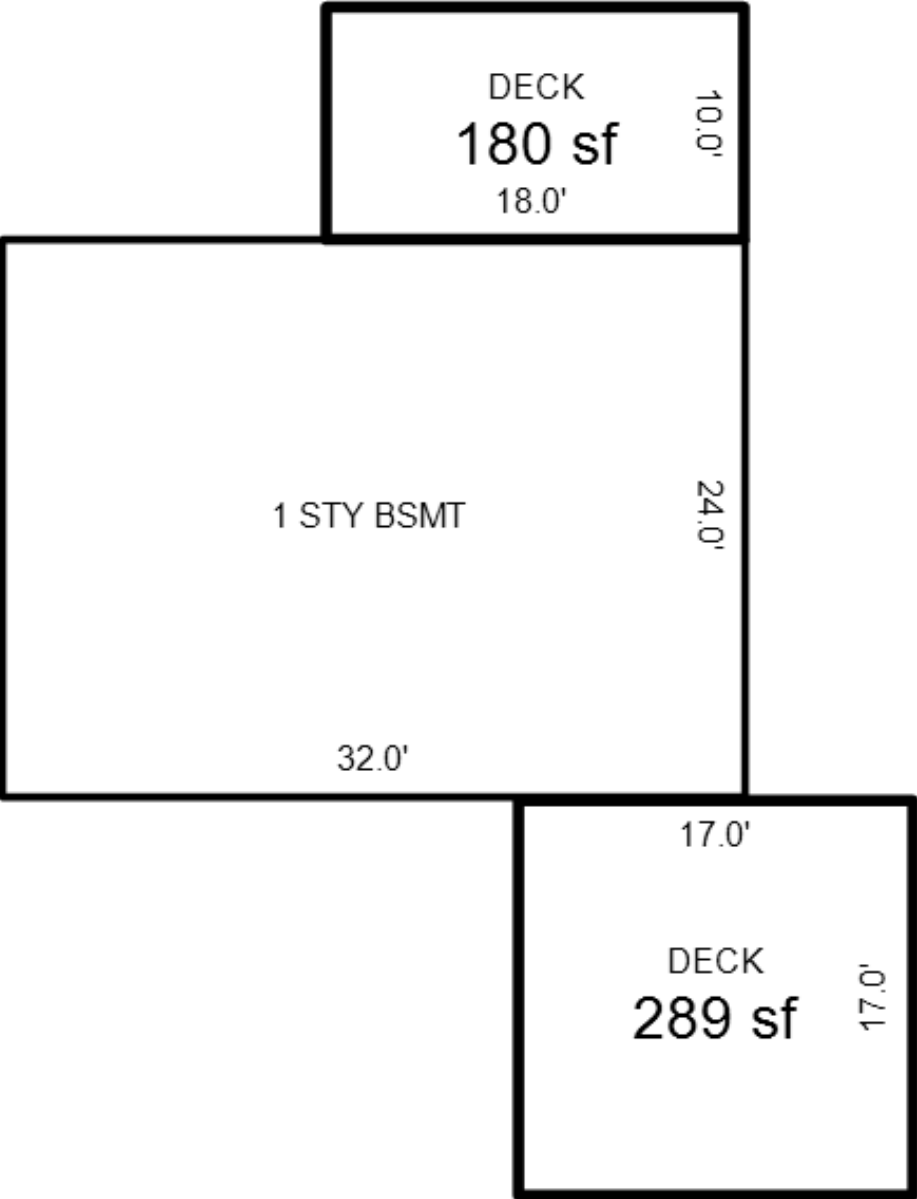


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 289 180	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 -5 Effec. Age: 35 Floor Area: 768 Total Base New : 133,564 Total Depr Cost: 86,813 Estimated T.C.V: 138,901		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C -5 Blt 1974				
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		200 Amps Service			Many X Ave. Few			1 Story Siding Basement 768		Total: 113,732 73,922				
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments		1 2,523 1,640					
	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			Deck		1 1,455 946				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Treated Wood		289 5,199 3,379				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 768 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			Treated Wood		180 3,807 2,475				
(2) Windows		Many	X	Large	Basement			Lump Sum Items:			Water/Sewer		1 1,473 957			
X	Avg. Few			Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			SANITARY SEWER			Public Sewer		1 2,648 1,721			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			Notes:			Appliance Allow.		1 2,727 1,773				
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)					ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 138,901			Local Cost Items		1 0 0				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support					Totals:			SANITARY SEWER		1 0 0			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Totals:		133,564 86,813				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
VANDENBOSCH GERARD W & RU	VANDEN BOSCH RUTH M LIVIN	0	08/11/2014	QC	09-FAMILY		DEED	0.0		
VANDENBOSH GERARD W & RUT	VANDEN BOSCH LIVING TRUST	0	08/11/2014	QC	09-FAMILY	2014-02870	DEED	0.0		
FANNIE MAE	VANDENBOSCH GERARD W & RU	105,000	01/25/2012	CD	11-FROM LENDING INSTITUT	2012-00450	PROPERTY TRANSFER	100.0		
SHERIFF	FANNIE MAE	1	11/04/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
W PINE DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 180,476 TCV/TFA: 0.00		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
VANDEN BOSCH LIVING TRUST 4372 SHADY OAK ST HUDSONVILLE MI 49426-9352		Public Improvements		* Factors *		Walleye Channel				
Tax Description		Dirt Road		Description		Frontage		Depth		Value
. SEC 2 T22N R8W LOT 41 CROW'S NEST.		Gravel Road		C 67' @ 4000/FF		40.00		137.00		161,526
Comments/Influences		X Paved Road		40 Actual Front Feet, 0.13 Total Acres		Rate		%Adj.		Reason
21102800\$124,999 WITH -041		X Storm Sewer		Land Improvement Cost Estimates		6.49		60		94
		X Sidewalk		Description		Total Est. Land Value =		161,526		
		X Water		D/W/P: 3.5 Concrete		Rate		Size		% Good
		X Sewer		Total Estimated Land Improvements True Cash Value =		6.49		60		94
		X Electric								Cash Value
		X Gas								366
		Curb								366
		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
		Who		When		What		2025		80,800
		TPC 04/30/2021		INSPECTED		2024		57,100		8,800
		JWV 05/05/2018		INSPECTED		2023		24,600		8,400
		TPC 12/27/2017		INSPECTED		2022		20,000		5,300
										90,200
										65,900
										33,000
										25,300
										20,259C
										19,650C
										18,715C
										17,824C



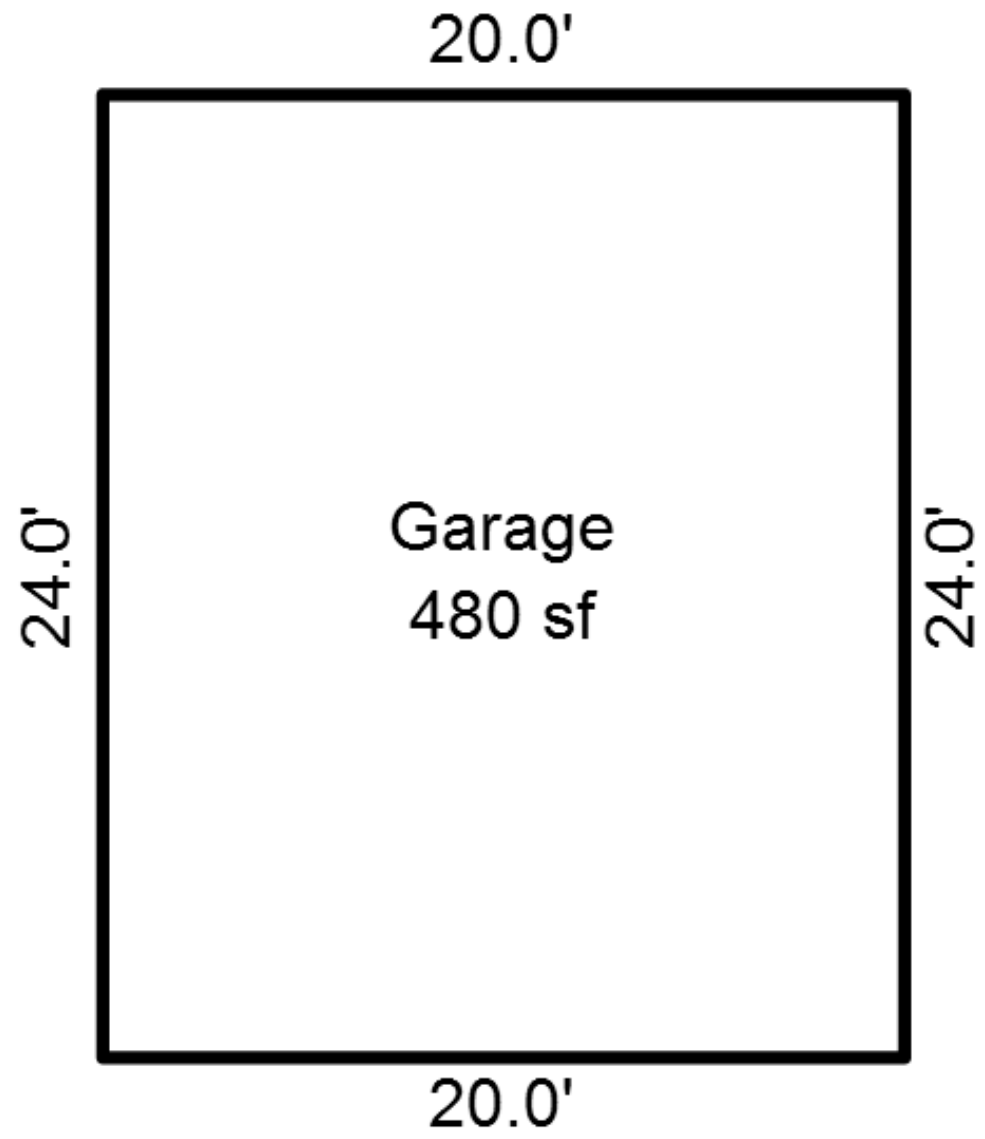
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 19,358 Total Depr Cost: 11,615 Estimated T.C.V: 18,584
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 1974		
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=60/100/100/100/60				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Yr Built 1974		Remodeled 0		(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		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 19,358 11,615 Totals: 19,358 11,615		
Condition: Average		(6) Ceilings			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish		Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 18,584			
Room List		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:							
Insulation		(7) Excavation			(10) Floor Support										
(2) Windows		Many Avg. Few Large Avg. Small			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:										
(3) Roof		Gable Hip Flat 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.
VANDENBOSH GERARD W & RUT	VANDEN BOSCH LIVING TRUST	0	08/11/2014	QC	09-FAMILY	2014-02870	DEED	0.0
FANNIE MAE	VANDENBOSH GERARD W & RUG	105,000	01/25/2012	CD	11-FROM LENDING INSTITUT	2012-0045	PROPERTY TRANSFER	100.0
SHERIFF	FANNIE MAE	1	11/04/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0
SHERRIFF MISSAUKEE COUNTY	CITIZENS FIRST MORTGAGE	0	06/03/2011	SD	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0

Property Address: 7860 W PINE DR  
 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: VANDEN BOSCH LIVING TRUST  
 4372 SHADY OAK ST  
 HUDSONVILLE MI 49426-9352  
 2025 Est TCV 417,366 TCV/TFA: 246.38

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				Walleye Channel			
				Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 42 & N'LY 30 FT OF LOT 43 CROW'S NEST.	X			Dirt Road	60.77	144.00	0.8651	0.8914	4000	100	187,451
				Gravel Road	30.00	123.00	0.8992	0.9808	500	100	13,229
Comments/Influences				91 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =		200,680	

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Sewer	5.70	56	0	0
	X	Electric	12.91	48	0	0
	X	Gas	15.00	30	0	0
		Curb	5.98	200	0	0

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
		Standard Utilities				
		Underground Utils.				

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	100,300	108,400	208,700			75,259C
2024	85,500	100,300	185,800			72,997C
2023	38,900	95,800	134,700			69,521C
2022	20,000	86,300	106,300			66,211C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 1021 611 233	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																
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			2			Class: D +10 Effec. Age: 45 Floor Area: 1,694 Total Base New : 249,026 Total Depr Cost: 134,835 Estimated T.C.V: 215,736		E.C.F. X 1.600		Bsmnt Garage: 1 Car Carport Area: Roof:																														
Building Style: 1S		Yr Built 1978		Remodeled 0		Condition: Average		Room List		Doors		Solid		X H.C.																															
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few																													
(1) Exterior		(6) Ceilings		X Drywall		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		12		12		12		12																													
(2) Windows		(7) Excavation		Basement: 1658 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		396 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Drywall		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		12		12		12		12																													
X	Many Avg. X Few	Large Avg. X Small		Basement: 1658 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		396 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		396 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Asphalt Shingle		Chimney: Block																													
(3) Roof		396 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car		1 2,316 1,274		Water/Sewer Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 50 Feet																													
X	Gable Hip Flat	Gambrel Mansard Shed		1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Appliance Allow.		1 1,615 888		Fireplaces Wood Stove		2 3,508 1,929																													
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1978                  (11) Heating System: Electric Baseboard                  Ground Area = 1658 SF Floor Area = 1694 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,262</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>396</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>36</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>201,093</td> <td>110,597</td> </tr> </tbody> </table> <p>Other Additions/Adjustments                  Recreation Room 396 7,080 1,770                  Basement, Outside Entrance, Below Grade 1 1,798 989                  Plumbing                  Average Fixture(s) 1 1,010 555                  2 Fixture Bath 1 2,121 1,167                  Deck                  Treated Wood 611 8,102 4,456                  Treated Wood 233 4,317 2,374                  Treated Wood 1021 12,446 6,845                  Garages                  Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)                  Basement Garage: 1 Car 1 2,316 1,274                  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                  Wood Stove 2 3,508 1,929</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,262			1 Story	Siding	Basement	396			1 Story	Siding	Overhang	36			Total:				201,093	110,597
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																								
1 Story	Siding	Basement	1,262																																										
1 Story	Siding	Basement	396																																										
1 Story	Siding	Overhang	36																																										
Total:				201,093	110,597																																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENNO MICHAEL P	DENNO MICHAEL P & LAURIE	1	06/18/2021	QC	09-FAMILY	2021-02182	DEED	0.0
DENNO WILLIAM L & SELMA G	DENNO MICHAEL	18,000	06/03/2020	WD	09-FAMILY	2020-01559	PROPERTY TRANSFER	100.0
DENNO MICHAEL P	DENNO MICHAEL P & LAURIE	1	06/03/2020	QC	09-FAMILY	2020-01560	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
438 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/31/2020	2021-0011	100%

Owner's Name/Address	MAP #:
DENNO MICHAEL P & LAURIE J TRUST 211 CAROLYN AVE LAKE CITY MI 49651	2025 Est TCV 67,859 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 44 & LOT 43 EXC N'LY 30 FT THOF CROW'S NEST.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	F 67' @ 500/	78.00	97.00	0.9482	0.9026	500	100		33,377
Gravel Road	78 Actual Front Feet, 0.17 Total Acres								
Paved Road	Total Est. Land Value =								33,377

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.		8.06	595	0	0
Residential Local Cost Land Improvements					
Gas	LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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



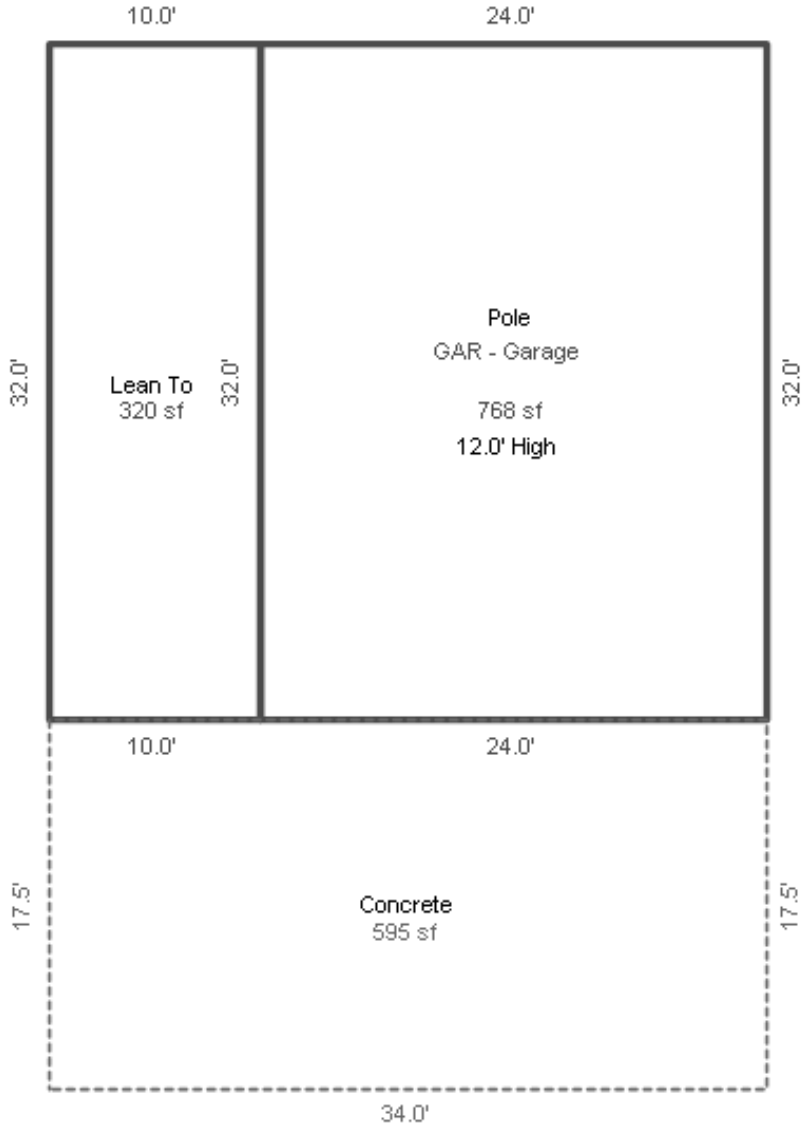
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,700	17,200	33,900			25,006C
2024	10,500	16,400	26,900			24,255C
2023	10,500	15,700	26,200			23,100C
2022	7,500	14,500	22,000			22,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 320	Type Roof Cover Onl	Year Built: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	320	Roof Cover Onl	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior		
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2020			
Building Style: GRG		Trim & Decoration		0 Amps Service			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
Yr Built 2020	Remodeled GAR 0	Ex	Ord	Min	No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Average Fixture(s)		Plumbing		3 Fixture Bath		
Condition: Average		Size of Closets		X No Heating/Cooling			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Average Fixture(s)		Plumbing		3 Fixture Bath	
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Average Fixture(s)		Plumbing		3 Fixture Bath		
	Basement	(5) Floors		(12) Electric			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	1st Floor	Kitchen:		0 Amps Service			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	2nd Floor	Other:		No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Bedrooms	Other:		Ex. Ord. Min			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Wood/Shingle	No. of Elec. Outlets		Many Ave. Few			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Aluminum/Vinyl	No. of Elec. Outlets		Many Ave. Few			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Brick	No. of Elec. Outlets		Many Ave. Few			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Insulation	(7) Excavation		(13) Plumbing			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Many	Large	(8) Basement		3 Fixture Bath			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
	Avg.	Avg.	Conc. Block		2 Fixture Bath			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
	Few	Small	Poured Conc. Stone		Softener, Auto			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
	Wood Sash	(9) Basement Finish		Softener, Manual			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Metal Sash	Conc. Block		Solar Water Heat			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Vinyl Sash	Poured Conc. Stone		No Plumbing			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Double Hung	Treated Wood		Extra Toilet			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Horiz. Slide	Concrete Floor		Extra Sink			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Casement	(14) Water/Sewer		Separate Shower			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Double Glass	Public Water		Ceramic Tile Floor			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Patio Doors	Public Sewer		Ceramic Tile Wains			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Storms & Screens	Water Well		Ceramic Tub Alcove			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
(3) Roof		1000 Gal Septic		Vent Fan			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Gable	Gambrel	2000 Gal Septic		(14) Water/Sewer			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
	Hip	Mansard	Lump Sum Items:		Public Water			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
	Flat	Shed	Lump Sum Items:		Public Sewer			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
	Asphalt Shingle	(10) Floor Support		Water Well			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNAPP DAVID H & DIANE M	SHEPHERD AMY L & DAVID W	220,000	07/30/2021	WD	03-ARM'S LENGTH	2021-02671	PROPERTY TRANSFER	100.0
DEAN MICAH J & NICOLE D &	KNAPP DAVID H & DIANE M	175,000	06/03/2019	WD	03-ARM'S LENGTH	2019-01749	PROPERTY TRANSFER	100.0
RASMUSSEN PAUL J & KATHLY	DEAN MICAH J & NICOLE D &	125,000	12/21/2015	WD	03-ARM'S LENGTH	2015-04170	PROPERTY TRANSFER	100.0
		106,900	02/01/2003	WD	33-TO BE DETERMINED	03-0:1051	DEED	0.0

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

7770 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SHEPHERD AMY L & DAVID W 892 HEARTHSIDE ST SOUTH LYON MI 48178	2025 Est TCV 273,240 TCV/TFA: 443.57

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors * 60' X 145'AVG
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		G 67' @ 1500/ 60.00 145.00 1.0280 1.0337 1500 100 95,634
		60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 95,634

Tax Description	Public Improvements	Land Improvement Cost Estimates
. SEC 2 T22N R8W LOT 46 CROW'S NEST.	Dirt Road	Description Rate Size % Good Cash Value
	Gravel Road	D/W/P: 3.5 Concrete 6.49 160 50 519
	Paved Road	D/W/P: 4in Concrete 6.87 72 50 247
	Storm Sewer	Total Estimated Land Improvements True Cash Value = 766
	Sidewalk	
	Water	
	Sewer	
	Electric	
	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	

Comments/Influences	Topography of Site
	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	47,800	88,800	136,600			103,095C
2024	25,500	82,200	107,700			99,996C
2023	25,500	78,500	104,000			95,235C
2022	20,000	70,700	90,700			90,700S



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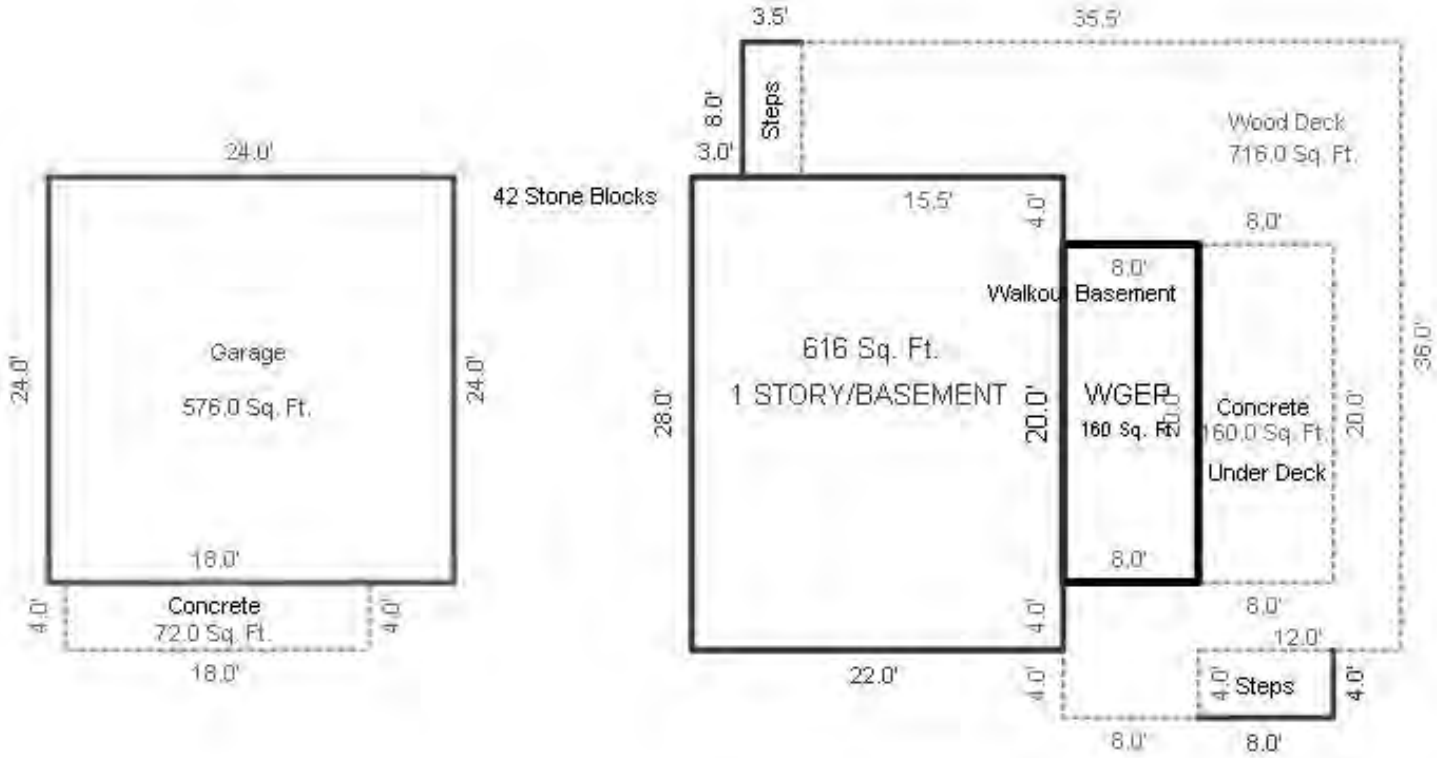
Who	When	What
TPC	07/30/2021	INSPECTED
TPC	09/05/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 160 716	Type WGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(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 1966		Remodeled 2020			Ex	Ord	Min									
Condition: Average		Trim & Decoration				Lg	Ord	Small								
Room List		Doors	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior			Kitchen: Other: Other:		200 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures											
					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 X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 616 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										
(3) Roof		(8) Basement			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	280 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:											
Chimney: Metal		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C Blt 1966						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 616 Total: 100,962 65,625																
Other Additions/Adjustments																
Recreation Room 280 5,337 3,469																
Basement, Outside Entrance, Above Grade 1 1,844 1,199																
Plumbing																
Average Fixture(s)																
3 Fixture Bath 1 1,455 946																
Porches																
WGEP (1 Story) 160 12,875 8,369																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 576 24,457 15,897																
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																
Deck																
Treated Wood 716 9,165 5,957																
Local Cost Items																
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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7760 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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BOONSTRA GERALD D & JOYCE BE	MAP #:					
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1244 KENNEBEC RD	2025 Est TCV 211,533 TCV/TFA: 343.40					
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GRAND BLANC MI 48439	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
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	Public Improvements		* Factors * 60'X160.2'AVG			
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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
--	--	--	-------------	----------	-------	-------	-------	------	-------	--------	-------

			G 67' @ 1500/	60.00	160.00	1.0280	1.0594	1500	100		98,017
--	--	--	---------------	-------	--------	--------	--------	------	-----	--	--------

			60 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	98,017
--	--	--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road	Land Improvement Cost Estimates							
-----------------	---	-----------	---------------------------------	--	--	--	--	--	--	--

. SEC 2 T22N R8W LOT 47 CROW'S NEST.		Gravel Road	Description	Rate	Size	% Good	Cash Value				
--------------------------------------	--	-------------	-------------	------	------	--------	------------	--	--	--	--

Comments/Influences		Paved Road	Residential Local Cost Land Improvements								
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ADD SMALL GRG FOR 96..NO PERMIT		Storm Sewer	Description	Rate	Size	% Good	Cash Value				
---------------------------------	--	-------------	-------------	------	------	--------	------------	--	--	--	--

		Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950				
--	--	----------	-------------------	----------	---	----	-----	--	--	--	--

		Water	Total Estimated Land Improvements True Cash Value = 950								
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	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
--	---	-------	------	------------	----------------	----------------	-----------------	----------------	---------------

		Rolling	2025	49,000	56,800	105,800			36,809C
--	--	---------	------	--------	--------	---------	--	--	---------

		Low	2024	26,100	52,600	78,700			35,703C
--	--	-----	------	--------	--------	--------	--	--	---------

		High	2023	26,100	50,200	76,300			34,003C
--	--	------	------	--------	--------	--------	--	--	---------

		Landscaped	2022	20,000	42,200	62,200			32,384C
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		Swamp							
--	--	-------	--	--	--	--	--	--	--

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

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

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

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

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

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

		Who	When	What					
--	--	-----	------	------	--	--	--	--	--

		TPC 04/30/2021	INSPECTED						
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		TPC 05/06/2018	INSPECTED						
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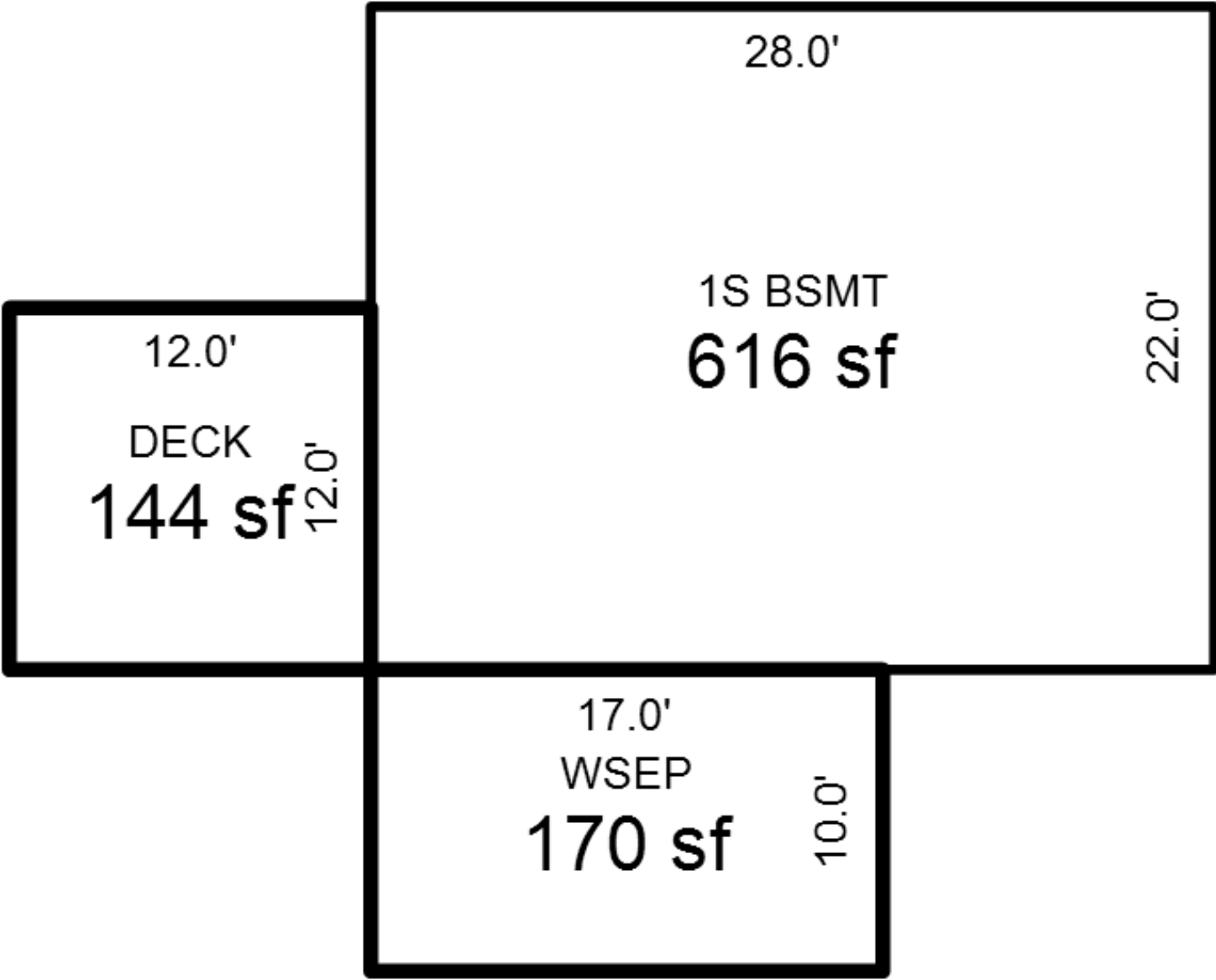
		TPC 12/27/2017	INSPECTED						
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 170 144	Type WSEP (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 X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 40 Floor Area: 616 Total Base New : 117,257 Total Depr Cost: 70,354 Estimated T.C.V: 112,566		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																																																																																																																													
Building Style: 1S		X 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 = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C -5 Blt 1967																																																																																																																															
Yr Built 1967	Remodeled 0	Ex	X Ord	Min	Size of Closets			100 Amps Service			Total Base New : 117,257 Total Depr Cost: 70,354 Estimated T.C.V: 112,566		E.C.F. X 1.600																																																																																																																														
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.	Average Fixture(s)			1 Story Siding Basement			Total: 93,715		56,229																																																																																																																														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			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		Plumbing																																																																																																																														
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			1 Average Fixture(s)			Average Fixture(s)		2 Fixture Bath																																																																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Many X Ave. Few			1 2 Fixture Bath			Softener, Auto		Softener, Manual																																																																																																																														
(2) Windows		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1 2 Fixture Bath			Solar Water Heat		No Plumbing																																																																																																																														
X	Many Avg. X Few	Large Avg. X Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath			Solar Water Heat		No Plumbing																																																																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish			(14) Water/Sewer			1 Public Water			1 Public Sewer		1 Water Well																																																																																																																														
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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			1 Average Fixture(s)			2 Fixture Bath		Softener, Auto																																																																																																																														
(3) Roof		(10) Floor Support			Lump Sum Items:			1 Average Fixture(s)			2 Fixture Bath		Softener, Auto																																																																																																																														
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			1 Average Fixture(s)			2 Fixture Bath		Softener, Auto																																																																																																																														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 Average Fixture(s)			2 Fixture Bath		Softener, Auto																																																																																																																														
Chimney: Metal		Lump Sum Items:			Lump Sum Items:			1 Average Fixture(s)			2 Fixture Bath		Softener, Auto																																																																																																																														
<table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>616</td> <td>Total:</td> <td>93,715</td> <td>56,229</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td colspan="7">Average Fixture(s)</td> </tr> <tr> <td colspan="7">2 Fixture Bath</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td colspan="7">WSEP (1 Story)</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td colspan="7">Treated Wood</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td colspan="7">Public Sewer</td> </tr> <tr> <td colspan="7">Water Well, 50 Feet</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td colspan="7">Appliance Allow.</td> </tr> <tr> <td colspan="7">Local Cost Items</td> </tr> <tr> <td colspan="7">SANITARY SEWER</td> </tr> <tr> <td colspan="7">Totals: 117,257 70,354</td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	616	Total:	93,715	56,229	Other Additions/Adjustments							Plumbing							Average Fixture(s)							2 Fixture Bath							Porches							WSEP (1 Story)							Deck							Treated Wood							Water/Sewer							Public Sewer							Water Well, 50 Feet							Built-Ins							Appliance Allow.							Local Cost Items							SANITARY SEWER							Totals: 117,257 70,354						
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Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 112,566																																																																																																																																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
HICKS JAMES C & JOY B	HYST KYLE DAVID & AMY MAR	278,000	06/01/2023	WD	03-ARM'S LENGTH	2023-01493	PROPERTY TRANSFER	100.0											
BUCK GREGORY R	HICKS JAMES C & JOY B	72,500	07/19/2011	WD	03-ARM'S LENGTH	2011-02257	PROPERTY TRANSFER	100.0											
BUCK GREGORY R		0	02/03/2011	CD	07-DEATH CERTIFICATE		DEED	100.0											
CHERRY GREGORY L & DIANE	BUCK GREGORY R (MM)	90,000	03/02/2007	WD	03-ARM'S LENGTH	2007/799	DEED	100.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
7740 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		07/12/2019		2019-0328	100%										
Owner's Name/Address		P.R.E. 100% 06/01/2023		MAP #:		2025 Est TCV 287,648 TCV/TFA: 249.69													
HYST KYLE DAVID & AMY MARIE 7740 W WHITE BIRCH AVE LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE													
Tax Description		Public Improvements		* Factors *		90'X82' IRR													
. SEC 2 T22N R8W LOT 48 CROW'S NEST.		Dirt Road		Description		Frontage		Depth		Value									
Comments/Influences		Gravel Road		G 67' @ 1500/		90.00		82.00		112,407									
SHARED ACCESS		Paved Road		90 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =		112,407											
		Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good	Cash Value								
		Sidewalk		D/W/P: Asphalt Paving		3.06		942		50	1,441								
		Water		Total Estimated Land Improvements True Cash Value =		1,441													
		X Sewer																	
		X Electric																	
		X Gas																	
		Curb																	
		Street Lights																	
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		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						
		Who		When		What		2025		56,200		87,600		143,800				99,800C	
		TPC 04/17/2023		INSPECTED		2024		30,000		66,800		96,800						96,800S	
		TPC 04/30/2021		INSPECTED		2023		30,000		53,000		83,000		83,000A				41,721C	
		TPC 09/05/2019		INSPECTED		2022		20,000		46,400		66,400						39,735C	

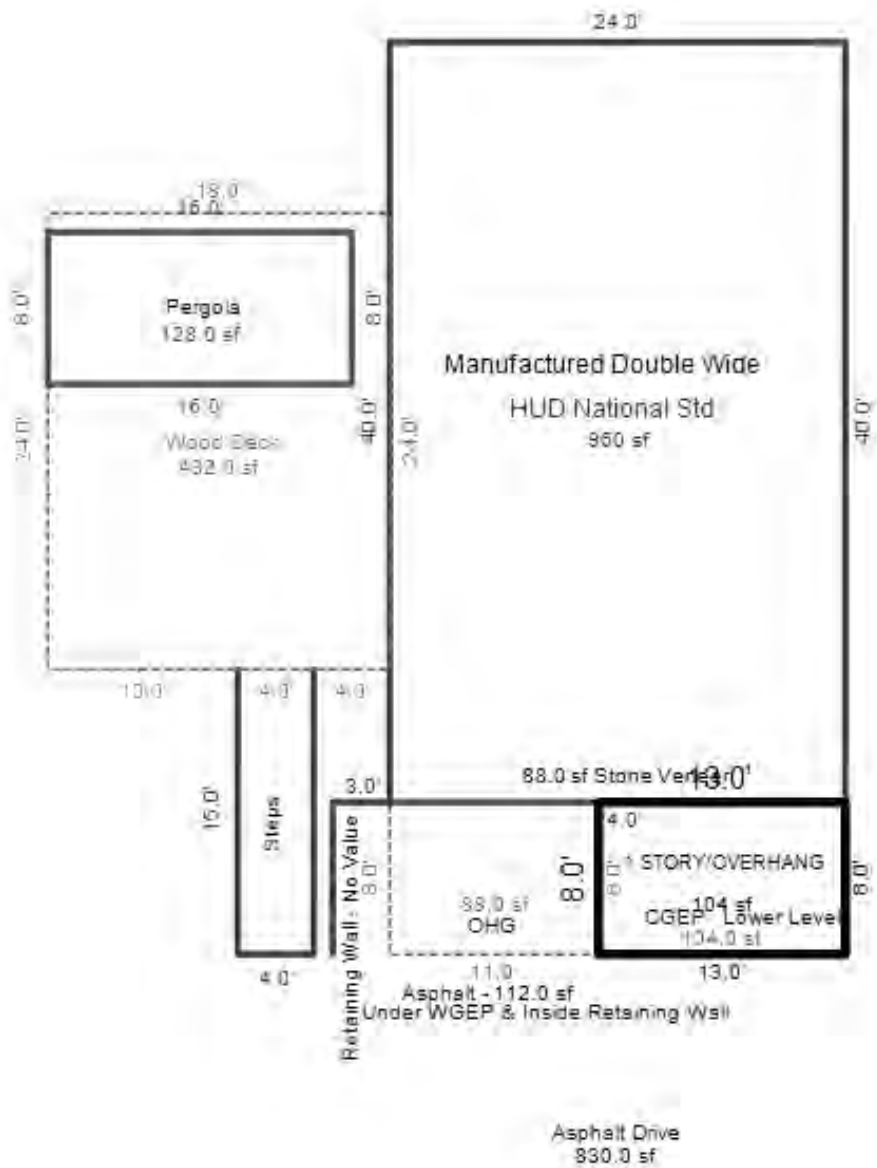


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (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 104 60 432	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.000		Bsmnt Garage: 2 Car									
Building Style: HUD		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C 10		Blt 1989										
Yr Built 1989 202	Remodeled 2013	Ex	X	Ord	Min	200 Amps Service			Effec. Age: 25			Storage Area:										
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 960 SF			Floor Area = 1152 SF.			Roof:									
Room List		Doors	Solid	H.C.	Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas											
Basement	1st Floor	(5) Floors	Kitchen:		Average Fixture(s)			Stories			Exterior		Foundation									
2nd Floor	2 Bedrooms	Kitchen:	Other:		3 Fixture Bath			1 Story			Siding		Basement									
(1) Exterior		(6) Ceilings	Other:		2 Fixture Bath			1 Story			Siding		Overhang									
Wood/Shingle	Aluminum/Vinyl	X Drywall			Softener, Auto			1 Story			Siding		Overhang									
Brick	Insulation	(7) Excavation		Basement: 960 S.F.		Softener, Manual			Total:			175,954		131,965								
(2) Windows		Basement: 0 S.F.		Crawl: 0 S.F.		Solar Water Heat			Other Additions/Adjustments			Recreation Room		576		10,979		8,234				
Many	X	Large	Slab: 0 S.F.		Height to Joists: 0.0		No Plumbing			Exterior			Stone Veneer		80		2,994		2,245			
Avg.	X	Avg.	(8) Basement		8 Conc. Block		Extra Toilet			Plumbing			Average Fixture(s)		1		1,455		1,091			
Few	X	Small	8 Poured Conc.		Stone		Extra Sink			3 Fixture Bath			Porches		1		4,580		3,435			
Wood Sash	Metal Sash	Vinyl Sash	Treated Wood		Concrete Floor		Ceramic Tile Floor			Ceramic Tile Wains			CGEP (1 Story)		104		7,773		5,830			
X	Double Hung	Horiz. Slide	(9) Basement Finish		(14) Water/Sewer		Ceramic Tub Alcove			Deck			Treated Wood		60		1,930		1,447			
X	Casement	Double Glass	Public Water		Public Sewer		Vent Fan			Treated Wood			432		6,765		5,074					
X	Patio Doors	Storms & Screens	1 Water Well		1000 Gal Septic		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Basement Garage: 2 Car		1		3,580		2,685	
(3) Roof		576	Walkout Doors (B)		No Floor SF		2000 Gal Septic			Water/Sewer			Door Opener		1		539		404			
X	Gable	Gambrel	(10) Floor Support		Walkout Doors (A)					Public Sewer			Water Well, 100 Feet		1		1,473		1,105			
X	Hip	Mansard	Joists:		Unsupported Len:					Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		1		5,725		4,294			
X	Flat	Shed	Cntr.Sup:																			
X	Asphalt Shingle	Chimney: Metal																				

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
7730 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 268,916 TCV/TFA: 235.07													
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE															
SCHLIEGER DENNIS J & LINDA L 157 APOLLO AVE FLUSHING MI 48433		Public Improvements		* Factors *		91'X90' IRR															
Tax Description		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
. SEC 2 T22N R8W LOT 49 CROW'S NEST.		X Paved Road		G 67' @ 1500/		90.00		91.00		0.9289		0.9200		1500		100				115,372	
Comments/Influences		X Storm Sewer		Land Improvement Cost Estimates		90 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =												115,372	
2002 CHAMPION MHD FOR 04		X Sidewalk		Description		Rate		Size		% Good		Cash Value									
		X Water		D/W/P: 4in Ren. Conc.		8.06		1000		50		4,030									
		X Sewer		Wood Frame		34.58		64		50		1,106									
		X Electric		Total Estimated Land Improvements True Cash Value =								5,136									
		X Gas																			
		Curb																			
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		Level																			
		X Rolling																			
		Low																			
		X High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value							
		Who		When		What		2025		57,700		76,800		134,500						39,063C	
		TPC 04/30/2021		INSPECTED		2024		30,800		61,200		92,000								37,889C	
		TPC 12/27/2017		INSPECTED		2023		30,800		53,200		84,000								36,085C	
		TPC 08/17/2013		INSPECTED		2022		20,000		50,100		70,100								34,367C	

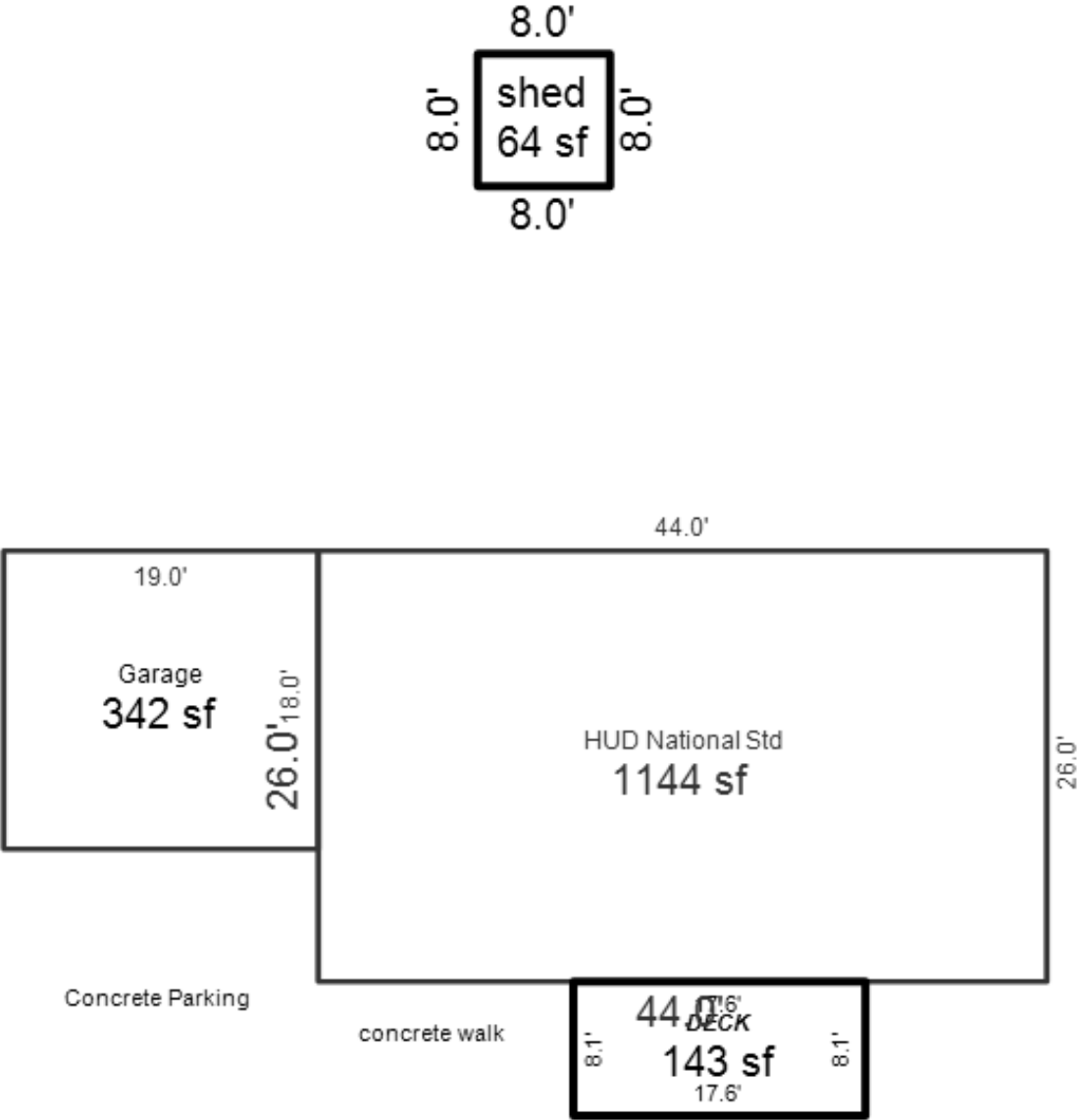


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 143	Type Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 342 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C +5 Effec. Age: 23 Floor Area: 1,144 Total Base New : 192,735 Total Depr Cost: 148,408 Estimated T.C.V: 148,408		E.C.F. X 1.000		Bsmnt Garage: Carport Area: Roof:						
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 192,735 Total Depr Cost: 148,408 Estimated T.C.V: 148,408		E.C.F. X 1.000		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C 5 Blt 2002								
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77										
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Building Areas										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			200 Amps Service											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding		Foundation Crawl Space		Size 1,144		Cost New 155,766		Depr. Cost 119,942	
(2) Windows		(8) Basement			Plumbing			Average Fixture(s) 3 Fixture Bath			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath			Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Deck								
(3) Roof		(10) Floor Support			Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Treated Wood w/Roof (Deck Portion)								
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			Average Fixture(s) 3 Fixture Bath			Treated Wood w/Roof (Roof portion)							
X	Asphalt Shingle	(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Garages								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Base Cost 342 17,350								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Common Wall: 1 Wall 1 -2,647 -2,038								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Door Opener 1 539 415								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Water/Sewer								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Public Sewer 1 1,473 1,134								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Water Well, 100 Feet 1 5,725 4,408								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Built-Ins								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Appliance Allow. 1 2,727 2,100								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Local Cost Items								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			SANITARY SEWER 1 0 0 *								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Totals: 192,735 148,408								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			Notes: 2002 CHAMPION								
					Average Fixture(s) 3 Fixture Bath			Average Fixture(s) 3 Fixture Bath			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.000 => TCY:				148,408				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARPER JOSEPH H & HARPER	MADDEN LUCAS	125,000	06/13/2023	WD	03-ARM'S LENGTH	2023-01537	PROPERTY TRANSFER	100.0
HARPER JOSEPH H	HARPER JOSEPH H & HARPER	1	11/10/2022	QC	09-FAMILY	2022-03540	PROPERTY TRANSFER	0.0
		58,200	07/01/1996	WD	03-ARM'S LENGTH	305:414	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7710 W WHITE BIRCH AVE  
 School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/13/2023

Owner's Name/Address  
 MAP #:

MADDEN LUCAS  
 7710 W WHITE BIRCH AVE  
 LAKE CITY MI 49651  
 2025 Est TCV 171,399 TCV/TFA: 244.86

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
			* Factors * 60X99'IRR								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			G 67' @ 1500/	60.00	99.00	1.0280	0.9396	1500	100		86,932
			60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	86,932

Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value
. SEC 2 T22N R8W LOT 50 CROW'S NEST.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	24.54	120	50	1,472
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				1,472

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
		Wood Frame	24.54	120	50	1,472
		Total Estimated Land Improvements True Cash Value =				1,472

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

X Rolling

X Low

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Who When What

2025 43,500 42,200 85,700

2024 23,200 36,300 59,500

2023 23,200 31,700 54,900

2022 20,000 35,400 55,400

TPC 05/04/2023 INSPECTED

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

54,900A 35,548C

33,856C

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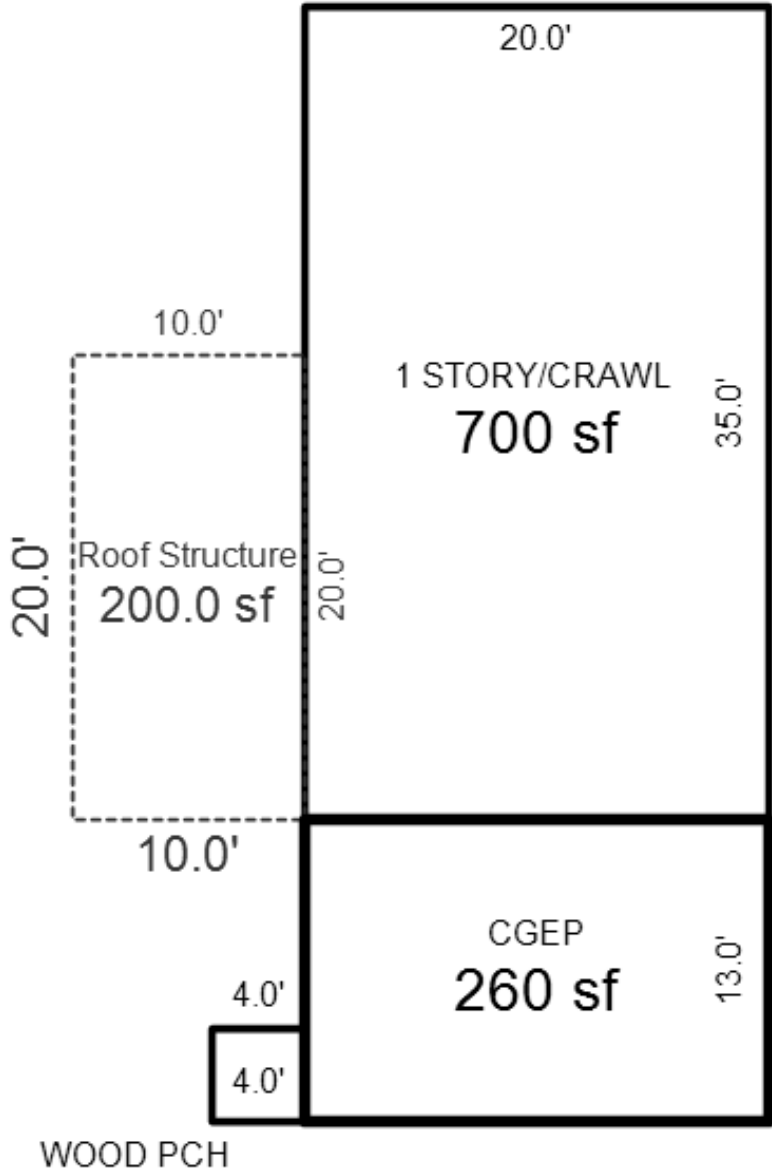
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 260 16 200	Type WGEP (1 Story) WPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																	
X	Wood Frame	(4) Interior			Forced 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 1974	Remodeled 0		Trim & Decoration		X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Condition: Average			Size of Closets		Central Air Wood Furnace																											
Room List			Doors		Solid X H.C.																											
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric																											
(1) Exterior			Kitchen: Other: Other:		100 Amps Service																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures																											
(2) Windows			(7) Excavation		Ex. X Ord. Min																											
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 700 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets																											
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement		Many X Ave. Few																											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing																											
(3) Roof			(9) Basement Finish		1 Average Fixture(s) 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	Gable Hip Flat		Gambrel Mansard Shed		(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:			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 = 700 SF Floor Area = 700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>700</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>83,390</td> <td>45,864</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 667 Porches WGEP (1 Story) 260 16,281 8,955 WPP 16 788 433 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 Deck w/Roof (Roof portion) 200 3,020 1,661 Local Cost Items SANITARY SEWER 1 0 0 Totals: 116,078 63,842															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	700			Total:				83,390	45,864
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	700																													
Total:				83,390	45,864																											
Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY: 82,995																																

\*\*\* 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.				
SOMMER GERALD S	FRENCH MARTIN W JR & MARC	138,000	01/27/2021	WD	03-ARM'S LENGTH	2021-00337	PROPERTY TRANSFER	100.0				
MILLER DOUGLAS W & SHELLE	SOMME GERALD S	75,000	02/03/2012	WD	03-ARM'S LENGTH	2012-00331	PROPERTY TRANSFER	100.0				
MORRIS RICHARD & BARBARA	MILLER DOUGLS W & SHELLY	0	04/26/2005	OTH	21-NOT USED/OTHER	05-0/2048	DEED	0.0				
		70,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2125	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7700 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		06/06/2013	2013-0197	100%				
Owner's Name/Address		P.R.E. 0%		Remodel		02/20/2012	2012-99999	100%				
FRENCH MARTIN W JR & MARCIA LYNN 4586 S BRADLEY RD CHARLOTTE MI 48813		MAP #:		2025 Est TCV 243,160 TCV/TFA: 259.79								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 51 CROW'S NEST.		Public Improvements		* Factors * 61' X 107'								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SMALL GRG UNDER DECK FOR 95..NO PERMIT		Gravel Road		G 67' @ 1500/	61.00	107.00	1.0237	0.9581	1500	100		89,743
		Paved Road		61 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		89,743		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Residential Local Cost Land Improvements				Rate	Size	% Good	Cash Value	
		Sewer		Description				Rate	Size	% Good	Cash Value	
		Electric		LAND IMPROVE 1000				1,000.00	1	95	950	
		Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		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	44,900	76,700	121,600			81,612C	
		TPC 04/30/2021 INSPECTED			2024	23,900	65,900	89,800			79,159C	
		TPC 12/27/2017 INSPECTED			2023	23,900	57,400	81,300			75,390C	
		TPC 09/08/2014 INSPECTED			2022	20,000	51,800	71,800			71,800S	



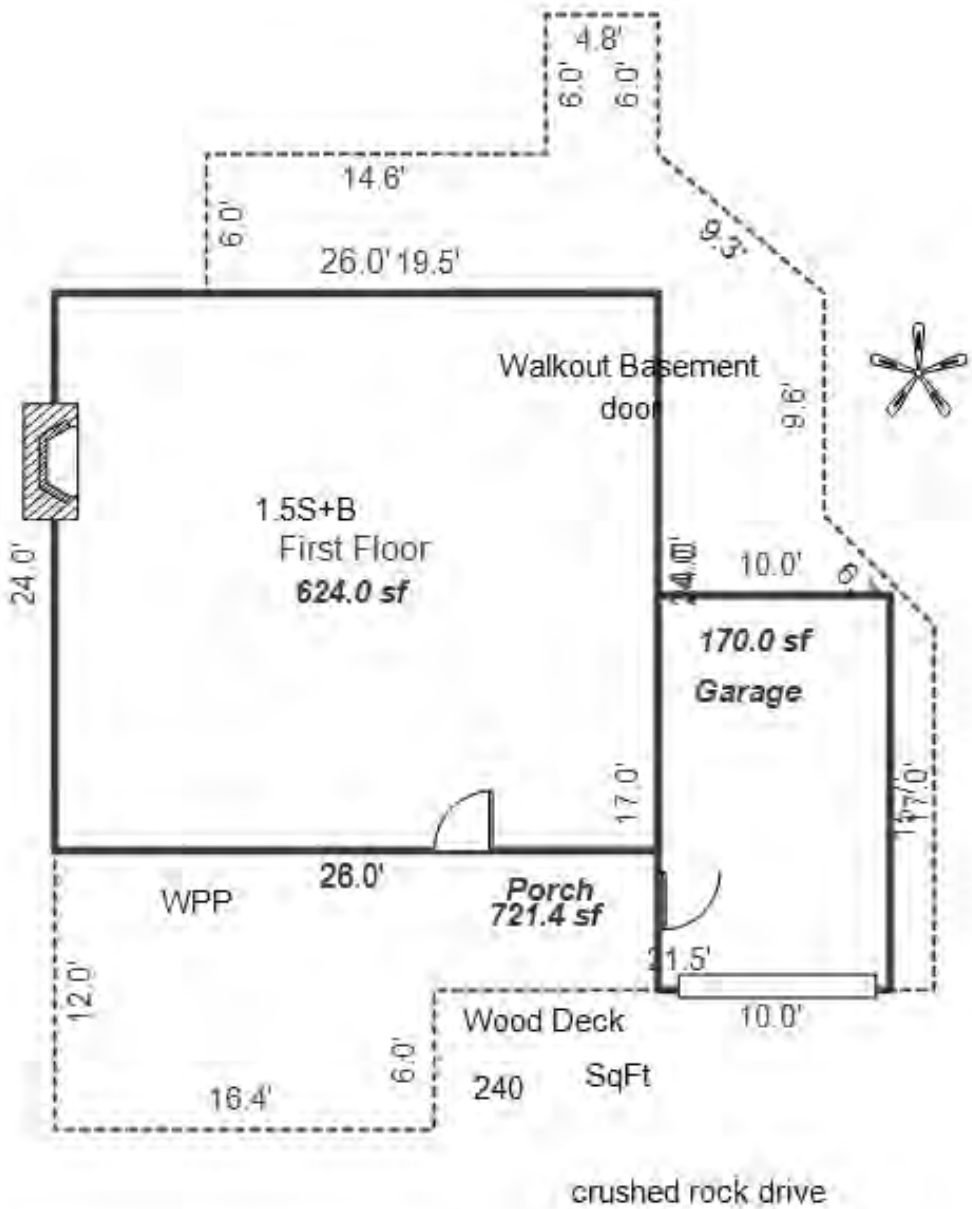
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 721 240	Type WPP Treated Wood	Year Built: 1994 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 170 % 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													
Yr Built 1974	Remodeled 2012	Ex	X	Ord		Min									
Condition: Average		Size of Closets													
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement													
X	Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone												
X	Double Glass Patio Doors	X	Treated Wood Concrete Floor												
X	Storms & Screens	(9) Basement Finish													
(3) Roof		(14) Water/Sewer													
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gambrel Mansard Shed	1	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Block		Lump Sum Items:													
		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 624 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 624 Total: 134,589 87,496										E.C.F. X 1.300		Cls C 5 Blt 1974			
Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,523 1,640 Plumbing Average Fixture(s) 1 1,455 946 2 Fixture Bath 1 3,064 1,992 Deck Treated Wood 240 4,603 2,992 Water/Sewer Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Exterior 1 Story 1 6,420 4,173 Porches WPP 721 11,262 7,320 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 170 6,572 4,272 Local Cost Items SANITARY SEWER 1 0 0 *										Totals: 180,413 117,282		<<<<< 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.
JOHNSON JEFFREY S & SALLY	JOHNSON JEFFREY S & SALLY	0	12/22/2022	WD	09-FAMILY	2023-00047	PROPERTY TRANSFER	0.0
		78,500	12/01/1996	WD	03-ARM'S LENGTH	308:927	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7691 W DEER TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 203,622 TCV/TFA: 154.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS: LOT 53 CROWS NEST.	X	Dirt Road		F 67' @ 500/	73.50	105.79	0.9681 0.9304	500 100	33,101
Comments/Influences		Gravel Road		73 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =	33,101

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 4in Concrete	6.87	262 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 94	940	
		Curb	Total Estimated Land Improvements True Cash Value =				940

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



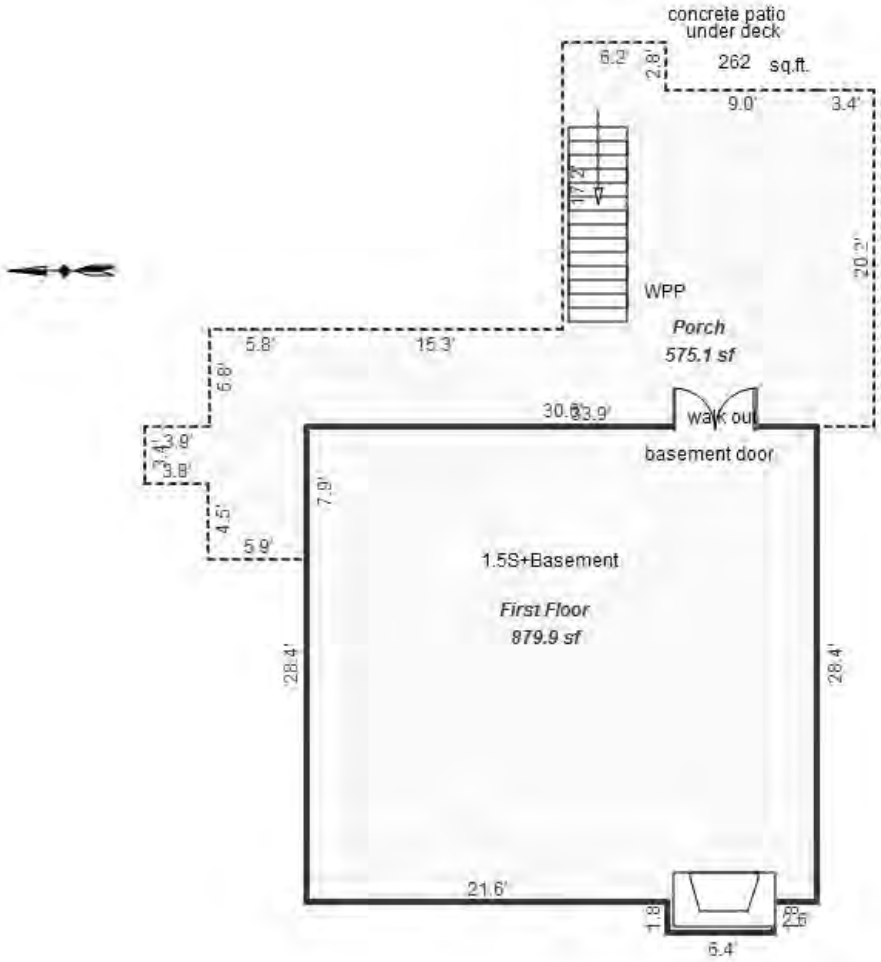
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	16,600	85,200	101,800			52,109C
2024	15,600	73,200	88,800			50,543C
2023	10,300	63,800	74,100			48,137C
2022	7,500	57,500	65,000			45,845C

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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 575	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
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	X	Paneled		Plaster Wood T&G								
Yr Built 1973	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 3 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:	100	Amps Service										
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	No./Qual. of Fixtures											
	Insulation			Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash	Basement: 879 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	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		(8) Basement		(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	(9) Basement Finish		Lump Sum Items:											
Chimney: Block		(10) Floor Support		Notes:											
		Joists: Unsupported Len: Cntr.Sup:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY:											
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls	C	Blt	1973		
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 879 SF Floor Area = 1318 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story Siding Basement										879					
Other Additions/Adjustments										Total:			168,316	109,406	
Recreation Room										879			16,754	4,188	
Basement, Outside Entrance, Below Grade										1			2,523	1,640	
Plumbing															
Average Fixture(s)										1			1,455	946	
2 Fixture Bath										1			3,064	1,992	
Porches															
WPP										575			9,482	6,163	
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															
Prefab 1 Story										1			2,555	1,661	
Local Cost Items															
SANITARY SEWER										1			0	0	*
Totals:													210,997	130,447	

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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.
JOHNSON JEFFREY S & SALLY	JOHNSON JEFFREY S & SALLY	0	12/22/2022	WD	09-FAMILY	2023-00047	PROPERTY TRANSFER	0.0
ENSING RICHARD J JR & PAT	SCOTT JEFFREY & JOHNSON S	7,500	08/31/2012	WD	03-ARM'S LENGTH	2012-02918	PROPERTY TRANSFER	100.0
		6,800	05/01/2000	WD	33-TO BE DETERMINED	337:921	DEED	0.0

Property Address: W DEER TRL  
 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: JOHNSON JEFFREY S & SALLY JO  
 475 CAPALPA DR  
 BIRMINGHAM MI 48009  
 2025 Est TCV 30,908

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 70'X95' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 500/	70.00	95.21	0.9848	0.8967	500	100		30,908
70 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								30,908

Tax Description: SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS: LOT 54 CROWS NEST.  
 Comments/Influences: 96 HS @ 7-96 BOR

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	15,500	0	15,500			4,630C
2024	14,800	0	14,800			4,491C
2023	9,700	0	9,700			4,278C
2022	7,500	0	7,500			4,075C

Who When What: TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 06/29/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
W DEER TRL		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
SCHLIEGER DENNIS J & LINDA L 157 APOLLO AVE FLUSHING MI 48433		MAP #:		2025 Est TCV 61,164 TCV/TFA: 0.00							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
. SEC 2 T22N R8W LOT 55 CROW'S NEST.		Public Improvements		* Factors * 70X90 IRR							
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
NEW PC GRG FOR 04		X Gravel Road		F 67' @ 500/	70.00	90.23	0.9848	0.8800	500	100	30,332
		X Paved Road		70 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	30,332	
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	15,200	15,400	30,600		12,395C	
		TPC 04/30/2021 INSPECTED			2024	14,800	13,200	28,000		12,023C	
		TPC 12/27/2017 INSPECTED			2023	9,500	12,300	21,800		11,451C	
		TPC 06/29/2015 INSPECTED			2022	7,500	12,100	19,600		10,906C	

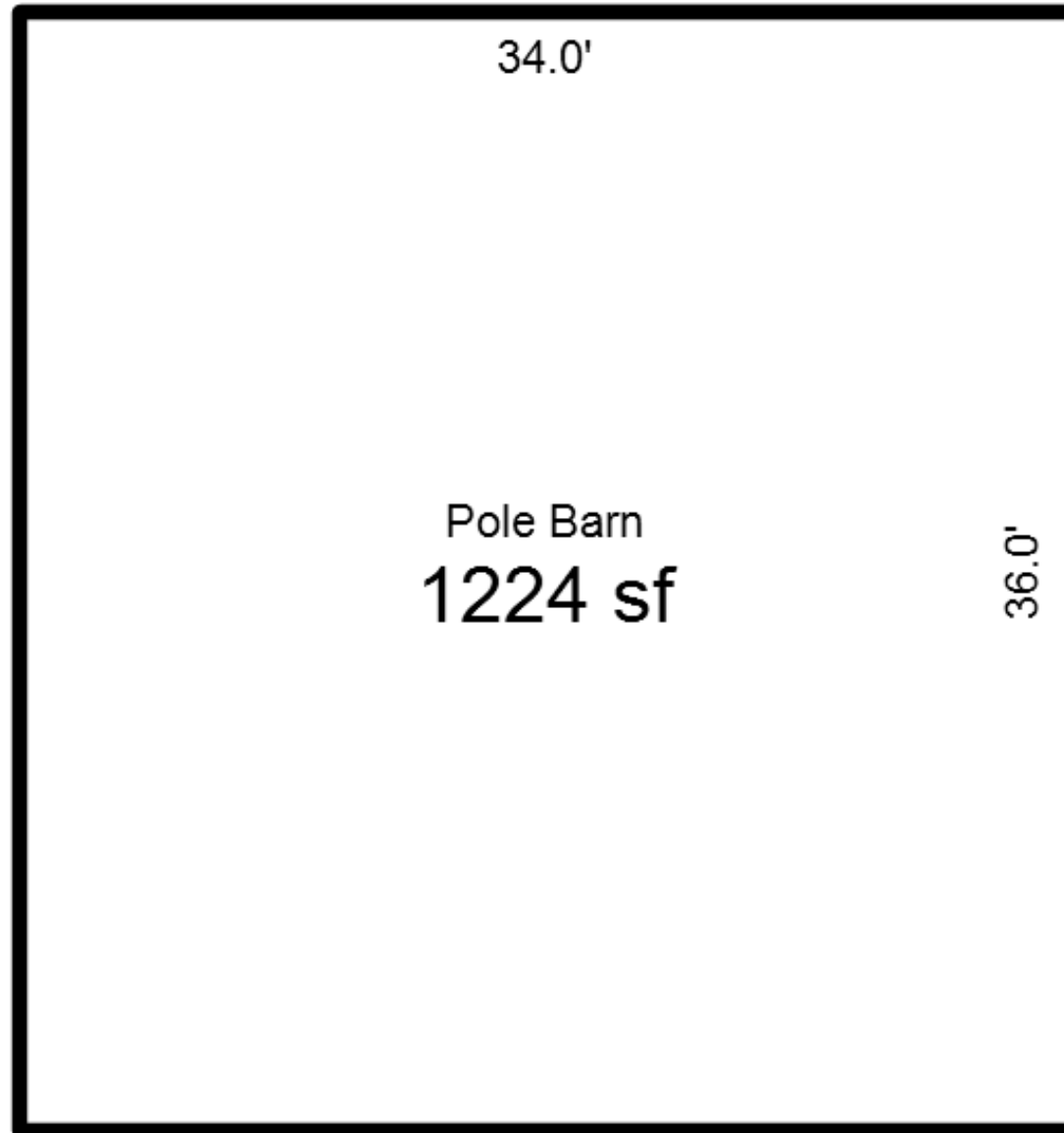


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 1 Mech. Doors: 0 Area: 1224 % 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 : 29,646 Total Depr Cost: 23,717 Estimated T.C.V: 30,832
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 2003		
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 2003		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)		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		Door Opener		Totals:				
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:		Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCv:		30,832		
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: Unsupported Len: Cntr.Sup:											
Double Glass		(9) Basement Finish													
Patio Doors		Recreation SF													
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\*\*\*





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOLL LARRY & BETTY	DOLL LARRY A & BETTY L	0	02/12/2018	WD	09-FAMILY	2018-00532	DEED	0.0
HAJEK FRANK & ALICE IRENE	DOLL LARRY & BETTY	0	09/03/2003	WD	16-LC PAYOFF	2018-00531	DEED	0.0
HAJEK FRANK & ALICE IRENE	DOLL LARRY & BETTY	0	09/12/2001	LC	03-ARM'S LENGTH	2001-03598	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W DEER TRL	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2025 Est TCV 45,561 TCV/TFA: 0.00		
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Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
DOLL LARRY A & BETTY L 5591 PARK AVENUE HUDSONVILLE MI 49426			* Factors * 70*86 IRR				

Tax Description	X Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 56 CROW'S NEST.	X	Dirt Road	70	85.88	0.9848	0.8649	500	100		29,811
Comments/Influences		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 29,811								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	14,900	7,900	22,800			2,520C
X Rolling	2024	14,800	6,700	21,500			2,445C
Low	2023	9,400	5,900	15,300			2,329C
X High	2022	7,500	5,000	12,500			2,219C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

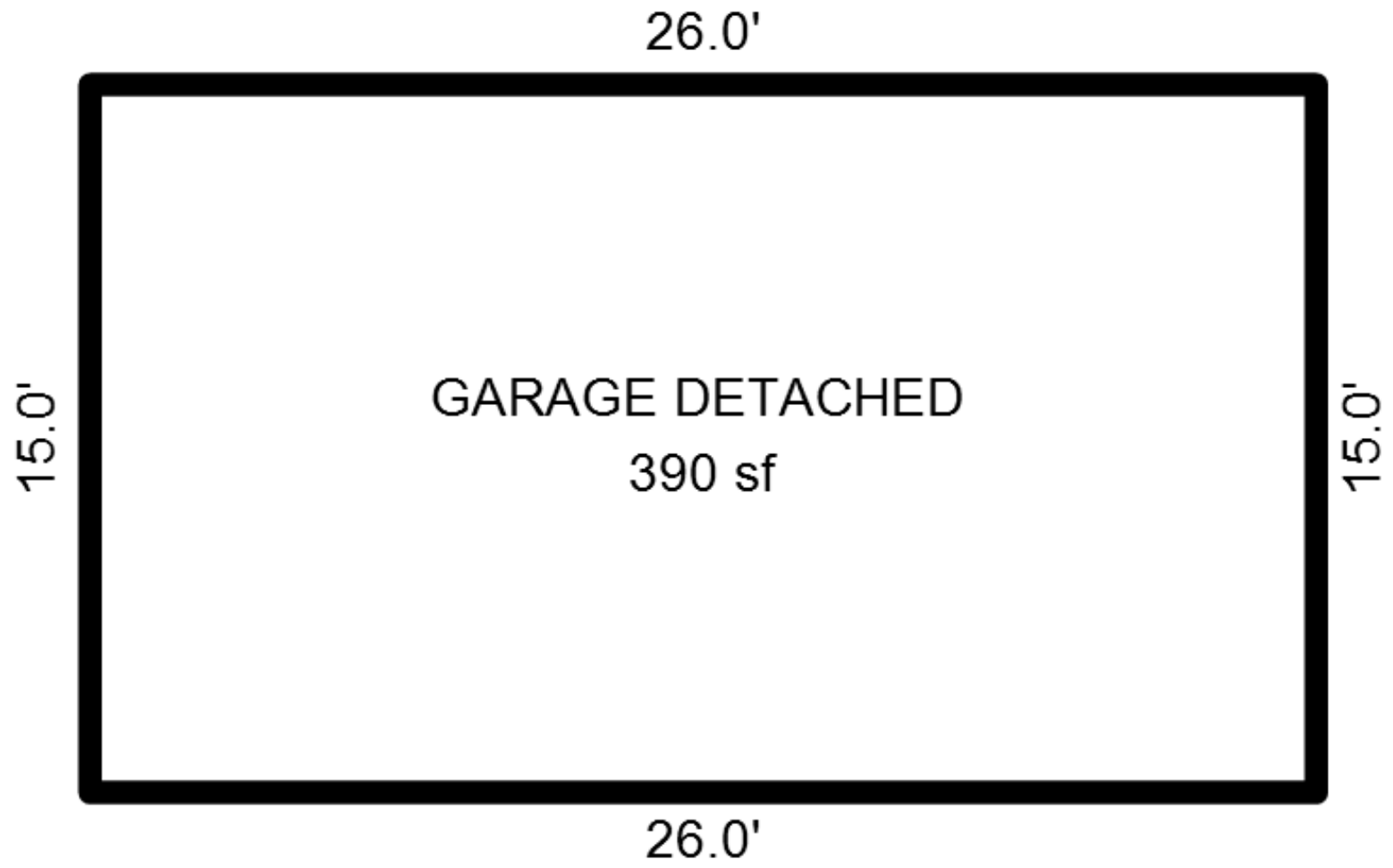


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		Central Air Wood Furnace											
Duplex		Drywall Paneled	Plaster Wood T&G		(12) Electric										
A-Frame		Trim & Decoration		0 Amps Service											
Wood Frame		Ex	Ord	Min	No./Qual. of Fixtures										
Building Style: GRG		Size of Closets		Ex. Ord Min											
Yr Built 2005	Remodeled 0	Lg	Ord	Small	No. of Elec. Outlets										
Condition: Average		Doors		Solid	H.C.	(13) Plumbing									
Room List		(5) Floors		Average Fixture(s)											
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		Basement: 0 S.F.		Ceramic Tile Wains											
Avg.		Crawl: 0 S.F.		Ceramic Tub Alcove											
Large		Slab: 0 S.F.		Vent Fan											
Avg.		Height to Joists: 0.0													
Small		(8) Basement													
Wood Sash		Conc. Block													
Metal Sash		Poured Conc.													
Vinyl Sash		Stone													
Double Hung		Treated Wood													
Horiz. Slide		Concrete Floor													
Casement		(9) Basement Finish													
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		(14) Water/Sewer													
Gable		Public Water													
Hip		Public Sewer													
Flat		Water Well													
Asphalt Shingle		1000 Gal Septic													
Chimney:		2000 Gal Septic													
		Lump Sum Items:													
		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: W DEER TRL  
 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: BOONSTRA GERALD D & JOYCE B  
 1244 KENNEBEC RD  
 GRAND BLANC MI 48439  
 2025 Est TCV 26,866

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Improved	X	Vacant	Description	Frontage	Depth	* Factors *	Rate %Adj.	Reason	Value	
			F 67' @ 500/	60.00	84.94	1.0394 0.8616	500	100	26,866	
			60 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							26,866

Taxpayer's Name/Address: BOONSTRA GERALD D & JOYCE B  
 1244 KENNEBEC RD  
 GRAND BLANC MI 48439

Tax Description: . SEC 2 T22N R8W LOT 57 CROW'S NEST.  
 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
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	13,400	0	13,400			2,520C
			2024	12,700	0	12,700			2,445C
			2023	8,400	0	8,400			2,329C
			2022	7,500	0	7,500			2,219C

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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.
YOUNG DAVID R & MARIAN T	SELVES (LE) & TRUST UPON	0	12/07/2009	WD	21-NOT USED/OTHER	2009/4154	DEED	0.0
		42,500	03/01/1999	WD	33-TO BE DETERMINED	326:930	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W DEER TRL	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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YOUNG DAVID R & MARIAN (LE) 12218 LAUREN LN GRAND RAPIDS MI 49534	2025 Est TCV 156,044 TCV/TFA: 191.23					
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
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Public Improvements	* Factors * TRIANGLE				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 500/	85.00	170.17	0.9201	1.0988	500	100		42,968
85 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 42,968

Tax Description	Land Improvement Cost Estimates				
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. SEC 2 T22N R8W LOT 58 CROW'S NEST.	Description					Rate	Size	% Good	Cash Value
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Comments/Influences	D/W/P: 3.5 Concrete					6.07	60	71	258
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	Total Estimated Land Improvements True Cash Value =								258
--	---	--	--	--	--	--	--	--	-----

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

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

Level					
Rolling					
X Low					
X High					

Landscaped					
X Swamp					
Wooded					
Pond					
Waterfront					
Ravine					
Wetland					
Flood Plain					
X PRIVATE RD					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,500	56,500	78,000			38,686C
2024	18,200	48,500	66,700			37,523C
2023	12,900	42,300	55,200			35,737C
2022	7,500	38,100	45,600			34,036C

Who	When	What	2025	21,500	56,500	78,000			38,686C
TPC	04/30/2021	INSPECTED	2024	18,200	48,500	66,700			37,523C
TPC	12/27/2017	INSPECTED	2023	12,900	42,300	55,200			35,737C
TPC	06/29/2015	INSPECTED	2022	7,500	38,100	45,600			34,036C

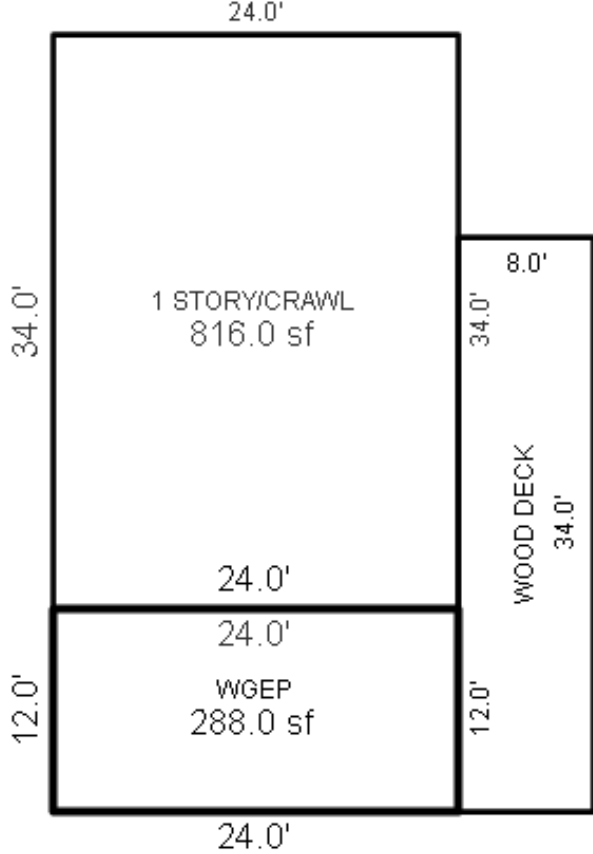
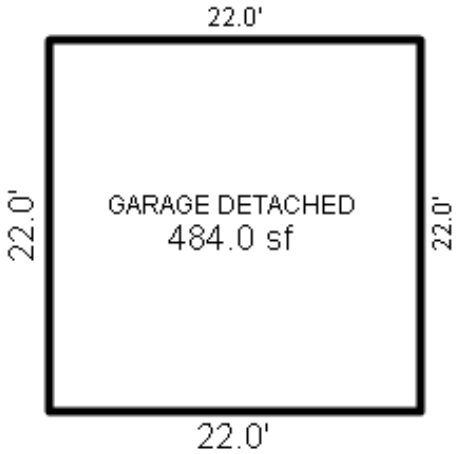
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type WGEP (1 Story) 304 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																												
Yr Built 1962			Ex	X	Ord		Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
Remodeled 0			Trim & Decoration																														
Condition: Average			Lg	X	Ord		Small																										
Room List		Doors		Solid	X	H.C.			Central Air Wood Furnace																								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric																								
(1) Exterior			100 Amps Service						No./Qual. of Fixtures																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Ex.			X	Ord.		Min																								
(2) Windows			No. of Elec. Outlets																														
	Many Avg. Few								Many	X	Ave.		Few																				
	Large Avg. Small		(13) Plumbing																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
(3) Roof			(14) Water/Sewer																														
X	Gable Hip Flat		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																														
	Gambrel Mansard Shed		Lump Sum Items:																														
X	Asphalt Shingle		(10) Floor Support																														
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 816 SF Floor Area = 816 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>816</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>95,341</td> <td>57,205</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	816			Total:				95,341	57,205	Class: CD Effec. Age: 40 Floor Area: 816 Total Base New : 142,187 Total Depr Cost: 86,783 Estimated T.C.V: 112,818		E.C.F. X 1.300		Cls CD Blt 1962	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	816																														
Total:				95,341	57,205																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 Porches Solar Water Heat WGEP (1 Story) 288 17,335 10,401 Deck Treated Wood 304 5,250 4,620 * Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 484 17,288 10,373 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 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 142,187 86,783										Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCv: 112,818																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNG DAVID R & MARIAN T	YOUNG DAVID R & MARIAN T	0	05/24/2010	WD	09-FAMILY	2010/1884	DEED	0.0
PEASLEY JASON C	YOUNG DAVID R & MARIAN T	7,500	03/26/2010	WD	03-ARM'S LENGTH	2010_808WD	DEED	100.0
		14,000	08/01/2000	WD	33-TO BE DETERMINED	338:1288	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W DEER TRL	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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YOUNG DAVID R & MARIAN T 12218 LAUREN LN GRAND RAPIDS MI 49534	2025 Est TCV 32,010					
--	---------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
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	Public Improvements			* Factors * 60X140 IRR		
--	---------------------	--	--	------------------------	--	--

				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
--	--	--	--	-------------	----------	-------	-------	-------	------	-------	--------	-------

	X	Dirt Road		F 67' @ 500/	60.00	140.12	1.0394	1.0266	500	100		32,010
--	---	-----------	--	--------------	-------	--------	--------	--------	-----	-----	--	--------

		Gravel Road		60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			32,010
--	--	-------------	--	--	--	--	--	--	-------------------------	--	--	--------

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

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

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

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

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

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

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

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

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

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

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

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

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

	X	Low										
--	---	-----	--	--	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

	X	Wetland										
--	---	---------	--	--	--	--	--	--	--	--	--	--

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

	X	PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--	---	------------	--	------	------------	----------------	----------------	-----------------	----------------	---------------

		Who	When	What	2025	16,000	0	16,000		4,630C
--	--	-----	------	------	------	--------	---	--------	--	--------

		TPC 04/30/2021	INSPECTED		2024	12,900	0	12,900		4,491C
--	--	----------------	-----------	--	------	--------	---	--------	--	--------

		TPC 05/06/2018	INSPECTED		2023	9,500	0	9,500		4,278C
--	--	----------------	-----------	--	------	-------	---	-------	--	--------

		TPC 12/27/2017	INSPECTED		2022	7,500	0	7,500		4,075C
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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.
PEASLEY JASON C	DOLL ROANLD D & DEANNA M	8,000	03/26/2010	WD	03-ARM'S LENGTH	2010_809WD	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W DEER TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 32,010					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors * 60X140 IRR						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		F 67' @ 500/	60.00	140.12	1.0394	1.0266	500 100	32,010
			60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =						32,010

Tax Description

. SEC 2 T22N R8W LOT 60 CROW'S NEST.

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	16,000	0	16,000			4,630C
2024	12,900	0	12,900			4,491C
2023	9,500	0	9,500			4,278C
2022	7,500	0	7,500			4,075C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEASLEY ANDREW M	DOLL RONALD D & DEANNA	9,200	10/30/2004	WD	03-ARM'S LENGTH	04-0/4525	DEED	100.0
		6,000	07/01/2000	WD	33-TO BE DETERMINED	338:1286	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7770 W DEER TRL	School: LAKE CITY AREA SCHOOL DIST		New House	07/02/2007	20070408	100%
	P.R.E. 0%		Other	05/10/2007	20070240	Canceled

Owner's Name/Address	MAP #:	2025 Est TCV 214,637 TCV/TFA: 268.63
DOLL RONALD D & DEANNA 4642 72ND AVE ZEELAND MI 49464		

Taxpayer's Name/Address	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
DOLL RONALD D & DEANNA 4642 72ND AVE ZEELAND MI 49464	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>F 67' @ 500/</td> <td>60.00</td> <td>137.94</td> <td>1.0394</td> <td>1.0210</td> <td>500</td> <td>100</td> <td></td> <td>31,835</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.19 Total Acres</td> <td>Total Est. Land Value = 31,835</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	F 67' @ 500/	60.00	137.94	1.0394	1.0210	500	100		31,835	60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 31,835
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
F 67' @ 500/	60.00	137.94	1.0394	1.0210	500	100		31,835																							
60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 31,835																							

Tax Description	X	Electric	Rate	Size	% Good	Cash Value
. SEC 2 T22N R8W LOT 61 CROW'S NEST.	X		1,000.00	2	95	1,900

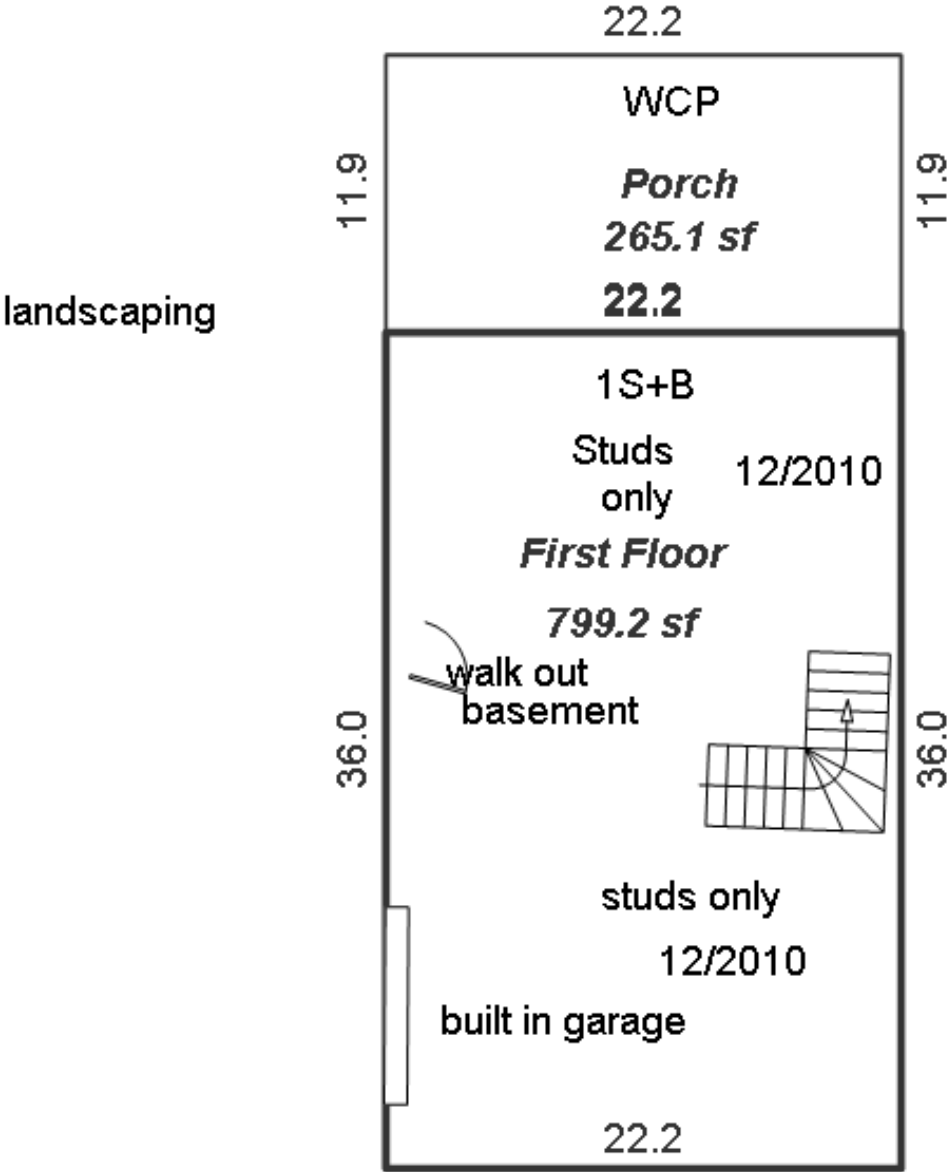
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain X PRIVATE RD	X	2025	15,900	91,400	107,300			60,817C
		X	2024	12,900	78,600	91,500			58,989C
		X	2023	9,400	68,500	77,900			56,180C
		X	2022	7,500	63,200	70,700			53,505C
		X	2025	15,900	91,400	107,300			60,817C

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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 265 63	Type WCP (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		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: C +5 Effec. Age: 12 Floor Area: 799 Total Base New : 158,123 Total Depr Cost: 139,155 Estimated T.C.V: 180,902		E.C.F. X 1.300			Bsmnt Garage: 1 Car Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built	Remodeled	Ex	X	Ord		Min										
2010	2012															
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												
		Kitchen: Other: Other:		0 Amps Service												
(1) Exterior		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets											
							Many	X	Ave.		Few					
	Insulation	(7) Excavation			(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														
		(8) Basement			(14) Water/Sewer											
		Conc. Block														
		8 Poured Conc.														
		Stone														
		Treated Wood														
		X Concrete Floor														
		(9) Basement Finish														
		Recreation SF														
		Living SF														
		1 Walkout Doors (B)														
		No Floor SF														
		Walkout Doors (A)														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
	Chimney:															
Cost Est. for Res. Bldg: 1 Single Family 1S															Cls C 5 Blt 2010	
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 799 SF Floor Area = 799 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 799 Total: 130,067 114,466																
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade 1 2,523 2,220																
Plumbing																
Average Fixture(s) 1 1,455 1,280																
Porches																
WCP (1 Story) 265 9,235 8,127																
WPP 63 2,356 2,073																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Basement Garage: 1 Car 1 2,562 2,255																
Water/Sewer																
Public Sewer 1 1,473 1,296																
Water Well, 100 Feet 1 5,725 5,038																
Built-Ins																
Appliance Allow. 1 2,727 2,400																
Totals: 158,123 139,155																
Notes:																
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY: 180,902																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISING DALE J & MESSNER K	EISING DALE J & KELLY SUE	1	11/27/2017	WD	09-FAMILY	2017-03757	DEED	0.0
EISING DALE	EISING DALE J & MESSNER K	0	02/06/2017	QC	09-FAMILY	2017-00377	DEED	0.0
COWLES GERALD M & ROCHELL	EISING DALE	47,000	12/16/2016	WD	03-ARM'S LENGTH	2016-04059	PROPERTY TRANSFER	100.0
DOLL LARRY A & BETTY	COWLES GERALD M & ROCHELL	58,900	06/17/2005	WD	03-ARM'S LENGTH	05-0/2428	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7760 W DEER TRL	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	01/09/2024	PE24-0002	100%
	P.R.E. 100% 01/06/2017		Construction (new)	12/07/2023	PB23-0270	100%
Owner's Name/Address	MAP #:		New House	04/13/2018	2018-0099	100%
EISING DALE J & KELLY SUE 7760 W DEER TRAIL LAKE CITY MI 49651	2025 Est TCV 383,266 TCV/TFA: 212.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
SEC 2 T22N R8W LOT 62 & 63 CROW'S NEST. 12/2017 COMBINE WITH LOT 63 FORMERLY . SEC 2 T22N R8W LOT 62 CROW'S NEST.	X		* Factors * 60X134			
			Description	Frontage	Depth	Value
			F 67' @ 500/	120.00	134.31	49,490
			120 Actual Front Feet, 0.37 Total Acres			Total Est. Land Value = 49,490

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
12/2018 COMBINE WITH LOT 63	X	Dirt Road	Description	Rate	Size % Good	Cash Value
	X	Gravel Road	D/W/P: 4in Concrete	6.87	16 50	55
	X	Paved Road	D/W/P: 4in Ren. Conc.	8.06	212 50	854
	X	Storm Sewer	Wood Frame	22.91	336 94	7,236
	X	Sidewalk	Total Estimated Land Improvements True Cash Value =			8,145
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	24,700	166,900	191,600			137,965C
	X	Low	2024	25,200	143,900	169,100			133,817C
	X	High	2023	15,800	126,600	142,400			127,445C
	X	Landscaped	2022	10,000	115,200	125,200			121,377C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							

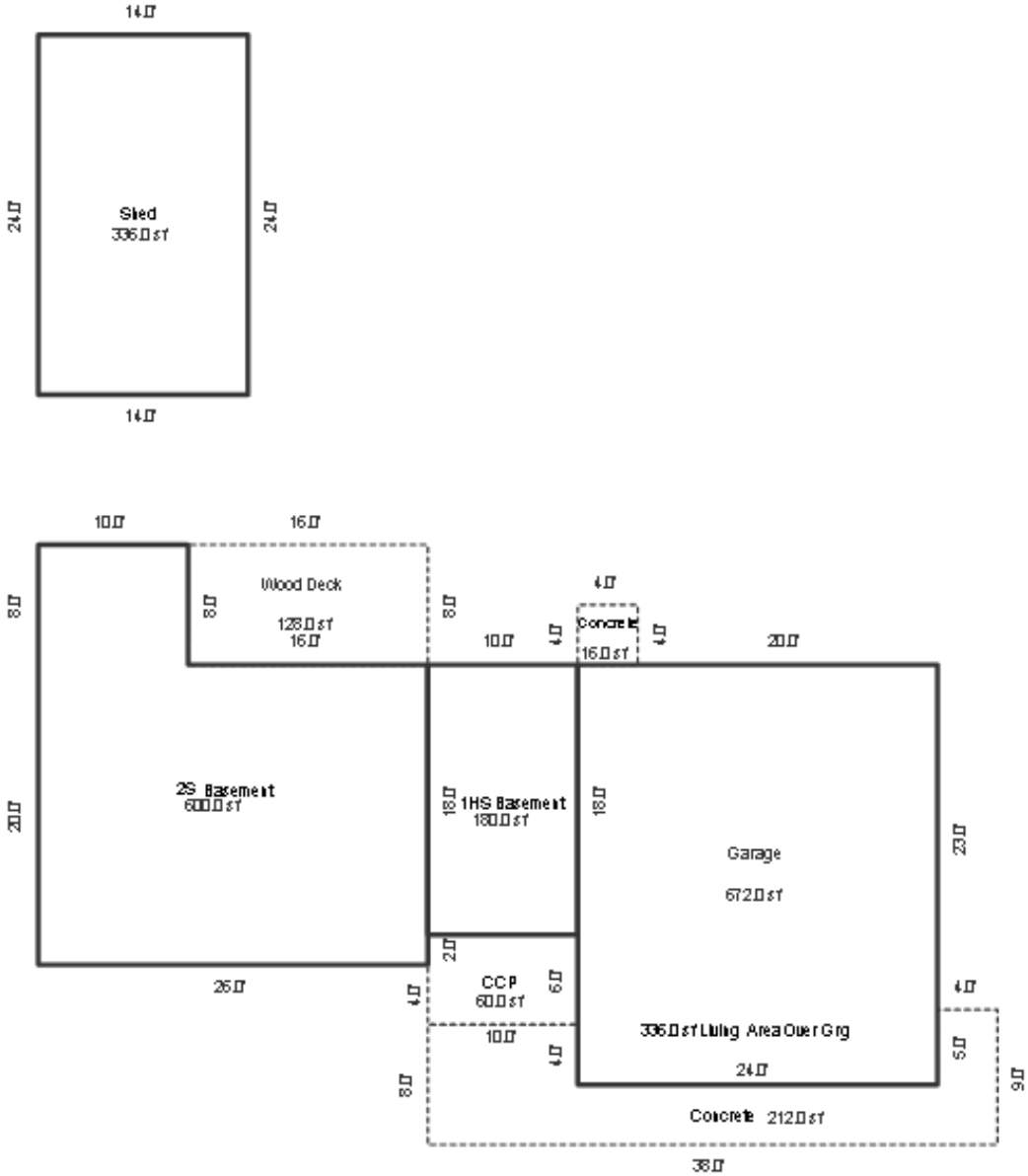


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow.	Interior 1 Story	Area 60 128	Type CCP (1 Story) Treated Wood	Year Built: 2018		
	Mobile Home				Forced Air w/o Ducts	1	Cook Top	Interior 2 Story	Car Capacity:						
	Town Home				Forced Air w/ Ducts		Dishwasher	2nd/Same Stack	Class: C						
	Duplex	(4) Interior	Drywall Paneled		Plaster Wood T&G	Forced Hot Water	Garbage Disposal	Two Sided	Exterior: Siding						
	A-Frame					Electric Baseboard	Bath Heater	Exterior 1 Story	Brick Ven.: 0						
	Wood Frame	Trim & Decoration	Ex		Ord	Min	Hot Tub	Exterior 2 Story	Stone Ven.: 0						
	Building Style: 2S						Unvented Hood	Prefab 1 Story	Common Wall: 1 Wall						
							Vented Hood	Prefab 2 Story	Foundation: 42 Inch						
	Yr Built 2018	Remodeled 0	Size of Closets		Lg	Ord	Small	Heat Circulator	Heat Raiser	Finished ?:					
	Condition: Average	No Heating/Cooling						Jacuzzi Tub	Wood Stove	Auto. Doors: 2					
		Central Air Wood Furnace						Jacuzzi repl.Tub	Direct-Vented Ga	Mech. Doors: 0					
	Room List		Doors		Solid	H.C.	Oven		Microwave	Floor Area: 1,806					
	Basement	(5) Floors	Kitchen:			Standard Range		Effec. Age: 6	Total Base New : 273,433						
	1st Floor		Other:			Self Clean Range		Total Depr Cost: 250,485							
	2nd Floor		Other:			Sauna		Estimated T.C.V: 325,631							
2 Bedrooms	No./Qual. of Fixtures		Ex.	Ord.	Min	Trash Compactor		Central Vacuum							
(1) Exterior	(6) Ceilings			(12) Electric			Security System		Class: C		E.C.F.		Bsmnt Garage:		
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 2S		Cls C		Blt 2018		Carport Area:		
							Ground Area = 780 SF Floor Area = 1806 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94		Roof:				
Insulation	(8) Basement			No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		
(2) Windows	Basement: 780 S.F.			Many			Average Fixture(s)		2 Story		Siding		Basement		
	Crawl: 0 S.F.			Ave.			3 Fixture Bath		1.5 Story		Siding		Basement		
Many Avg. Few	Slab: 0 S.F.			Few			2 Fixture Bath		1 Story		Siding		Overhang		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)		Total:		212,109		199,383		
	(9) Basement Finish			1			3 Fixture Bath		Other Additions/Adjustments		Recreation Room		780 14,867 7,433		
	Conc. Block			2			Softener, Auto		Plumbing		Average Fixture(s)		1 1,455 1,368		
(3) Roof	(10) Floor Support			3			Softener, Manual		Deck		CCP (1 Story)		60 1,751 1,646		
	Joists:			1			Solar Water Heat		Garages		Treated Wood		128 3,045 2,862		
Gable Hip Flat	Unupported Len:			1			No Plumbing		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		672 27,270 25,634		
	Cntr.Sup:			1			Extra Toilet		Common Wall: 1 Wall		Door Opener		1 -2,647 -2,488		
Asphalt Shingle	Lump Sum Items:			1			Extra Sink		Water/Sewer		Public Sewer		1 1,473 1,385		
	Public Water			1			Separate Shower		Water Well		Water Well, 100 Feet		1 5,725 5,381		
Chimney:	Ceramic Tile Floor			1			Ceramic Tile Wains		Built-Ins		Appliance Allow.		1 2,727 2,563		
	Ceramic Tile Alcove			1			Ceramic Tub Alcove		Totals:		273,433		250,485		
		Vent Fan			1			Vent Fan		<<<< 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.						
ROGERS CORY & RACHEL	EISING DALE & KELLY	57,000	07/24/2023	WD	03-ARM'S LENGTH	2023-01960	PROPERTY TRANSFER	100.0						
HARRIS LARY & KIRKLAND-HA	ROGERS CORY & RACHEL	12,500	06/19/2015	WD	03-ARM'S LENGTH	2015-02211	PROPERTY TRANSFER	100.0						
HARRIS LARRY L	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03108	PROPERTY TRANSFER	0.0						
HARRIS LARY & HARRIS- KIR	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03106	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
W DEER TRL		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		12/07/2023		2023-0270	100%					
Owner's Name/Address		P.R.E. 100% 07/31/2023		MAP #:		2025 Est TCV 87,031 TCV/TFA: 0.00								
EISING DALE & KELLY 7760 W DEER TRL LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		X Dirt Road				* Factors * 60X126 IRR								
. SEC 2 T22N R8W LOT 64 CROW'S NEST.		X Gravel Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Comments/Influences		X Paved Road				F 67' @ 500/ 60.00 121.97 1.0394 0.9779 500 100 30,493								
		X Storm Sewer				60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 30,493								
		X Sidewalk				Land Improvement Cost Estimates								
		X Water				Description Rate Size % Good Cash Value								
		X Sewer				D/W/P: 4in Concrete 6.87 1642 50 5,640								
		X Electric				D/W/P: Crushed Rock 2.24 400 50 448								
		X Gas				Wood Frame 37.32 48 50 895								
		X Curb				Total Estimated Land Improvements True Cash Value = 6,983								
		X Street Lights												
		X Standard Utilities												
		X Underground Utils.												
		Topography of Site												
		Level												
		X Rolling												
		X Low												
		X High												
		X Landscaped												
		X Swamp												
		X Wooded												
		X Pond												
		X Waterfront												
		X Ravine												
		X Wetland												
		X Flood Plain												
		X PRIVATE RD												
		Who		When		What		2025	15,200	28,300	43,500			41,496C
		TPC 09/09/2024		INSPECTED				2024	12,800	0	12,800			12,800S
		TPC 04/30/2021		INSPECTED				2023	9,200	0	9,200		9,200A	4,134C
		TPC 12/27/2017		INSPECTED				2022	5,000	0	5,000			3,938C



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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 480	Type CCP (1 Story)			Year Built: 2024 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 38,504 Total Depr Cost: 38,119 Estimated T.C.V: 49,555			E.C.F. X 1.300			Bsmnt Garage: Carport Area: Roof:					
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace												
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C Blt 2024					
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation			Size Cost New Depr. Cost					
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			Plumbing			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			Plumbing 3 Fixture Bath Porches CCP (1 Story) Garages Class: C Exterior: Pole (Unfinished) Door Opener Base Cost			1 480 2 1280 Totals:			-4,580 11,568 1,078 30,438 38,504			-4,534 11,452 1,067 30,134 38,119		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Notes:			Notes:			Notes:					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No. of Elec. Outlets			Average Fixture(s)			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:						49,555					
	(2) Windows	Ex.	Ord.	Min	Many Ave. Few														
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer														
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
	Gable Hip Flat	(9) Basement Finish			Lump Sum Items:														
	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
	Asphalt Shingle	(10) Floor Support																	
	Chimney:	Joists: Unsupported Len: Cntr.Sup:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS LARY & KIRKLAND-HA	ROGERS CORY & RACHEL	12,500	06/19/2015	WD	03-ARM'S LENGTH	2015-02212	PROPERTY TRANSFER	100.0
HARRIS LARRY L	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03108	PROPERTY TRANSFER	0.0
HARRIS LARY & HARRIS- KIR	HARRIS LARY & HARRIS- KIR	0	09/10/2012	QC	21-NOT USED/OTHER	2012-03106	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W DEER TRL	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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ROGERS CORY & RACHEL 7200 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 30,107					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
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	Public Improvements	* Factors *			60X122 IRR	
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	X	Dirt Road	F 67' @ 500/	60.00	117.61	1.0394	0.9656	500	100	30,107
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		Paved Road	60 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value =		30,107		
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Tax Description		Storm Sewer								
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. SEC 2 T22N R8W LOT 65 CROW'S NEST.		Sidewalk								
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Comments/Influences		Water								
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	X	Sewer								
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	X	Electric								
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	X	Gas								
--	---	-----	--	--	--	--	--	--	--	--

		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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		Level								
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		Rolling								
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	X	Low								
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	X	High								
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		Landscaped								
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		Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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	X	Wetland								
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	X	Flood Plain								
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	X	PRIVATE RD								
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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				2025	15,100	0	15,100			5,870C
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			TPC 12/27/2017 INSPECTED	2024	12,800	0	12,800			5,694C
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			TPC 06/29/2015 INSPECTED	2023	9,100	0	9,100			5,423C
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				2022	7,500	0	7,500			5,165C
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Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLUNDER JACK & JODI	SIETSEMA MARK E & DEBRA L	196,000	06/29/2010	WD	03-ARM'S LENGTH	2010/2462	PROPERTY TRANSFER	100.0
ADAMS DEBRA TRUST	KLUNDER JACK & JODI (H/W)	0	01/19/2007	WD	21-NOT USED/OTHER	2007/234	DEED	0.0
ADAMS DEBRA L	KLUNDER JACK & JODI (H/W)	183,500	08/11/2006	WD	20-MULTI PARCEL SALE REF	06-0/3532	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SIETSEMA MARK E & DEBRA L 33575 N DOVE LAKES DR UNIT 1017 CAVE CREEK AZ 85331	MAP #:					
	2025 Est TCV 352,984 TCV/TFA: 301.70					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 1 DUCK POINT PLAT.	X		A50'@1600/	50.00	174.00	97,114
Comments/Influences			50 Actual Front Feet, 0.20 Total Acres			97,114

Comments/Influences	X	Public Improvements	* Factors * LAKE SAPPPIRE			
			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				
	X	PRIVATE RD				



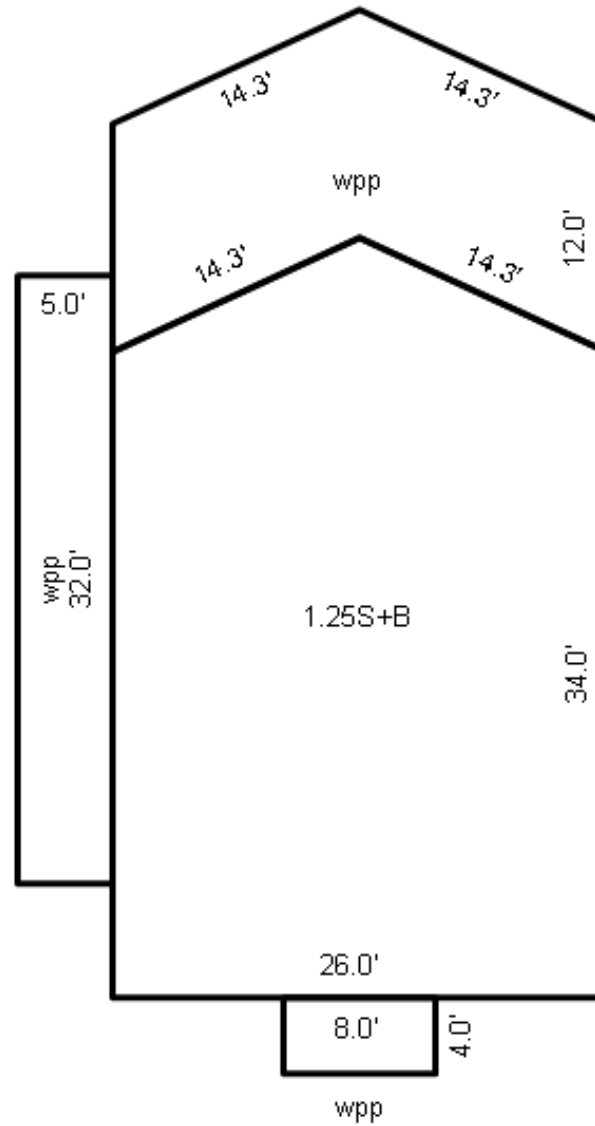
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	48,600	127,900	176,500			90,102C
2024	34,500	126,300	160,800			87,393C
2023	27,300	120,700	148,000			83,232C
2022	13,800	108,900	122,700			79,269C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:																																																																																																																																										
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							292 160 32	Treated Wood Treated Wood Treated Wood		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																										
Building Style: 1.25S			Drywall Paneled		Plaster Wood T&G																																																																																																																																																				
Yr Built 1992		Remodeled 0	Trim & Decoration		Ex	X	Ord																																																																																																																																																		
Condition: Average			Size of Closets			X	Ord																																																																																																																																																		
Room List			Doors				Solid	X	H.C.																																																																																																																																																
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																																																																																																																																																				
			Kitchen: Other: Other:		200	Amps Service																																																																																																																																																			
(1) Exterior			No./Qual. of Fixtures		Ex. X Ord. Min																																																																																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets																																																																																																																																																				
	Insulation				Many	X	Ave.		Few																																																																																																																																																
(2) Windows			(7) Excavation		(13) Plumbing																																																																																																																																																				
X	Many Avg. Few	X	Large Avg. Small		1	Average Fixture(s)																																																																																																																																																			
			Basement: 936 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																																																																																																																																																			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIETSEMA MARK E & DEBRA L	SIETSEMA MARK E & DEBRA L	0	10/16/2019	QC	09-FAMILY	2019-03266	DEED	0.0
KLUNDER JACK & JODI	SIETSEMA MARK E & DEBRA L	196,000	06/29/2010	WD	03-ARM'S LENGTH	2010-2462WD	PROPERTY TRANSFER	100.0
ADAMS DEBRA TRUST	KLUNDER JACK & JODI (H/W)	0	01/19/2007	WD	21-NOT USED/OTHER	2007/234	DEED	0.0
ADAMS DEBRA L	KLUNDER JACK & JODI (H/W)	183,500	08/11/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/3532	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
9142 W OAK LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 93,216					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors * LAKE SAPPIRE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			A50'@1600/	50.00	154.78	1.0000 1.1652	1600 100	
			50 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =	93,216

Tax Description  
 . SEC 10 T22N R8W LOT 2 EXC BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34", W 69.75 FT N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34", E 102.67 FT TO POB. DUCK POINT PLAT

Comments/Influences  
 20903274 \$209,900-2010 SALE INCLUDES 1-0

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	46,600	0	46,600			14,675C
2024	33,500	0	33,500			14,234C
2023	26,500	0	26,500			13,557C
2022	13,800	0	13,800			12,912C

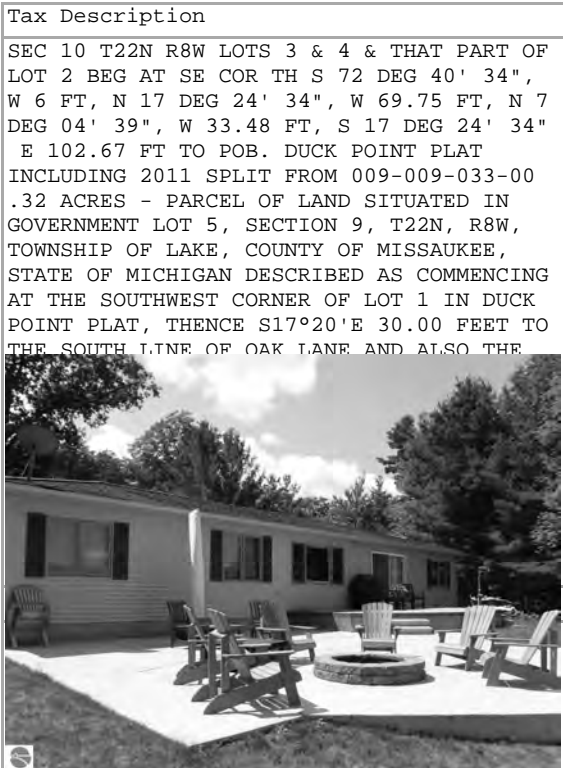
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CLOUSTON WILLIAM A & ELEN	VIOX DANIEL J & MICHELLE	265,000	06/10/2019	WD	03-ARM'S LENGTH	2019-01852	PROPERTY TRANSFER	100.0
INDIAN LAKES LC	CLOUSTON WILLIAM A & ELEN	14,000	11/30/2010	WD	32-SPLIT VACANT	2010-00118WD	PROPERTY TRANSFER	0.0
		89,000	08/01/1998	WD	33-TO BE DETERMINED	03-0:3487	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9122 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	07/14/2003	2003-0213	100%
	P.R.E. 100% 07/08/2019		Addition	07/28/1999	1999-0303	100%
Owner's Name/Address	MAP #:					
VIOX DANIEL J & MICHELLE S 9122 W OAK LN LAKE CITY MI 49651	2025 Est TCV 493,851 TCV/TFA: 311.77					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 10 T22N R8W LOTS 3 & 4 & THAT PART OF LOT 2 BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34", W 69.75 FT, N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34" E 102.67 FT TO POB. DUCK POINT PLAT INCLUDING 2011 SPLIT FROM 009-009-033-00 .32 ACRES - PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE				* Factors *								
			Dirt Road									
			Gravel Road		A50'@1600/	110.00	151.00	0.6051	1.1552	1600	100	123,032
			Paved Road		A50'@1600/	100.00	139.39	0.6051	1.1233	1600	100	108,759
			Storm Sewer		210 Actual Front Feet, 0.70 Total Acres					Total Est. Land Value =	231,791	
			Sidewalk		Land Improvement Cost Estimates							
			Water		Description	Rate	Size	% Good	Cash Value			
		X	Sewer		Dock: Light posts	42.32	420	0	0			
		X	Electric		D/W/P: 4in Concrete	6.87	650	0	0			
		X	Gas		D/W/P: 4in Concrete	6.87	800	0	0			
		Curb		D/W/P: 4in Concrete	6.87	200	0	0				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVE 5000	5,000.00	1	95	4,750				
		Topography of Site		Total Estimated Land Improvements True Cash Value =					4,750			



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	115,900	131,000	246,900			144,659C
2024	96,600	129,500	226,100			140,310C
2023	76,500	123,600	200,100			133,629C
2022	28,300	111,600	139,900			127,266C

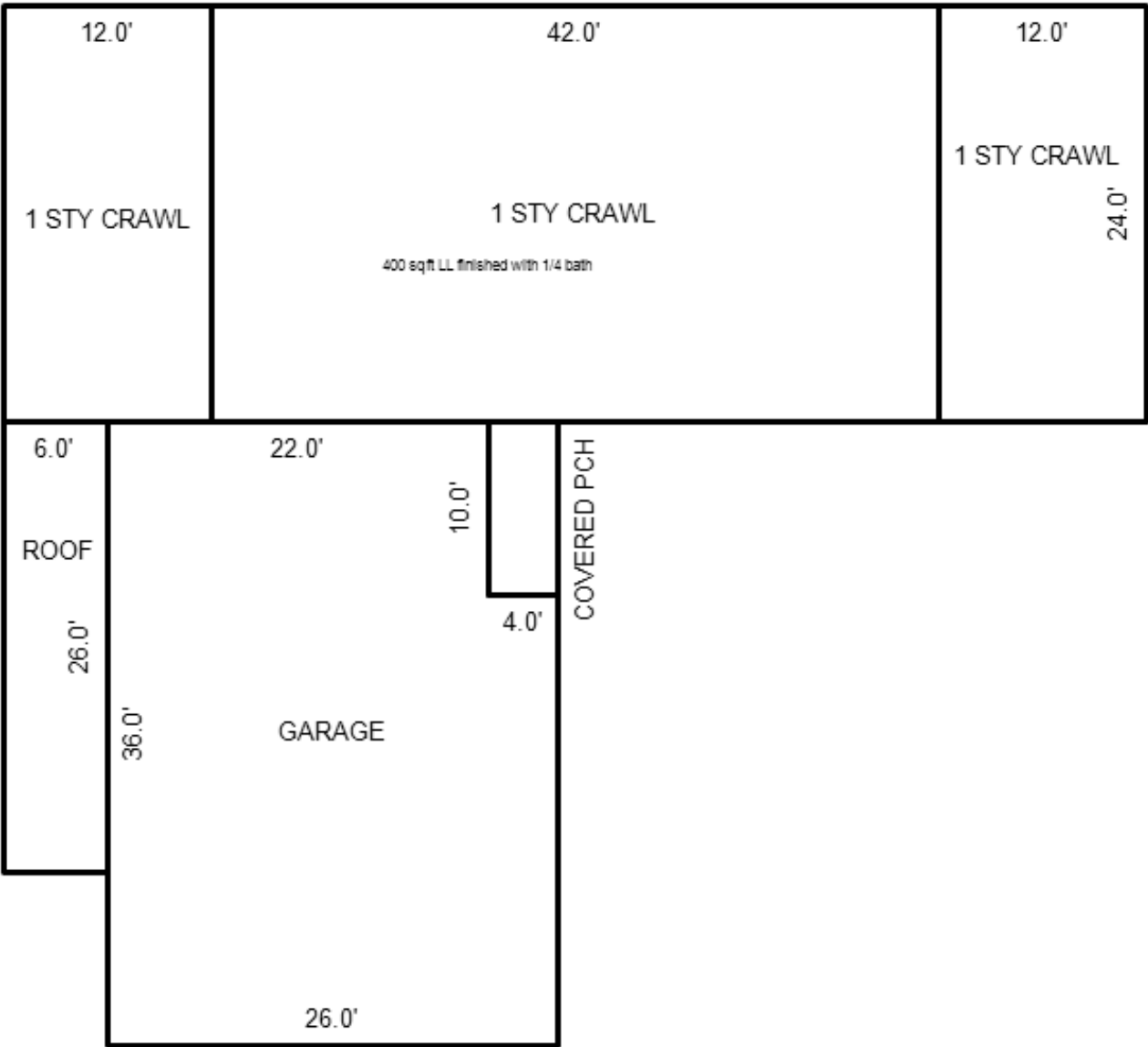
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 40 250 156	Type WCP (1 Story) CPP Roof Cover Onl	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: 2 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																																																																																																		
Yr Built 1968		Remodeled 2010			Ex		Ord	X	Min																																																																																																														
Condition: Average		Trim & Decoration				Size of Closets																																																																																																																	
Room List			Lg		Ord	X	Small																																																																																																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:																																																																																																																		
(1) Exterior		(6) Ceilings				No./Qual. of Fixtures																																																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.		Min																																																																																																														
(2) Windows		(7) Excavation				No. of Elec. Outlets																																																																																																																	
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Item	Area	Cost	Depr. Cost																																																																																																																				
Public Sewer	1	1,473	957																																																																																																																				
Water Well, 100 Feet	1	5,725	3,721																																																																																																																				
Item	Area	Cost	Depr. Cost																																																																																																																				
Appliance Allow.	1	2,727	1,773																																																																																																																				
Item	Area	Cost	Depr. Cost																																																																																																																				
w/Roof (Roof portion)	156	2,691	1,749																																																																																																																				
<<<<< 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.
HICE DAVID D	HICE DAVID D & HICE DONAL	0	09/27/2019	QC	09-FAMILY	2019-03027	PROPERTY TRANSFER	33.0

Property Address: 9102 W OAK LN  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 12/13/1999

Owner's Name/Address: HICE DAVID D & HICE DONALD P & HICE TRACY L  
 3901 WATERVIEW DR SHELBY TWP MI 48316  
 MAP #: 2025 Est TCV 311,950 TCV/TFA: 295.41

2025 Est TCV 311,950 TCV/TFA: 295.41

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Public Improvements			* Factors *		IRR LOTS 5&6	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
X	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
X	Sewer					
X	Electric					
X	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

Tax Description: . SEC 10 T22N R8W LOTS 5 & 6 DUCK POINT PLAT.

Comments/Influences: 2011MLS21101277\$194,900:5/5/2011

2011MLS21101277\$194,900:5/5/2011

Land Improvement Cost Estimates

Description: Wood Frame Rate: 24.76 Size % Good: 114 75 Cash Value: 2,117

Residential Local Cost Land Improvements

Description: LAND IMPROVE 1000 Rate: 1,000.00 Size % Good: 1 97 Cash Value: 970

Total Estimated Land Improvements True Cash Value = 3,087

Topography of Site

Level

X Rolling

Low

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	82,200	73,800	156,000			76,509C
2024	65,100	72,800	137,900			74,209C
2023	51,500	69,600	121,100			70,676C
2022	24,800	62,700	87,500			67,311C

Who: TPC 12/27/2017 INSPECTED

When: TPC 11/04/2013 INSPECTED

What: 2025 82,200 73,800 156,000 76,509C

2024 65,100 72,800 137,900 74,209C

2023 51,500 69,600 121,100 70,676C

2022 24,800 62,700 87,500 67,311C

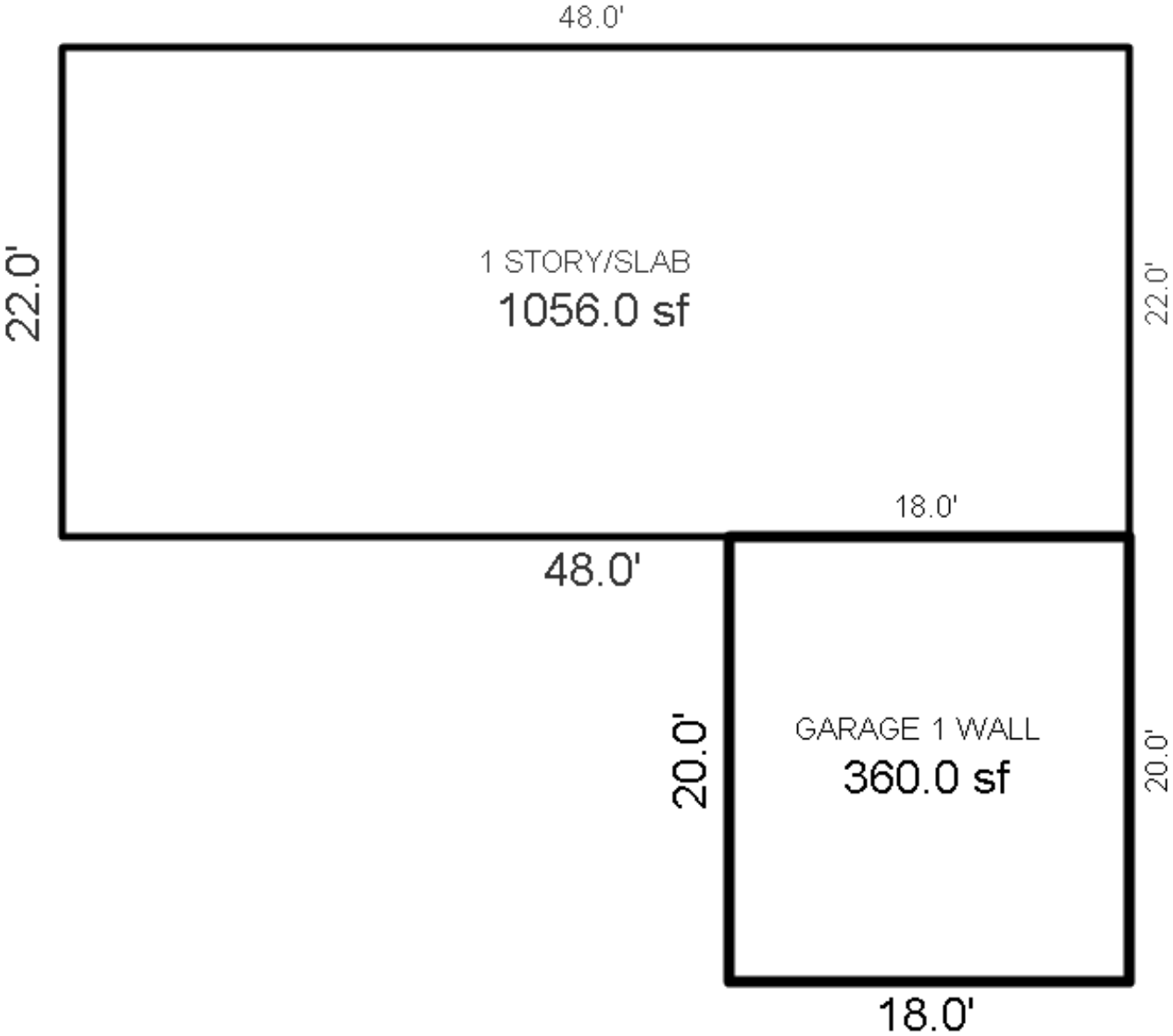


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 1992 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: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X										
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G										
Yr Built 1968		Remodeled 196		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		Kitchen:		Other:		Other:						
(1) Exterior		(6) Ceilings		X		Tile								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish				
X	Many Avg.	X	Large Avg.											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(11) Heating/Cooling		1 1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
X	Asphalt Shingle	(10) Floor Support				(12) Electric		200		Amps Service				
Chimney: Block						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				
										Water/Sewer				
										Public Sewer				
										Water Well, 50 Feet				
										Built-Ins				
										Appliance Allow.				
										Fireplaces				
										Exterior 1 Story				
										Local Cost Items				
										SANITARY SEWER				
										1		0		
										Totals:		148,170		
										Notes:				
										ECF (4087 SAPPHERE LAKE) 1.500 => TCY:		144,468		

\*\*\* 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.				
DUDDLES DONALD A	TOASO RIK & DONNA	131,000	01/17/2013	WD	03-ARM'S LENGTH	2013-00154	PROPERTY TRANSFER	100.0				
WELLS FARGO BANK	DUDDLES DONALD A (S/M)	125,000	09/24/2008	OTH	11-FROM LENDING INSTITUT	2008/3941	DEED	100.0				
BOLLINI MAURIZIO & LISA	OPTION ONE MORTGAGE CORP	137,700	08/01/2008	SD	11-FROM LENDING INSTITUT	2008/414	DEED	0.0				
OPTION ONE MORTGAGE CORP	WELLS FARGO BANK	0	02/04/2008	QC	11-FROM LENDING INSTITUT	2008/1104	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
9082 W OAK LN		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
TOASO RIK & DONNA 717 ARLENE FOWLERVILLE MI 48836		MAP #:										
		2025 Est TCV 311,572 TCV/TFA: 253.72										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 7 DUCK POINT PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A50'@1600/	66.00	193.00	0.9074	1.2588	1600	100		120,617
		X	Paved Road	66 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 120,617								
		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	183	71	789				
		X	Sewer	Total Estimated Land Improvements True Cash Value = 789								
		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		
			Who	When	What	2025	60,300	95,500	155,800			78,250C
			TPC 12/27/2017	INSPECTED	2024	43,500	94,300	137,800				75,898C
			TPC 11/04/2013	INSPECTED	2023	34,500	90,000	124,500				72,284C
					2022	16,500	81,000	97,500				68,842C

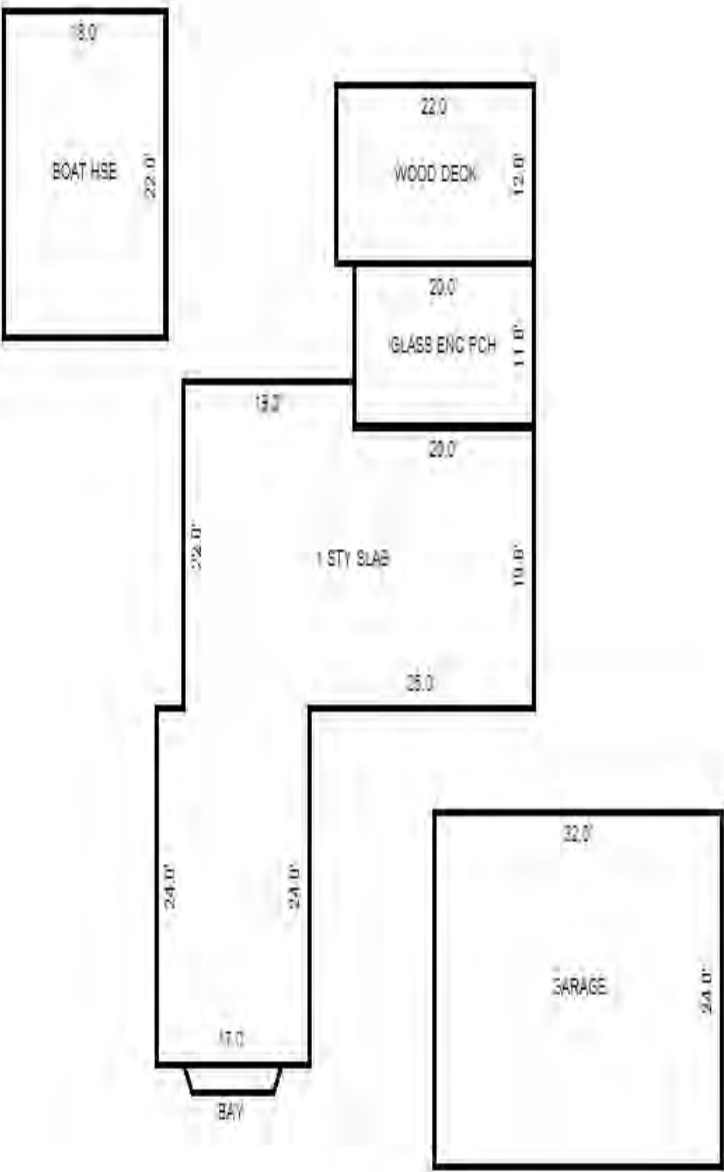


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 220 264	Type CGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 82 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: 36 Floor Area: 1,228 Total Base New : 191,107 Total Depr Cost: 126,777 Estimated T.C.V: 190,166			E.C.F. X 1.500		Bsmnt Garage:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1228 SF Floor Area = 1228 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			Cls CD		Blt 1960		
Yr Built 1960	Remodeled 1978	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Total:		134,419	86,029	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total:		1,228	1,212	776
Room List		Doors		Solid	X	H.C.	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 Slab 1,228			Total:		134,419	86,029	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total:		1,212	776	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing			Total:		2,559	1,638	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1228 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Total:		11,653	7,458	
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			CGEP (1 Story)			Total:		4,792	3,067	
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Total:		4,792	3,067	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			Total:		4,792	3,067	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Total:		24,015	19,692	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Total:		24,015	19,692	
X	Asphalt Shingle	(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			Total:		24,015	19,692	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Total:		1,307	836	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer			Total:		1,307	836	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 50 Feet			Total:		2,548	1,631	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Total:		1,906	1,220	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Total:		1,906	1,220	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Total:		4,633	2,965	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Interior 1 Story			Total:		4,633	2,965	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Unit-in-Place Cost Items			Total:		2,063	1,465	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			BOAT HOUSE (BY SQ FT)			Total:		2,063	1,465	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items			Total:		1	0	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			SANITARY SEWER			Total:		1	0	
Chimney: Brick		(10) Floor Support		Chimney: Brick			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			Total:		1	0	

\*\*\* 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.
MORGAN LAWRENCE & MARY AN	THOMPSON DARRELL & THERES	125,500	11/04/2004	WD	20-MULTI PARCEL SALE REF	04-0/4561	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9062 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		New House	10/07/2005	20050354	Complete
	P.R.E. 100% 12/30/2007		Demolition/Removal	07/29/2005	20050243	Complete
Owner's Name/Address	MAP #:					
THOMPSON DARRELL & THERESA 9062 W OAK LANE Lake City MI 49651	2025 Est TCV 528,932 TCV/TFA: 263.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
			Description	Frontage	Depth	Value	
. SEC 10 T22N R8W LOT 8 DUCK POINT PLAT.	X		A50'@1600/	50.00	183.00	98,843	
Comments/Influences			50 Actual Front Feet, 0.21 Total Acres			98,843	
231-839-0083			* Factors *				
HOLE ON LOT			Description	Rate	Size % Good	Cash Value	
	X		D/W/P: 4in Concrete	6.87	1000 0	0	
	X		Wood Frame	26.37	150 50	1,978	
	X		Residential Local Cost Land Improvements				
	X		Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 5000	5,000.00	1 100	5,000	
			Total Estimated Land Improvements True Cash Value =				6,978

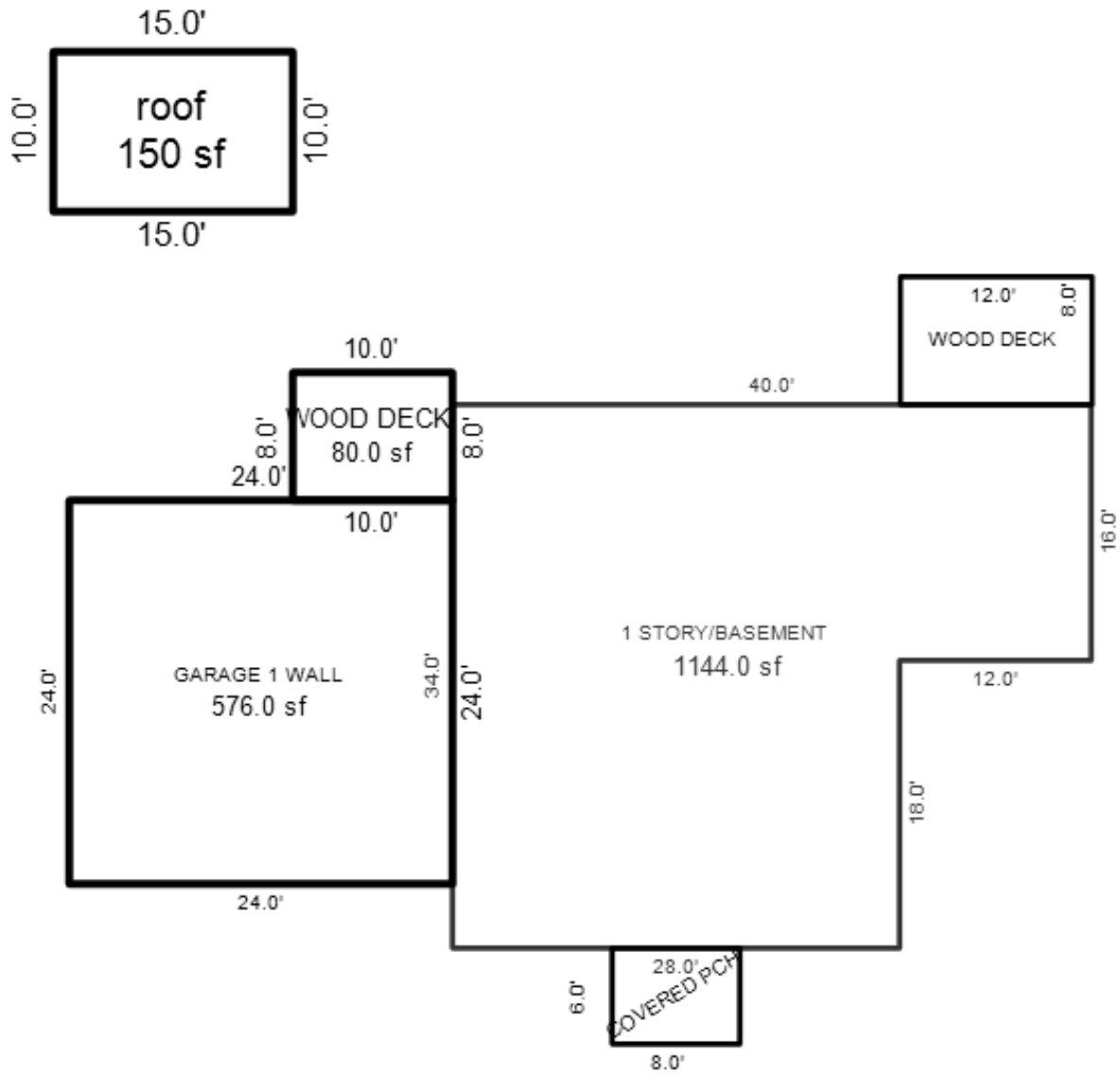


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	49,400	215,100	264,500			117,002C
Low	2024	34,900	212,400	247,300			113,484C
High	2023	27,600	203,900	231,500			108,080C
Landscaped	2022	13,800	183,700	197,500			102,934C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 48 96 140 275 80	Type CCP (1 Story) Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: 2006 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			Ex X Ord Min			Size of Closets Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
Building Style: 1.25S		Yr Built Remodeled 2006 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(2) Windows Many Avg. X Large Avg. Small Few		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		Chimney:		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 2004 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,144 1 Story Siding Overhang 288 Total: 257,021 218,475 Other Additions/Adjustments Recreation Room 500 9,530 8,100 Basement, Outside Entrance, Below Grade 2 5,047 4,290 Plumbing Average Fixture(s) 1 1,455 1,237 3 Fixture Bath 1 4,580 3,893 Porches CCP (1 Story) 48 1,434 1,219 Deck Treated Wood 96 2,469 2,099 Treated Wood 140 3,233 2,748 Treated Wood 275 5,035 4,280 Treated Wood 80 2,232 1,897 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 25,019 Common Wall: 1 Wall 1 -2,647 -2,250 Door Opener 1 539 458 Water/Sewer Public Sewer 1 1,473 1,252 Water Well, 100 Feet 1 5,725 4,866									
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																													



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORGAN LAWRENCE W & MARY	THOMPSON DARRELL & THERES	125,500	11/04/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/4561	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status				
W OAK LN	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 12/30/2007									
Owner's Name/Address	MAP #:									
THOMPSON DARRELL & THERESA 9062 W OAK LANE Lake City MI 49651	2025 Est TCV 96,128									
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value				
		A50'@1600/	50.00	169.00	1.0000 1.2016	1600 100 96,128				
		50 Actual Front Feet, 0.19 Total Acres			Total Est. Land Value =	96,128				
Taxpayer's Name/Address	X Dirt Road									
THOMPSON DARRELL & THERESA 9062 W OAK LANE Lake City MI 49651	X Gravel Road									
	X Paved Road									
	X Storm Sewer									
	X Sidewalk									
	X Water									
	X Sewer									
	X Electric									
	X Gas									
	X Curb									
	X Street Lights									
	X Standard Utilities									
	X Underground Utils.									
	Topography of Site									
	X Level									
	X Rolling									
	X Low									
	X High									
	X Landscaped									
	X Swamp									
	X Wooded									
	X Pond									
	X Waterfront									
	X Ravine									
	X Wetland									
	X Flood Plain									
	X PRIVATE RD									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2025	48,100	0	48,100			14,675C
			TPC 04/30/2021 INSPECTED	2024	34,200	0	34,200			14,234C
			TPC 12/27/2017 INSPECTED	2023	27,100	0	27,100			13,557C
				2022	13,800	0	13,800			12,912C



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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.
TURNER ROBERT J	THOMPSON DARREL	19,000	08/01/2014	WD	03-ARM'S LENGTH	2014-02686	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/11/2014					
THOMPSON DARREL 9062 W OAK LN LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 93,682					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	50.00	157.00	1.0000	1.1710	1600	100		93,682
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			93,682

Tax Description

. SEC 10 T22N R8W LOT 10 DUCK POINT 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 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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	46,800	0	46,800			14,675C
TPC 04/30/2021	INSPECTED		2024	33,600	0	33,600			14,234C
TPC 12/27/2017	INSPECTED		2023	26,600	0	26,600			13,557C
TPC 11/04/2013	INSPECTED		2022	13,800	0	13,800			12,912C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWAGER DONALD F	SCHWAGER MATTHEW A	0	03/21/2018	QC	09-FAMILY	2018-00851	DEED	0.0
SCHWAGER DONALD F	SCHWAGER DONALD F	0	12/15/2016	QC	09-FAMILY	2016-04075	DEED	0.0
		145,000	08/01/2000	WD	33-TO BE DETERMINED	339:845	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9042 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Garage	04/27/2021	2021-0212	100%

Owner's Name/Address	MAP #:
SCHWAGER MATTHEW A 443 PLYMOUTH AVE SE GRAND RAPIDS MI 49506	2025 Est TCV 388,239 TCV/TFA: 288.87

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOTS 11 & 12 DUCK POINT PLAT.	X		

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value A50'@1600/ 100.00 149.00 0.7846 1.1498 1600 100 144,336 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 144,336

Comments/Influences	Land Improvement Cost Estimates
	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.49 550 50 1,785 D/W/P: Brick on Sand 17.76 150 50 1,332 Total Estimated Land Improvements True Cash Value = 3,117



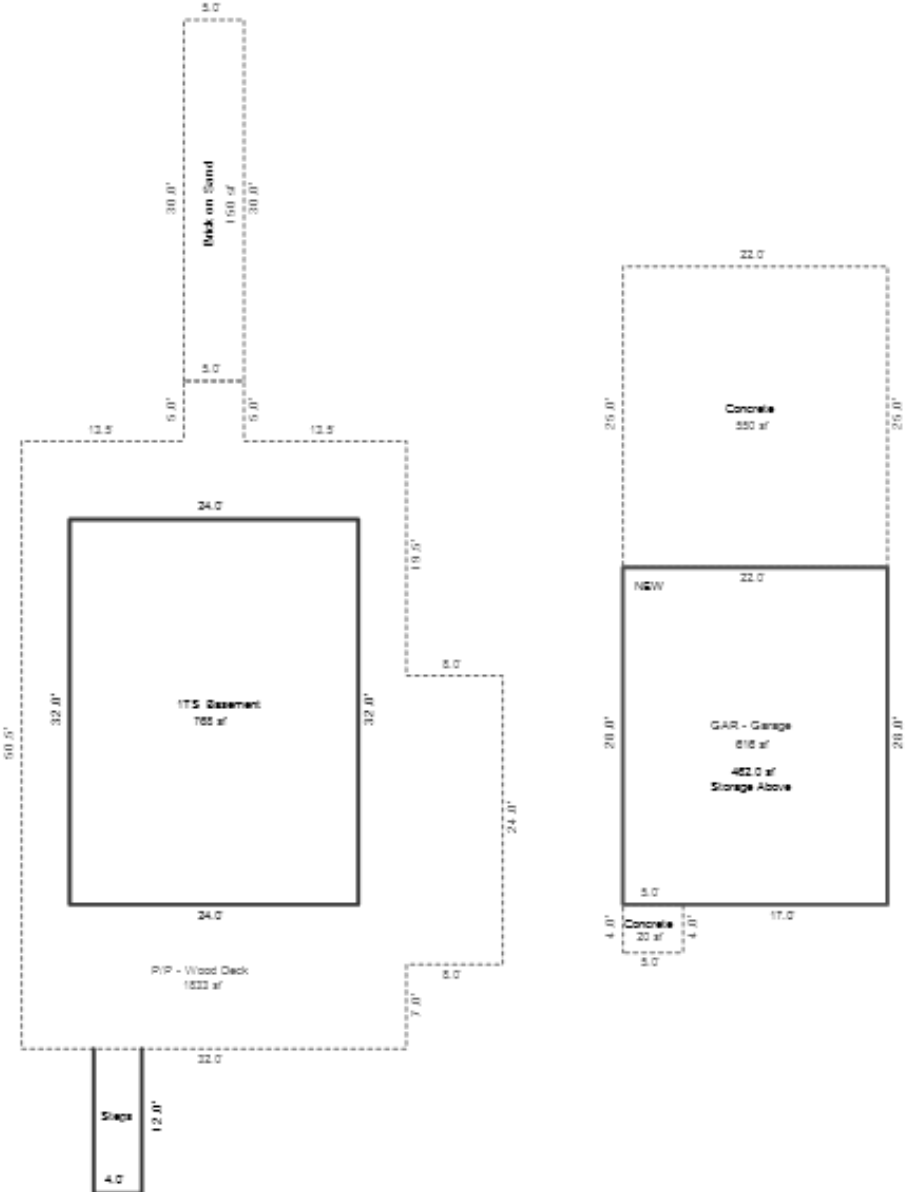
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	72,200	121,900	194,100			117,705C
Low							
X High	2024	55,700	120,500	176,200			114,166C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	44,100	115,000	159,100			108,730C
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2022	21,600	103,500	125,100			103,553C
Who When What							
JWV 09/13/2021 INSPECTED							
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1833	Type Treated Wood	Year Built: 2021 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: 616 % Good: 0 Storage Area: 462 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 30 Floor Area: 1,344 Total Base New : 229,301 Total Depr Cost: 160,524 Estimated T.C.V: 240,786			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C -5 Blt 1977					
Yr Built 1977 202	Remodeled 1981	Ex	Ord	X	Min	200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost									
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1.75 Story Siding Basement 768								
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments									
	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			Basement, Outside Entrance, Below Grade			1		2,523 1,766			
(1) Exterior		(6) Ceilings		No. of Plumbing			Average Fixture(s)			Plumbing			Average Fixture(s)		1 1,455 1,018			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
(2) Windows		Many Avg.	X	Large Avg.	Basement			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Storage Over Garage			616 25,613 17,929				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Door Opener			1 539 377					
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			(14) Water/Sewer			Water/Sewer			Public Sewer		1 1,473 1,031			
(3) Roof		Gable	X	Gambrel Mansard Shed	(11) Floor Support			Lump Sum Items:			Appliance Allow.			1 2,727 1,909				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood		1833 23,462 16,423			
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items			SANITARY SEWER		1 0 0		*	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4087 SAPPHERE LAKE) 1.500 => TCV:		240,786			
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals:			229,301 160,524					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIFE EDNA & JONES PATRICI	LEITER KENDRICK P & CARME	0	11/06/2020	WD	16-LC PAYOFF	2020-03414	DEED	0.0
RIFE EDNA & JONES PATRICI	LEITER KENDRICK P & CARME	85,450	06/06/2018	LC	03-ARM'S LENGTH	2018-01822	PROPERTY TRANSFER	100.0
RIFE JACK F & RIFE EDNA M	RIFE EDNA M	0	03/10/2001	QC	09-FAMILY	2018-01820	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9020 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LEITER KENDRICK P & CARMELA 15264 NEHIS AVE EASTPOINTE MI 48021	2025 Est TCV 178,705 TCV/TFA: 265.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 13 DUCK POINT PLAT.	X		A50'@1600/	50.00	143.00	90,669
Comments/Influences			50 Actual Front Feet, 0.16 Total Acres			90,669

ADD SEWER FOR 05	X	Dirt Road	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Gravel Road	D/W/P: 3.5 Concrete	6.07	493 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 95	2,375
	X	Water	Total Estimated Land Improvements True Cash Value = 2,375			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Rolling	2025	45,300	44,100	89,400			51,318C
	X	Low	2024	32,800	43,500	76,300			49,775C
	X	High	2023	26,000	41,500	67,500			47,405C
	X	Landscaped	2022	13,800	37,500	51,300			45,148C

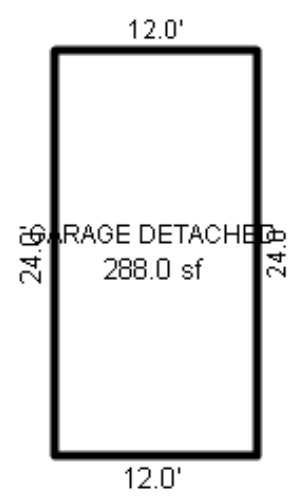
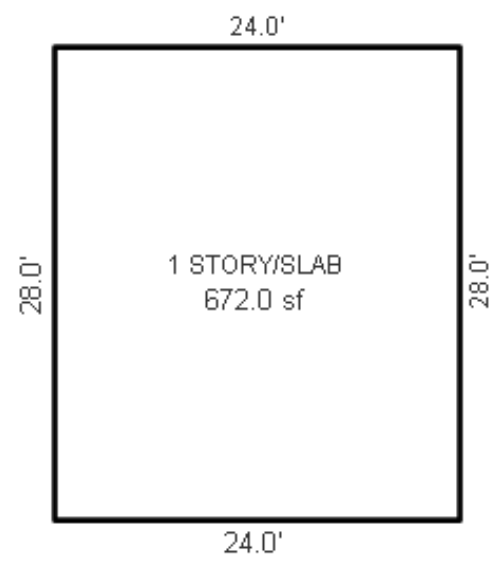


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1990 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: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1969		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			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile				Min									
(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: 672 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement			Many			X	Ave.		Few					
X	Storms & Screens	(9) Basement Finish			(13) Plumbing											
(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											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			(14) Water/Sewer										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Block		Lump Sum Items:			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=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 672 Total: 78,020 42,911  Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 667 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 288 13,213 7,267 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 SANITARY SEWER 1 0 0 Totals: 103,832 57,107  Notes: ECF (4087 SAPPHIRE LAKE) 1.500 => TCY: 85,661											

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON REUBEN R	JOHNSON REUBEN R	0	11/26/2018	QC	09-FAMILY	2018-03896	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9010 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
JOHNSON REUBEN R 9010 W OAK LANE LAKE CITY MI 49651	MAP #: 2025 Est TCV 282,841 TCV/TFA: 280.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
SEC 10 T22N R8W LOTS 14 & 15 DUCK POINT PLAT.			* Factors *							
ADD SEWER FOR 05			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A50'@1600/	100.00	160.00	0.7846	1.1788	1600	100	147,979
			100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 147,979							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates							
		Dirt Road	Description	Rate	Size % Good	Cash Value				
	X	Gravel Road	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value				
	X	Paved Road	Description	Rate	Size % Good	Cash Value				
	X	Storm Sewer	LAND IMPROVE 1000	1,000.00	1 94	940				
	X	Sidewalk	Total Estimated Land Improvements True Cash Value = 940							
	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	74,000	67,400	141,400			66,395C
	X	Low	TPC 12/19/2018	56,700	66,600	123,300			64,399C
	X	High	TPC 12/27/2017	44,900	63,600	108,500			61,333C
	X	Landscaped	TPC 11/04/2013	21,600	57,300	78,900			58,413C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							

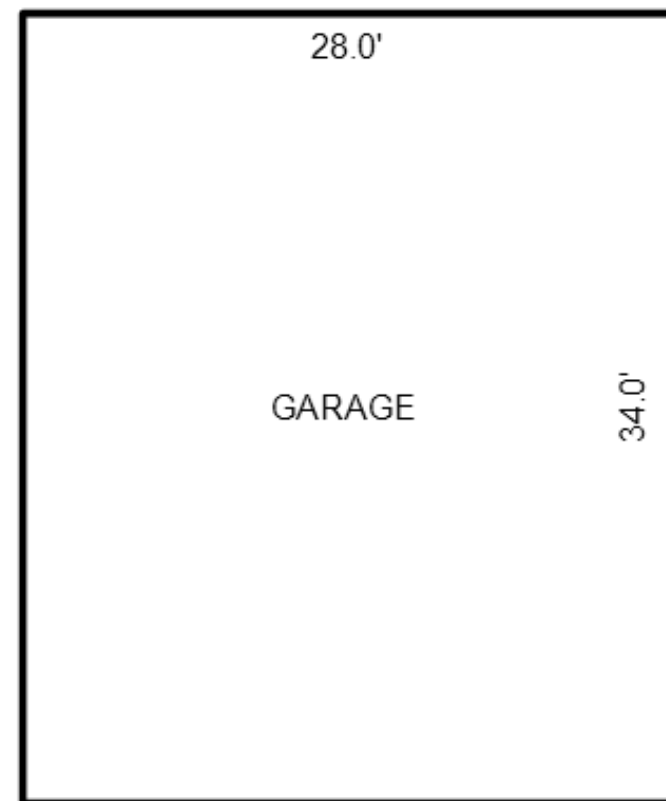
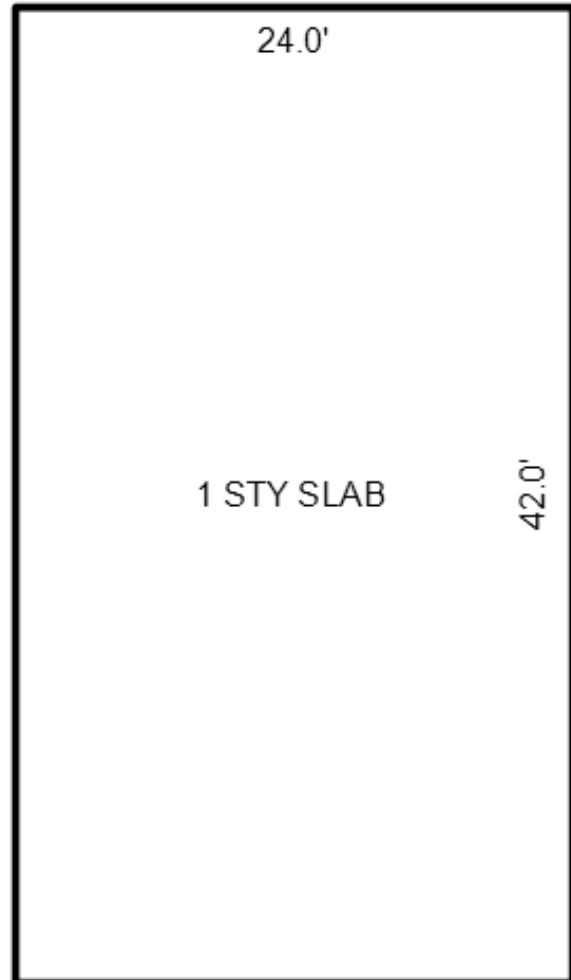


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,008 Total Base New : 148,802 Total Depr Cost: 89,281 Estimated T.C.V: 133,922		E.C.F. X 1.500		Bsmnt Garage:	Roof:										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1946											
Yr Built 1946	Remodeled 1982	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		Lg		Ord	X	Small	(13) Plumbing			1 Story		Siding		Slab		1,008		Total:		113,421		68,052	
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		727					
	Basement 1st Floor 2nd Floor 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			Garages		Class: CD Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		952		28,408		17,045			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Water/Sewer		Public Sewer		1		1,307		784							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1008 S.F. Height to Joists: 0.0			Average Fixture(s)			Built-Ins		Appliance Allow.		1		1,906		1,144							
(2) Windows		Many Avg.	X	Large Avg.		Small	Average Fixture(s)			Local Cost Items		SANITARY SEWER		1		0		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			Average Fixture(s)			Notes:		ECF (4087 SAPPHERE LAKE) 1.500 => TCV:		148,802		89,281		133,922							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Totals:		148,802		89,281		133,922									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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.
MCGINNES LINDA & HOOKER S	GRUMM JOEL & NANCY	130,000	04/03/2013	WD	03-ARM'S LENGTH	2013-00945 WD	PROPERTY TRANSFER	100.0
WILLSON JOY ESTATE	MCGINNES (F) & HOOKER (F)	0	02/13/2008	QC	21-NOT USED/OTHER	2008/486	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8980 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/18/2021	2021-0294	100%
	P.R.E. 100% 07/23/2018		Remodel	06/22/2017	2017-0264	100%

Owner's Name/Address	MAP #:
GRUMM JOEL & NANCY 8980 W OAK LN LAKE CITY MI 49651	2025 Est TCV 426,149 TCV/TFA: 248.19

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50'@1600/ 100.00 147.00 0.7846 1.1444 1600 100 143,655
		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 143,655

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 10 T22N R8W LOTS 16 & 17 DUCK POINT PLAT.	X	Dirt Road	D/W/P: 4in Concrete	6.97	234 0	0
		Gravel Road	D/W/P: Asphalt Paving	3.10	891 0	0
		Paved Road	Residential Local Cost Land Improvements			
		Storm Sewer	Description	Rate	Size % Good	Cash Value
		Sidewalk	LAND IMPROVE 5000	5,000.00	1 100	5,000
		Water	Total Estimated Land Improvements True Cash Value =			5,000

Comments/Influences	X	Electric	Residential Local Cost Land Improvements
MLS20903539\$159,900 10/2009DOM781	X	Electric	Description
	X	Gas	Rate
	X	Curb	Size % Good
		Street Lights	Cash Value
		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	71,800	141,300	213,100			131,298C
	X	Low	2024	55,600	137,500	193,100			127,351C
	X	High	2023	44,000	131,400	175,400			121,287C
	X	Landscaped	2022	21,600	119,600	141,200			115,512C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



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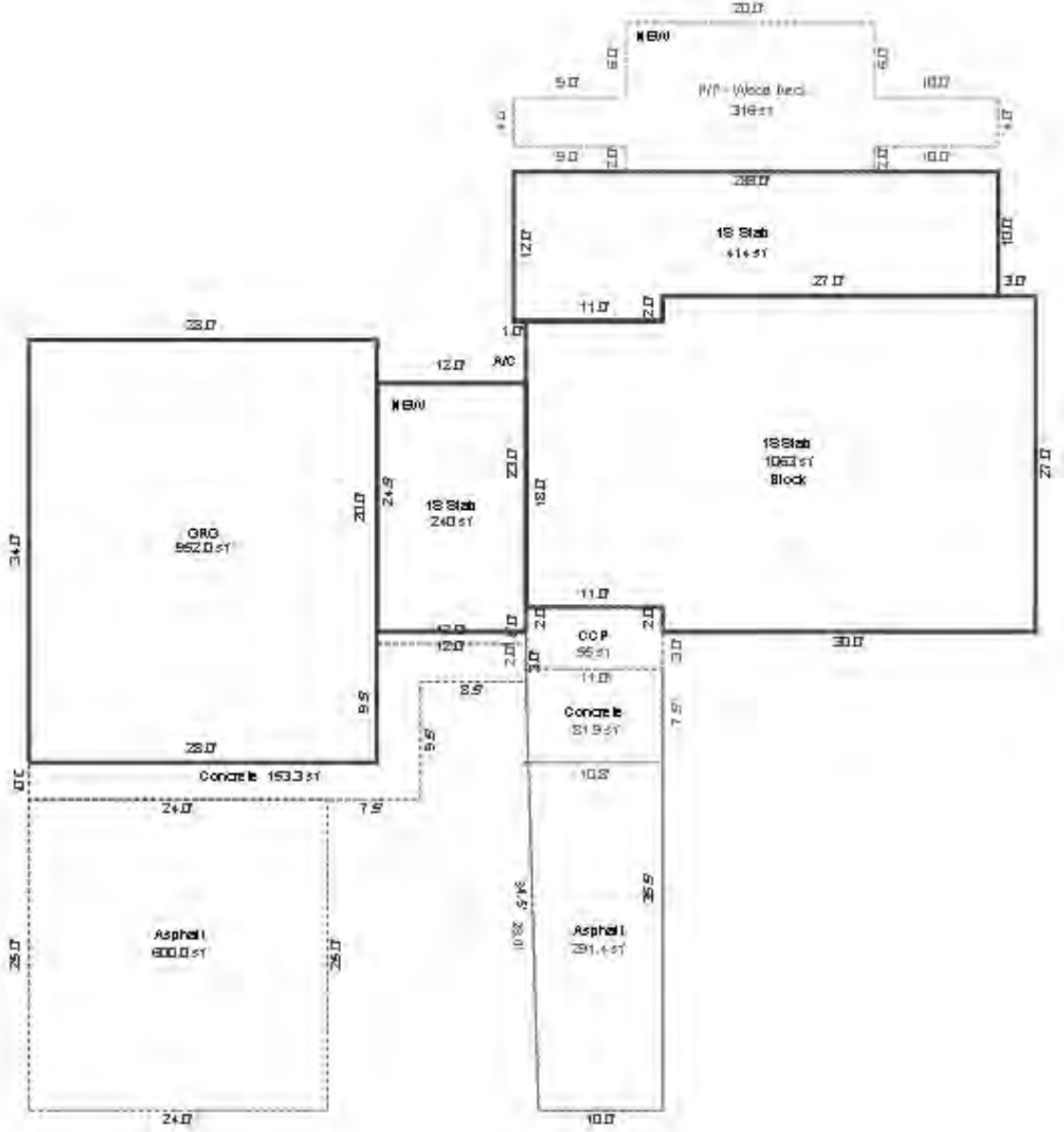
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/13/2021	INSPECTED	2024	55,600	137,500	193,100			127,351C
TPC	01/03/2020	INSPECTED	2023	44,000	131,400	175,400			121,287C
JWV	09/02/2017	INSPECTED	2022	21,600	119,600	141,200			115,512C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 55 316	Type CCP (1 Story) Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 952 % Good: 0 Storage Area: 762 No Conc. Floor: 0																																																																																			
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 Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																												
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																																																																																												
	Yr Built 1964 201	Remodeled 2020	Ex X Ord Min		(12) Electric 60 Amps Service																																																																																												
	Condition: Average		Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. X Ord. Min																																																																																												
	Room List		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few																																																																																												
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																												
	(1) Exterior		(6) Ceilings X Tile		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1717 S.F. Height to Joists: 0.0		Lump Sum Items:																																																																																												
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer																																																																																												
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Public Sewer Water Well, 50 Feet																																																																																												
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:		Built-Ins Appliance Allow. Fireplaces Exterior 1 Story																																																																																												
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Local Cost Items																																																																																												
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<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1717 SF Floor Area = 1717 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>1,063</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>414</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>214,304</td> <td>139,298</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>1,449</td> <td>942</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,052</td> <td>1,984</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>55</td> <td>1,610</td> <td>1,046</td> </tr> <tr> <td>Deck Treated Wood</td> <td>316</td> <td>5,489</td> <td>3,568</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>952</td> <td>34,967</td> <td>22,729</td> </tr> <tr> <td>Storage Over Garage</td> <td>762</td> <td>10,279</td> <td>6,681</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,494</td> <td>971</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,686</td> <td>1,746</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>1,798</td> </tr> <tr> <td>Fireplaces Exterior 1 Story</td> <td>1</td> <td>6,513</td> <td>4,233</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	1,063			1 Story	Siding	Slab	414			1 Story	Siding	Slab	240			Total:				214,304	139,298	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,449	942	2 Fixture Bath	1	3,052	1,984	Porches CCP (1 Story)	55	1,610	1,046	Deck Treated Wood	316	5,489	3,568	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	952	34,967	22,729	Storage Over Garage	762	10,279	6,681	Water/Sewer Public Sewer	1	1,494	971	Water Well, 50 Feet	1	2,686	1,746	Built-Ins Appliance Allow.	1	2,766	1,798	Fireplaces Exterior 1 Story	1	6,513	4,233
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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.
MEYER LARRY L & GAIL R	MEYER LARRY L & GAIL R	0	01/26/2024	QC	09-FAMILY	2024-00225	PROPERTY TRANSFER	0.0
MEYER LARRY L & GAIL R	MEYER LARRY L & GAIL R	0	09/22/2010	QC	09-FAMILY	2010-4510QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8968 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Shed	09/02/2021	2021-0609	100%
Owner's Name/Address	P.R.E. 0%		New House	08/08/2003	20030274	Complete
MEYER LARRY L & GAIL R 8968 W OAK LN LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 485,890 TCV/TFA: 253.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOTS 18 & 19 DUCK POINT PLAT.	X		Dirt Road	100.00	121.00	0.7846	1.0690	1600	100		134,194
Comments/Influences			Gravel Road	100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 134,194							
SEWER FOR 05	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Wood Frame								
			Residential Local Cost Land Improvements								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: Brick on Sand	17.76	555	0	0				
			D/W/P: 4in Concrete	6.87	1186	0	0				
			D/W/P: Crushed Rock	2.24	308	0	0				
			LAND IMPROVE 5000	5,000.00	1	95	4,750				
			Total Estimated Land Improvements True Cash Value = 7,618								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	67,100	175,800	242,900			117,569C
X Rolling	2024	52,900	173,700	226,600			114,034C
X Low	2023	41,900	176,000	217,900			108,604C
X High	2022	21,600	158,700	180,300			103,433C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							

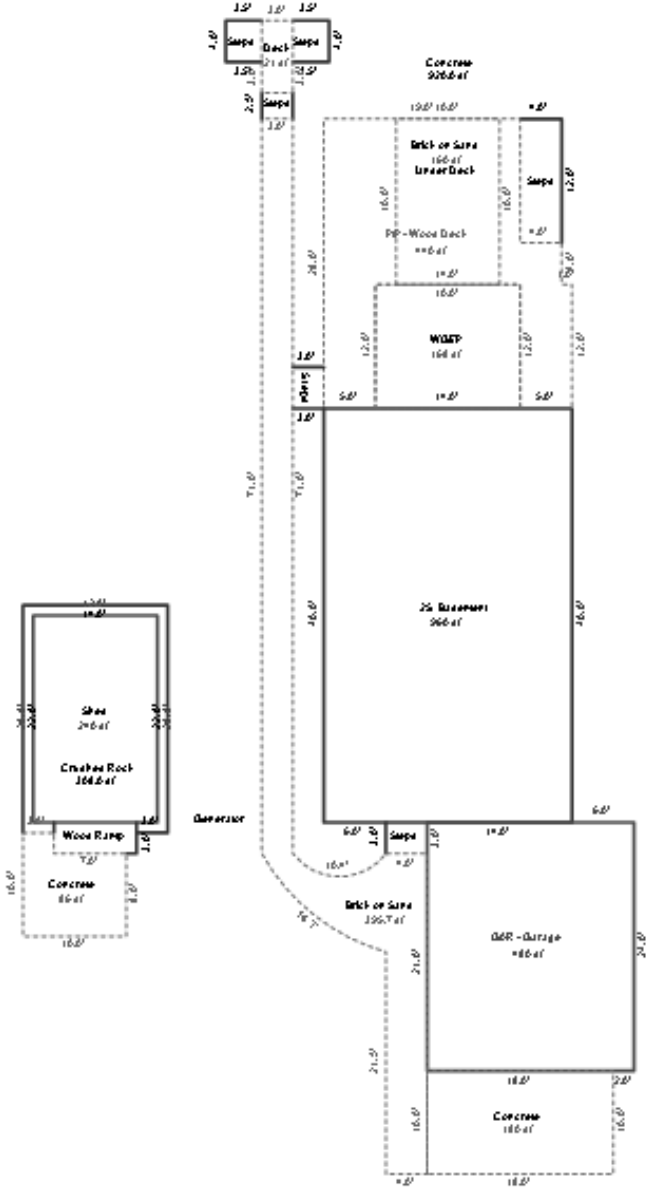
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/13/2021	INSPECTED	2024	52,900	173,700	226,600			114,034C
TPC	12/27/2017	INSPECTED	2023	41,900	176,000	217,900			108,604C
TPC	11/04/2013	INSPECTED	2022	21,600	158,700	180,300			103,433C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 440	Type WGEP (1 Story) Treated Wood	Year Built: 1963 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 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		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,920 Total Base New : 286,733 Total Depr Cost: 229,385 Estimated T.C.V: 344,078		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Building Style: 2S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls C			Blt 2004			
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 960 SF Floor Area = 1920 SF.						
Condition: Average		Size of Closets		Lg			Ord			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Room List		Doors		Solid			X			Building Areas						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			2 Story						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			Exterior						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		X			Ave.			Foundation						
(2) Windows		(7) Excavation		Basement: 960 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			Size						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Other Additions/Adjustments						
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			Exterior						
(3) Roof		(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Foundation						
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			1			Basement						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Plumbing						
Chimney: Block		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s)						
										2 Story			Total:		227,986 182,388	
										Stone Veneer			64		2,395 1,916	
										Basement, Outside Entrance, Below Grade			1		2,523 2,018	
										Average Fixture(s)			1		1,455 1,164	
										3 Fixture Bath			1		4,580 3,664	
										Porches			168		13,314 10,651	
										WGEP (1 Story)			440		6,846 5,477	
										Deck						
										Treated Wood						
										Garages						
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost			480		19,358 15,486	
										Common Wall: 1 Wall			1		-2,188 -1,750	
										Door Opener			1		539 431	
										Water/Sewer						
										Public Sewer			1		1,473 1,178	
										Water Well, 100 Feet			1		5,725 4,580	
										Built-Ins						
										Appliance Allow.			1		2,727 2,182	
										Local Cost Items						
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN EARL & BROWN BONNIE	BROWN EARL & BROWN BONNIE	0	10/13/2020	QC	09-FAMILY	2020-03103	PROPERTY TRANSFER	0.0
STEPHENS FAMILY TRUST	BROWN EARL & BROWN BONNIE	126,225	06/15/2018	WD	03-ARM'S LENGTH	2018-01967	PROPERTY TRANSFER	100.0
STEPHENS WILLIAM J & REGI	STEPHENS FAMILY TRUST	1	09/19/2014	QC	09-FAMILY	2014-03293	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8944 W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BROWN EARL M 8928 W OAK LN LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 200,699 TCV/TFA: 323.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 20 DUCK POINT PLAT.	X		A50'@1600/	50.00	123.00	1.0000 1.0751	1600 100	86,012
Comments/Influences			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 86,012					

Comments/Influences	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	Wood Frame	38.68	28 71	769
	X	Sewer	Total Estimated Land Improvements True Cash Value = 769			
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	43,000	57,300	100,300			61,631C
	X	Low	2024	31,600	56,600	88,200			59,778C
	X	High	2023	25,000	54,100	79,100			56,932C
	X	Landscaped	2022	13,800	48,600	62,400			54,221C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



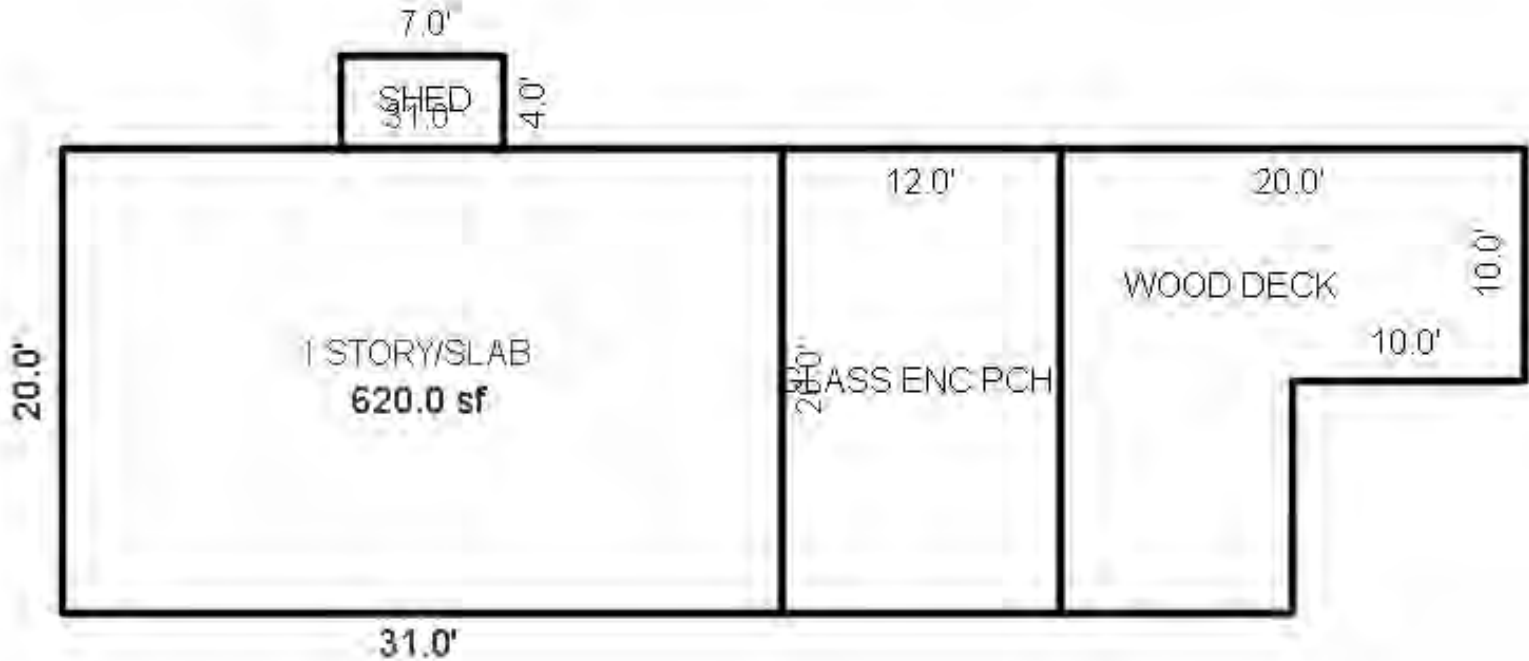
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2025	43,000	57,300	100,300			61,631C
TPC 11/04/2013 INSPECTED			2024	31,600	56,600	88,200			59,778C
			2023	25,000	54,100	79,100			56,932C
			2022	13,800	48,600	62,400			54,221C

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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 240 300	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: 620 Total Base New : 116,840 Total Depr Cost: 75,945 Estimated T.C.V: 113,918		E.C.F. X 1.500		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 = 620 SF Floor Area = 620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1968	
Yr Built 1968	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Building Areas			Size 620	Cost New 82,813	Depr. Cost 53,828		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments					
Room List		Doors	Solid	X H.C.	(12) Electric			(13) Plumbing			Totals:				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Fireplaces					
X	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 Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding		Foundation Slab			
(2) Windows		(8) Basement		Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 620 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet					
(3) Roof		(10) Floor Support		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			Plumbing Average Fixture(s) Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet					
X	Gable Hip Flat	Gambrel Mansard Shed	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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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) Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet				
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet					
Chimney: Block		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet					
<p>Notes:</p> <p>ECF (4087 SAPPHIRE LAKE) 1.500 =&gt; TCv: 113,918</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.												
BROWN EARL & BROWN BONNIE	BROWN EARL & BROWN BONNIE	0	10/13/2020	QC	09-FAMILY	2020-03103	PROPERTY TRANSFER	0.0												
BROWN EARL M & BONNIE L T	BROWN EARL M & BONNIE L	10	07/16/2020	QC	03-ARM'S LENGTH	2020-02370	PROPERTY TRANSFER	0.0												
BROWN EARL M	BROWN EARL M TRUST	0	02/01/2007	OTH	21-NOT USED/OTHER	2007/21	DEED	0.0												
BROWN BONNIE	BROWN BONNIE TRUST	0	01/02/2007	OTH	21-NOT USED/OTHER	2007/22	DEED	0.0												
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status										
8928 W OAK LN		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		07/14/2020		2020-0335	100%											
Owner's Name/Address		P.R.E. 100% 07/25/1994		MAP #:		2025 Est TCV 442,717 TCV/TFA: 307.44														
BROWN EARL & BROWN BONNIE 8928 W OAK LN LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE														
Tax Description		Public Improvements		* Factors *																
SEC 10 T22N R8W LOTS 21 & 22 DUCK POINT PLAT.		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value		
Comments/Influences		X Gravel Road		A50'@1600/		100.00		133.00		0.7846		1.1050		1600		100		138,710		
ADD SEWER FOR 05		X Paved Road		100 Actual Front Feet,		0.30		Total Acres		Total Est. Land Value =								138,710		
COMBO W/022-00 FOR 93		X Storm Sewer		Land Improvement Cost Estimates																
		X Sidewalk		Description		Rate		Size % Good		Cash Value										
		X Water		Gazeboo(s): Standard		8,560.02		1 50		4,280										
		X Sewer		D/W/P: 4in Ren. Conc.		8.06		952 0		0										
		X Electric		D/W/P: 3.5 Concrete		6.49		300 0		0										
		X Gas		Wood Frame		32.70		75 20		491										
		X Curb		Residential Local Cost Land Improvements																
		X Street Lights		Description		Rate		Size % Good		Cash Value										
		X Standard Utilities		LAND IMPROVE 5000		5,000.00		1 100		5,000										
		X Underground Utils.		Total Estimated Land Improvements True Cash Value =							9,771									
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		69,400		152,000		221,400						112,260C								
2024		54,200		150,200		204,400						108,885C								
2023		42,900		143,400		186,300						103,700C								
2022		21,600		129,400		151,000						98,762C								
Who		When		What		2025		69,400		152,000		221,400						112,260C		
JWV		09/17/2020		INSPECTED		2024		54,200		150,200		204,400						108,885C		
TPC		12/27/2017		INSPECTED		2023		42,900		143,400		186,300						103,700C		
TPC		11/04/2013		INSPECTED		2022		21,600		129,400		151,000						98,762C		



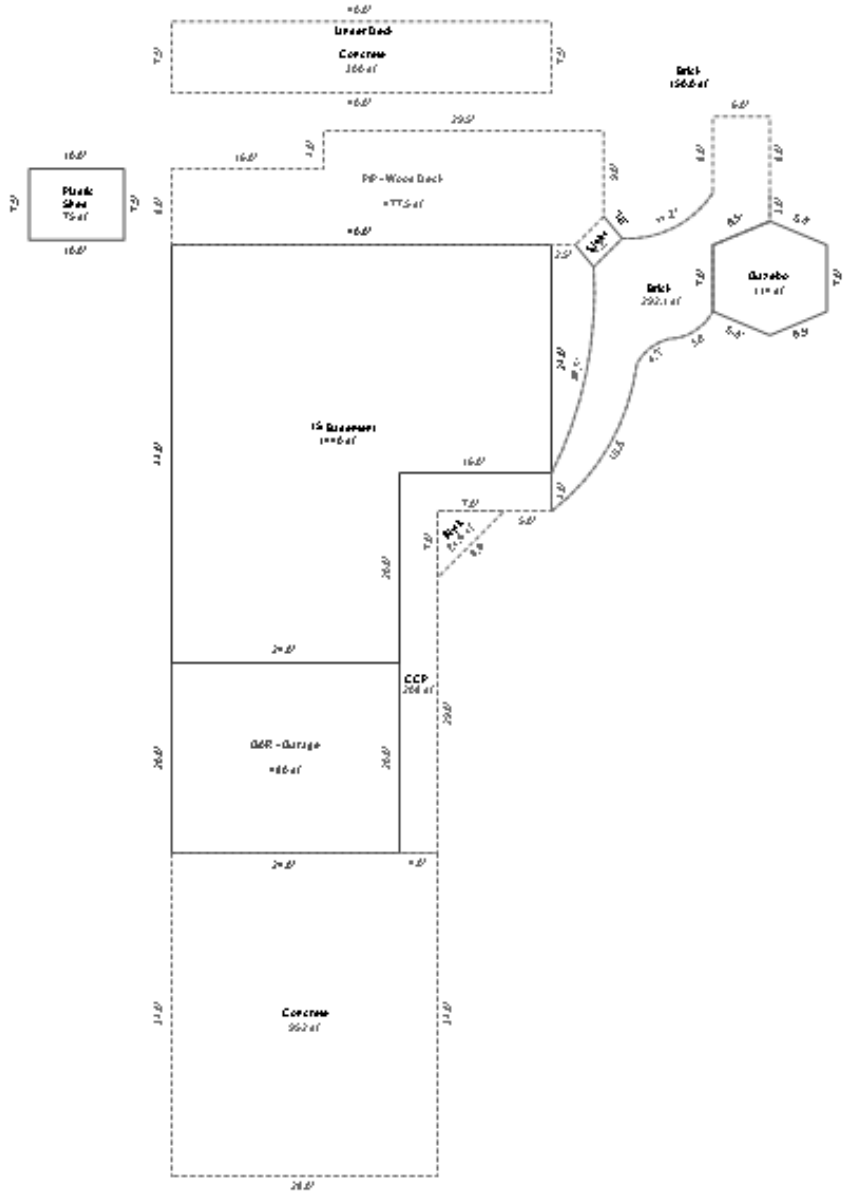
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 477 WPP 208 CCP (1 Story) 320 Treated Wood 85 Treated Wood		Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % 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	Class: C Effec. Age: 35 Floor Area: 1,440 Total Base New : 301,782 Total Depr Cost: 196,157 Estimated T.C.V: 294,236				Bsmnt Garage: Carport Area: Roof:													
Building Style: 1S		Ex X Ord Min		Size of Closets Lg X Ord Small			Central Air Wood Furnace			(12) Electric 200 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
Yr Built 1974		Remodeled 0		Condition: Average			Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(6) Ceilings X Drywall			(7) Excavation Basement: 1440 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 600 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1440 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,440 Total: 210,762 136,994 Other Additions/Adjustments Recreation Room 600 11,436 7,433 Exterior Brick Veneer 736 12,468 8,104 Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 2 Fixture Bath 1 3,064 1,992 Porches WPP 477 7,890 5,128 CCP (1 Story) 208 5,366 3,488 Deck Treated Wood 320 5,558 3,613 Treated Wood w/Roof (Deck Portion) 85 2,314 1,504 Treated Wood w/Roof (Roof portion) 85 1,567 1,019 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,624 14,056 Common Wall: 1 Wall 1 -2,647 -1,721 Water/Sewer Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721		
Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows Many Avg. X Large Avg. Small			X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens			(3) Roof X Gable Hip Flat Gambrel Mansard Shed			X Asphalt Shingle			Chimney: Brick			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MILLER SHANNON & TERESA D	MILLER SHANNON W TRUST &	0	08/24/2022	WD	09-FAMILY	2023-00129	DEED	0.0				
BALDWIN ROBERT E ESTATE	MILLER SHANNON & TERESA D	157,500	06/04/2013	WD	03-ARM'S LENGTH	2013-01969	PROPERTY TRANSFER	100.0				
BALDWIN ROBERT E	BALDWIN ROBERT E ESTATE	0	03/01/2013	AFF	07-DEATH CERTIFICATE	2013-01967 DC	DEED	100.0				
BALDWIN BONNIE (DECEASED)	BALDWIN ROBERT E (WIDOWER	0	10/09/2007	OTH	21-NOT USED/OTHER	2008/798	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
8918 W OAK LN		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MILLER SHANNON W TRUST & MILLER TERESA D TRUST 6401 SUMMER MEADOWS DR NE ROCKFORD MI 49341		MAP #:										
		2025 Est TCV 360,561 TCV/TFA: 321.93										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 23 DUCK POINT PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
20809366 \$199,500		Gravel Road		A50'@1600/	50.00	134.00	1.0000	1.1079	1600	100		88,629
		Paved Road		50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =	88,629		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Residential Local Cost Land Improvements								
		X Sewer		Description				Rate	Size	% Good	Cash Value	
		X Electric		LAND IMPROVE 2500				2,500.00	1	100	2,500	
		X Gas		Total Estimated Land Improvements True Cash Value =							2,500	
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	44,300	136,000	180,300		102,508C		
		TPC 12/27/2017	INSPECTED		2024	32,300	134,200	166,500		99,426C		
		TPC 11/05/2013	INSPECTED		2023	25,600	128,200	153,800		94,692C		
		TPC 11/19/2012	INSPECTED		2022	13,800	115,600	129,400		90,183C		

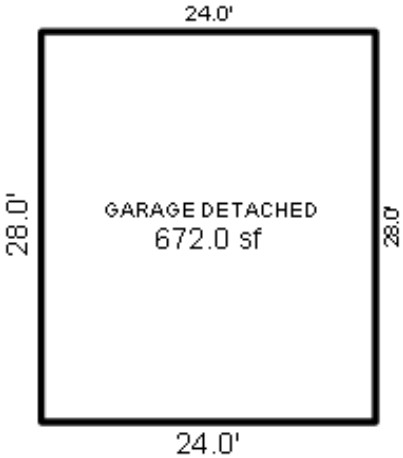
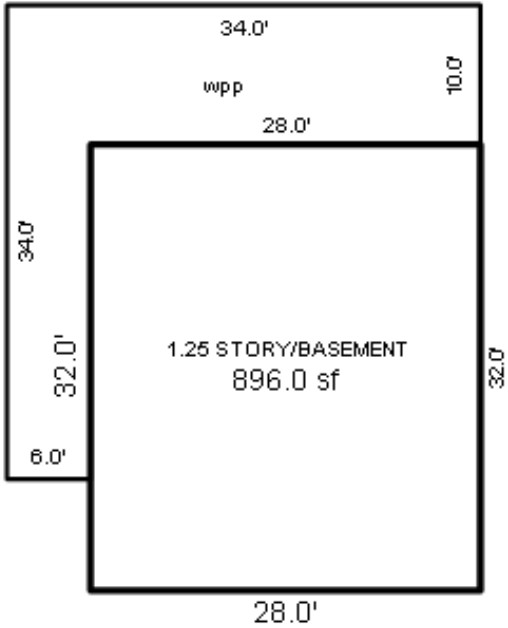


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 484	Type Treated Wood	Year Built: 2000 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 322 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration										
Building Style: 1.25S				Ex		X	Ord	Min								
Yr Built 2002	Remodeled 0			Lg		X	Ord	Small								
Condition: Average				Doors			Solid	X	H.C.							
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric 200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 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 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 896 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 896 Total: 162,017 132,862		Cls C 5 Blt 2002				
(2) Windows		(7) Excavation		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,523 2,069 Plumbing Average Fixture(s) 1 1,455 1,193 Deck Treated Wood 484 7,289 5,977 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 22,361 Storage Over Garage 322 4,360 3,575 Door Opener 2 1,078 884 Water/Sewer Public Sewer 1 1,473 1,208 Water Well, 100 Feet 1 5,725 4,694 Built-Ins Appliance Allow. 1 2,727 2,236 Fireplaces Prefab 2 Story 1 3,124 2,562 Local Cost Items SANITARY SEWER 1 0 0		E.C.F. X 1.500				
X	Many Avg. X Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
Chimney:																
Notes:										ECF (4087 SAPPHIRE LAKE) 1.500 => TCV:		269,432				

\*\*\* 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.
ROBERTS TERENCE O & KAREN	WYATT DAVID L JR & LINDA	99,000	10/11/2006	WD	03-ARM'S LENGTH	06-0/4110	DEED	100.0
		89,600	09/01/2001	WD	33-TO BE DETERMINED	01-0:3882	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8906 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Garage	03/15/2011	2011-0063	100%

Owner's Name/Address	MAP #:
WYATT DAVID L JR & LINDA R 66037 HAVENRIDGE LENOX TOWNSHIP MI 48050	2025 Est TCV 168,486 TCV/TFA: 412.96

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 24 DUCK POINT PLAT.			
ADD SEWER FOR 05			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	X Gravel Road	A50'@1600/ 50.00 135.00 1.0000 1.1108 1600 100 88,860
	Paved Road	50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 88,860
	Storm Sewer	
	Sidewalk	
	X Water	Land Improvement Cost Estimates
	X Sewer	Description Rate Size % Good Cash Value
	X Electric	Gazeboo(s): Standard 6,324.41 1 50 3,162
	X Gas	D/W/P: 3.5 Concrete 6.07 540 0 0
	Curb	Residential Local Cost Land Improvements
	Street Lights	Description Rate Size % Good Cash Value
	Standard Utilities	LAND IMPROVE 2500 2,500.00 1 95 2,375
	Underground Utils.	Total Estimated Land Improvements True Cash Value = 5,537

Topography of Site
X 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	44,400	39,800	84,200			44,651C
2024	32,300	39,400	71,700			43,309C
2023	25,600	37,600	63,200			41,247C
2022	13,800	33,900	47,700			39,283C

Who When What

TPC 12/27/2017 INSPECTED  
 TPC 11/05/2013 INSPECTED  
 TPC 11/19/2012 INSPECTED

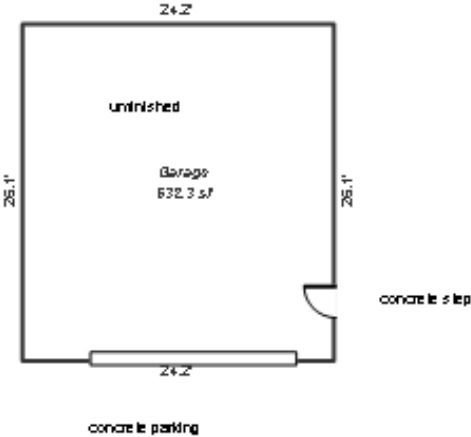
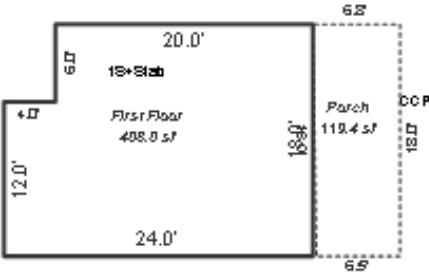
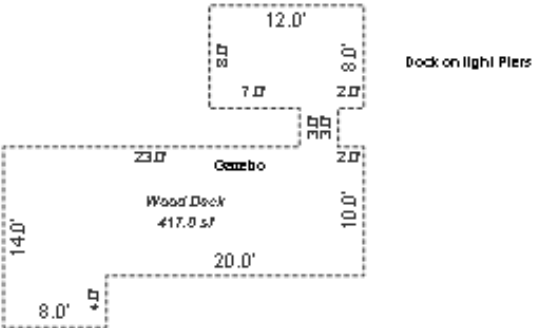


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 119 417	Type CCP (1 Story) Treated Wood	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 632 % Good: 0 Storage Area: 316 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 1948		Remodeled GAR 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 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile		Ex.	Ord.	X	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0		Many	Ave.	X	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 408 SF Floor Area = 408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1948				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 408 Total: 50,074 25,538																
Other Additions/Adjustments																
Plumbing Average Fixture(s) 1 1,212 618																
Porches CCP (1 Story) 119 2,976 1,518																
Deck Treated Wood 417 6,459 3,294																
Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 632 26,089 13,305																
Storage Over Garage 316 4,279 2,182																
Water/Sewer Public Sewer 1 1,307 667																
Water Well, 50 Feet 1 2,548 1,299																
Built-Ins Appliance Allow. 1 1,906 972																
Local Cost Items SANITARY SEWER 1 0 0																
Totals: 96,850 49,393																
Notes: ECF (4087 SAPPHERE LAKE) 1.50 => TCV: 74,089																

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOZEN WALER J AND LINDA M	LOZEN WALER J AND LINDA M	0	04/16/2024	WD	15-LADY BIRD	2024-00957	PROPERTY TRANSFER	0.0
ALLADAFFER SCOTT	LOZEN WALER AND LINDA	132,000	05/20/2019	WD	03-ARM'S LENGTH	2019-01552	PROPERTY TRANSFER	100.0
CHOUINARD GERARD & PETRIN	ALLADAFFER SCOTT (SM)	148,000	12/22/2009	WD	03-ARM'S LENGTH	2009/99	DEED	100.0
		85,000	10/01/1997	WD	33-TO BE DETERMINED	03-0:4017	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8896 W OAK LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 294,208 TCV/TFA: 264.58					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOTS 25 & 26 DUCK POINT PLAT.	X			A50'@1600/	80.62	120.00	0.8460	1.0659	1600	100	116,322
Comments/Influences				61 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 116,322							
ADD FB TO GRG FOR 95 GRG HAS FIN LA	X			Land Improvement Cost Estimates							
ADD SEWER FOR 05	X			Description				Rate	Size % Good	Cash Value	
	X			D/W/P: Asphalt Paving				3.06	792 0	0	
	X			D/W/P: 4in Concrete				6.87	200 0	0	
	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 = 970							

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



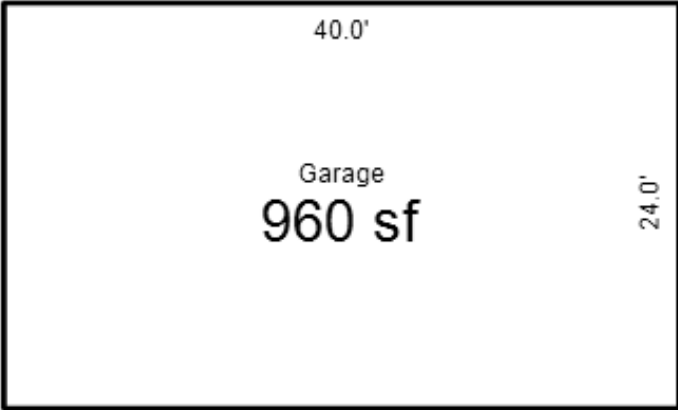
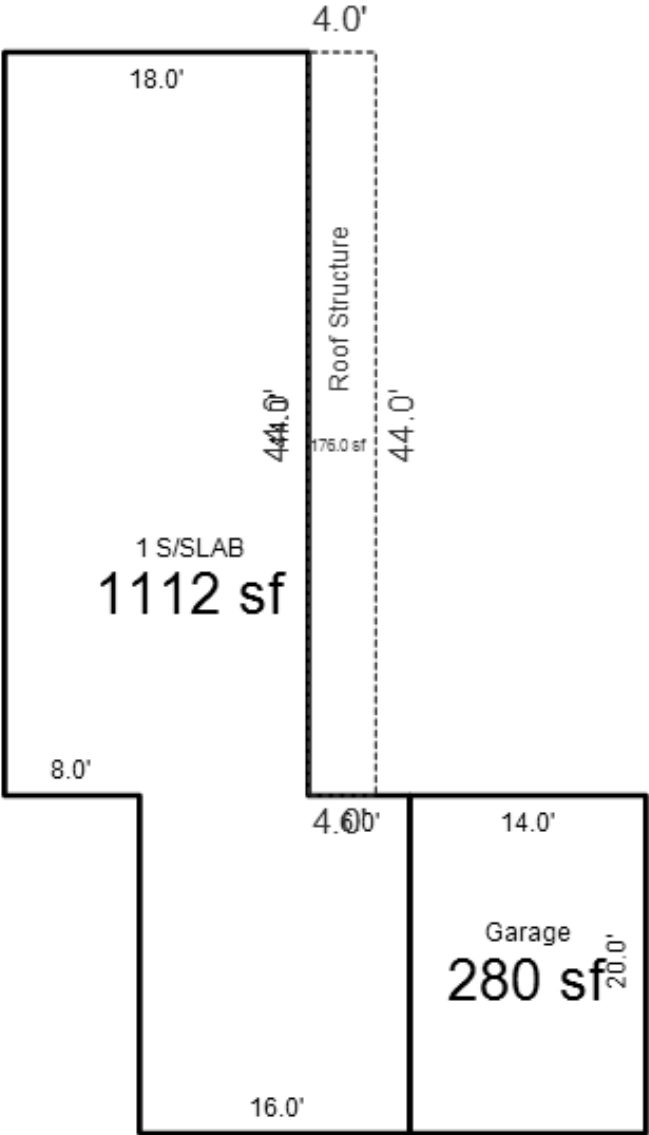
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	58,200	88,900	147,100			98,699C
TPC 12/27/2017 INSPECTED			2024	44,900	87,900	132,800			95,732C
TPC 11/22/2011 INSPECTED			2023	35,600	83,800	119,400			91,174C
			2022	18,800	75,500	94,300			86,833C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type Roof Cover Onl	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % 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: 45 Floor Area: 1,112 Total Base New : 214,446 Total Depr Cost: 117,944 Estimated T.C.V: 176,916			E.C.F. X 1.500		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 Hot Water Ground Area = 1112 SF Floor Area = 1112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls C		Blt 1948						
Yr Built 1948	Remodeled 1975	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures			Total		144,431		79,437			
Condition: Average		Size of Closets		150 Amps Service			Ex. X Ord. Min			Total		144,431		79,437				
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Many X Ave. Few			Total		144,431		79,437			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			Total		144,431		79,437				
(1) Exterior		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			Total		144,431		79,437	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1			Average Fixture(s)			Total		144,431		79,437				
	Insulation	(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			Other Additions/Adjustments			Total		144,431		79,437	
(2) Windows		Many Avg.	X Avg.	Large Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1112 S.F. Height to Joists: 0.0			Average Fixture(s)			Total		144,431		79,437			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Average Fixture(s)			Total		144,431		79,437				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1112 S.F. Height to Joists: 0.0			Average Fixture(s)			Total		144,431		79,437					
(3) Roof		(9) Basement Finish		1			Average Fixture(s)			Total		144,431		79,437				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Average Fixture(s)			Total		144,431		79,437			
X	Asphalt Shingle	(10) Floor Support		1			Average Fixture(s)			Total		144,431		79,437				
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1			Average Fixture(s)			Total		144,431		79,437				
		Lump Sum Items:		1			Average Fixture(s)			Total		144,431		79,437				
		Notes:		1			Average Fixture(s)			Total		144,431		79,437				
		ECF (4087 SAPPHIRE LAKE) 1.500 => TC		1			Average Fixture(s)			Total		144,431		79,437				

\*\*\* 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.
HSBC MORTGAGE SERVICES	COOLEY DAVID & KATHLEEN (	99,000	10/12/2009	OTH	21-NOT USED/OTHER	2009/3885	DEED	100.0
MARKLIN LINDA KAY	HSBC MORTGAGE SERVICES	133,752	07/16/2009	SD	21-NOT USED/OTHER	2009/308	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1646 S DUCK POINT RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/01/2024					
	MAP #:					
	2025 Est TCV 295,091 TCV/TFA: 242.87					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOTS 27 & 28 DUCK POINT PLAT.	X		* Factors *							
			A50'@1600/	80.00	124.00	0.8483	1.0782	1600	100	117,075
			80 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 117,075							
ADD SEWER FOR 05	X		Land Improvement Cost Estimates							
			Description				Rate	Size % Good	Cash Value	
			D/W/P: 4in Concrete				6.87	1200	0	0
			Wood Frame				25.96	160	50	2,077
			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 = 4,577							



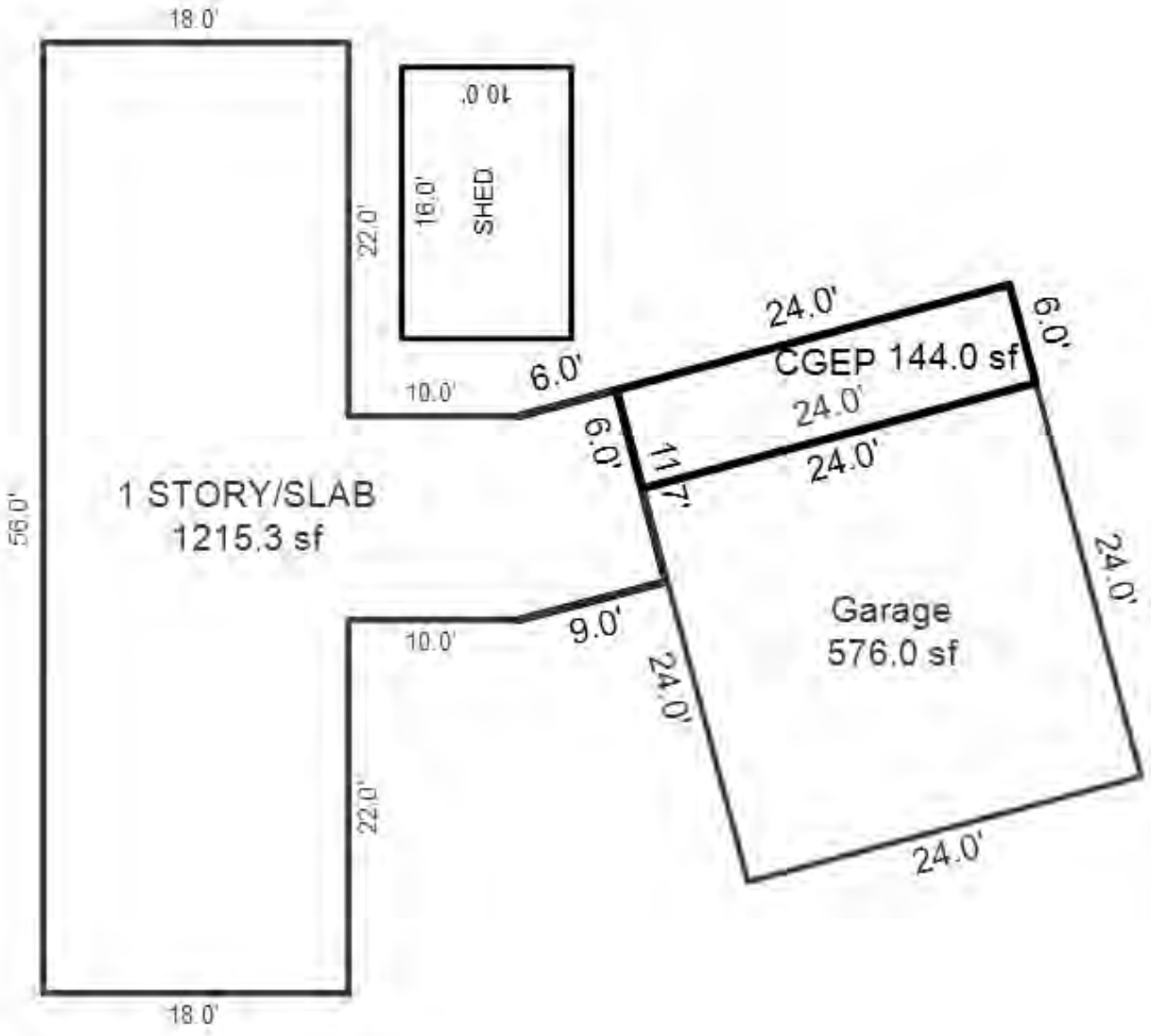
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
X	Low							
X	High							
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE RD	2025	58,500	89,000	147,500			65,667C
	Who When What	2024	45,000	88,000	133,000		133,000A	63,693C
	TPC 05/30/2022 INSPECTED	2023	35,700	83,900	119,600			60,660C
	TPC 04/30/2021 INSPECTED	2022	18,700	75,700	94,400			57,772C
	TPC 12/27/2017 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1968 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: 2 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							144	WGEP (1 Story)					
Building Style: 1S		Drywall	Plaster	Central Air Wood Furnace			(12) Electric			Class: C -5 Effec. Age: 40 Floor Area: 1,215 Total Base New : 192,717 Total Depr Cost: 115,626 Estimated T.C.V: 173,439		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:				
Yr Built Remodeled 1968 201 2011		X	Panelled	Trim & Decoration	100			Amps Service										
Condition: Average		Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C -5 Blt 1968					
Room List		Lg	X	Ord	Small	Ex. X Ord. Min			Ground Area = 1215 SF Floor Area = 1215 SF.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
(1) Exterior		X	Tile	(6) Ceilings			(13) Plumbing			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1215 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 Story Siding Slab 1,215		Total: 143,982		86,385				
(2) Windows		Many	Large	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments								
X	Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1215 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1			Public Water			Average Fixture(s)		1		1,455		873		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Sewer			Porches		144		12,037		7,222		
(3) Roof		(10) Floor Support		1			Water Well			Garages								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			WGEP (1 Story)		12,037		7,222		
X	Asphalt Shingle	Chimney: Brick		1			1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			576		24,457		14,674	
				1			1000 Gal Septic 2000 Gal Septic			Base Cost			1		-1,324		-794	
				1			1000 Gal Septic 2000 Gal Septic			Common Wall: 1/2 Wall			1		1,473		884	
				1			1000 Gal Septic 2000 Gal Septic			Water/Sewer			1		2,648		1,589	
				1			1000 Gal Septic 2000 Gal Septic			Public Sewer			1		1,473		884	
				1			1000 Gal Septic 2000 Gal Septic			Water Well, 50 Feet			1		2,648		1,589	
				1			1000 Gal Septic 2000 Gal Septic			Built-Ins			1		2,727		1,636	
				1			1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1		2,727		1,636	
				1			1000 Gal Septic 2000 Gal Septic			Fireplaces			1		5,262		3,157	
				1			1000 Gal Septic 2000 Gal Septic			Interior 1 Story			1		5,262		3,157	
				1			1000 Gal Septic 2000 Gal Septic			Local Cost Items			1		0		0	
				1			1000 Gal Septic 2000 Gal Septic			SANITARY SEWER			1		0		0	
				1			1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		192,717		115,626	
				1			1000 Gal Septic 2000 Gal Septic			ECF (4087 SAPPHERE LAKE) 1.500 => TC			192,717		115,626		173,439	

\*\*\* 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.
THOMPSON JAMES R & VICKI	THOMPSON JAMES R & VICKI	1	01/24/2020	QC	09-FAMILY	2020-00220	DEED	0.0
LEMAY FAMILY LIVING TRUST	THOMPSON JAMES R & VICKI	133,500	10/27/2017	WD	03-ARM'S LENGTH	2017-03402	PROPERTY TRANSFER	100.0
LEMAY CHARLES D & SHIRLEY	LEMAY FAMILY LIVING TRUST	0	02/11/2015	QC	21-NOT USED/OTHER	2015-00562	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1636 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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THOMPSON JAMES R & VICKI L 6321 WESTSHIRE ST PORTAGE MI 49024	2025 Est TCV 212,657 TCV/TFA: 249.60					
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	50.00	101.00	1.0000	1.0035	1600	100		80,279
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 80,279

Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
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Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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X Sewer				
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X Electric	LAND IMPROVE 1000	1,000.00	1 97	970
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X Gas	Total Estimated Land Improvements True Cash Value =			970
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X Curb				
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X Street Lights				
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X Standard Utilities				
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X Underground Utils.				
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Topography of Site				
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X Level				
---------	--	--	--	--

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

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

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

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

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

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

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

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

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

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

X Flood Plain				
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X PRIVATE RD				
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	40,100	66,200	106,300			60,126C
TPC	12/27/2017	INSPECTED	2024	30,100	65,300	95,400			58,319C
TPC	11/05/2013	INSPECTED	2023	23,800	62,400	86,200			55,542C
TPC	11/20/2012	INSPECTED	2022	13,800	56,200	70,000			52,898C

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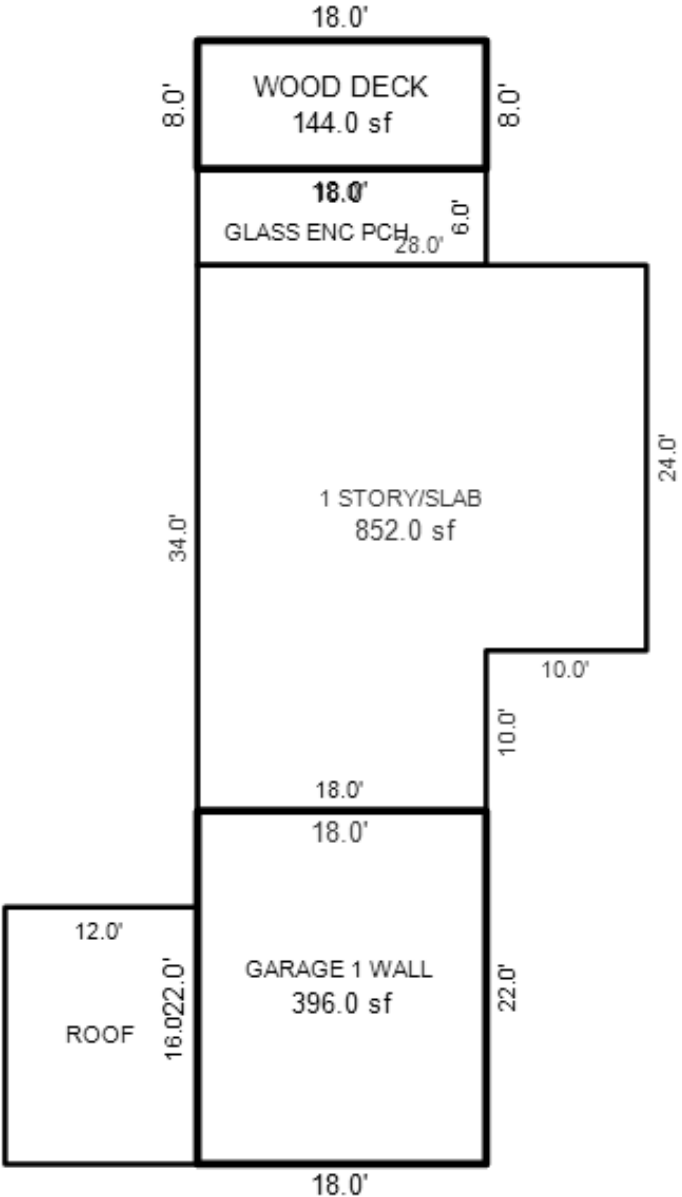
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 108 CGEP (1 Story) 192 Roof Cover Onl 144 Treated Wood		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: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																																																																																																																						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																						
Yr Built 1946		Remodeled 1979			Ex	X	Ord	Min																																																																																																																			
Condition: Average		Trim & Decoration			Central Air Wood Furnace																																																																																																																						
Room List		Doors					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																																																																																																																						
					Many	X	Ave.	Few																																																																																																																			
		(7) Excavation			(13) Plumbing																																																																																																																						
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 852 S.F. Height to Joists: 0.0		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																					
		(8) Basement			(14) Water/Sewer																																																																																																																						
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																					
		(9) Basement Finish			Lump Sum Items:																																																																																																																						
		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																						
		Joists: Unsupported Len: Cntr.Sup:			Water Well, 50 Feet																																																																																																																						
X	Many Avg. Few	X	Large Avg. Small		Plumbing Average Fixture(s) Porches Solar Water Heat Deck Treated Wood w/Roof (Roof portion) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove Local Cost Items SANITARY SEWER																																																																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																																																																																																									
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X	Gable Hip Flat		Gambrel Mansard Shed																																																																																																																								
X	Asphalt Shingle	(10) Floor Support																																																																																																																									
		Joists: Unsupported Len: Cntr.Sup:																																																																																																																									
	Chimney: Block																																																																																																																										
<table border="0"> <tr> <td>Cost Est. for Res. Bldg: 1 Single Family 1S</td> <td>Cls</td> <td>CD</td> <td>Blt</td> <td>1946</td> </tr> <tr> <td>(11) Heating System: Space Heater</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ground Area = 852 SF</td> <td>Floor Area =</td> <td>852 SF.</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60</td> </tr> <tr> <td colspan="5">Building Areas</td> </tr> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>852</td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td>95,668</td> <td>63,139</td> </tr> <tr> <td colspan="5">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,212</td> </tr> <tr> <td>Porches</td> <td>CGEP (1 Story)</td> <td></td> <td>108</td> <td>7,073</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>144</td> <td>3,218</td> </tr> <tr> <td></td> <td>w/Roof (Roof portion)</td> <td></td> <td>192</td> <td>2,918</td> </tr> <tr> <td>Garages</td> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>396</td> <td>17,020</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td>-2,476</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,307</td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td></td> <td>1</td> <td>2,548</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,906</td> </tr> <tr> <td>Fireplaces</td> <td>Wood Stove</td> <td></td> <td>1</td> <td>2,118</td> </tr> <tr> <td>Local Cost Items</td> <td>SANITARY SEWER</td> <td></td> <td>1</td> <td>0</td> </tr> <tr> <td colspan="3">Totals:</td> <td>132,512</td> <td>87,605</td> </tr> </table>														Cost Est. for Res. Bldg: 1 Single Family 1S	Cls	CD	Blt	1946	(11) Heating System: Space Heater					Ground Area = 852 SF	Floor Area =	852 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Building Areas					Stories	Exterior	Foundation	Size	Cost New	1 Story	Siding	Slab	852		Total:			95,668	63,139	Other Additions/Adjustments					Plumbing	Average Fixture(s)		1	1,212	Porches	CGEP (1 Story)		108	7,073	Deck	Treated Wood		144	3,218		w/Roof (Roof portion)		192	2,918	Garages	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost		396	17,020		Common Wall: 1 Wall		1	-2,476	Water/Sewer	Public Sewer		1	1,307		Water Well, 50 Feet		1	2,548	Built-Ins	Appliance Allow.		1	1,906	Fireplaces	Wood Stove		1	2,118	Local Cost Items	SANITARY SEWER		1	0	Totals:			132,512	87,605
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<p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																																																																																																																											

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEMAY FAMILY LIVING TRUST	THOMPSON JAMES R & VICKI	1	10/27/2017	WD	19-MULTI PARCEL ARM'S LE	2017-03404	PROPERTY TRANSFER	100.0

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

S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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THOMPSON JAMES R & VICKI L 6321 WESTSHIRE ST PORTAGE MI 49024	2025 Est TCV 34,838
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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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'@1600/	15.00	87.00	1.5241	0.9524	1600	100		34,838
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15 Actual Front Feet, 0.03 Total Acres								Total Est. Land Value =	34,838
--	--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road
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SEC 10 T22N R8W W'LY 15 FT OF LOT 30.		Gravel Road
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DUCK POINT PLAT.		Paved Road
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Comments/Influences		Storm Sewer
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		Sidewalk
--	--	----------

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

		Low
--	--	-----

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

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

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

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

		Pond
--	--	------

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

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

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

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

	X	PRIVATE RD
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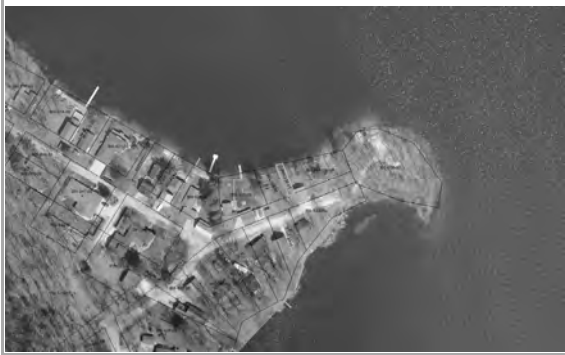
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2025	17,400	0	17,400			6,692C
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			2024	11,700	0	11,700			6,491C
--	--	--	------	--------	---	--------	--	--	--------

			2023	9,300	0	9,300			6,182C
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			2022	6,300	0	6,300			5,888C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIESSNER RONALD W & REBEC	ZEIEN GERALD & CHRISTINE	150,000	09/25/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/3584	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1616 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST		Garage	08/07/2014	2014-0302	100%

Owner's Name/Address	MAP #:
ZEIEN GERALD & CHRISTINE TRUST 1427 CRESTWEEOD Mount Pleasant MI 48858	2025 Est TCV 255,388 TCV/TFA: 304.03

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 30 EXC W'LY 15 FT THOF& LOTS 31 & 32 DUCK POINT PLAT. Comments/Influences	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A50'@1600/	136.00	85.50	0.7045	0.9466	1600	100		145,127
X Gravel Road	136 Actual Front Feet, 0.27 Total Acres								145,127

ADD SEWER FOR 05	X Sewer	Rate	Size	% Good	Cash Value
05-16-07 Combined 300-030-00 with this pcl for 2008.	X	20.57	160	71	2,337

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Wood Frame	Residential Local Cost Land Improvements	1,000.00	1	95	950

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	72,600	55,100	127,700			63,292C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	61,100	54,500	115,600			61,389C
TPC	01/08/2015	INSPECTED	2023	48,400	52,000	100,400			58,466C
TPC	11/04/2013	INSPECTED	2022	26,300	46,900	73,200			55,682C

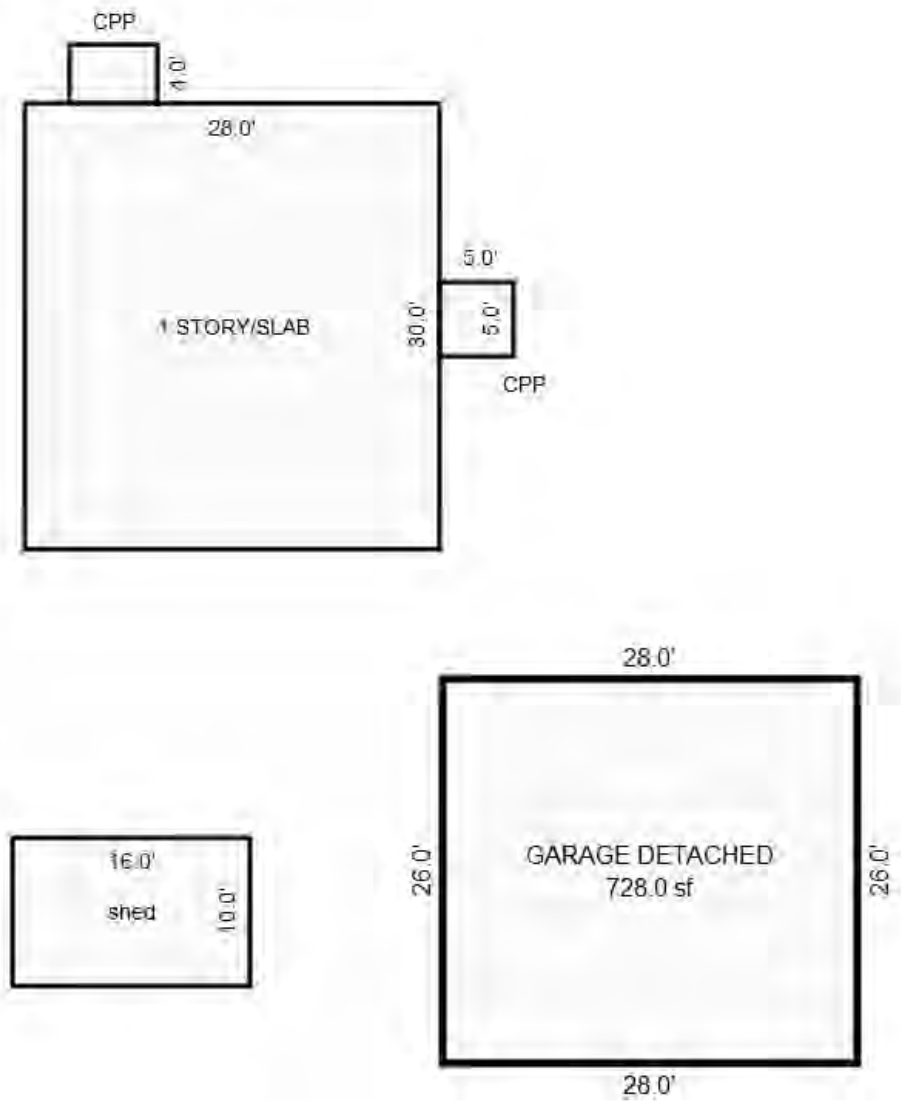


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 840 Total Base New : 129,668 Total Depr Cost: 71,316 Estimated T.C.V: 106,974			24	CPP	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.500							
Yr Built 1964	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1964			
Condition: Average		Size of Closets			200 Amps Service			Ground Area = 840 SF Floor Area = 840 SF.									
Room List		Lg	Ord	X	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Many			Building Areas									
(1) Exterior		Kitchen: Other: Other:			X			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			X			1 Story Siding Slab 840			Total:		92,972	51,134			
(2) Windows		(7) Excavation			Ave.			Other Additions/Adjustments									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,010 555							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement			X			Garages									
X	Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 22,823 12,553									
(3) Roof		(9) Basement Finish			X			Water/Sewer									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,158 637 Water Well, 100 Feet 1 5,428 2,985						
X	Asphalt Shingle	(10) Floor Support			X			Built-Ins									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. Fireplaces Interior 1 Story Porches CPP 24 591 325									
								Local Cost Items SANITARY SEWER 1 0 0									
								Notes:			Totals:		129,668	71,316			
								ECF (4087 SAPPHIRE LAKE) 1.500 => TCv:					106,974				

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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.
MARKLEWITZ ROBERT & PHYLL	BERG PAUL D & KATRINA L	104,900	06/02/2010	WD	03-ARM'S LENGTH	2010-2232WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1625 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST		New House	01/07/2020	2020-0011	100%
Owner's Name/Address	P.R.E. 0%					
BERG PAUL D & KATRINA L 2331 N OLD PINE TRL MIDLAND MI 48642	MAP #:					
	2025 Est TCV 556,812 TCV/TFA: 339.52					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
		Public Improvements		Description	Frontage	Depth	* Factors *	Value
. SEC 10 T22N R8W LOT 33 EXC BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SD LOT TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT ON THE N LINE OF SAID LOT 50 FT: NE'LY FROM THE NW COR OF SAID LOT TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.	X	Dirt Road		A50'@1600/	67.00	216.66	0.9026 1.3108	126,833
Comments/Influences	X	Gravel Road		100 Actual Front Feet, 0.25 Total Acres			Total Est. Land Value =	126,833
ADD SEWER FOR 05	X	Paved Road		Land Improvement Cost Estimates				
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value
	X	Sidewalk		D/W/P: 4in Ren. Conc.	8.06	384	0	0
	X	Water		D/W/P: 4in Ren. Conc.	8.06	48	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	100	5,000
	X	Curb		Total Estimated Land Improvements True Cash Value =				5,000
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						



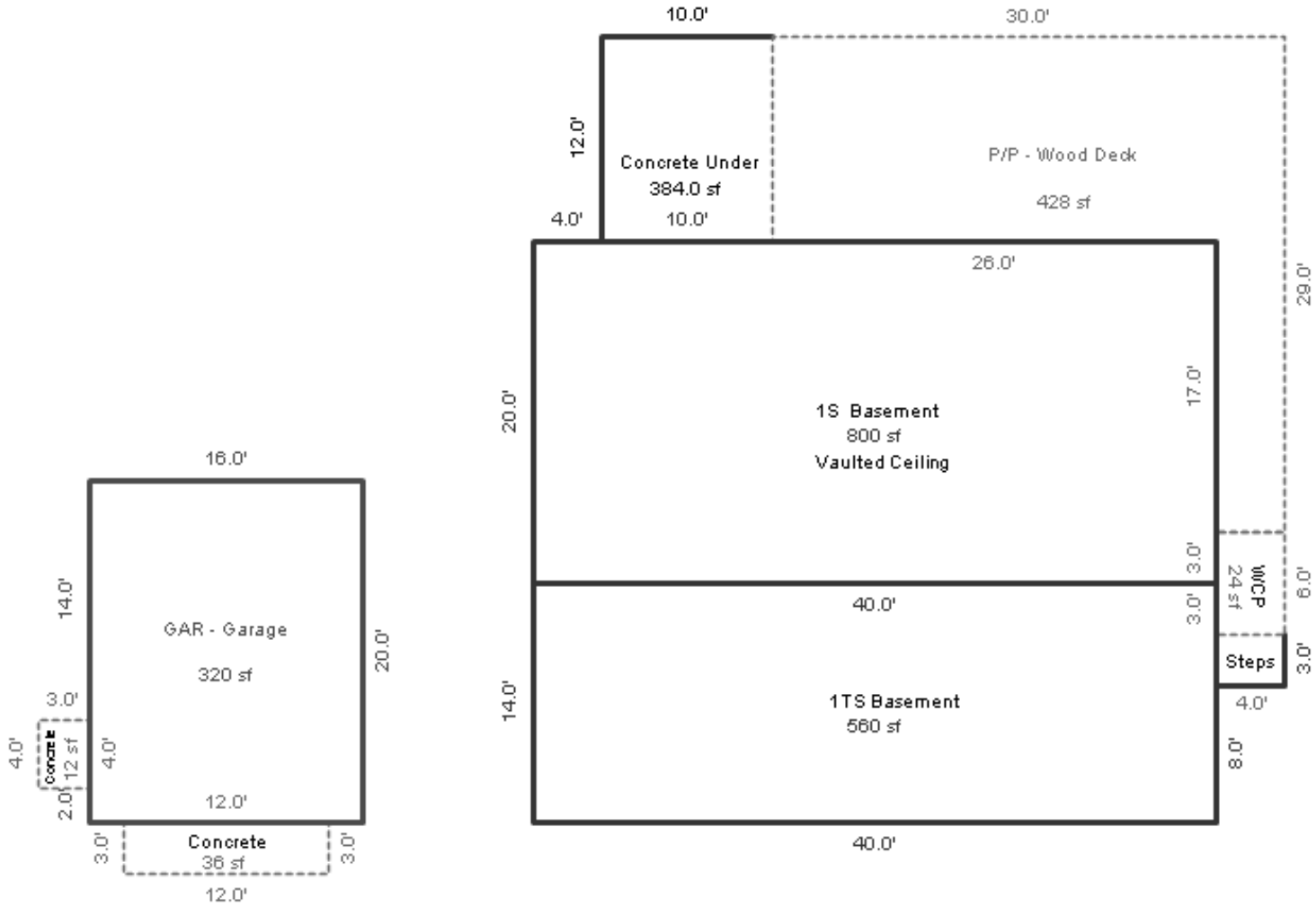
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2025	63,400	215,000	278,400			222,243C
Rolling			2024	29,600	212,300	241,900			215,561C
Low			2023	23,500	206,700	230,200			205,297C
High	X		2022	22,000	186,500	208,500			195,521C
Landscaped	X								
Swamp	X								
Wooded	X								
Pond	X								
Waterfront	X								
Ravine	X								
Wetland	X								
Flood Plain	X								
PRIVATE RD	X								
Who	When	What							
JWV	09/13/2021	INSPECTED							
JWV	11/04/2020	INSPECTED							
TPC	12/27/2017	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 428	Type WCP (1 Story) Treated Wood	Year Built: 2020 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: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 1,640 Total Base New : 304,643 Total Depr Cost: 283,319 Estimated T.C.V: 424,979			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1360 SF Floor Area = 1640 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Cls C Blt 2021						
Yr Built 2021	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			1.5 Story Siding Basement 560			Total: 227,576 220,749						
Room List		Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments			Plumbing					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 3 2 Fixture Bath 1 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 1360 25,922 12,961 Basement, Outside Entrance, Above Grade 1 1,844 1,789						
(1) Exterior		(6) Ceilings		(8) Basement			(14) Water/Sewer			Deck						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1360 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			Treated Wood 428 6,724 6,522						
(2) Windows		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Garages						
Many Avg. Few	Large Avg. Small	1360 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Chimney:			Water/Sewer			Base Cost 320 16,650 16,150 Door Opener 1 539 523						
X	Gable Hip Flat	Gambrel Mansard Shed	1360		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,473 1,429 Water Well, 100 Feet 1 5,725 5,553					
X	Asphalt Shingle	1360		Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,727 2,645						
Chimney:		1360		Lump Sum Items:			Porches			WCP (1 Story) 24 1,785 1,731						
		1360		Lump Sum Items:			Totals:			304,643 283,319						
<<<<< 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				
1635 S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST		New House		09/18/2003	20030351	Complete				
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 348,652 TCV/TFA: 259.41							
BERG LAWRENCE D 3221 E BULLOCK CREEK DR MIDLAND MI 48640		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SAID LOT, TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT THE NW'LY TO A PT ON N LINE OF SAID LOT 50 FT; NE'LY FROM TH NW COR OF SAID LOT, TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		A50'@1600/	70.00	98.00	0.8889	0.9930	1600	100		98,856
		X Paved Road		70 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 98,856								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		Residential Local Cost Land Improvements								
		X Sewer		Description	Rate	Size	% Good	Cash Value				
		X Electric		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		X Gas		Total Estimated Land Improvements True Cash Value = 2,500								
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	49,400	124,900	174,300			90,771C	
		TPC 12/27/2017	INSPECTED		2024	38,400	123,400	161,800			88,042C	
		TPC 01/08/2016	INSPECTED		2023	30,400	117,800	148,200			83,850C	
		TPC 11/19/2012	INSPECTED		2022	17,100	106,200	123,300			79,858C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 224 32	Type WPP 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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 15 Floor Area: 1,344 Total Base New : 193,956 Total Depr Cost: 164,864 Estimated T.C.V: 247,296		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Yr Built 2003		Remodeled 0		Condition: Average		Room List		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 896 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls C Blt 2003			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric 150 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 896		Total: 171,076 145,416			
(2) Windows		(7) Excavation		Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Porches WPP Balcony Wood Balcony Water/Sewer Public Sewer Water Well, 100 Feet		1 2,523 2,145 1 1,455 1,237 224 4,713 4,006 32 1,285 1,092 1 1,473 1,252 1 5,725 4,866			
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		(14) Water/Sewer		1 Appliance Allow. Fireplaces Direct-Vented Gas Local Cost Items SANITARY SEWER		1 2,727 2,318 1 2,979 2,532 1 0 0		Totals: 193,956 164,864		* 0	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Notes:		1 2,727 2,318 1 2,979 2,532 1 0 0		Totals: 193,956 164,864		* 0	
(3) Roof		(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Notes: ECF (4087 SAPPHIRE LAKE) 1.500 => TCv: 247,296		1 2,727 2,318 1 2,979 2,532 1 0 0		Totals: 193,956 164,864		* 0	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:				1 2,727 2,318 1 2,979 2,532 1 0 0		Totals: 193,956 164,864		* 0	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								1 2,727 2,318 1 2,979 2,532 1 0 0		Totals: 193,956 164,864		* 0	

\*\*\* 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.
HUFFER DANIEL & ALYSSA	SAMPLE RANDY E	172,000	06/20/2019	WD	03-ARM'S LENGTH	2019-02073	PROPERTY TRANSFER	100.0
BRINKMAN ROGER & NORMA	HUFFER DANIEL & ALYSSA	129,500	03/26/2018	WD	03-ARM'S LENGTH	2018-00864	PROPERTY TRANSFER	100.0
		104,000	01/01/2001	WD	33-TO BE DETERMINED	01-0:0585	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1645 S DUCK POINT RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 257,246 TCV/TFA: 244.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 34 DUCK POINT PLAT.	X		A50'@1600/	56.00	114.00	0.9611	1.0469	1600	100	90,157
Comments/Influences			56 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 90,157							

ADD SEWER FOR 05	X	Improved	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
	X		Metal Prefab	18.62	96 50	894		
	X		Residential Local Cost Land Improvements					
	X		Description	Rate	Size % Good	Cash Value		
	X		Gas	1,000.00	1 95	950		
			Total Estimated Land Improvements True Cash Value = 1,844					

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	45,100	83,500	128,600



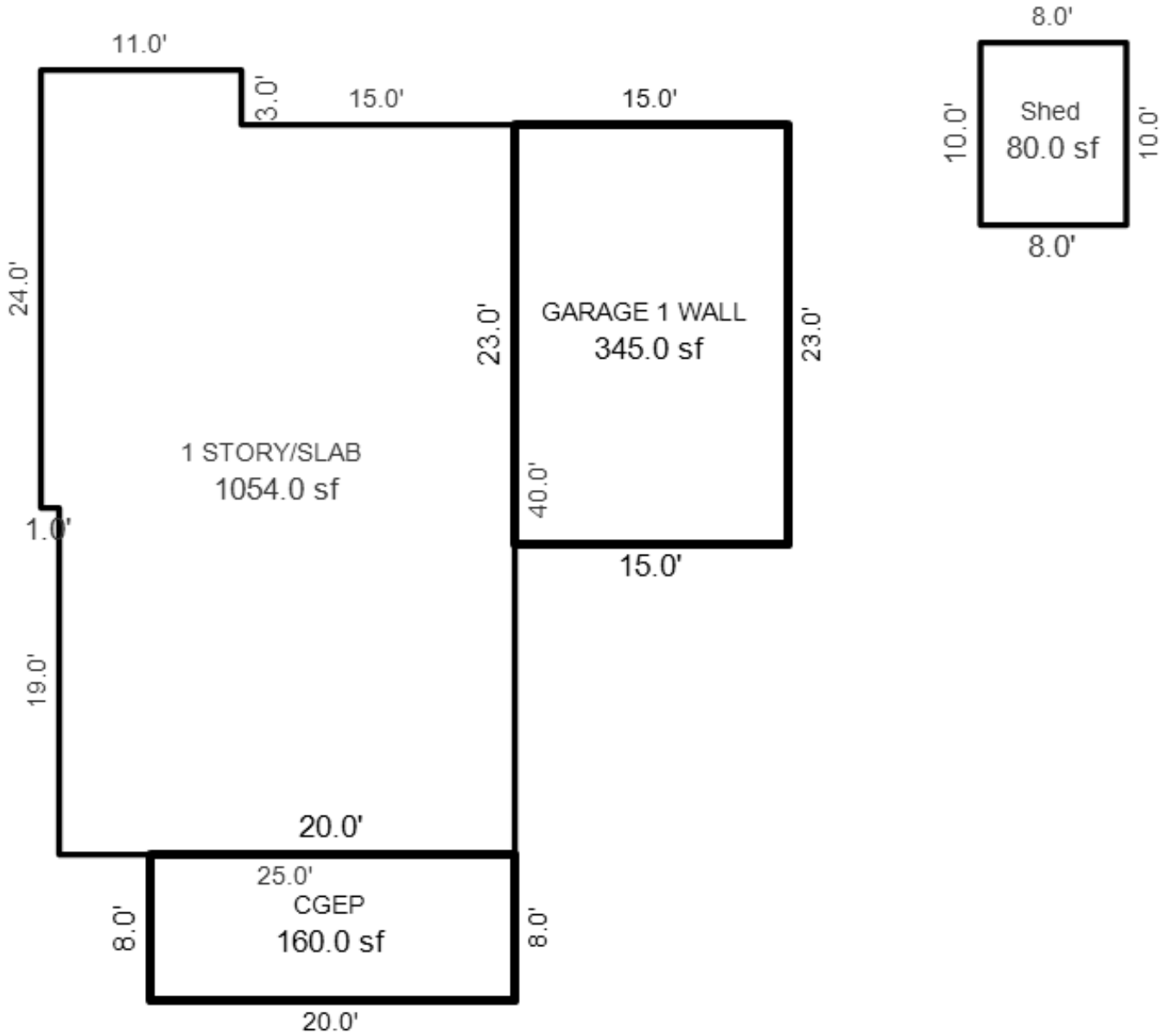
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TPC 04/03/2018 INSPECTED	2024	33,700	82,500	116,200			86,956C
TPC 12/27/2017 INSPECTED	2023	26,700	78,800	105,500			82,816C
TPC 01/08/2016 INSPECTED	2022	14,800	71,000	85,800			78,873C

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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 1 Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 160	Type CGEP (1 Story)	Year Built: 1947 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: 345 % 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: 1,054 Total Base New : 169,474 Total Depr Cost: 110,163 Estimated T.C.V: 165,245		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1054 SF Floor Area = 1054 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C -5 Blt 1947							
Yr Built 1947	Remodeled 2019	Ex	X	Ord		Min	100 Amps Service		Building Areas		Size 1,054		Cost New 130,841		Depr. Cost 85,051			
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Stories		Foundation		Total:					
Room List		Doors		Solid	X	H.C.	Many		X	Ave.		Few	1 Story		Siding		Slab	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s) 1		1,455		946			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer		Plumbing		Porches		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1054 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 1		CGEP (1 Story)		160		10,467		6,804	
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:		Other Additions/Adjustments		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Plumbing		Average Fixture(s) 1		1,455		946			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Porches		CGEP (1 Story)		160		10,467		6,804	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 345		17,440		11,336	
X	Gable Hip Flat	Gambrel Mansard Shed	No Floor SF Walkout Doors (A)			1		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Common Wall: 1 Wall 1		-2,647		-1,721		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 50 Feet 1		1,473		957	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water Well, 50 Feet 1		2,648		1,721	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Wood Stove 1		2,727		1,773	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Local Cost Items SANITARY SEWER 1		0		0	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals:		169,474		110,163	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:		165,245	

\*\*\* 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.
AMIS KATHERINE & CHRIS	METCALF DOUGLAS & DEBORAH	50	07/05/2011	QC	21-NOT USED/OTHER	2011-02136	DEED	0.0
DEFENDANTS*	METCALF DOUGLAS J & DEBOR	0	11/02/2009	OTH	21-NOT USED/OTHER	2009/3743	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1655 S DUCK POINT RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
METCALF DOUGLAS & DEBORAH	P.R.E. 0%					
518 DECKER RD	MAP #:					
WALLED LAKE MI 48390	2025 Est TCV 206,325 TCV/TFA: 188.94					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 35 DUCK POINT PLAT. & 2011-02136QD 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35 & 36 THENCE S51°35'00"W 7.00' THENCE S37°15'04"(E 56.29') THENCE N30°11'W 56.87' TO POB.	X	Dirt Road		A50'@1600/	67.00	133.00	0.9026	1.1050	1600 100	106,919
	X	Gravel Road		67 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 106,919						
	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	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
ADD SEWER FOR 05 LOT 36 TRANSFER 7' ROAD FRONTAGE IN TRIANGLE TO 1/2 TO LAKE TO LOT 35	X	D/W/P: 3.5 Concrete	5.70	350 61	1,217
	X	Wood Frame	22.53	100 75	1,690
	X	Total Estimated Land Improvements True Cash Value =			2,907



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
Level	X	Rolling	2025	53,500	49,700	103,200			37,713C
	X	Low	2024	40,100	49,100	89,200			36,580C
	X	High	2023	31,800	46,800	78,600			34,839C
	X	Landscaped	2022	16,600	42,200	58,800			33,180C
	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	40,100	49,100	89,200			36,580C
TPC	01/09/2016	INSPECTED	2023	31,800	46,800	78,600			34,839C
TPC	11/19/2012	INSPECTED	2022	16,600	42,200	58,800			33,180C

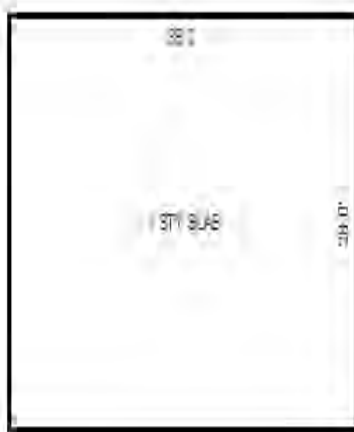
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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: 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	X	Drywall Paneled					X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																								
	Yr Built 1949		Trim & Decoration																														
	Remodeled 0		Ex		Ord	X	Min																										
	Condition: Average		Size of Closets																														
	Room List		Lg		Ord	X	Small																										
	Basement 1st Floor 2nd Floor 2 Bedrooms		Doors		Solid	X	H.C.		Central Air Wood Furnace																								
	(1) Exterior		(5) Floors						(12) Electric																								
	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:						100 Amps Service																								
	Insulation		(6) Ceilings						No./Qual. of Fixtures																								
	(2) Windows								Ex.	X	Ord.		Min																				
X	Many Avg.	X	Large Avg.																														
X	Few		Small						No. of Elec. Outlets																								
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: 1092 S.F. Height to Joists: 0.0						Many	X	Ave.		Few																				
X			(8) Basement						(13) Plumbing																								
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
X			(9) Basement Finish						1																								
X			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: Metal		Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,092</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>108,970</td> <td>59,934</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,092			Total:				108,970	59,934	E.C.F. X 1.500		Class: D Effec. Age: 45 Floor Area: 1,092 Total Base New : 116,969 Total Depr Cost: 64,333 Estimated T.C.V: 96,499		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	1,092																														
Total:				108,970	59,934																												
Notes: ECF (4087 SAPPHERE LAKE) 1.500 => TCV: 96,499																																	

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





Sketch by Alex WTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIS CHRIS E & KATHERINE	POLTORAK ERIN J	121,500	07/08/2016	WD	03-ARM'S LENGTH	2016-02347	PROPERTY TRANSFER	100.0
POLTORAK ERIN J	POLTORAK ERIN J & BRANDON	0	07/08/2016	QC	09-FAMILY	2016-03237	DEED	0.0
AMIS CHRIS E & KATHERINE	LEHMAN JAMES E & DIANE K	1,200	09/28/2013	QC	21-NOT USED/OTHER	2013-03428	PROPERTY TRANSFER	0.0
SPANGLER EDWARD M JR	AMIS CHRIS E & KATHERINE	0	07/14/2010	QC	09-FAMILY	2011-1574QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1665 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
POLTORAK ERIN J & BRANDON 428 OTT RD BAY CITY MI 48706	2025 Est TCV 315,290 TCV/TFA: 220.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
LOTS 36 & 37 EXC 2011-02136 QC BEG AT NW COR LOT 36, TH S 51 DEG 35'00"W 7 FT, S 37 DEG 15'04"E 56.29 FT, N 30 DEG 11'00"W 56.87 FT TO POB & EXC 2013-03428QC BEG AT NW COR LOT 38, TH N 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT.	X			A50'@1600/	50.00	148.00	0.8018	1.1471	1600	100	73,580
	X			A50'@1600/	43.98	148.00	0.8018	1.1471	1600	100	64,721
				94 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 138,301							

Tax Description	* Factors *										
	Description	Rate	Size	% Good	Cash Value						
FORMELRY: . SEC 10 T22N R8W LOTS 36 & 37 DUCK POINT PLAT EXC 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35	D/W/P: 3.5 Concrete	6.07	724	0	0						
	D/W/P: 3.5 Concrete	6.07	416	0	0						
	Wood Frame	23.59	146	50	1,722						

Tax Description	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 =				2,692						

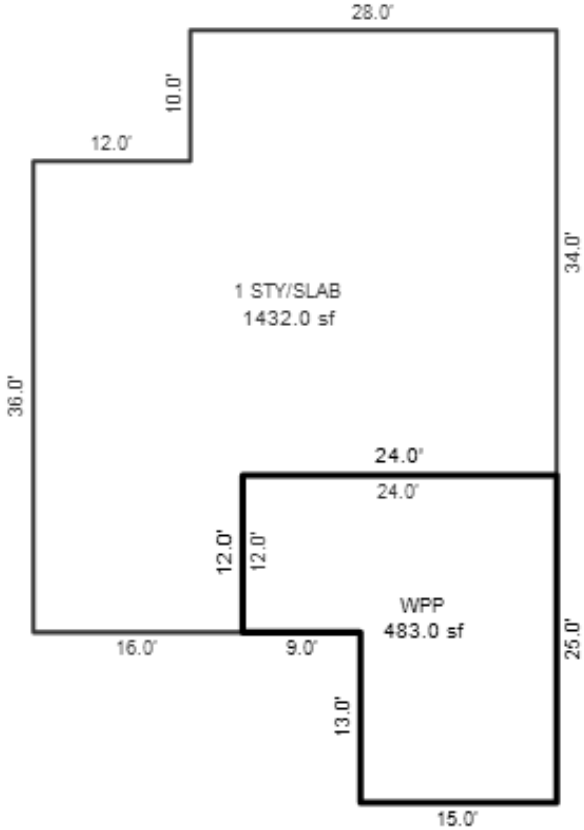
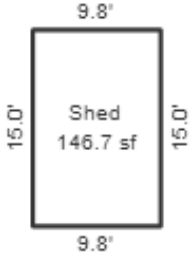
Tax Description	Topography of Site														
	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	69,200	88,400	157,600			79,781C
2024	53,100	87,400	140,500			77,383C
2023	42,100	83,400	125,500			73,699C
2022	20,700	75,200	95,900			70,190C

\*\*\* 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.
		132,500	04/01/1999	WD	33-TO BE DETERMINED	327:881	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1685 S DUCK POINT RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT ROAD LAKE CITY MI 49651	2025 Est TCV 329,360 TCV/TFA: 217.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 10 T22N R8W LOT 38 & 2013-03428QD PART OF LOT 37 BEG AT NW COR LOT 38, TH N 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT. FORMERLY DESCRIBED AS: . SEC 10 T22N R8W LOT 38 DUCK POINT PLAT.	X		* Factors *							
	X		A50'@1600/	47.26	173.28	1.0199	1.2122	1600	100	93,485
	X		47 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 93,485							
	X		Land Improvement Cost Estimates							
	X		Description	Rate	Size	% Good	Cash Value			
	X		D/W/P: 4in Ren. Conc.	8.06	336	0	0			
	X		Residential Local Cost Land Improvements							
	X		Description	Rate	Size	% Good	Cash Value			
	X		LAND IMPROVE 1000	1,000.00	2	95	1,900			
			Total Estimated Land Improvements True Cash Value = 1,900							

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



Topography of Site
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
2025	46,700	118,000	164,700			73,140C
2024	33,000	116,500	149,500			70,941C
2023	26,100	111,200	137,300			67,563C
2022	13,300	100,200	113,500			64,346C

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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 35 180	Type CGEP (1 Story) Treated Wood	Year Built: 1977 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,512 Total Base New : 222,835 Total Depr Cost: 155,983 Estimated T.C.V: 233,975		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:																																																																																																				
Building Style: 1.5S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets																																																																																																							
Yr Built 1977	Remodeled 0		Ex	X	Ord		Min	No./Qual. of Fixtures																																																																																																										
Condition: Average			Lg	X	Ord		Small	No. of Elec. Outlets																																																																																																										
Room List		Doors		Solid	X		H.C.	(12) Electric																																																																																																										
	Basement 5 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 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		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																											
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		(14) Water/Sewer			Lump Sum Items:																																																																																																											
(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		(10) Floor Support																																																																																																														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																																																																																																
Chimney: Metal																																																																																																																		
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1977</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1104 SF Floor Area = 1512 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70</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>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>816</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>288</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>176,167</td> <td>123,316</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>1,455</td> <td>1,018</td> </tr> <tr> <td>Plumbing 2 Fixture Bath</td> <td>1</td> <td>3,064</td> <td>2,145</td> </tr> <tr> <td>Porches CGEP (1 Story)</td> <td>35</td> <td>3,858</td> <td>2,701</td> </tr> <tr> <td>Deck Treated Wood</td> <td>180</td> <td>3,807</td> <td>2,665</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>480</td> <td>25,906</td> <td>18,134</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,324</td> <td>-927</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> <td>377</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,473</td> <td>1,031</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,648</td> <td>1,854</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,909</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>2,515</td> <td>1,760</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	816				1 Story	Siding	Crawl Space	288				Total:					176,167	123,316	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,455	1,018	Plumbing 2 Fixture Bath	1	3,064	2,145	Porches CGEP (1 Story)	35	3,858	2,701	Deck Treated Wood	180	3,807	2,665	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	480	25,906	18,134	Common Wall: 1/2 Wall	1	-1,324	-927	Door Opener	1	539	377	Water/Sewer				Public Sewer	1	1,473	1,031	Water Well, 50 Feet	1	2,648	1,854	Built-Ins				Appliance Allow.	1	2,727	1,909	Fireplaces				Wood Stove	1	2,515	1,760	Local Cost Items			
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\*\*\* 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.
CHEMICAL BANK	CATALFIO VITO III	240,000	02/01/2017	CD	11-FROM LENDING INSTITUT	2017-00437	PROPERTY TRANSFER	100.0
SHERIFF	CHEMICAL BANK	319,748	08/22/2014	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0
THOLA DWAIN A & CAROL E (	CHEMICAL BANK	1	08/14/2014	WD	11-FROM LENDING INSTITUT	2014-02894	DEED	100.0
KRAFVE LOIS A TRUST	THOLA DWAIN A & CAROL E (	380,000	08/26/2005	WD	21-NOT USED/OTHER	05-0/3452	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1725 S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	05/19/2015	2015-0168	100%
	P.R.E. 0%		Remodel	09/19/2005	20050320	Complete

Owner's Name/Address	MAP #:
CATALFIO VITO III 657 S BRYSDR GROSS POINTE WOODS MI 48236	2025 Est TCV 707,807 TCV/TFA: 250.29

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50'@1600/ 207.00 159.00 0.6082 1.1762 1600 100 236,935
		207 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 236,935

**Tax Description**  
 2017-00437 LOTS 40, 41, 42, 43, 44, AND PART OF LOT 39, DUCK POINT PLAT, AS RECORDED IN LIBER 2 OF PLATS, PAGE 63, BEING PART OF SECTIONS 9 AND 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT BEGINNING AT THE NORTHERLY CORNER COMMON TO LOTS 38 AND 39 OF SAID PLAT, SAID CORNER BEING NORTH 51 DEGREES 35 MINUTES 00 SECONDS EAST 113.68 FEET FROM A FOUND CONCRETE MONUMENT AT THE RIGHT-OF-WAY COMMON TO DUCK POINT ROAD AND LANE D; THENCE SOUTH 58 DEGREES 05 MINUTES 58 SECONDS EAST

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

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.49	1877 0	0
<b>Residential Local Cost Land Improvements</b>			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	118,500	235,400	353,900			206,353C
2024	97,800	232,400	330,200			200,149C
2023	77,400	238,900	316,300			190,619C
2022	20,700	215,400	236,100			181,542C



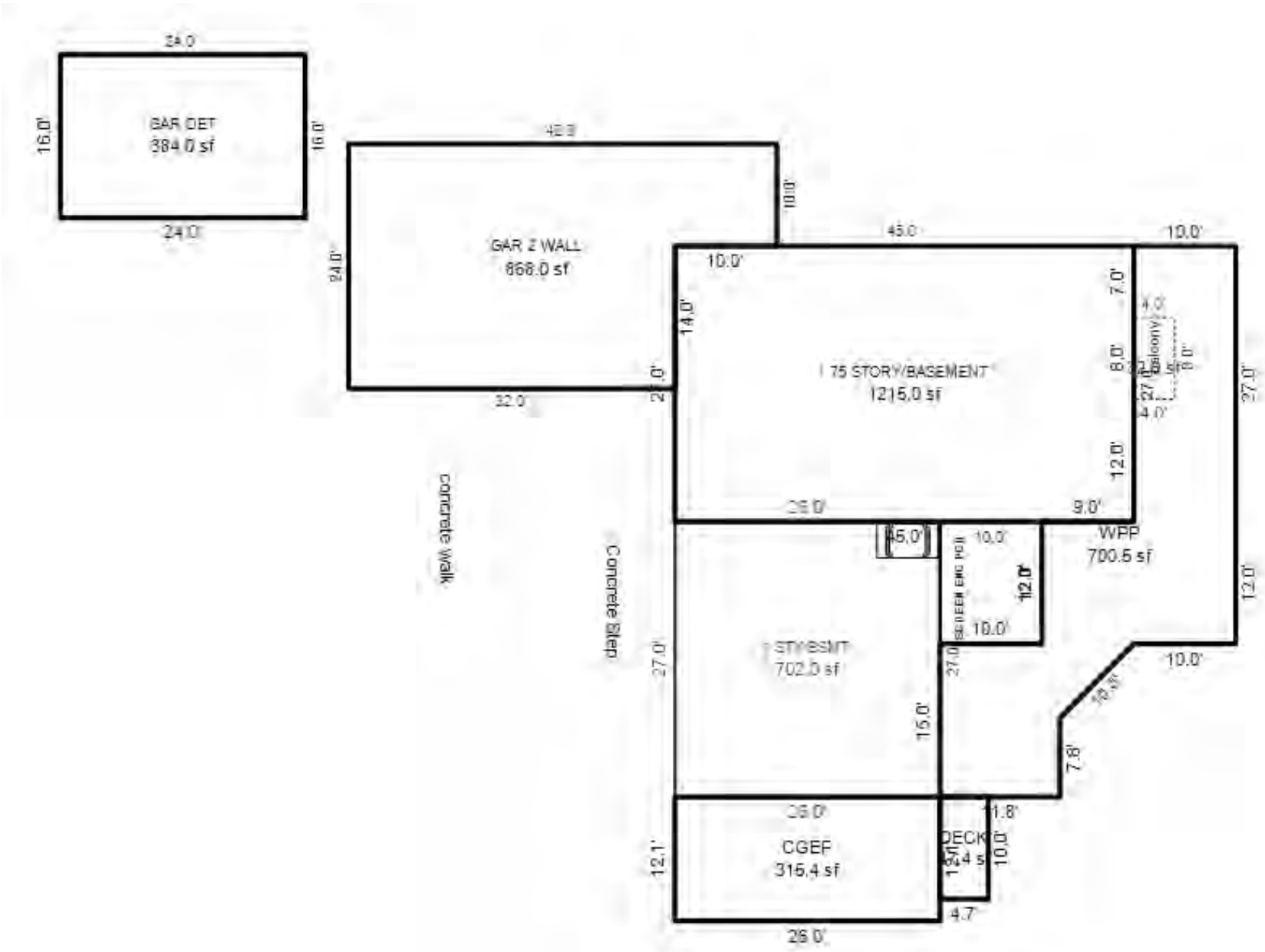
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 315 120 700 47 32	Type CGEP (1 Story) WSEP (1 Story) WPP Treated Wood Wood Balcony	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 868 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C Effec. Age: 35 Floor Area: 2,828 Total Base New : 480,509 Total Depr Cost: 312,331 Estimated T.C.V: 468,497			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.500			Bsmnt Garage:			
Yr Built 1985	Remodeled 2015	X	Ex	Ord	Min	200 Amps Service			Total Base New : 480,509			Storage Area: 0				
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C			Blt 1985			
Room List		Doors	X	Ord	X	H.C.	No. of Elec. Outlets			Floor Area = 2828 SF.						
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		200			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			1.75 Story Siding Basement 1,215			1 Story Siding Basement 702						
	Insulation	X Drywall		(13) Plumbing			Other Additions/Adjustments			Total: 341,456 221,947						
(2) Windows		(7) Excavation		1 Average Fixture(s)			Recreation Room 1500 28,590 18,583			Basement, Outside Entrance, Below Grade 1 2,523 1,640						
X	Many Avg. Few	X	Large Avg. Small	4 3 Fixture Bath			Plumbing			Total: 341,456 221,947						
		Basement: 1917 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			Average Fixture(s)			Total: 341,456 221,947						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		3 Fixture Bath			1.75 Story Siding Basement 1,215			Total: 341,456 221,947						
		8	Conc. Block Poured Conc. Stone	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1.75 Story Siding Basement 1,215			Total: 341,456 221,947						
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Basement 1,215			Total: 341,456 221,947						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1.75 Story Siding Basement 1,215			Total: 341,456 221,947						
X	Gable Hip Flat	Gambrel Mansard Shed	1500 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			1.75 Story Siding Basement 1,215			Total: 341,456 221,947						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1.75 Story Siding Basement 1,215			Total: 341,456 221,947						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					1.75 Story Siding Basement 1,215			Total: 341,456 221,947						

\*\*\* 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.
KRAFVE TRUST	LEHMAN JAMES E & DIANE K	8,000	08/01/2008	OTH	21-NOT USED/OTHER	2008/2723	DEED	0.0
KRAFVE LOIS TRUST	LEHMAN JAMES E & DIANE K	0	12/31/2005	OTH	21-NOT USED/OTHER	06-0/0060	DEED	0.0
KRAFVE LOIS A TRUST	LEHMAN JAMES E & DIANE K	8,000	09/23/2005	LC	32-SPLIT VACANT	05-0/4331	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DUCK POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/23/2005					

Owner's Name/Address	MAP #:	2025 Est TCV 4,802
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT DR LAKE CITY MI 49651		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																											
SEC 10 T22N R8W BEG AT NLY MOST COR COMMON TO LOTS 38 & 39 TH S 58D 05' 58" E ALONG SAID LOT LINE TO SAPPHIRE LAKE, N 66D 24' 57" W 227.88 FT TO DUCK POINT RD, N 51D 35' 00" E 35 FT TO POB. DUCK POINT PLAT. Split on 12/12/2005 from 009-300-039-00; Comments/Influences	X			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B200'@1600/</td> <td>23.67</td> <td>191.00</td> <td>1.2056</td> <td>L0.1052</td> <td>1600</td> <td>100</td> <td></td> <td>4,802</td> </tr> <tr> <td colspan="8" style="text-align: center;">0.08 Total Acres Total Est. Land Value =</td> <td>4,802</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B200'@1600/	23.67	191.00	1.2056	L0.1052	1600	100		4,802	0.08 Total Acres Total Est. Land Value =								4,802
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
B200'@1600/	23.67	191.00	1.2056	L0.1052	1600	100		4,802																							
0.08 Total Acres Total Est. Land Value =								4,802																							



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	2,400	0	2,400			2,056C
		TPC 12/27/2017 INSPECTED	2024	2,300	0	2,300			1,995C
		TPC 01/08/2016 INSPECTED	2023	1,900	0	1,900			1,900S
		PSC 11/20/2012 INSPECTED	2022	3,500	0	3,500			2,995C

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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	
8907 W OAK LN		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 06/01/1995							
Owner's Name/Address		MAP #:		2025 Est TCV 281,575 TCV/TFA: 177.54							
LOCKWOOD JOEL M 8907 W OAK LANE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *			LOT 45 & 46				
. SEC 10 T22N R8W LOT 45 & 46 DUCK POINT PLAT.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Comments/Influences		X	Gravel Road	C200'@200/	145.41	50.00	0.9106	0.5946	200	100	15,747
		X	Paved Road	C200'@200/	145.41	50.00	0.9106	0.5946	200	100	15,747
		X	Storm Sewer	291 Actual Front Feet, 0.33 Total Acres			Total Est. Land Value =				31,494
		X	Sidewalk	Land Improvement Cost Estimates							
		X	Water	Description	Rate	Size	% Good	Cash Value			
		X	Sewer	Fencing: Wd, Solid, 6 ft.	30.45	194	50	2,953			
		X	Electric	D/W/P: 4in Concrete	6.87	760	50	2,610			
		X	Gas	D/W/P: Brick on Sand	17.76	501	50	4,449			
			Curb	D/W/P: 3.5 Concrete	6.49	472	50	1,531			
			Street Lights	Wood Frame	31.84	80	50	1,273			
			Standard Utilities	Wood Frame	37.32	48	50	895			
			Underground Utils.	Total Estimated Land Improvements True Cash Value =					13,711		
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
		X	Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	PRIVATE RD	2025	15,700	125,100	140,800			53,454C	
				2024	11,800	94,900	106,700			51,847C	
				2023	9,400	82,200	91,600			49,379C	
				2022	6,000	75,400	81,400			47,028C	



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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				
8939 W OAK LN		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
HUTCHINSON EDWARD C 8939 W OAK LANE LAKE CITY MI 49651		MAP #:		2025 Est TCV 315,252 TCV/TFA: 136.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 10 T22N R8W LOTS 47 & 48 DUCK POINT PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	C200'@200/	117.50	50.00	0.9605	0.5946	200	100	2 Lots	13,421
		X	Paved Road	C200'@200/	117.50	50.00	0.9605	0.5946	200	100		13,421
		X	Storm Sewer	235 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 26,842								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	Fencing: Wd, Solid, 6 ft.	30.88	294	50	4,539				
		X	Electric	D/W/P: 4in Concrete	6.97	1121	50	3,906				
		X	Gas	Wood Frame	32.30	80	50	1,292				
		X	Curb	Total Estimated Land Improvements True Cash Value = 9,737								
		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		
			Who	When	What	2025	13,400	144,200	157,600			78,599C
			TPC 09/10/2018	INSPECTED	2024	10,100	110,400	120,500				76,236C
			TPC 12/27/2017	INSPECTED	2023	8,100	95,400	103,500				72,606C
					2022	6,000	88,400	94,400				69,149C

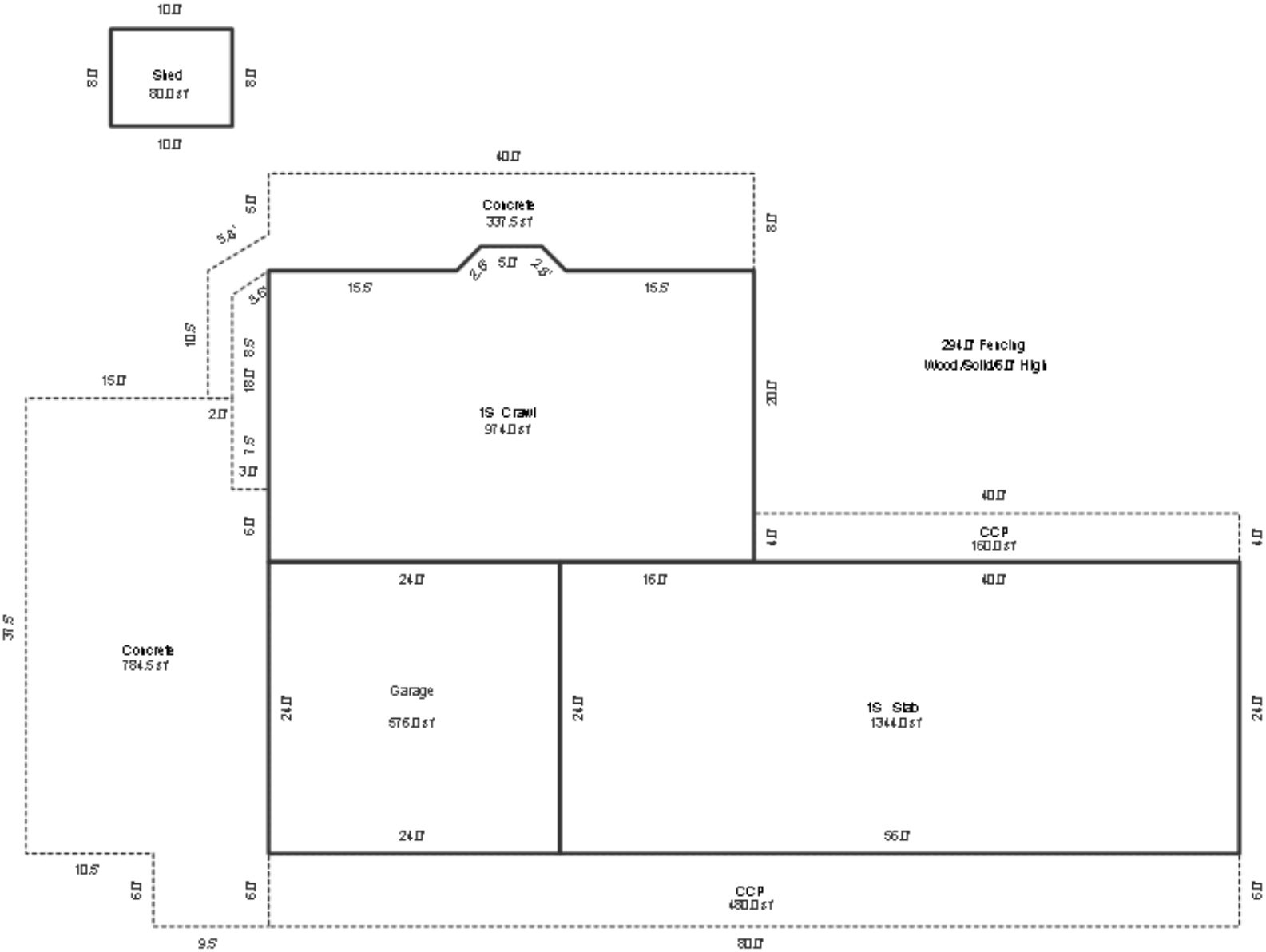


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOFF DENNIS H & NANCY L T	RANSOM DYLAN K	46,154	01/16/2018	LC	03-ARM'S LENGTH	2018-00149	PROPERTY TRANSFER	100.0
FLUTURE DONALD G & JULIE	GOFF DENNIS H & NANCY L T	30,000	09/23/2004	WD	03-ARM'S LENGTH	04-0/3991	DEED	100.0
		27,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:3484	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8969 S OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/29/2018					

Owner's Name/Address	MAP #:
RANSOM DYLAN K 8969 W OAK LN LAKE CITY MI 49651	2025 Est TCV 62,265 TCV/TFA: 174.90

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
Public Improvements			* Factors *		Shared Lake Access			
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
	Dirt Road		C200'@200/	117.50	50.00	1.1422 0.5946	200 100	15,960
	Gravel Road		118 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	15,960

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 10 T22N R8W LOT 49 DUCK POINT PLAT.	X	Wood Frame	29.58	48 46	653
Comments/Influences		Total Estimated Land Improvements True Cash Value = 653			

21003877 \$89,900	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	8,000	23,100	31,100			15,889C
	X	Low	2024	6,000	17,300	23,300			15,412C
	X	High	2023	4,800	14,900	19,700			14,679C
	X	Landscaped	2022	3,000	13,700	16,700			13,980C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	8,000	23,100	31,100			15,889C
			2024	6,000	17,300	23,300			15,412C
			2023	4,800	14,900	19,700			14,679C
			2022	3,000	13,700	16,700			13,980C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	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	(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 1946		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 Bedrooms	(5) Floors		(12) Electric												
		Kitchen: Other: Other:		60 Amps Service												
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	Ave.	X	Few	Cls D Blt 1946					
(2) Windows		(7) Excavation		No. of Elec. Outlets			(13) Plumbing			Ground Area = 356 SF Floor Area = 356 SF.						
	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 356 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			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Slab 356						
		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			Other Additions/Adjustments			Total: 43,488 23,917						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing			Average Fixture(s) 1 1,010 555						
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			Porches			CSEP (1 Story) 160 5,608 3,084						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer			Water/Sewer						
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:					Built-Ins			Appliance Allow. 1 1,615 888						
							Local Cost Items			SANITARY SEWER 1 0 0 *						
							Notes:			Totals: 55,341 30,435						
										ECF (4087 SAPPHIRE LAKE) 1.500 => TCV: 45,652						

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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.
LOVELAND ERIC & TRACY	HUTCHINSON CHRISTOPHER L	60,000	12/22/2023	WD	03-ARM'S LENGTH	2024-00023	PROPERTY TRANSFER	100.0
SMITS PAUL E & KATHERINE	LOVELAND ERIC & TRACY	29,000	04/30/2013	WD	03-ARM'S LENGTH	2013-01557 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
311 S OAK LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HUTCHINSON CHRISTOPHER L & MELISSA 11498 LYNCH RD BATTLE CREEK MI 49014	MAP #:					
	2025 Est TCV 75,490 TCV/TFA: 95.32					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
	Public Improvements		Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 50 DUCK POINT PLAT.	X		C200'@200/	50.00	117.50	10,411
Comments/Influences			50 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =	10,411

ADD SEWER FOR 05	X	Dirt Road	* Factors *			Rate %Adj.	Reason	Value
			Gravel Road	Front	Depth			
		Paved Road	1.4142	0.7362	200	100		
		Storm Sewer	Total Estimated Land Improvements True Cash Value =				583	

ADD SEWER FOR 05	X	Sewer	Description	Rate	Size % Good	Cash Value	
			D/W/P: 3.5 Concrete	5.70	15 71	61	
	X	Electric	Metal Prefab	14.51	80 45	522	
	X	Gas	Total Estimated Land Improvements True Cash Value =				583



ADD SEWER FOR 05	X	Level	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Rolling	D/W/P: 3.5 Concrete	5.70	15 71	61	
		Low	Metal Prefab	14.51	80 45	522	
		High	Total Estimated Land Improvements True Cash Value =				583

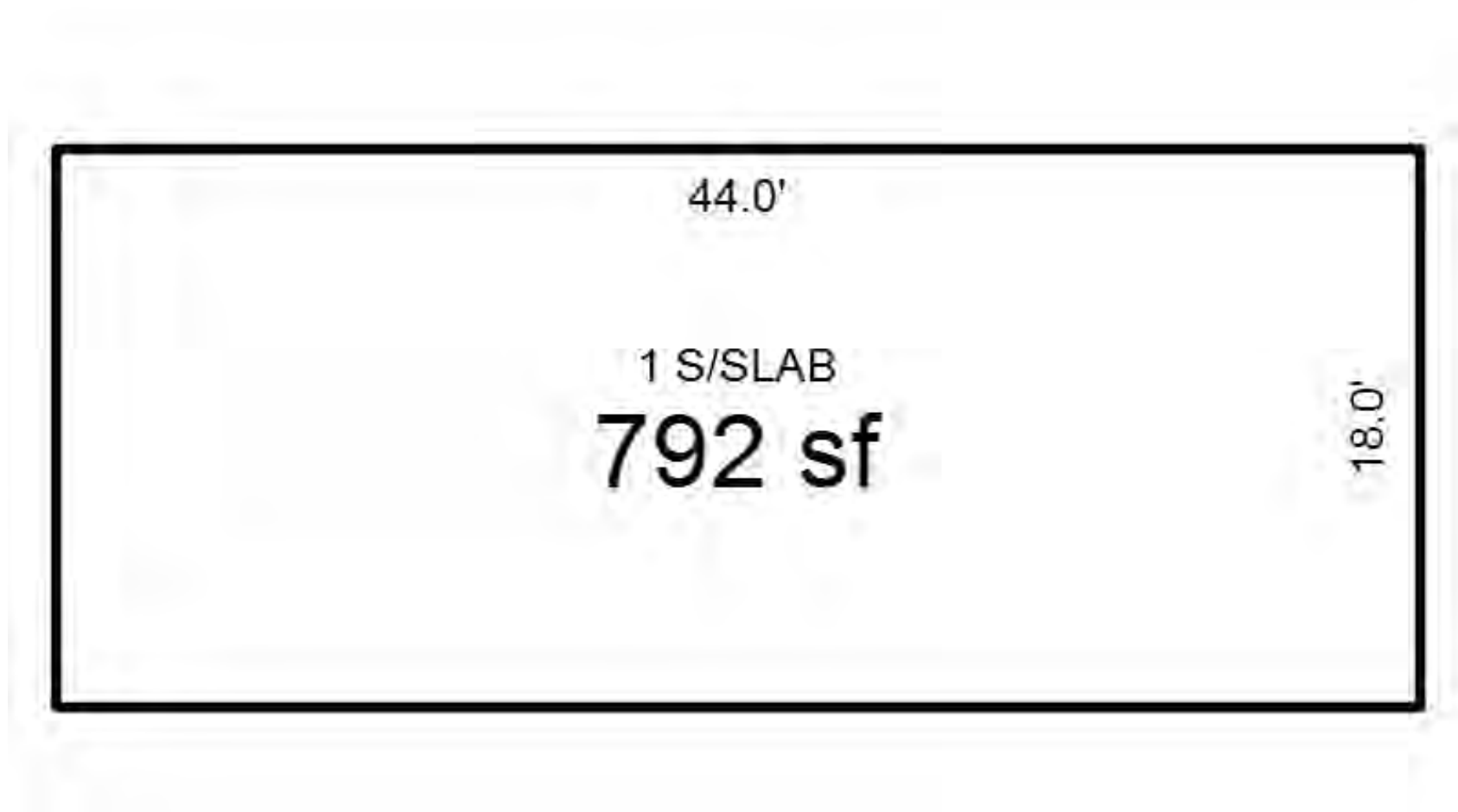
ADD SEWER FOR 05	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,200	32,500	37,700			35,054C
		Level	2024	6,000	28,000	34,000			34,000S
		Rolling	2023	4,800	24,100	28,900			17,225C
		Low	2022	3,000	22,100	25,100			16,405C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1946		Remodeled 0		Trim & Decoration		Central Air Wood Furnace										
Condition: Average		Ex	X	Ord	Min	(12) Electric										
Room List		Size of Closets		100 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		E.C.F.		Cls D		Blt 1946		
Basement 1st Floor 2nd Floor Bedrooms		Lg	Ord	X	Small	100		Ex. X Ord. Min		Total Base New : 90,205		X 1.300				
(1) Exterior		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Ground Area = 792 SF Floor Area = 792 SF.		Total Depr Cost: 49,612		Estimated T.C.V: 64,496				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Insulation		(7) Excavation		Average Fixture(s)		1		1 Story Siding Slab		792		83,960		46,178		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 792 S.F. Height to Joists: 0.0		3 Fixture Bath		1		Other Additions/Adjustments		Total:		1,010		555		
X	Many Avg. X Few	Large Avg. X Small		2 Fixture Bath		1		Plumbing		Average Fixture(s)		1		1,158		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Softener, Auto		1		Water/Sewer		Public Sewer		1		1,158		
Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual		1		Solar Water Heat		Water Well		1		2,462		
(3) Roof		(9) Basement Finish		No Plumbing		1		Built-Ins		Appliance Allow.		1		1,615		
X	Gable Hip Flat	Gambrel Mansard Shed		Extra Toilet		1		Local Cost Items		SANITARY SEWER		1		0		
X	Asphalt Shingle	(10) Floor Support		Extra Sink		1		Notes:		Totals:		90,205		49,612		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Separate Shower		1		ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.300 => TCY:						64,496		
				Ceramic Tile Floor		1										
				Ceramic Tile Wains		1										
				Ceramic Tub Alcove		1										
				Vent Fan		1										
				(14) Water/Sewer		1										
				Public Water		1										
				Public Sewer		1										
				Water Well		1										
				1000 Gal Septic		1										
				2000 Gal Septic		1										
				Lump Sum Items:		1										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARARD MARLENE A	GARARD MARLENE A	0	04/29/2024	WD	15-LADY BIRD	2024-01054	PROPERTY TRANSFER	0.0
GARARDJERRY D	GARARD MARLENE A	0	10/13/2017	OTH	07-DEATH CERTIFICATE	FORM 5107	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8991 W OAK LN	School: LAKE CITY AREA SCHOOL DIST		Other	10/26/2007	20070825	Complete
	P.R.E. 100% 02/03/2004		Garage	10/10/2006	20060334	Complete
Owner's Name/Address	MAP #:					
GARARD MARLENE A 8991 W OAK LN LAKE CITY MI 49651	2025 Est TCV 168,083 TCV/TFA: 318.34					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOTS 51, 52, 53 & 54. DUCK POINT PLAT.	X	Dirt Road		A 200' @ 90/	235.00	50.00	0.8077	0.5373	90	100	3 Lots	9,178
Comments/Influences		Gravel Road		A 200' @ 90/	235.00	50.00	0.8077	0.5373	90	100		9,178
		Paved Road		470 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 18,356								
		Storm Sewer										
		Sidewalk										
		Water										
	X	Sewer										
	X	Electric										
	X	Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value
				D/W/P: 4in Concrete	6.39	48	50	153
				Wood Frame	33.18	48	50	796
				Wood Frame	21.52	210	50	2,259
Total Estimated Land Improvements True Cash Value =								3,208

Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2025	9,200	74,800	84,000			43,496C
	Rolling			2024	16,900	56,200	73,100		73,100A	42,189C
	Low			2023	13,500	48,500	62,000	0M		0
	High			2022	9,000	44,500	53,500	0M		0
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
X	PRIVATE RD									



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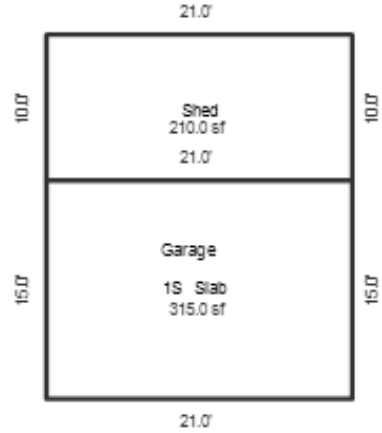
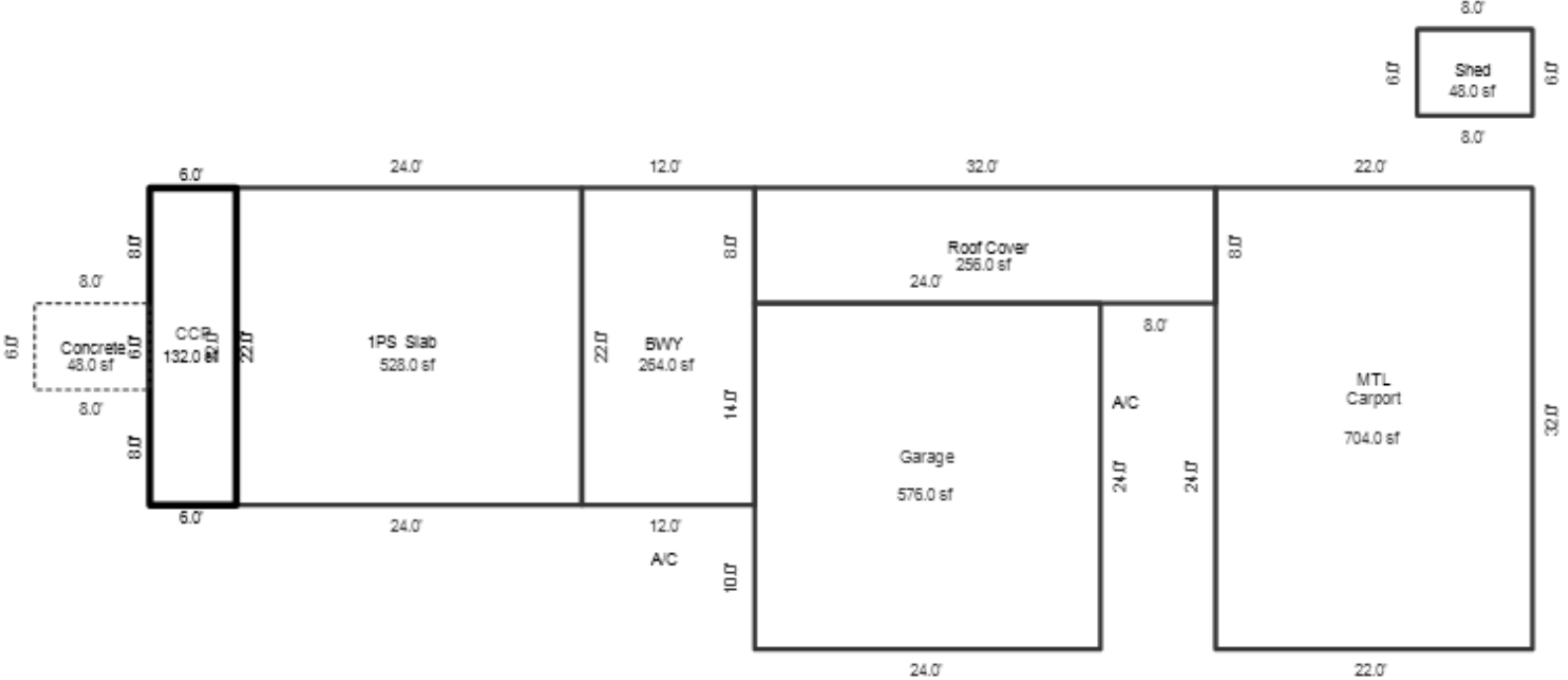
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	9,200	74,800	84,000			43,496C
	TPC 05/30/2022	INSPECTED	2024	16,900	56,200	73,100		73,100A	42,189C
	TPC 04/30/2021	INSPECTED	2023	13,500	48,500	62,000	0M		0
	TPC 09/10/2018	INSPECTED	2022	9,000	44,500	53,500	0M		0

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 132 560 256 264	Type CCP (1 Story) Roof Cover Onl Roof Cover Onl Brzwy, FW	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X	Wood Frame	(4) Interior		X																														
Building Style: 1+S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration																												
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min																												
Condition: Average		Size of Closets																																
Room List		Lg		Ord	X	Small																												
Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.																												
(1) Exterior		(5) Floors		(12) Electric																														
		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																														
							Many	X	Ave.		Few																							
(2) Windows		(7) Excavation		(13) Plumbing																														
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 528 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	Many Avg. Few	X	Large Avg. Small	(8) Basement																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																														
(3) Roof				(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:		Joists: Unsupported Len: Cntr.Sup:																																
Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Heat & Cool Ground Area = 528 SF Floor Area = 528 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>528</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>69,347</td> <td>45,074</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Slab	528			Total:				69,347	45,074	Cls CD		Blt 1989	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1+ Story	Siding	Slab	528																															
Total:				69,347	45,074																													
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Porches CCP (1 Story) 132 3,272 2,127 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,923 14,250 Class: CD Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 315 15,835 10,293 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 Deck w/Roof (Roof portion) 560 7,599 4,939 w/Roof (Roof portion) 256 3,658 2,378 Breezeways Frame Wall 264 12,355 8,031 Carports Aluminum 704 9,314 6,054													<<<<< 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.
RAYMOND GREGORY P	RAYMOND GREGORY P	0	02/27/2018	QC	09-FAMILY	2018-00612	PROPERTY TRANSFER	0.0
RENAUD KAREN M	RAYMOND GREGORY P	1	05/25/2016	QC	09-FAMILY	2016-01948	DEED	0.0
WHIPPLE	RAYMOND GREGORY P & RENAUD	109,300	07/02/2003	WD	03-ARM'S LENGTH	2003-03263	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8479 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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RAYMOND GREGORY P 1420 FIELDCREST DRIVE WATERFORD MI 48327-4802	2025 Est TCV 158,946 TCV/TFA: 158.95
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		I 200' @ 200/	445.00	100.00	0.8188	0.7071	200	100		51,528	
Gravel Road		445 Actual Front Feet, 1.02 Total Acres								Total Est. Land Value =	51,528

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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X Water	Wood Frame	22.78	168	50	1,913
X Sewer	Total Estimated Land Improvements True Cash Value =				1,913

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



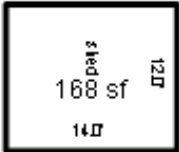
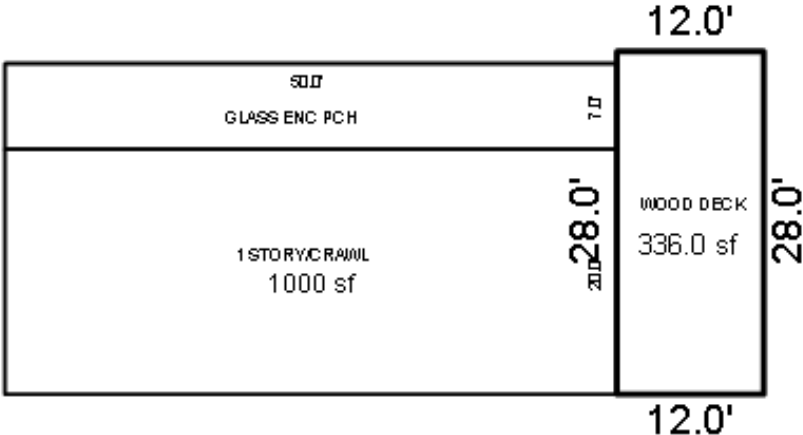
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	25,800	53,700	79,500			30,931C
TPC 04/30/2021 INSPECTED			2024	25,800	46,200	72,000			30,001C
TPC 12/27/2017 INSPECTED			2023	25,800	44,700	70,500			28,573C
			2022	17,500	38,600	56,100			27,213C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 350 276	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 45 Floor Area: 1,000 Total Base New : 174,390 Total Depr Cost: 95,914 Estimated T.C.V: 105,505		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1958			
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	0 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 1000 SF Floor Area = 1000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Building Areas		Size		Cost New		Depr. Cost	
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding		1,000		116,265		63,945	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Water/Sewer		Total:				
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing		Average Fixture(s)		1 1,212 667		
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			3 Fixture Bath		1 3,805 2,093				
X	Many Avg. X Few	Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Water/Sewer		1 1,212 667		1 3,805 2,093	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			1000 Gal Septic		1 4,485 2,467		1 5,560 3,058		
(3) Roof		Chimney: Block		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Water Well, 100 Feet		1 4,485 2,467		1 5,560 3,058		
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Porches		CGEP (1 Story)		350 16,713 9,192		Deck	
X	Asphalt Shingle	Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Garages			Treated Wood		276 4,935 2,714		Garages	
Condition: Average		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		576 19,509 10,730		Built-Ins	
Room List		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Appliance Allow.			1 1,906 1,048		Totals:		174,390 95,914	
Basement 1st Floor 2nd Floor 2 Bedrooms		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Notes:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TC		105,505			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEN DAVID E & LAURIE L	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	15-LADY BIRD	2023-03339	PROPERTY TRANSFER	0.0
PAULSON BRENDA L & DUES R	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	09-FAMILY	2023-03338	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	PAULSON BRENDA L & DUES R	0	11/28/2023	QC	09-FAMILY	2023-03219	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	JORDAN KIMBERLY ANN	80,000	03/10/2023	MLC	19-MULTI PARCEL ARM'S LE	2023-00662	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: JORDAN KIMBERLY ANN  
 10450 S 49 RD  
 CADILLAC MI 49601

2025 Est TCV 16,818

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

Public Improvements \* Factors \* LOTS 9 & 10

Description Frontage Depth Front Depth Rate %Adj. Reason Value

I 200' @ 200/ 100.00 100.00 1.1892 0.7071 200 100 16,818

100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 16,818

Tax Description: SEC 27 T22N R8W LOTS 9 & 10. GRAY'S TROUT CAMP. PART OF PCL F OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P- 152

Comments/Influences: Comments/Influences

X Dirt Road  
 Gravel Road  
 Paved Road  
 Storm Sewer  
 Sidewalk  
 Water  
 Sewer

X Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.

Topography of Site

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	8,400	0	8,400			8,400S
2024	8,400	0	8,400			8,400S
2023	8,400	0	8,400			7,452C
2022	10,000	0	10,000			7,098C

Who When What

TPC 12/07/2022 INSPECTED

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		76,000	12/01/1999	WD	33-TO BE DETERMINED	333:941	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W X WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 02/10/2000					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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LANGMESSER JEAN M 8415 WORKMAN ROAD LAKE CITY MI 49651	2025 Est TCV 16,818
--	---------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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I 200' @ 200/	100.00	100.00	1.1892	0.7071	200	100		16,818
---------------	--------	--------	--------	--------	-----	-----	--	--------

100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	16,818
---	--	--	--	--	--	--	--	-------------------------	--------

Taxpayer's Name/Address	X	Dirt Road
-------------------------	---	-----------

LANGMESSER JEAN M 8415 WORKMAN ROAD LAKE CITY MI 49651	X	Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
--	---	--

Tax Description	X	Electric
-----------------	---	----------

. SEC 27 T22N R8W LOTS 11 & 12 GRAYS TROUT CAMP.	X	Gas Curb Street Lights Standard Utilities Underground Utils.
---	---	--

Comments/Influences	Topography of Site
---------------------	--------------------

5-97 STATE RECIND LIST LOCAL DENIAL FOR 96..BILL 95	Level
--	-------

	X	Rolling Low High Landscaped Swamp Wooded Pond
--	---	---

	X	Waterfront Ravine Wetland Flood Plain
--	---	--

	X	PRIVATE RD
--	---	------------

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

2025	8,400	0	8,400			5,837C
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2024	8,400	0	8,400			5,662C
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2023	8,400	0	8,400			5,393C
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2022	10,000	0	10,000			5,137C
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8415 W WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST		New House		07/03/2008	20080306	Complete				
Owner's Name/Address		P.R.E. 100% 02/10/2000										
LANGMESSER JEAN M 8415 WORKMAN RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 343,064 TCV/TFA: 182.68								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
. SEC 27 T22N R8W LOTS 13, 14 & 15 ALSO BEG AT NW COR LOT 13 N 30 FT NE 269 FT TO PT 212 FT N OF NE COR OF LOT 15 S 212 FT W 150 FT TO BEG PT OF SE 1/4 GRAY'S TROUT CAMP.		Public Improvements		* Factors *								
Comments/Influences		X Electric		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ON 5-97 STATE DREC LIST BUT WAS RECINDED IN 94		Gas		I 200' @ 200/	150.00	100.00	1.0746	0.7071	200	100		22,795
X Curb		Street Lights		150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 22,795								
X Standard Utilities		Underground Utils.		Land Improvement Cost Estimates								
X Flood Plain		PRIVATE RD		Description	Rate	Size	% Good	Cash Value				
X Waterfront				Residential Local Cost Land Improvements								
X Ravine				Description	Rate	Size	% Good	Cash Value				
X Wetland				LAND IMPROVE 1000	1,000.00	1	95	950				
X Pond				Total Estimated Land Improvements True Cash Value = 950								
X Topography of Site												
X Level												
X Rolling												
X Low												
X High												
X Landscaped												
X Swamp												
X Wooded												
X Pond												
X Waterfront												
X Ravine												
X Wetland												
X Flood Plain												
X PRIVATE RD				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2025	11,400	160,100	171,500			99,642C		
TPC 04/30/2021 INSPECTED				2024	11,400	137,400	148,800			96,646C		
TPC 12/27/2017 INSPECTED				2023	11,400	133,200	144,600			92,044C		
RJG 11/26/2008 INSPECTED				2022	10,000	122,500	132,500			87,661C		



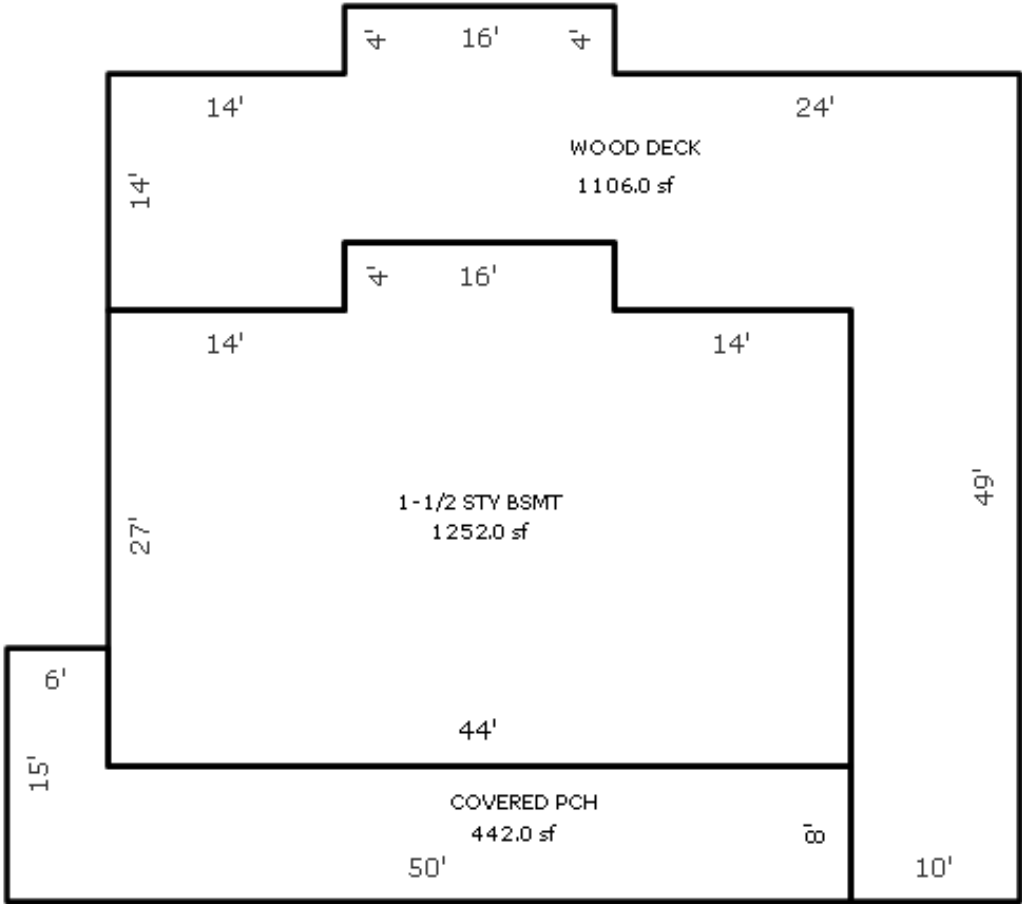
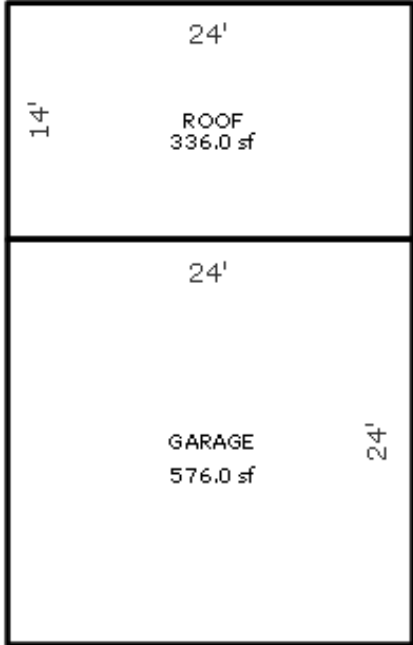
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Missaukee, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 442 1106	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 10 Floor Area: 1,878 Total Base New : 322,568 Total Depr Cost: 290,290 Estimated T.C.V: 319,319			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			Total Base New : 322,568							
Condition: Average		Lg		X	Ord		Central Air Wood Furnace			Total Depr Cost: 290,290							
Room List		Doors		Solid	X	H.C.	No Heating/Cooling			Total Estimated T.C.V: 319,319							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 2008							
(1) Exterior		Kitchen: Other:		0 Amps Service			Ground Area = 1252 SF Floor Area = 1878 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
		X	Drywall	Ex.	X	Ord.	Min	1.5 Story Siding Basement 1,252			Total: 247,217		222,475				
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade			1 2,523		2,271		
X	Many Avg. X Few	Large Avg. Small	Basement: 1252 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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 1,455 1,309 1 4,580 4,122 1 3,064 2,758			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Water/Sewer			1000 Gal Septic Water Well, 100 Feet			1 4,795 4,315 1 5,725 5,152				
			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches WCP (1 Story)			442 14,232 12,809				
(3) Roof		(9) Basement Finish		Lump Sum Items:			Notes:			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			576 16,831 15,148				
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. Fireplaces Interior 1 Story Deck Treated Wood			1 2,727 2,454 1 5,262 4,736 1106 14,157 12,741		Totals: 322,568 290,290				
X	Asphalt Shingle	(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:			ECF (4012 RURAL METES & BOUNDS) 1.100 => TC			319,319							

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